

# Cottam Solar Project

## Planning Statement Cottam Solar Farm Revision B

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## Issue Sheet

Report Prepared for: Cottam Solar Project Ltd.  
DCO Submission

### Planning Statement Revision B

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## 1. Introduction

### 1.1 Introduction

- 1.1.1 Cottam Solar Project Limited (the “Applicant”) has prepared this Planning Statement (the “Statement”) as part of an application for a Development Consent Order (DCO) to construct, operate, maintain and decommission the Cottam Solar Project (the “Scheme”).
- 1.1.2 The Scheme comprises a number of land parcels (the ‘Site’ or ‘Sites’) described as Cottam 1, 2, 3a and 3b for the solar arrays, grid connection infrastructure and Energy Storage; and the Cable Route Corridors. The Sites are located approximately 6.5km south-east and 4km north-east of Gainsborough. See the Site Location Plan [APP-005] for the site locations.
- 1.1.3 The Scheme is described in full in Chapter 4 of the Environmental Statement (ES), Scheme Description [APP-039] supporting the application.
- 1.1.4 The DCO application is for the construction, operation (including maintenance) and decommissioning of the Scheme. The Scheme consists of a solar photovoltaic (PV) array electricity generating facility, energy storage facility and grid connection to the national electricity transmission network (NETS). The majority of the Scheme will be located within the administrative boundary of West Lindsey District Council and Lincolnshire County Council; with part of the grid connection infrastructure located within the administrative boundary of Bassetlaw District Council and Nottinghamshire County Council.
- 1.1.5 The Scheme would generate large amounts of electricity from a renewable source and so it would assist the Government in meeting its targets to decarbonise our electricity supply and reduce overall carbon emissions.
- 1.1.6 The Government expects large scale solar generation to make an important contribution to achieving its objectives for the UK’s power system which are to ensure the supply of energy always remains secure, reliable, affordable, and enables the UK to meet its carbon emission reduction commitments. These include the achievement of net zero carbon emissions by 2050 and delivery of carbon budgets in the intervening years. Further details are set out in the Statement of Need [APP-350].
- 1.1.7 Overarching National Policy Statement for Energy (EN-1) (NPS EN-1) states at paragraph 3.3.15 that new low carbon energy NSIPs are required urgently in the next 10-15 years (from its publication date in July 2011):

*“In order to secure energy supplies that enable us to meet our obligations for 2050, there is an urgent need for new (and particularly low carbon) energy NSIPs to be brought forward as soon as possible, and certainly in the next 10 to 15 years, given the crucial role of electricity as the UK decarbonises its energy sector.”*

- 1.1.8 Draft Overarching National Policy Statement for Energy (EN-1) (Draft NPS EN-1) was published for consultation in September 2021 and provides an update to NPS EN-1. This sets out at paragraph 3.3.20:

*"There is an urgent need for new electricity generating capacity to meet our energy objectives."*

- 1.1.9 It also sets out at paragraph 3.3.21 that solar, along with wind, is expected to be the main form of electricity generation in an energy system that meets the Government's objectives for delivering secure, affordable energy and meets its climate change commitments:

*"Wind and solar are the lowest cost ways of generating electricity, helping reduce costs and providing a clean and secure source of electricity supply (as they are not reliant on fuel for generation). Our analysis shows that a secure, reliable, affordable, net zero consistent system in 2050 is likely to be composed predominantly of wind and solar"*

- 1.1.10 Paragraph 3.2.22 of Draft NPS EN-1 goes on to state that there is a requirement for sustained growth in capacity in onshore solar in the next decade. This updates the position compared to NPS EN-1:

*"As part of delivering this, government announced a target of 40GW of offshore wind by 2030, including 1GW of floating wind, and the requirement for sustained growth in the capacity of onshore wind and solar in the next decade."*

- 1.1.11 The Scheme represents an excellent opportunity to deliver a critical part of the portfolio of renewable energy generation that is urgently required by 2030.

- 1.1.12 The Scheme would also deliver biodiversity net gain (BNG) through the commitments set out in the Outline Landscape and Ecology Masterplan (OLEMP) [EN010133/EX2/7.3\_B]. These include habitat management areas for biodiversity mitigation and enhancements, and will deliver the following from a BNG perspective:

- non-linear habitats (grasslands, fields etc.) 96.09%;
- linear habitats (hedgerows) 70.22%; and
- rivers/ditches 10.69%.

- 1.1.13 Further detail on this can be found within ES Appendix 9.12 Biodiversity Net Gain Report [EN010133/EX1/C6.3.9.12\_A].

- 1.1.14 The site selection and Scheme design has been developed at every stage to minimise the impact on the local area. Areas of the Scheme that were included at the non-statutory and statutory consultation stages have since been removed to reduce or remove impacts on the nearest residents, designated heritage assets and for ecological reasons. Other areas have been removed to reduce the impact on Best and Most Versatile (BMV) grade agricultural land. The Sites' layouts have also been designed so that larger structures such as substations and the Energy Storage Facility are located based upon landscape assessment

and archaeological investigation works so that their impacts are minimised. Chapter 5: Alternatives and Design Evolution, of the Environmental Statement (ES) [APP-040] and the Design and Access Statement [APP-342 to APP-345] explain the design evolution of the Scheme in detail.

- 1.1.15 Overall, the proposals are considered to comply with planning policies, and deliver much needed large-scale energy-generating infrastructure in a way that is sensitive to its surrounding area and delivers additional benefits. Compliance with relevant National and Local Planning Policies is set out at Appendices B and C.

## 1.2 The Applicant

- 1.2.1 The Scheme is being developed by the Applicant. The Applicant is part of Island Green Power Limited (IGP), who is a leading international developer of renewable energy projects, established in 2013. Further information on the Applicant can be found in the Funding Statement [APP-019] that has been submitted as part of the DCO Application.
- 1.2.2 IGP has delivered 26 solar projects worldwide totalling more than 1GW of capacity. This includes 14 solar projects in the UK and Republic of Ireland. Their mission is to increase solar energy usage, making more renewable energy possible and saving thousands of tonnes of CO<sub>2</sub> in the process.
- 1.2.3 IGP is also progressing the West Burton Solar Project, which is within the same locality as the Scheme. Whilst the West Burton Solar Project is being run to closely follow the Scheme, it will be the subject of a separate DCO application and is therefore the subject of a separate Planning Statement.

## 1.3 Legislative context review

- 1.3.1 The Scheme is defined as a Nationally Significant Infrastructure Project (NSIP) under Sections 14(1)(a), 15(1) and 15(2) of the Planning Act 2008 (PA 2008) as it is for the construction of an onshore generating station in England with a capacity exceeding 50 megawatts (MW). The PA 2008 requires a DCO to be obtained for the development of NSIPs.
- 1.3.2 The PA 2008 prescribes that the Secretary of State (SoS) is responsible for determining an application for development consent, with the power to appoint an Examining Authority (ExA) of appointed person(s) to manage and examine the application. The ExA, appointed through the Planning Inspectorate, will make procedural decisions and examine the application. The ExA will make a recommendation to the SoS who will then decide whether to grant a DCO.
- 1.3.3 DCO applications are determined in line with Section 104 of the PA 2008 where a relevant National Policy Statement (NPS) is in place, or Section 105 where one is not. NPSs set out the policy basis upon which NSIPs are determined. There is currently no NPS designated for solar generating stations. There is an Overarching NPS for Energy (EN-1), but it does not provide specific guidance on

solar technologies and therefore Section 104 of PA 2008 does not apply to the Scheme.

1.3.4 The Government is currently reviewing and updating the Energy NPSs. The Government published a suite of Draft Energy NPSs for consultation on 6 September 2021. These include the Draft National Policy Statement for Renewable Energy (EN-3) (Draft NPS EN-3), which includes specific policies for solar photovoltaic generation NSIPs. The designation of Draft NPS EN-3 will bring solar NSIP developments within Section 104 of the PA 2008. However, it is not expected that Draft NPS EN-3 will have been designated before the DCO application for the Scheme has been accepted for examination. Paragraph 1.6.2 of Draft NPS EN-1 sets out that where an application is accepted for examination before the new Draft Energy NPSs are designated, those newly designated NPS will not have effect. However, paragraph 1.6.3 goes on to clarify that “...*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.*”

1.3.5 Consequently, the DCO application for the Scheme will be determined in accordance with Section 105 of the PA 2008 as at the time of acceptance no technology specific NPS has effect. Section 105(2) of the PA 2008 sets out what the SoS must have regard to when deciding the DCO application. This includes any matters which the SoS deems to be both important and relevant to their decision. The Applicant considers that the following NPSs are all important and relevant to the SoS’s decision:

- Overarching National Policy Statement for Energy (EN-1) (NPS EN-1),
- National Policy Statement for Renewable Energy (EN-3) (NPS EN-3), and
- National Policy Statement for Electricity Networks Infrastructure (EN-5) (NPS EN-5).
- In addition, the Applicant also expects the Draft NPSs listed below to be important and relevant to the SoS’s decision:
- Draft Overarching National Policy Statement for Energy (EN-1) (Draft NPS EN-1),
- Draft National Policy Statement for Renewable Energy (EN-3) (Draft NPS EN-3),
- Draft National Policy Statement for Electricity Networks Infrastructure (EN-5) (Draft NPS EN-5).

1.3.6 A more detailed explanation of the legislative and policy context of the Scheme is set out in Section 5 of this Planning Statement. This includes the Applicant’s reasoning for both the applicable existing and draft Energy NPSs being important and relevant matters in the SoS’s decision.

- 1.3.7 The Scheme is 'EIA development' as defined by the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 (the EIA Regulations) which means that an Environmental Impact Assessment (EIA) is required. An Environmental Statement (ES) has been prepared and has been submitted with the DCO application [APP-036 to APP-058].
- 1.3.8 A DCO may include provisions which removes the requirement to obtain other consents. Details of the consents and authorisations included in the DCO are explained in the Explanatory Memorandum to the draft DCO [APP-017]. A Consents and Agreements Position Statement [APP-340] explains those other consents and licenses that are or may be required under other legislation that will be sought separately from the DCO for the construction and operation of the Scheme.
- 1.3.9 Section 115 of the PA 2008 also states that a DCO can include consent for 'associated development', which is development that is not an NSIP in its own right but is associated with the NSIP. The NSIP and associated development works are defined in Schedule 1 of the draft DCO [EN010133/EX1/C3.1\_B] and explained in the Explanatory Memorandum referred to above.
- 1.3.10 The elements of the Scheme that constitute the NSIP and the elements that constitute associated development are summarised in Section 3 of this Planning Statement.

## 1.4 Pre-Application Consultation

- 1.4.1 The Applicant has undertaken extensive consultation throughout the development of the Scheme. This is described in the Consultation Report [APP-021], and includes the stages listed below.
- Early engagement with local authorities and statutory consultees in summer / autumn 2021.
  - Non-statutory public consultation during November – December 2021.
  - Environmental Impact Assessment Scoping January - March 2022.
  - Ongoing stakeholder engagement to inform design development during 2022.
  - Discussion and agreement of the content of the Statement of Community Consultation (SoCC) in April – May 2022.
  - Statutory consultation with the public and statutory consultees during June – July 2022.
- 1.4.2 The Applicant has had regard to all feedback it has received in response to its consultations when developing the Scheme. This is described in the Consultation Report referred to above.
- 1.4.3 The ongoing consultation with the West Lindsey District Council, Bassetlaw District Council, Lincolnshire County Council and Nottinghamshire County

Council (the Host Authorities) has comprised regular meetings where updates have been provided on the Scheme, including the development of the design, and technical meetings with the Host Authorities' relevant technical specialists, including on the topics of, noise, heritage, landscape and visual impact, water and drainage, transport, ecology, climate change and public rights of way. The discussions with the Host Authorities have played a major role in informing the development of the Scheme design and the content of the application, including the ES as shown within Sections 4 to 11 of the Consultation Report [APP-021]. These detail how the engagement with Local Authorities and others has been undertaken from the early consultation stage in Summer-Autumn 2021 through to submission of the application. Table 1.1 of the Consultation Report [APP-021] presents a summary of the changes made to the scheme in response to consultation feedback.

## 1.5 Purpose and structure of this Planning Statement

1.5.1 The purpose of the Planning Statement is to provide an overview of the Scheme, its impacts and the DCO Application as a whole, in a way that is easy to understand. It considers and assesses the Scheme against relevant planning policy and other matters the Applicant considers are likely to be important and relevant to the SoS's decision.

1.5.2 The remainder of the Planning Statement is structured as follows:

- Section 2 describes the existing land uses and characteristics of the Sites and their surroundings and the Cable Route Corridor, including planning history and local plan designations. The reasons for selecting the Sites and the extent to which alternatives may be considered important and relevant to the decision is set out within ES Chapter 5: Alternatives and Design Evolution [APP-040] and ES Appendix 5.1 Site Selection Assessment [APP-067].
- Section 3 provides a summary of the Scheme.
- Section 4 summarises the need and benefits of the Scheme.
- Section 5 outlines the decision-making framework; the planning policy context for the Scheme; and other legislation and policy considered by the Applicant to be important and relevant.
- Section 6 explains the Scheme's compliance with planning policy that the Applicant expects to be important and relevant to the decision.
- Section 7 presents the overall planning balance and conclusions of this Planning Statement.



## 2. The Order Limits

### 2.1 Introduction

- 2.1.1 The Order Limits, set out on the Location Plan [APP-005], which include all land falling within the DCO application, and cover an area of 1,451.32 hectares (ha) are located within the administrative areas of West Lindsey District Council, Lincolnshire County Council, Bassetlaw District Council and Nottinghamshire County Council.
- 2.1.2 The land within the Order Limits comprises four sites referred to as Cottam 1, 2, 3a and 3b (together known as the Sites) and the land required for the grid connection referred to as the Cable Route Corridor. These are described below. The works forming part of the Scheme that are to be located in each Site are described in Section 3 of this Planning Statement.

### 2.2 Site Description

- 2.2.1 A full description of the Sites is set out at ES Chapter 3: The Development Site [APP-039]. The four Sites identified for built development, namely, solar panels, substations and energy storage for the Scheme are located within a 19km radius of the grid connection at the former Cottam Power Station. Combined they total 1,188.52 ha but this area does not include Cable Route Corridors, means of access and the Cottam 1 permissive path. The four Sites are as follows:

#### Cottam 1

- 2.2.2 Cottam 1 consists of a discontinuous ring of sub-sites totalling 812.1ha in area, located around the hamlet of Coates, Lincolnshire. The sub-sites lie within the civil parishes of Cammeringham, Fillingham, Stow, Sturton-by-Stow, Thorpe in the Fallows, and Willingham. The developable area containing solar panels, substation, the energy storage, and associated infrastructure totals 596.2ha. The remaining area is set aside for landscape and ecological mitigation.
- 2.2.3 The Site at Cottam 1 consists almost entirely of agricultural fields used for arable crops or animal grazing. A small amount of the Site consists of grassland, riverbank, and small areas of trees. The topography of Cottam 1 is relatively flat, falling within the wider plain of the River Till, which the Site traverses. The Site is interspersed with other landholdings that accommodate farmsteads. The Site includes existing farm access tracks and field accesses. The Site is crossed by a small number of Public Rights of Way and is bounded and traversed by a number of local roads. Overhead lines (up to 33kV only) operated by the local distribution network operator (DNO) cross parts of the Site.

#### Cottam 2

- 2.2.4 Cottam 2 sits to the north of Cottam 1 and is located to the east of the village of Corringham. It covers an area of 132.66ha. The developable area containing solar panels, substation, and associated infrastructure totals 109.7ha. The remaining area is set aside for landscape and ecological mitigation.

2.2.5 The Site at Cottam 2 consists almost entirely of agricultural fields used for arable crops with a small area of grassland and ponds, and a small area for agricultural storage. The topography of Cottam 2 is relatively flat and is predominantly well screened from its immediate surroundings by tall hedges. Corringham Beck and Yawthorpe Beck bound the north-western and eastern sections of the Site respectively. The fields are generally large and typically have dividing hedgerows. There are only isolated trees outside of field margins. The Site benefits from existing field accesses. The Site is not crossed by any Public Rights of Way. Overhead lines (11kV to 33kV) operated by the local DNO cross parts of the Site.

### Cottam 3a

2.2.6 Cottam 3a sits to the north of Cottam 2 (and Cottam 3b) and to the north-east and south-east of the village of Blyton. It covers an area of 169.49ha. The developable area containing solar panels, substation and associated infrastructure totals 140ha. The remaining area is set aside for landscape and ecological mitigation.

2.2.7 The area consists predominantly of agricultural fields used for arable crops; however, parts comprise a former airfield and feature areas of hardstanding used for material storage and larger areas of grassland. The topography is relatively flat and is predominantly well-screened from its immediate surroundings by hedges. The fields are generally large and typically have dividing ditches and hedgerows including some with tree rows. The Site benefits from existing field accesses and access via the entrance to Blyton Race Track. Overhead lines up to 132kV operated by the local DNO cross parts of the Site.

### Cottam 3b

2.2.8 Cottam 3b, sits to the north of Cottam 2 and to the east of Pilham. It covers an area of 74.27ha. The developable area containing solar panels, substation and associated infrastructure totals 63.1ha. The remaining area is set aside for landscape and ecological mitigation.

2.2.9 The Site consists entirely of agricultural fields used for arable crops. It is relatively flat and is predominantly well-screened from its immediate surroundings by hedges. The fields are generally large and typically have dividing ditches and hedgerows including some with tree rows. The Site benefits from existing field accesses. It is crossed by a single Public Right of Way and is bounded by a number of local roads including the B1205 Kirton Road. Overhead lines up to 132kV operated by the local DNO cross parts of the Site. The northern boundary of Cottam 3b is adjacent to the Brigg Branch of the Sheffield-Lincoln Rail Line.

### Cable Route Corridor

2.2.10 The Sites are to be connected to each other and to the grid connection point by some 27.5km of high voltage cable circuits. Separate cables run from Cottam 2,



3a and 3b into Cottam 1 where the 400kV substation will be located. From there a 400kV cable runs to the Point of Connection (POC) at Cottam Power Station.

- 2.2.11 The Cable Routes Corridor crosses predominantly agricultural land, taking care to avoid unnecessary disruption or severance of land or ecological features. The cable will need to cross a number of key obstacles via the use of horizontal directional drilling. The main drilling sites will be located where the cable needs to cross the Main Line and Brigg Branch of the Sheffield-Lincoln railway, the River Till, and the River Trent. Smaller drilling sections may be required for crossing other features such as roads and ditches. The cable route avoids villages such as Stow or Marton.

#### Additional Areas within the Order Limits

- 2.2.12 The Order Limits contain the full land area required to develop, operate, maintain and decommission the Scheme. As such, these also include all access points and visibility splays, as well as any additional land required for the transportation of 'abnormal indivisible loads'.

### 2.3 Site Surroundings

#### Cottam 1

- 2.3.1 The surrounding area is predominantly arable farmland, interspersed with a significant number of woodland blocks, adjoining and within close proximity to the eastern portion of the landholding. The settlements at Coates and Thorpe in the Fallows lie closest to the Site, whilst larger villages are found along north-south routes to the east and west of the Site, the largest of these being Sturton by Stow. The topography of the surrounding area is largely defined by the flood plains of the River Trent and River Till, and is bounded to the east by a limestone escarpment known as "The Cliff".
- 2.3.2 The Site's surrounding areas contain a number of historic designations including listed buildings, three Scheduled Monuments in close proximity to the Site, and conservation areas in the nearby villages.
- 2.3.3 The Site and its surroundings are home only to a small number of ecological designations, none of which are of national or international designations. These are shown on the Statutory and Non-Statutory Sites/ Features of Nature Conservation Plan [APP-011] and are detailed within ES Chapter 9 Ecology and Biodiversity [APP-044].

#### Cottam 2

- 2.3.4 The surrounding area is predominantly arable farmland, interspersed with a small number of woodland blocks, adjoining and within close proximity to the eastern portion of the landholding. The village of Corringham lies close to the south-west of the Site, whilst the hamlets of Aisby and Yawthorpe can be found to the north-west and east respectively. The topography of the surrounding area

is largely defined by the hills above Gainsborough to the west, and to the east by a limestone escarpment known as “The Cliff”.

2.3.5 The Site’s surrounding areas contain a small number of historic designations including three Scheduled Monuments to the north of the Site. The nearby village of Hemswell contains a conservation area. These are shown on the Statutory and Non-Statutory Features of Historic Environment Plan [APP-012] and are detailed within ES Appendix 13.5 Heritage Assessment [APP-125 to APP-128].

2.3.6 The Site and its surroundings are home only to a small number of landscape designations, none of which are of national or international designations. Notably, the area of The Cliff around Hemswell is designated as an Area of Great Landscape Value by the district authority. These are shown on ES Figure 8.6: Landscape Receptors [APP-169].

### Cottam 3a

2.3.7 The surrounding area is predominantly arable farmland, interspersed with a small number of tree belts along major field boundaries. The village of Blyton lies close to the north west of the Site, whilst the villages of Northorpe and Laughton can be found to the northeast and northwest respectively. The topography of the surrounding area is largely defined by the hills above Gainsborough to the south-west, and to the east by a limestone escarpment known as “The Cliff”. There is a significant area of woodland known as Laughton Forest approximately 3km to the northwest.

2.3.8 The Sites’ surrounding area contains a small number of historic designations including three Scheduled Monuments to the north. These are shown on the Statutory and Non-Statutory Features of Historic Environment Plan [APP-012] and are detailed within ES Appendix 13.5 Heritage Assessment [APP-125 to APP-128].

2.3.9 The Site lies within the impact risk zones of several SSSIs, located around the villages of Laughton and Scotton to the north-west. These are shown on the Statutory and Non-Statutory Sites/ Features of Nature Conservation Plan [APP-011] and are detailed within ES Chapter 9 Ecology and Biodiversity [APP-044]. Notably, the area of The Cliff to the east is designated as an Area of Great Landscape Value by the district authority. This is shown on ES Figure 8.6: Landscape Receptors [APP-169].

### Cottam 3b

2.3.10 Cottam 3b is made up of a single collection of fields within an area of countryside to the east of the village of Pilham.

2.3.11 The surrounding area is predominantly arable farmland, interspersed with a small number of tree belts along major field boundaries. The site lies to the east of the village of Pilham. The hamlet of Aisby lies to the south. The topography of

the surrounding area is largely defined by the hills above Gainsborough to the south-west, and to the east by a limestone escarpment known as “The Cliff”.

- 2.3.12 The Cliff to the east is designated as an Area of Great Landscape Value by the district authority. This is shown on ES Figure 8.6: Detailed Landscape Receptors [APP-170].

## 2.4 Relevant Planning History

- 2.4.1 The relevant planning history of the land within the Order Limits is limited due to the predominantly agricultural use of the land. Planning history searches of the Bassetlaw and West Lindsey district councils’ web portals were undertaken for the Sites and Cable Route Corridor and are contained at Appendix 1: Planning Application History Search Cottam Sites [REP-047] and Appendix 2: Planning Application History Search Cable Route Corridor [REP-047] respectively. These provide a commentary on any implications for/of the Scheme where relevant.
- 2.4.2 There are no significant implications arising from the location of the Scheme, upon any of the identified planning permissions. At Cottam 3 the use of the land for a driving school and site for 2 portacabins as office accommodation and vehicle storage is identified within the site but this relates to the access only which will be retained, enabling the use of the track and associated buildings to continue.

### 3. The Scheme

#### 3.1 Introduction

- 3.1.1 This section describes the Scheme and its main components. It describes the components of the development and describes the activities that would take place during the construction, operational and decommissioning phases of the Scheme.
- 3.1.2 A full description of the proposed Scheme is provided in Chapter 4 of the ES [APP-039].

#### 3.2 Components of the Scheme

- 3.2.1 All of the works that are part of the Scheme are listed in Schedule 1 of the draft DCO [EN010133/EX2/C3.1\_C]. A summary of the work packages is set out below. The extent of each Work Number is shown on the Works Plans [AS-007].
- Work No. 1: Solar Photovoltaic Generating Stations at Cottam 1 (Work No. 1A), Cottam 2 (Work No. 1B), Cottam 3a (Work No. 1C), Cottam 3b (Work No. 1D);
  - Work No 2: Energy Storage Facility (Option A) at the Cottam 1 Site;
  - Work No 3: Energy Storage Facility (Option B) at the Cottam 1 Site;
  - Work No 4: On-site substations at each Site (Cottam 1, Work No. 4A), (Cottam 2 Work No. 4B), (Cottam 3a Work No. 4C), (Cottam 3b, Work No. 4D);
  - Work No 5: Works at Cottam Power Station to facilitate the grid connection;
  - Work No.6: Grid connection cable works connecting the four Sites (Work No.1A – 1D) to the main on-site substation at Cottam 1 (Work No. 4A) and subsequently to the Point of Connection (POC) at Cottam Power Station (Work No.5) including the provision of access tracks, construction laydown areas (construction compounds), jointing bays and fibre optic communications chambers;
  - Work No. 7: Works associated with each of the Sites including fencing, gates, boundary treatment and other means of enclosure; security and monitoring measures including CCTV columns, lighting columns and lighting, cameras, weather stations, communication infrastructure, and perimeter fencing; landscaping and biodiversity mitigation and enhancement measures including planting; improvement, maintenance and use of existing private tracks; laying down of internal access tracks, ramps, means of access and footpaths; temporary footpath diversions; earthworks; sustainable drainage system ponds, runoff outfalls, general drainage and irrigation infrastructure and improvements or extensions to existing drainage and irrigation systems; electricity and telecommunications connections; and secondary temporary construction compounds;

- Work No 8: Temporary construction and decommissioning laydown areas within each of the Sites and works associated with these including areas of hardstanding; car parking; site and welfare offices and workshops; security infrastructure, including cameras, perimeter fencing and lighting; area to store materials and equipment; site drainage and waste management infrastructure (including sewerage); and electricity, water, waste water and telecommunications connections.
- Work No 9: Works to facilitate both temporary construction access and permanent access to the Sites and Cable Route Corridors;
- Work No. 10: Works to create and maintain Habitat Management Areas.
- Work No.11: Works to provide a permissive footpath from Stow village to Stow Pastures including landscaping and biodiversity mitigation and enhancement measures.

3.2.2 The Scheme also includes further associated development in connection with Work Nos. 1 to 11 including fencing, gates, boundary treatment and other means of enclosure; bunds, embankment, trenching and swales; irrigation systems; drainage systems; services and utilities connections; works to alter the course of non-navigable rivers, streams or watercourses; ramps, bridges and means of access; security and monitoring measures; improvement, maintenance and use of existing private tracks; footpath diversions and enhancement; landscaping and related works; habitat creation and enhancement; site establishment and preparation works; earthworks and excavations; works for the protection of buildings and land; tunnelling, boring and drilling works; and other works to mitigate any adverse effects on the construction, maintenance, operation or decommissioning of the Scheme.

### 3.3 Construction Period Activities

3.3.1 The Scheme's temporal timescales (construction, operation and decommissioning) are as follows:

3.3.2 The Scheme currently has a grid connection date of 2029 although there is the potential that an earlier connection could be achieved. It is currently anticipated that construction works will commence, at the earliest, in Q4 2024 and will run to Q4 2026. As such, the construction programme for the entire Scheme is anticipated to be 24 months with the potential likelihood of overlapping construction works on the different Sites. This is anticipated to be as follows:

Table 3.1 Indicative Construction programme

Site/Month	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
Cottam 1 (N)	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█
Cottam 1 (S)	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█
Cottam 1 (W)	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█
Cottam 2	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█
Cottam 3a	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█
Cottam3b	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█
BESS	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█
Grid Connect	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█

3.3.3 ‘Shared Cable Route Corridor’. As noted at Chapter 2 of the ES, part of the Gate Burton Energy Park cable route and West Burton Solar Project cable route will fall within the cable corridor for the Scheme, in the vicinity of Cottam Power Station. The cumulative environmental effects of the simultaneous or sequential construction of these cables have been assessed in the ES. This is in order to seek to minimise potential environmental effects and identify the benefits of combined construction activities. To accommodate the potential sequential installation of all three projects’ ducts and cables, a five-year construction duration is adopted for this, and assessed in the ES. This will be over the period Q1 2024 to Q1 2029. This period has been chosen given that the grid connection dates for Cottam is 2029, West Burton 2028 and Gate Burton Energy Park 2028 and it allows for these works to take place within that period. The installation of each projects’ ducts and cables will take place sequentially over a 5-year period. Over this period, it is assumed that haul roads, laydown areas / compounds and bridges remain in situ for the 5-year period. This would represent a worst-case scenario from an assessment perspective given the potential for on-going construction activities over this period.

3.3.4 Main construction laydown areas (sometimes referred to as ‘construction compounds’) will be located within each Solar Farm Site. Construction laydown areas will also be established at locations along the Cable Route Corridor. The Solar Farm Site laydown areas will consist of compounds of approximately 13,000m<sup>2</sup> and will contain offices, mobile welfare units, canteens, storage and waste skips, parking areas and space for storage, download and turning area. There will also be secondary temporary laydown areas progressively established across the Solar Farm Site in each working area. These will be located across the Solar Farm Site and the purpose of each one will be to service the local works. This includes storage for materials, fuel, equipment etc. needed

for such works as well as welfare facilities, office space etc. required to avoid unnecessary internal movement of personnel over long distances.

- 3.3.5 The secondary laydown areas will typically be set up ahead of the installation of the PV Arrays, electrical components and cabling and will be decommissioned as the relevant works in their locality progress and become completed.
- 3.3.6 Construction activities are likely to be carried out Monday to Friday 07:00-18:00 and between 08:00 and 13:30 on Saturdays. However, some activities may be required outside of these times (such as the delivery of abnormal loads, nighttime working for cable construction works in public highways or horizontal direction drilling activities). Where possible, construction deliveries will be coordinated to avoid HGV movements during the traditional AM peak hour (08:00-09:00) and PM peak hour (17:00-18:00).

#### Construction Environmental Management Plan

- 3.3.7 A Construction Environmental Management Plan (CEMP) will be submitted to and approved by the relevant planning authority, and this will be secured by the Requirements in the DCO. The CEMP for each phase will be substantially in accordance with the Outline Construction Environmental Management Plan (OCEMP) [EN010133/EX2/C7.1\_B] submitted as part of the DCO application. This will ensure the potential construction impacts are minimised.
- 3.3.8 The CEMP will outline the allocated responsibilities, procedures and requirements for the Sites' environmental management. It includes relevant Site-specific method statements, operating practices, and arrangements for monitoring and liaison with local authorities and stakeholders.
- 3.3.9 The Applicant would ensure through the terms of the construction contract that the main contractors undertaking the construction of the Scheme would comply with the CEMP, allocate environmental management responsibilities to a Site manager and ensure that all sub-contractors' activities are effectively managed in accordance with the CEMP.
- 3.3.10 If the Scheme and the West Burton Solar Project and Gate Burton Projects progress in parallel, the Applicant will seek to plan and co-ordinate any construction activities, via the CEMP and Construction Traffic Management Plan, to reduce environmental impacts, if possible and where practicable.

#### Operation

- 3.3.11 The Scheme will commence operation at the end of Q4 2026. The operational life of the Scheme is anticipated to be 40 years and decommissioning is therefore estimated to be no earlier than 2066.
- 3.3.12 Once the Scheme is operational, traffic generated by it will be limited to that associated with occasional maintenance work.
- 3.3.13 Movement within the Sites will be by way of quad bike or small, farm utility vehicles. This will be secured via the Outline Operational Environmental



Management Plan OOEMP [EN010133/EX2/C7.16\_A]. Personnel will visit the Sites from time to time to check the apparatus. No on-site staff will be required to operate the Scheme but there will be limited staff facilities located in the control rooms associated with the substations. Some permanent equipment for monitoring the Sites will be located in the Relay and Control Room. Whilst this would typically be accessed remotely, it would be available for occasional physical access during routine visits.

- 3.3.14 Noise impact is largely limited to the construction phase of the development. There would be a small amount of noise generated by the vehicle movements across the site coupled with the installation of equipment. There will be some noise transmitted from the transformers, substations, tracking panels and Energy Storage but these levels are predicted to be low and are addressed in full in ES Chapter 15: Noise and Vibration [APP-050].

#### **Decommissioning**

- 3.3.15 As the operational life of the Scheme is anticipated to be 40 years, decommissioning is therefore estimated to be no earlier than 2066. Decommissioning is expected to take between 12 and 24 months. A 24-month decommissioning period has been assumed for the purposes of a worst-case assessment in this ES, unless specifically stated otherwise. A requirement to decommission the Scheme is secured via a Requirement in the draft DCO.
- 3.3.16 The Decommissioning Plan for each Site or phase of decommissioning will be in accordance with the Outline Decommissioning Statement [APP-338]. This will ensure the potential decommissioning impacts are minimised.
- 3.3.17 The solar modules and related built infrastructure, ancillary infrastructure, substations and energy storage will be removed and recycled or disposed of in accordance with good practice and market conditions at that time.
- 3.3.18 The underground ducting within the Cable Route Corridor will be decommissioned but left in-situ to avoid unnecessary intrusion. It is possible to remove the cable itself by extracting it at the joint bays from within the ducting so that the cable can be recycled.

#### **Waste**

- 3.3.19 Waste will be generated during all phases of the development. Solid waste materials generated during construction and decommissioning will be segregated and stored on site prior to transport to an approved, licensed third party landfill and recycling facility. Waste arisings are assessed in ES Chapter 21: Waste [APP-056].

#### **Site Reinstatement**

- 3.3.20 Upon decommissioning, the above-ground physical infrastructure at the Solar Farm Sites will be removed and the Solar Farm Site returned to the landowner. This will include the areas of agricultural land where the agricultural resource



has been maintained (and potentially improved) during operation, and the established habitats. Post-decommissioning, the landowner may return the Solar Farm Site to arable use, although it is assumed that established habitats such as hedgerows and woodland would be retained given their potential benefits to agricultural land and the wider farming estate.

- 3.3.21 The 33kV, 132kV and 400 kV cables may be left in situ, depending on the least environmental damaging approach at the time. If these are removed this would be achieved by pulling the cables out of the ducts, limiting the locations where the surface would need to be disturbed. This same principle will apply to the low voltage cabling throughout the Order limits. Any cabling removed will be taken to an appropriate facility for recycling.
- 3.3.22 Foundations and other below ground infrastructure will be cut to 1m below the surface to enable future ploughing. Any piles would be removed. Areas of planting and habitats will be maintained by the Applicant until the point of handover to the landowner.
- 3.3.23 Permissive paths would be removed during decommissioning, with the precise timing to be determined by the contractor(s) and communicated to the relevant local authority in accordance with the approved Decommissioning Environmental Management Plan.
- 3.3.24 Some soil profiling may be required, and the land will be contoured in accordance with the approved Decommissioning Environmental Management Plan.
- 3.3.25 If necessary, the soil will be tilled to mitigate for any compaction. Areas where grass does not exist because of the footprint of the previous infrastructure (e.g., the BESS and on-site substations) shall be reseeded with suitable native species, in liaison with the landowner and in accordance with the approved Decommissioning Environmental Management Plan, in order to integrate the newly restored soil into the future land-use.
- 3.3.26 Further detail is set out in the Outline Decommissioning Statement [APP-338]. A Decommissioning Environmental Management Plan (DEMP), to include timescales and transportation methods, will be secured by requirement in the DCO and approved by the relevant planning authority.

## 4. Need and Benefits

### 4.1 Introduction

4.1.1 This section presents a high-level summary of the need for the Scheme. It uses non-technical language and outlines the practical reasons as to why large-scale solar developments, and the Scheme, are needed. The policy drivers relating to the need for the Scheme are described in Sections 5 and 6.2 of this Planning Statement. Section 4.6 lists some of the other benefits of the Scheme and 4.7 describes proposals for a community liaison group. Although it does not form part of the application, Section 4.8 outlines proposals for a community benefit fund.

4.1.2 The principal need for the Scheme is centred on the significant contribution it will make to the three important national energy policy aims of:

- Decarbonisation – achieving Net Zero carbon emissions by 2050, requiring deployment of zero-carbon electricity generation at scale. The Scheme will generate large-scale low carbon electricity which could be operational by 2029.
- Security of supply – geographically and technologically diverse supplies. The Scheme will contribute to security of supply due to its large scale; predictable output; ability to complement other renewables; and the efficient opportunity to integrate Energy Storage.
- Affordability - The Scheme will provide large-scale generation at low cost which will provide value for money for end-use consumers.

4.1.3 This need is also in the context that the above objectives will need to be delivered during a period where there will be an increasing level of demand for electricity.

4.1.4 The Statement of Need [APP-350] accompanying the DCO Application sets out a detailed compelling case for why the Scheme is urgently required and at the scale proposed. Section 6.2 of this Planning Statement discusses the need for the Scheme in the context of relevant planning and energy policy.

### 4.2 Meeting an Increasing Demand for Electricity

4.2.1 As explained in Section 6 of the Statement of Need [APP-350] demand for electricity across England, Wales and Scotland is expected grow in the years ahead for the following reasons:

4.2.2 The switching of sources of final-use power for heating and transport from carbon-intensive sources to electricity will increase demand;

4.2.3 carbon-intensive sources of energy are displaced by electrification of other industry sectors, or production of non-carbon energy vectors by use of electricity.

- 4.2.4 The least-cost energy efficiency measures, such as introduction of low-voltage LEDs for lighting, have now been implemented across business and domestic sectors; and
- 4.2.5 Economic restructuring away from manufacturing to a service-based economy has largely occurred, however the growth of new high technology and highly skilled manufacturing, both contributing to national economic growth and prosperity, is likely to place additional pressures on the electricity sector.
- 4.2.6 The above is consistent with the observations provided by National Grid Electricity System Operator (NGESO) in their Future Energy Scenarios 2020 and 2021. The government's Energy White Paper: Powering our Net Zero Future published in 2020 also identifies that meeting a possible doubling of electricity demand by 2050 *"would require a four-fold increase in clean electricity generation with the decarbonisation of electricity increasingly underpinning the delivery of our net zero target"*.
- 4.2.7 To enable decarbonisation and achieve net zero by 2050, as required by legislation and policy, paragraph 4.3.7 of the Statement of Need [APP-350] identifies that the power generation sector must urgently both increase in capacity and reduce in carbon intensity on an unprecedented scale.

### 4.3 Need for Decarbonisation

- 4.3.1 The UK is legally bound through the Climate Change Act (2008) (CCA2008) to reduce carbon emissions. The CCA2008 is underpinned by further legislation and policy measures which have developed in the last 13 years. This has been based on an increased need and urgency for decarbonisation to meet the UK's obligations under the Paris Agreement (2015).
- 4.3.2 In October 2018, following the adoption by the UN Framework Convention on Climate Change of the Paris Agreement, the Intergovernmental Panel on Climate Change (IPCC) published a Special Report on the impacts of global warming of 1.5°C above pre-industrial levels. This report concluded that human-induced warming had already reached approximately 1°C above pre-industrial levels, and that without a significant and rapid decline in emissions across all sectors, global warming would not be likely to be contained, and more urgent international action is required.
- 4.3.3 The targets for carbon emissions reduction have tightened more so in the last three years, including a legally binding commitment for the UK to reach net zero carbon emissions by 2050. The Government's Energy White Paper: Powering our Net Zero Future published in 2020 identifies the Government's aim for a fully decarbonised, reliable and low-cost power system by 2050 and that the future energy generation mix for this system is *"likely to be composed predominantly of wind and solar"*.
- 4.3.4 The Scheme would make an important contribution to the delivery of renewable generation technology that is required to decarbonise the energy system and

meet the UK's commitments to reduce greenhouse gas emissions and reach net zero carbon emissions by 2050. The Statement of Need [APP-350] sets out the need for decarbonisation at paragraph 5.3.2 and Section 8, and how the Scheme would contribute to this in detail at paragraph 4.7.8 and Section 12.

#### 4.4 The Need to Provide Security of Supply

- 4.4.1 An increasing demand for electricity and an increasing reliance on generation from renewable sources brings with it new challenges in terms of security of supply, i.e., 'keeping the lights on'.
- 4.4.2 Section 8 of the Statement of Need explains the contribution that the Scheme will make to providing security of supply. Firstly, it will supply a significant capacity of zero-carbon generation that is connected to the NETS, thereby contributing to meeting the overall demand for electricity.
- 4.4.3 The Statement of Need explains that although individual renewable assets are variable generators, the generation dependability of a portfolio which consists of different renewable technologies is more stable. In addition, the generation profiles of a diverse range of low-carbon generators would combine to meet seasonal average demand levels without requiring significant and unproductive capital investment or seasonal excess generation.
- 4.4.4 The UK benefits from substantial renewable energy resources, including 40% of Europe's wind resource and areas of developable land which receive high levels of solar irradiation. Wind and solar are also mutually compatible technologies as the weather and climatic conditions in which they generate most of their electricity generally occur at different times. Solar farms generate more electricity in the summer months when it is lighter, and days are longer. Wind farms generate more electricity when it is windy, which is more frequent in the winter months.
- 4.4.5 Even allowing for seasonal variations in the demand for electricity, the Statement of Need explains that models show that solar generation can efficiently make up the shortfall of required generation capacity from wind in the summer months without delivering significant over-generation in winter periods, as would be the case should wind power seek to make up the seasonal shortfall.
- 4.4.6 In addition, the Scheme includes electricity storage by providing an Energy Storage Facility. Energy storage systems aid the integration of high levels of renewable power generation into the electricity market, in response to a developing need. This provides much needed flexibility to the electricity network to manage demand. Further details on the benefits of co-located energy storage are set out at paragraphs 11.5.17 – 11.5.19 of the Statement of Need [APP-350].

- 4.4.7 The Scheme's proposed solar generation and energy storage are ideally suited to support the maintenance of a safe, secure and economic electricity system.

#### 4.5 The Need for Large Scale Solar to Deliver Low-Cost Energy

- 4.5.1 The cost of solar generation is already very competitive against the cost of other forms of conventional and low-carbon generation, both in Great Britain and more widely. The Statement of Need [APP-350] also identifies at paragraph 10.5.4 that single large-scale solar schemes deliver more quickly and at a lower unit cost than multiple independent schemes which make up the same total capacity, bringing forward carbon reduction and economic benefits in line with government policy.
- 4.5.2 In terms of affordability, internationally and nationally, there is an ongoing trend of solar generation assets becoming bigger and cheaper, with each subsequent project demonstrating that solar generation at the size and scale proposed works in real life. Increased scale and size provide increased decarbonisation benefits and commercial benefits to consumers as set out at Section 10.4 of the Statement of Need [APP-350].
- 4.5.3 In summary, solar generation such as the Scheme can be provided at a large scale for a relatively low cost which, in relation to other electricity generation infrastructure developments, provides value for money for end-use consumers.

#### 4.6 Other Benefits of the Scheme

- 4.6.1 In addition to meeting the urgent national need for secure and affordable low carbon energy infrastructure, the Scheme will deliver other benefits, many of which will be delivered as a result of the Scheme's careful design. These include:
- 4.6.2 A significant Net Gain for biodiversity, with 96.09% gains provided in habitat, 70.22% gains in hedgerow and 10.69% gains in river units, in line with local and national planning policies. Post development, the Sites will comprise the following proposed landscaping habitats: enhancement of existing hedgerows and ditches, native hedgerow with trees, native shrub planting, woodland planting, native scattered trees, long term meadow creation (partially panelled), flower rich pollinator mix, tall herb mix, tussock mix, set aside, diverse meadow mix, proposed wildlife ponds, and enhancement of existing ponds. See Biodiversity Net Gain Report [EN010133/EX1/C6.3.9.12\_A] for the detailed assessment.
- 4.6.3 A new permissive path from Stow village to Stow Pastures that will be in place during the operational phase of the Scheme, as shown as Work No. 11 on the Work Plans. This permissive path will contribute to the wider network of footpaths in the area and facilitate greater public access to the Countryside. The design and implementation of the permissive path is set out in the Outline LEMP [EN010133/EX2/7.3\_B] and secured by a Requirement in the draft DCO.

- 4.6.4 The temporary employment generated by the Scheme's construction is assessed to be approximately 972 FTE jobs per annum as set out within Section 18.7 of ES Chapter 18: Socio Economics, Tourism and Recreation [APP-053].
- 4.6.5 During its operational lifetime, the Scheme is anticipated to generate a modest quantum of labour, related to ongoing operational management and site management. It is projected that the Scheme will require a gross 51 FTE employees per annum.
- 4.6.6 A Skills, Supply Chain and Employment Plan will be prepared prior to the commencement of construction. This will set out measures that the Applicant will implement to advertise and promote employment and training opportunities associated with the Scheme in construction and operation locally. It will be secured through a requirement included in the DCO for the Scheme. The Outline Skills, Supply Chain and Employment Plan [APP-349] forms the basis for this.

#### 4.7 Community Liaison Group

- 4.7.1 A community liaison group (CLG) will be established. This will enable local community representatives to have a formal channel for monitoring and influencing the construction, operational and decommissioning aspects of the Scheme.
- 4.7.2 The CLG is intended to provide an opportunity for regular and formal dialogue between the Applicant and the local community's representatives in relation to the construction and operational aspects of the Scheme. It is envisaged that local community representatives forming the CLG will be principally from the villages and communities neighbouring the Order Limits.
- 4.7.3 CLG meetings will enable members of the group to raise and formally record any issues that may arise in relation to the Scheme. It will also provide a regular forum for the Applicant to update interested parties about the construction and operation of the Scheme. The details of the CLG will be set out in the Construction Environmental Management Plan and are outlined within the Outline Construction Environmental Management Plan [EN010133/EX2/C7.1\_B]. The delivery of the CLG will be secured via a Requirement of the DCO.

#### 4.8 Community Fund

- 4.8.1 The Applicant has also committed to providing a Community Benefit Fund (CBF). The CBF does not form part of the DCO Application, and this funding is not required to mitigate the impacts of the Scheme. Therefore, the SoS cannot, and must not, apply any positive weight to the CBF when balancing the positives and negatives of the Scheme. The CBF is therefore not taken into account in consideration of the planning balance within this Planning Statement. It will, however, be available to fund local community projects.





## 5. Legislative and Policy Context

### 5.1 Introduction

5.1.1 This section outlines the legislative framework and the planning policy context for the Scheme. Section 5.2 sets out the relationship of the Scheme with the PA 2008. Sections 5.3 and 5.4 introduce national and local planning policy and other documents that the Applicant expects to be important and relevant to the decision and that are considered in this Planning Statement. Section 5.5 introduces other national policy documents which the SoS may consider to be important and relevant to their decision.

### 5.2 Legislative Context

5.2.1 The PA 2008 provides the legislative basis and defines the application process under which consent for a NSIP is sought. The PA 2008 sets out that projects meeting certain defined criteria are classified as NSIPs. It requires developers of NSIPs to obtain a DCO to permit the construction, operation and maintenance of their project.

5.2.2 The Scheme is defined as an NSIP under Sections 14(1)(a), 15(1) and 15(2) of the PA 2008 by virtue of the facts listed below.

- The Scheme comprises the construction of a generating station (Section 14(1)(a) of the PA 2008);
- It would be located in England (Section 15(2)(a) of the PA 2008);
- It would not generate electricity from wind (Section 15(2)(aa) of the PA 2008);
- It would not be an offshore generating station (Section 15(2)(b) of the PA 2008);
- Its capacity would be more than 50MW (Section 15(2)(c) of the PA 2008).

5.2.3 Section 115 of the PA 2008 provides that development consent may be granted for “*development for which development consent is required*” or for “*associated development*”. In the case of the Scheme the development which constitutes “*development for which development consent is required*” is described as Work No.1 in Schedule 1 of the Draft DCO [EN010133/EXE/C3.1\_C]. This constitutes the NSIP for which development consent is required, being a ground mounted solar photovoltaic generating station with a gross electrical output capacity of over 50 megawatts,

5.2.4 Works Nos. 2 to 11, including Work Nos. 2 and 3 (Energy Storage Facility), are associated development. Further details as to why the Applicant considers that Work Nos. 2 to 11 constitute associated development are set out in the Draft Explanatory Memorandum [EN010133/EX2/C3.2\_B].

#### The Environment Act 2021



- 5.2.5 The Environment Act 2021 gained Royal Assent on 9 November 2020. It provides targets, plans and policies for improving the natural environment although the relevant policies are not yet in force. These include:
- 5.2.6 Establishing the Office for Environmental Protection, which states that its purpose is to protect and improve the environment by holding government and public authorities to account.
- 5.2.7 Increase local powers to tackle sources of air pollution.
- 5.2.8 Protect nature and improve biodiversity, including a requirement for 10% biodiversity net gain for developments consented under the Town and Country Planning Act 1990 and the Planning Act 2008.
- 5.2.9 Extend producer responsibility, ensure a consistent approach to recycling, introduce deposit return schemes, and introduce charges for specified single use plastic items.
- 5.2.10 Secure long-term, resilient water and wastewater services, including through powers to direct water companies to work together to meet current and future demand.

### 5.3 Policy Context

- 5.3.1 National Policy Statements (NPS) set out the policy basis for NSIP developments. These are sector specific, covering: energy; transport; and water, wastewater and waste. There are six Energy NPSs, each covering one of the following matters: overarching energy policy; fossil fuels; renewable energy; oil and gas supply and storage; electricity networks; and nuclear power.
- 5.3.2 The Energy NPSs are specific in terms of which energy generation technologies they cover. As previously explained in Section 1.3 above, there is currently no NPS in effect that specifically includes solar development. At the point of finalising this Planning Statement, the application for a DCO is therefore required to be decided in accordance with Section 105 of the PA 2008. This states that in deciding an application for a DCO where an NPS does not exist for the type of development applied for, the SoS must have regard to the following:
- any local impact report (Section 105(2)(a) of the PA 2008);
  - any matters prescribed in relation to development of the description to which the application relates (Section 105(2)(b) of the PA 2008); and
  - any other matters which the SoS thinks are both important and relevant to their decision (Section 105(2)(c) of the PA 2008).
- 5.3.3 Each of the Host Authorities will have the opportunity to prepare a Local Impact Report (LIR) following submission of the DCO Application.
- 5.3.4 The prescribed matters referred to in Section 105(2)(b) of the PA 2008 are set out in the Infrastructure Planning (Decisions) Regulations 2010 (as amended)

(the Decisions Regulations). The Regulations that are of relevance to the Scheme are:

- Regulation 3 - Having regard to the desirability of preserving listed buildings and schedule monuments and their settings as well as preserving or enhancing the character or appearance of conservation areas where the development would affect these; and
- Regulation 7 - Having regard to the United Nations Environmental Programme Convention on Biological Diversity of 1992.

5.3.5 Consideration of the impact of the Scheme on listed buildings, conservation areas and scheduled monuments and their settings is assessed by ES Chapter 13: Cultural Heritage [APP-048] and discussed in Section 6.6 of this Planning Statement and takes account of the desirability of their preservation, as per Regulation 3 of the Decisions Regulations. The impact of the Scheme on biological diversity is assessed by ES Chapter 9: Ecology and Biodiversity, [APP-044] and is discussed in Section 6.9 of this Planning Statement, taking account of Regulation 7 of the Decisions Regulations.

5.3.6 With regard to Section 105(2)(c) of the PA 2008, it is likely that the SoS will consider national and local planning policy amongst the other matters that are important and relevant to their decision. The national and local policy context is discussed in Sections 5.4 to 5.7 of this Planning Statement.

## 5.4 National Planning Policy

5.4.1 This section sets out the national planning policy documents that are considered in this Planning Statement. These comprise the Energy NPSs and the National Planning Policy Framework.

### Energy National Policy Statements

5.4.2 Whilst none of the Energy NPSs in effect at the time of writing this Planning Statement specifically relate to solar development, this Planning Statement considers the conformity of the Scheme with the NPSs listed below, to the extent that they are likely to be important and relevant to the SoS's decision.

1. Overarching National Policy Statement for Energy (EN-1) (NPS EN-1);
2. National Policy Statement for Renewable Energy (EN-3) (NPS EN-3); and
3. National Policy Statement for Electricity Networks Infrastructure (EN-5) (NPS EN-5).

5.4.3 The Energy NPSs were designated on 19 July 2011. They set out matters, principles and impacts that should form the basis of the SoS's decision on DCO applications for Energy NSIPs.

5.4.4 NPS EN-1 sets out general principles and impacts to be taken into account for all types of energy NSIP development covered by the Energy NPSs. It forms the primary basis for determining if development consent should be granted for

development in the energy sector. NPS EN-1 states at paragraph 3.4.5 that large scale renewable energy projects are needed (amongst other types of generation capacity) to meet the demand for electricity generation in the United Kingdom (UK), and to reduce greenhouse gas emissions from electricity generation to meet the Government's decarbonisation targets.

- 5.4.5 NSIP solar developments have the potential to make a direct contribution to meeting the objectives of NPS EN-1. As set out at paragraph 2.1.1 of NPS EN-1, these are to help meet the Government's objectives to deliver carbon emission reductions, energy security and affordability. Therefore, NPS EN-1 should be considered of primary importance and relevance to the Scheme and the SoS's decision.
- 5.4.6 NPS EN-1 sets out at paragraph 4.1.2 that the SoS should start with a presumption in favour of approving DCO applications for energy NSIPs. It states that the presumption applies unless any more specific and relevant policies set out in the relevant NPSs clearly indicate that consent should be refused.
- 5.4.7 NPS EN-3 sets out additional policies for renewable energy infrastructure that should be read in addition to the overarching policies set out in NPS EN-1. However, it does not include solar energy projects within its scope and explains that at the time of designation in 2011, types of onshore renewable energy generation not specifically covered within the document were excluded as they were not technically viable at a scale of more than 50MW at the time it was written. Consequently, there are no technology specific policies in the adopted NPS EN-3 that are relevant to the Scheme. However, solar technology has now advanced to an extent that it is now viable at a nationally significant (>50MW) scale.
- 5.4.8 NPS EN-5 principally concerns high voltage long distance transmission and distribution infrastructure. However, it also sets out at paragraph 1.8.2 that development which "constitutes associated development for which consent is sought along with an NSIP such as a generating station..." is also covered by the NPS. NPS EN-5 is considered important and relevant due to the inclusion within the Scheme of inverters, transformers, switchgear, cabling, and substations that form part of the Scheme.
- 5.4.9 The Energy NPSs were prepared specifically to address the particular balance of impacts and benefits likely to emerge from energy projects that are of such a scale that their contribution to meeting the government's energy objectives is of national significance. As such, the Applicant considers NPS EN-1 and NPS EN-5 to be important and relevant to the determination of the Application, and to form the primary decision-making framework for the Scheme.

#### Draft Energy National Policy Statement

- 5.4.10 The Government is currently reviewing and updating the Energy NPSs. It is doing this to reflect its policies and strategic approach for the energy system that is

set out in the Energy White Paper (December 2020), and to ensure that the planning policy framework enables the delivery of the infrastructure required for the country's transition to net zero carbon emissions. As part of the Energy NPS review process, the Government published a suite of Draft Energy NPSs for consultation on 6 September 2021. These include Draft National Policy Statement for Renewable Energy (EN-3) (Draft NPS EN-3), which includes specific policies for solar photovoltaic generation NSIPs. The designation of Draft NPS EN-3 will bring solar NSIP developments into the coverage of the Energy NPSs. However, it is not expected that Draft NPS EN3 will have been designated before this application has been accepted for examination and the transitional arrangements therefore mean that the SoS will still be required to decide the application in accordance with the matters set out under S105 of the PA 2008. These include any other matters which the SoS thinks are both important and relevant to their decision (Section 105(2)(c) of the PA 2008). Paragraph 1.6.3 of Draft NPS EN-1 sets out that the Draft Energy NPSs are capable of being considered such matters.

5.4.11 The Applicant considers the following Draft Energy NPSs to be important and relevant matters in the SoS's determination of the Application:

1. Draft Overarching National Policy Statement for Energy (EN-1) (Draft NPS EN-1),
2. Draft National Policy Statement for Renewable Energy (Draft NPS EN-3), and
3. Draft National Policy Statement for Electricity Networks Infrastructure (EN-5) (Draft NPS EN-5).

5.4.12 Further, the Applicant considers that the above Draft Energy NPSs should be given significant weight in the planning balance and when applying the consideration of matters which are important and relevant pursuant to section 105 of the PA 2008, for the following three main reasons:

5.4.13 Firstly, they set out policy for Energy NSIPs that reflects the Government's current energy strategy and energy policies. They provide the planning policies that are needed to facilitate the delivery of the energy infrastructure that is required for the Government's objectives for the energy system to be met.

5.4.14 Secondly, Draft NPS EN-3 sets out a policy context that is directly relevant to solar NSIPs such as the Scheme. Once designated, this means that Draft NPS EN-3 and Draft NPS EN-1 will be the only statutory planning policy documents that are directly relevant to the Scheme (or any solar NSIP). The current NPSs do not include policies specifically relating to solar development, and the National Planning Policy Framework (NPPF) and local Development Plan Documents concern themselves with developments that are of local or regional (and not national) significance.

5.4.15 Thirdly, given the above, it is anticipated that the Draft Energy NPSs will have been designated before the DCO Application is decided, and potentially may have been designated during the examination of the DCO Application. The

transitional arrangements set out by paragraph 1.6.2 of Draft NPS EN-1 explain that for any application accepted for examination before designation of the Draft NPSs, the current NPSs, which were enacted in 2011, should have effect. However, paragraph 1.6.3 of Draft NPS EN-1 sets out that: *“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.”*

5.4.16 The Applicant expects that the specific circumstances of this DCO Application are such that Draft NPS EN-1 and Draft NPS EN-3 will be important and relevant matters and will be given significant weight in the ExA’s recommendation and the SoS’s decision. Supplementary statements to this Planning Statement may be needed once the Draft NPSs are designated.

5.4.17 In terms of content, Draft NPS EN-1 sets out general principles and impacts to be taken into account for all types of energy NSIPs covered by the Energy NPSs. Once designated it will form the primary basis for determining if development consent should be granted and is underpinned by the principle that the development of large-scale renewable energy generation infrastructure is urgently needed for the Government’s targets and commitments for the energy system to be met. It sets out at paragraph 3.3.21 that, along with wind; solar electricity generation will help to reduce costs and provide a clean and secure source of electricity supply, and that a secure, reliable, affordable, net zero consistent system in 2050 is likely to be composed predominantly of wind and solar. Paragraph 4.1.2 sets out a presumption in favour of granting consent to applications for energy NSIPs unless any more specific and relevant policies set out in the relevant NPSs clearly indicate that consent should be refused.

5.4.18 Draft NPS EN-1 paragraph 4.1.5 states that in considering any proposed development and when weighing the adverse impacts against its benefits, the Secretary of State should take into account the following:

- *“its potential benefits including its contribution to meeting the need for energy infrastructure, job creation, reduction of geographical disparities, environmental enhancements, and any long-term or wider benefits*
- *its potential adverse impacts, including on the environment, and including any long-term and cumulative adverse impacts, as well as any measures to avoid, reduce, mitigate or compensate for any adverse impacts, following the mitigation hierarchy”*

5.4.19 Draft NPS EN-1 paragraph 4.1.6 goes on to state that in this context, the Secretary of State should take into account environmental, social and economic benefits and adverse impacts, at national, regional and local levels. Where the Secretary of State considers that there would still be residual adverse effects

after the implementation of mitigation measures, those residual effects should be weighed against the benefits of the proposed development.

- 5.4.20 Section 4.2 of draft NPS EN-1 sets out the principles for environmental assessment of NSIPs. Paragraph 4.2.9 states that the relevance or otherwise to the decision making process of the existence (or alleged existence) of alternatives to the proposed development is in the first instance a matter of law. It clarifies that from a policy perspective the NPS does not contain any general requirement to consider alternatives, or to establish whether the proposed project represents the best option.
- 5.4.21 Other matters covered by draft NPS EN-1 include health impacts (Section 4.3), and biodiversity net gain (Section 4.5). Paragraph 4.5.4 states: *“Energy NSIP proposals, whether onshore or offshore should seek opportunities to contribute to and enhance the natural environment by providing net gains for biodiversity, or the wider environment where possible.”* Climate change adaptation is dealt with at section 4.9 and grid connection at section 4.10. In relation to climate change adaptation, paragraph 4.9.9 states that Environmental Statements should set out how the proposal will take account of the projected impacts of climate change, in accordance with the EIA Regulations.
- 5.4.22 Draft NPS EN-3 sets out additional policies for renewable energy infrastructure, including policies specific to the development of solar NSIPs at paragraphs 2.47 to 2.54. These include matters that applicants should consider in selecting a site, how assessments should be undertaken and how mitigation should be provided. Paragraphs 2.50 to 2.54 highlights the types of impact considered of importance for solar projects. These comprise biodiversity and nature conservation, landscape, visual and residential amenity, glint and glare, cultural heritage, construction including traffic and transport noise and vibration. Draft NPS EN-3 should be read in addition to the overarching policies set out in Draft NPS EN-1
- 5.4.23 Like NPS EN-5, Draft NPS EN-5 deals with transmission and distribution infrastructure that covers long distances and is at a high voltage. It sets out at paragraph 1.6.2 that it also covers relevant associated development to generation NSIPs such as substations. It is likely that Draft NPS EN-5 will be considered important and relevant in respect of the electrical infrastructure that forms part of the Scheme.

## 5.5 National Planning Policy Framework

- 5.5.1 This Planning Statement considers the conformity of the Scheme with the NPPF to the extent that it is likely to be important and relevant in the SoS’s decision.
- 5.5.2 The NPPF was revised in 2023 and sets out the Government’s planning policies for England. It was written to guide the development of local planning policy documents and is a material consideration in the determination of planning applications under the Town and Country Planning Act 1990 (TCPA 1990). As



such, its policies were designed with development that is of a scale so as to be of local or regional significance in mind. NPPF Paragraph 5 makes it clear that the document does not contain specific policies for NSIPs and that applications in relation to NSIPs are to be determined in accordance with the decision-making framework set out in the PA 2008 and relevant NPSs, as well as any other matters that are considered both important and relevant.

5.5.3 Given the above, the NPPF is considered to be important and relevant where policies are applicable to the Scheme but is to be given less weight in the SoS's decision making process than the relevant policies in the adopted Energy NPSs and Draft Energy NPSs.

## 5.6 Summary

5.6.1 Overall, all three suites of national policy documents are likely to be important and relevant to the SoS decision. The Applicant expects that the Energy NPSs will be attributed most weight when the application is determined under Section 105 of the Planning Act, and that the NPPF although less relevant, will also be important, particularly where it represents a change in policy approach since the adopted Energy NPSs were drafted. The Applicant also considers that considerable weight should be attached to the Draft Energy NPSs, since these represent the only national policy that reflects an up-to-date energy policy position.

## 5.7 National Infrastructure Planning Guidance

5.7.1 There are a range of guidance documents published by Government that relate to the Planning Act 2008 process. Those considered of most relevance to the Scheme include:

- Guidance on procedural requirements for major infrastructure projects (2020)
- Planning Act 2008: changes to Development Consent Orders (updated 2015)
- Planning Act 2008: guidance on the pre-application process for major infrastructure projects (updated 2015)
- Planning Act 2008: examination of applications for development consent (updated 2015)
- Planning Act 2008: procedures for the compulsory acquisition of land (2013)
- Planning Act 2008: associated development applications for major infrastructure projects (2013)
- Planning Act 2008: application form guidance (2013)

## 5.8 National Planning Practice Guidance

5.8.1 National Planning Practice Guidance supports the policies set out within the National Planning Policy Framework discussed at Section 5.5 above. The

guidance covers a range of topics including climate change, renewable and low carbon energy, environmental impact assessment, flood risk, historic environment, light pollution, minerals, natural environment, noise, transport and waste.

## 5.9 Local Planning Policy

5.9.1 This Planning Statement considers the conformity of the Scheme with the following Development Plan Documents (DPDs) to the extent that they are likely to be important and relevant in the SoS's decision.

5.9.2 Host Authority Planning Policies are drawn from the following documents:

- Central Lincolnshire Local Plan (CLLP) (Adopted April 2023);
- Bassetlaw District Council Core Strategy & Development Management Policies DPD (BDCSDMP) (Adopted 2011);
- Emerging Draft Bassetlaw Local Plan 2020-2037 (DBLP) (Publication Version) August 2021, Addendum January 2022 and Second Addendum May 2022;
- Nottinghamshire Minerals Local Plan (NMLP) (Adopted March 2021);
- Lincolnshire Minerals and Waste Local Plan (LMWLP) (Core Strategy & Development Management Policies (June 2016) and Site Locations (Dec 2017);

5.9.3 Neighbourhood Plans consist of:

- Corringham Parish Council (2021). Corringham Neighbourhood Plan 2021 to 2036 (Referendum Version October 2021). Gainsborough: West Lindsey District Council.
- Glentworth Parish Council (2019). Glentworth Neighbourhood Plan 2018 – 2036 Approved Plan September 2019. Gainsborough: West Lindsey District Council.
- Hemswell Parish Council and Harpswell Parish Council (2022). Hemswell & Harpswell Neighbourhood Plan [for examination]. Gainsborough: West Lindsey District Council.
- Sturton by Stow Parish Council and Stow Parish Council (2022). Sturton by Stow and Stow Neighbourhood Plan 2019 – 2036 Final Approved Version March 2022. Gainsborough: West Lindsey District Council.
- Rampton & Woodbeck Parish Council (2022). Rampton & Woodbeck Neighbourhood Plan 2019 – 2037. Worksop: Bassetlaw District Council.
- Treswell and Cottam Parish Council (2022). Treswell and Cottam Neighbourhood Plan Referendum Version. Worksop: Bassetlaw District Council.



5.9.4 Appendix 4, Local Planning Policy Accordance Table, of this Planning Statement sets out the relevant adopted and draft local planning policies in full and sets out the accordance of the Scheme against the policies.

5.9.5 As with the NPPF, DPDs are prepared to guide decision making on planning applications submitted to Local Planning Authorities, rather than DCO applications for energy NSIPs which are to be decided by the SoS. DPDs and other local policies may be important and relevant to the SoS's decisions, particularly where the document contains a policy that identifies an allocated site, a safeguarded land use, or an environmental designation that may affect the assessment of likely impact of the Scheme.

## 5.10 Supplementary Planning Documents and other local strategies

5.10.1 Other relevant Supplementary Planning Documents and strategies are as follows:

- Greater Lincolnshire Enterprise Partnership Strategic Economic Plan (2016 Refresh);
- Corporate Plan 2019 – 2023 West Lindsey District Council
- Lincolnshire Joint Health and Wellbeing Strategy (June 2018);
- Lincolnshire Joint Strategic Needs Assessment 2021;
- Lincolnshire Biodiversity Action Plan ; 2011 – 2020 (3rd edition)
- Lincolnshire Local Transport Plan 5
- Gainsborough Transport Strategy May 2022-2036 and
- Joint Lincolnshire Flood Risk and Drainage Management Strategy 2019-2050.

## 5.11 Other Policy and Legislation

5.11.1 This section sets out legislation and policy, other than planning legislation and policy, that the Applicant considers is likely to be important and relevant to the SoS's decision.

### Climate Change Act 2008

5.11.2 The government, through the Climate Change Act 2008 (CCA2008), made the United Kingdom the first country in the world to set legally binding carbon budgets, aiming to cut emissions (versus 1990 baselines) by 34% by 2020 and at least 80% by 2050, "*through investment in energy efficiency and clean energy technologies such as renewables, nuclear and carbon capture and storage*" [11, Five Point Plan].

5.11.3 CCA2008 is underpinned by further legislation and policy measures. Many of these have been consolidated in the UK Low Carbon Transition Plan (2009) [11], and UK Clean Growth Strategy (2017)

### Energy White Paper: Powering our Net Zero Future (2020)

- 5.11.4 The Energy White Paper published in December 2020 is one of the more recent Government policies setting out how the UK will reach net zero emissions by 2050.
- 5.11.5 The Paper explains that it is likely that overall demand for electricity will double by 2050 due to the electrification of other sectors such as transport heating. On page 42, it states that meeting this demand by 2050 would require “a fourfold increase in clean electricity generation with the decarbonisation of electricity increasingly underpinning the delivery of our net zero target”.
- 5.11.6 It identifies the Government’s aim for a fully decarbonised, reliable and low-cost power system by 2050 and that market conditions will determine the best solutions for very low emissions and reliable supply, at a low cost to consumers.
- 5.11.7 The Paper explains that the government is not targeting a particular generation mix but commits the government to maintaining the market conditions which stimulate the cost reductions that have been seen in the renewable energy market over the last five years. It does, however, state that it is possible to determine key characteristics of the future generation mix at this stage identifying on page 43 that a “*low-cost, net zero consistent system is likely to be composed predominantly of wind and solar*”. It highlights that this will need to be complemented by technologies which provide power, or reduce demand, to manage intermittency. It states that currently this includes “*nuclear, gas with carbon capture and storage and flexibility provided by batteries, demand side response, interconnectors and short-term dispatchable generation providing peaking capacity, which can be flexed as required*”, thereby also highlighting the role of battery storage in the energy mix.
- 5.11.8 This Paper highlights the government’s commitment to solar to achieve net zero targets and the need to provide this urgently.

#### National Infrastructure Strategy (2020)

- 5.11.9 The National Infrastructure Strategy (NIS) published in November 2020 sets out plans to transform the UK’s infrastructure. The Strategy is the Government’s response to recommendations made by the National Infrastructure Commission (NIC), which was set up to provide impartial, expert advice to the government on long-term infrastructure priorities. In July 2018, the NIC published a National Infrastructure Assessment which provided the foundation for many of the measures included within the NIS.
- 5.11.10 One of the aims of the NIS is to achieve net zero carbon emissions by 2050. The Government acknowledges in the NIS that to deliver net zero, the share of generation from renewables needs to dramatically increase. It identifies that this can be achieved by the provision of greater generation capacity from onshore wind and solar. As recommended by the NIC, the NIS sets out plans to include solar PV in the next auction round (2022) for Contracts for Difference (CfD), which is the Government’s main mechanism for supporting low-carbon

electricity generation. This incentivises investment in renewable energy by providing developers of projects with high upfront costs and long lifetimes with direct protection from volatile wholesale prices, and they protect consumers from paying increased support costs when electricity prices are high.

- 5.11.11 The NIS demonstrates the Government’s commitment, including a financial commitment, to supporting solar generation now.

[A Green Future: Our 25 Year Plan to Improve the Environment \(2018\)](#)

- 5.11.12 The 25 Year Environment Plan published in 2018 sets out the government’s 25-year plan to improve the environment within a generation.

- 5.11.13 It sets out 10 goals which include the achievement of: clean air; clean and plentiful water; thriving plants and wildlife; reduced risk of harm from environmental hazards like flooding and drought; the more sustainable and efficient use of resources from nature; enhanced beauty, heritage and engagement with the natural environment; mitigation and adaption to climate change; minimisation of waste; management of exposure to chemicals; and enhanced biosecurity.

- 5.11.14 Six key areas of policy are set out in the plan and include:

- Using and managing land sustainably (including embedding an ‘environmental net gain’ principle for developing and measuring natural capital and reducing flood risk).
- Recovering nature and enhancing the beauty of landscapes (including developing a Nature Recovery Network and reviewing National Parks and AONBs).
- Connecting people (including children) with the environment to improve health and wellbeing (including encouraging children to be close to nature, both in and out of school and greening out cities).
- Increasing resource efficiency and reducing pollution and waste (including achieving zero avoidable plastic waste by end of 2042).
- Securing clean, productive and biologically diverse seas and oceans (including a post Brexit new sustainable fisheries policy).
- Protecting and improving the global environment (including providing ‘international leadership and leading by example’ and ‘leaving a lighter footprint on the global environment’).

- 5.11.15 This plan highlights the Government’s support for the reduction in the UK’s carbon footprint; protection and enhancement of the natural environment; and ensuring land is managed with environmental gains which is of relevance to the Scheme.

[Climate Change Committee. The Sixth Carbon Budget: The UK’s path to Net Zero. 2020](#)

- 5.11.16 The UK government has set five-yearly carbon budgets which currently run until 2037. On announcing the adoption of the Committee on Climate Change's recommendations for the sixth Carbon Budget in April 2021, the UK set the world's most ambitious national climate change target into law.
- 5.11.17 The UK has met its first and second carbon budgets and is currently on track to outperform the third (2018 to 2022) – partly attributable to effective policy, but also attributed to changes in the applicable Emissions Trading Scheme(s) and the impact of COVID-19 on emissions.

#### UN Climate Change Conference COP26. COP26: The Glasgow Climate Pact. 2021

- 5.11.18 COP 26 agreed various outcomes relating to climate change mitigation: setting out the steps and commitments that Parties will take to accelerate efforts to reduce emissions *"to keep 1.5 degrees in reach"*. Key achievements at COP26 under the theme of mitigation include 26:
- Over 90% of world GDP and around 90% of global emissions are now covered by net zero commitments and 153 countries have put forward new or updated emissions NDCs, which collectively cover around 80% of the world's greenhouse gas emissions. Net Zero is a global endeavour and the world is getting on board;
  - The importance of action now to address the urgency of climate change and drive emissions down before 2030 was cemented in an agreement from all parties to revisit and strengthen their current emissions targets to 2030, in 2022;
  - The role of clean electricity in delivering climate action, and the importance of driving down emissions from fossil fuel generators as well as increase capacity of renewable generators, was acknowledged in the negotiated agreement by 190 countries at COP26 to "phase down coal power". Further commitments to cease international coal finance and direct public support of unabated fossil fuel energy, by the end of 2021 and 2022 respectively, will free funds to be redirected for deployment in renewable energy; and
  - Accounting for over 10% of global greenhouse gas emissions, and around half the world's consumption of oil, road transport is a critical sector to decarbonise with pace. Agreement was reached by countries, cities, companies, investors and vehicle manufacturers to target all new car and van sales to be zero emission by 2040 globally and 2035 in leading market, and ultimately to phase out fossil fuelled vehicles. Electrification of transport is inevitable, underway and accelerating. Low carbon electricity supply must keep growing to provide the energy to enable the rapid displacement of oil.

#### British Energy Security Strategy 2022

- 5.11.19 The British Energy Security Strategy sets out the immediate need to manage the financial implications of soaring commodity prices in the near term, on

households and businesses which are already feeling economic pain as the post-Covid cost of living has risen: *"The first step is to improve energy efficiency, reducing the amount of energy that households and businesses need."* (50p5).

5.11.20 In the near-term, the strategy sets out a high-level action plan to upgrade the energy efficiency of at least 700,000 homes in the UK by 2025, and to ensure that by 2050 all UK buildings will be energy efficient with low-carbon heating. Further, the strategy sets out an intent to phase out the sale of new and replacement gas boilers by 2035. [50, p12].

5.11.21 The Strategy aims to:

- Cut planning consent process time by over half through, among other measures, strengthening the Renewable National Policy Statements (EN-3) to reflect the importance of energy security and net zero;
- Increase the pace of deployment of Offshore Wind by 25% to deliver up to 50GW by 2030, including up to 5GW of innovative floating wind. Wind will contribute over half the UK's renewable generation capacity by 2030. [50, p16];
- Consider all options including Onshore Wind through the improvement of national electricity network infrastructure and support of a number of new English projects with strong local backing, so prioritising "putting local communities in control" of local onshore solutions. Repowering of existing onshore wind sites is also under consideration. [50, p18];
- Support a 5-fold increase in deployment of solar technology by 2035, recognising the abundant source of solar energy in the UK and an 85% reduction in cost over the last ten years of solar power. For ground-mounted solar, the strategy indicates a future consultation on planning rules to strengthen policy in favour of development on non-protected land, while ensuring communities continue to have a say and environmental protections remain in place. [50, p19];
- Increase UK plans for deployment of civil nuclear to up to 24GW by 2050 – three times more than operational capacity in 2022 and representing up to 25% of our projected electricity demand. This includes the intention to take one project (Sizewell C) to FID during the current Parliament, and two projects to FID in the next Parliament, including Small Modular Reactors, subject to value for money and relevant approvals. [50, p21]. The selection process for further UK projects is anticipated to be initiated in 2023 [50, p22]; and
- Double the UK ambition for hydrogen production to up to 10GW by 2030, with at least half of this from electrolytic hydrogen [50, p22], facilitated by bringing forwards up to 1GW of electrolytic hydrogen into construction or operational status by 2025.

## 5.12 Summary of the Main Planning Policy Requirements

5.12.1 Following the above review, the main policy requirements which must be satisfied in consideration of the Scheme can be summarised as follows:

- Contribution towards climate change adaptation and meeting the renewable energy need as set out in draft NPS -1 and other legislation including the Climate Change Act 2008, Energy White Paper: Powering our Net Zero Future (2020), National Infrastructure Strategy (2020) and British Energy Security Strategy 2022.
- Biodiversity impacts as set out as prescribed matters in PA 2008, NPS 1, draft NPS-1, NPS-3 and draft NPS-3. To include Biodiversity net gain as set out in draft NPS-3.
- Cultural heritage impacts as set out as prescribed matters in PA 2008, NPS-1, draft NPS-1, NPS 3 and draft NPS-3.
- Landscape and visual impacts as set out in NPS 3 and draft NPS-3;
- Residential amenity impacts as set out in NPS 3 and draft NPS-3;
- Glint and Glare impacts as set out in NPS 3 and draft NPS-3;
- Design, layout and grid connection as set out in NPS-1, draft NPS-1 and draft NPS-3.
- Noise and vibration impacts from construction and traffic as set out in NPS-3 and draft NPS-3;
- Transport impacts as set out in NPS-3 and draft NPS-3
- Flood Risk impacts as set out in NPS-3 and draft NPS-3;
- Consideration of alternatives in so far as this is relevant, as set out in NPS-1 and draft NPS-1.
- Impacts on best and most versatile agricultural land as set out in NPS-1, draft NPS-1 and draft NPS-3.
- Consideration of any other matters which the SoS thinks are both important and relevant to their decision (Section 105(2)(c) of the PA 2008). For the purposes of this application, this is considered to include Socio economic and human health impacts, major accidents and disasters, waste management and ground conditions.



## 6. Planning Appraisal

### 6.1 Introduction

6.1.1 This section presents an appraisal of compliance of the Scheme with the main policy requirements that are applicable to the Scheme which emerge from a review of documents identified in Section 5 of this Planning Statement. Those policy requirements are listed at paragraph 5.12, along with the section of this Planning Statement in which they are addressed. In addition, Appendix 3, National Policy Statement Accordance Table [EN010133/EX2/C7.5\_B] and Appendix 4, Local Policy Accordance Table [EN010133/EX2/C7.5\_B], set out an analysis of compliance with national and local policies, respectively.

- Meeting the renewable energy need (section 6.2)
- Alternative sites and site selection (section 6.3)
- Good design (section 6.4)
- Landscape and visual impact (section 6.5)
- Heritage (section 6.6)
- Agricultural land (section 6.7)
- Mineral safeguarding (section 6.8)
- Biodiversity (section 6.9)
- Water and drainage (section 6.10)
- Noise (section 6.11)
- Glint and Glare (section 6.12)
- Transport and access (section 6.13)
- Waste (section 6.14)
- Socio-economics tourism and recreation (section 6.15)
- Human Health (section 6.16)
- Major accidents and disasters (section 6.17)
- Air Quality (section 6.18)
- Ground Conditions (section 6.19)

6.1.2 Section 6.2 to 6.19 take account of effects from the construction, operation and decommissioning of the Scheme. They take account of the fact that the Scheme will be decommissioned at the end of its operational life.

### 6.2 Meeting the Renewable Energy Need

6.2.1 Section 3.4 of NPS EN-1, which came into force in 2011, sets out that the large-scale deployment of renewable electricity generation is required in order meet



the UK's carbon emissions targets and tackle climate change. At paragraph 3.4.5 it states:

*"Paragraph 3.4.1 above sets out the UK commitments to sourcing 15% of energy from renewable sources by 2020. To hit this target, and to largely decarbonise the power sector by 2030, it is necessary to bring forward new renewable electricity generating projects as soon as possible. The need for new renewable electricity generation projects is therefore urgent."*

6.2.2 Parts 2 and 3 of both NPS EN-1 and Draft NPS EN-1 discuss the need for energy NSIPs. These sections explain the context and drivers for identified energy infrastructure need. The Draft NPSs present a more up-to-date position than the 2011 NPSs, but both set out the same principles, which mainly comprise:

1. the need to secure adequate energy supply to accommodate projected increased national energy use;
2. the need to replace electricity generation capacity that will be decommissioned;
3. the need to reduce greenhouse gas emissions to meet decarbonisation commitments by 2050;
4. the need for more electricity capacity and resilience; and
5. the need to diversify energy supply and reduce reliance on imports of fossil fuels.

6.2.3 Whilst solar is not specifically identified in NPS EN-3, as at the time of publication it was not proven at scale, NPS EN-3 does affirm the importance, set out in NPS EN-1, of the development of large-scale renewable energy infrastructure. At paragraph 1.1.1 it states:

*"Electricity generation from renewable sources of energy is an important element in the Government's development of a low-carbon economy. There are ambitious renewable energy targets in place and a significant increase in generation from large-scale renewable energy infrastructure is necessary to meet the 15% renewable energy target."*

6.2.4 Paragraphs 3.3.5 and 3.3.15 of NPS EN-1 put a time frame of "the next 10 to 15 years" for the provision of new low carbon developments. Given the publication date of NPS EN-1 this would require delivery by 2026. Paragraph 3.2.3 of NPS EN-1 states that the weight attributed to the need for new energy capacity should be proportionate to the proposed extent of actual contribution to satisfying the need for a particular type of infrastructure.

6.2.5 It is noted that policy and legislation has moved on since the energy NPSs were published. One of the aims of the recently published National Infrastructure Strategy 2020 is to achieve net zero carbon emissions by 2050 by dramatically increasing the share of generation from renewables. This is to be achieved by the provision of greater generation capacity from onshore wind and solar. Further, the Energy White Paper: Powering our net zero future, published in December 2020, identifies that "a low-cost, net zero consistent system is likely to be composed predominantly of wind and solar" and that the increase in

electricity demand through decarbonisation of other sectors means “a four-fold increase in clean electricity generation with the decarbonisation of electricity increasingly underpinning the delivery of our net zero target” is needed.

6.2.6 The urgency of renewable energy infrastructure to address the drivers set out in NPS EN-1 has therefore accelerated.

6.2.7 Draft NPS EN-1 confirms and gives further weight to the position that is summarised in the above paragraphs, setting out the Government’s up-to-date objectives and commitments for the energy system, and providing planning policy for NSIPs that is intended to facilitate the delivery of these objectives and meeting the Government’s commitments.

6.2.8 Paragraph 2.3.3 of Draft NPS EN-1 sets out the Government’s three objectives of the energy system. These are to:

1. Ensure security and reliability of energy supply;
2. Provide affordable energy to consumers; and
3. Cut greenhouse gas emissions, delivering carbon budgets and achieving net zero by 2050.

6.2.9 The same paragraph sets out that “This will require a step change in the decarbonisation of our energy system”, and paragraphs 2.3.4 to 2.3.5 of Draft NPS EN-1 go on to set out that a significant amount of energy infrastructure, including of large scale, will need to be delivered and the volume and proportion of energy supplied from low carbon sources will need to be “dramatically” increased. Paragraph 2.3.5 of NPS EN-1 encapsulates the challenges facing the energy system:

*“we need to transform the energy system, tackling emissions while continuing to ensure secure and reliable supply, and affordable bills for households and businesses”*

6.2.10 Paragraph 3.3.20 of Draft NPS EN-1 sets out that, along with wind, the government expects solar to form the majority of generation capacity in a net zero, secure and cost-efficient energy system:

*“Wind and solar are the lowest cost ways of generating electricity, helping reduce costs and providing a clean and secure source of electricity supply (as they are not reliant on fuel for generation). Our analysis shows that a secure, reliable, affordable, net zero consistent system in 2050 is likely to be composed predominantly of wind and solar”.*

6.2.11 Whilst Draft NPS EN-1 paragraph 3.3.12 acknowledges the role that smaller scale developments play in helping to achieve the government’s objectives and commitments for the energy system, it explains that this, alone, will not be enough and that “the government does not believe they will replace the need for new large-scale electricity infrastructure to meet our energy objectives”. The paragraph goes on to set out that large-scale centralised electricity generating facilities have numerous economic and other benefits, including the more

efficient bulk transfer of power, which enables surplus generation capacity in one area to be used to cover shortfalls elsewhere.

- 6.2.12 Paragraphs 3.1.3 and 3.1.4 of NPS EN-1 also state that all applications for nationally significant energy infrastructure should be assessed on the basis that the need for such infrastructure has been demonstrated and that substantial weight should be given to the contribution that proposals would make towards meeting the identified energy infrastructure need. Paragraphs 3.2.5 to 3.2.7 of Draft NPS EN-1 reiterate this:

*“The Secretary of State should assess all applications for development consent for the types of infrastructure covered by this NPS on the basis that the government has demonstrated that there is a need for those types of infrastructure which is urgent, as described for each of them in this Part “*

*“In addition, the Secretary of State has determined that substantial weight should be given to this need when considering applications for development consent under the Planning Act 2008.”*

- 6.2.13 *“The Secretary of State is not required to consider separately the specific contribution of any individual project to satisfying the need established in this NPS”.* In summary, NPS EN-1 and Draft NPS EN-1 set out that the delivery of a large amount of renewable generation capacity is required for delivery of the government’s energy objectives and legally binding net zero commitments and that substantial weight should be given to the contribution that proposals would make towards meeting the identified energy infrastructure need.

- 6.2.14 Section 4 of the Planning Statement and the Statement of Need [APP-350] explain how the Scheme will meet the urgent national need for secure and affordable low carbon energy infrastructure. Section 12 of the Statement of Need [APP-350] explains that The Scheme is capable of delivering large amounts of low-carbon electricity to national networks and along with other solar schemes, is of critical importance on the path to Net Zero. It will also enable all consumers to benefit from the market price reducing effect of low-marginal cost solar generation and provides an efficient opportunity to integrate BESS with large-scale solar generation. BESS play essential roles in the provision of those services necessary to keep power flowing to all consumers, as well as integration measures which help balance supply and demand, thereby reducing the need for carbon-intensive back-up generation. Furthermore, it explains that maximising the capacity of generation in the proposed area, is to the benefit of all GB consumers, and the solar industry generally.

- 6.2.15 The Scheme will also deliver significant amounts of low carbon power in a timescale that is short in the context of the delivery of other forms of energy generation infrastructure as solar farms are relatively quick to construct. In addition, the impacts are reversible, with removal of solar arrays and associated

infrastructure after decommissioning being relatively simple and straightforward compared with other energy infrastructure.

6.2.16 To support the above strong policy emphasis on the delivery of a large amount of renewable generation capacity to meet the government's energy objectives and commitments, NPS EN-1 paragraph 4.1.2 sets out a presumption in favour of granting development consent for energy NSIPs. It states that the level of urgency is such that the starting point for deciding a DCO application for an energy NSIP must be a presumption in favour of granting consent:

6.2.17 *"The Energy White Paper emphasises the importance of the Government's net zero commitment and efforts to fight climate change. Given the level and urgency of need for infrastructure of the types covered by the energy NPSs set out in Part 3 of this NPS, the SoS will start with a presumption in favour of granting consent to applications for energy NSIPs."*

6.2.18 The presumption in favour of granting consent is carried through to Draft NPS EN-1 which sets out at paragraphs 4.1.2 and 4.1.3, respectively, that the basis for any decision on an application for an energy NSIP, including a solar farm NSIP, should be:

1. a presumption in favour of granting development consent; and
2. substantial weight should be given to the established need for energy infrastructure.

6.2.19 From this urgent starting point of a presumption in favour of granting consent for energy NSIPs, NPS EN-1 paragraph 3.2.3 and Draft NPS EN-1 paragraph 3.1.1, go on to acknowledge that: *"...as noted in Section 1.7, it will not be possible to develop the necessary amounts of such infrastructure without some significant residual adverse impacts. These effects will be minimised by the application of policy set out in Parts 4 and 5 of this NPS."* This statement is in recognition of the fact that it is rarely possible to deliver NSIPs without some significant effects due to their scale. Other policies in relation to the delivery of renewable energy such as paragraph 158 of the NPPF, expect the determination of planning applications to *"not require applicants to demonstrate the overall need for renewable or low carbon energy"* and *"approve the application if its impacts are (or can be made) acceptable"*. This statement does not state that there should be no significant environmental effects, but that those effects should be 'acceptable'. The NPPF requirement for impacts to be 'acceptable' should be considered in the context of an NSIP scale of project whereby significant environmental effects are likely to be unavoidable.

6.2.20 At the local level, CLLP Policy S14 supports proposals for renewable technology where the benefits outweigh the harm caused and it is demonstrated that any harm will be mitigated as far as is reasonably possible.

6.2.21 CLLP Policy S14 requires the following to be taken into consideration. Where these matters are addressed is also set out:

- Testing compliance with the minerals and waste policies; Mineral safeguarding (section 6.8]
  - The land is allocated for another purpose in this Local Plan and the proposed use is not compatible; Alternative sites and site selection (section 6.3) (As a result of the Site Selection Process allocations have been avoided).
  - Opportunities for delivering biodiversity net gain: Ecology and Biodiversity (section 6.9 paragraphs 6.9.3 – 6.9.10)
- 6.2.22 As set out above, the planning statement clearly demonstrates that the considerations set out within CLLP Policy S14 have been addressed. These matters are considered in the context of the nationally significant benefits that the Scheme will bring, and the likely increased level of effect that is associated with, and acceptable for, a scheme of this scale in comparison with a smaller scheme that would deliver only locally or regionally significant benefits.
- 6.2.23 BCSDMP Policy DM10 is supportive of proposals that seek to utilise renewable and low carbon energy. Similarly, proposals must demonstrate that they comply with a number of criteria. These are set out below together with details of where it is demonstrated within this Planning Statement that the Scheme complies with these considerations:
- Compatible with policies to safeguard the built environment and natural environment, including heritage assets and their setting, landscape character and features of recognised importance for biodiversity; Good design (section 6.4), Ecology and Biodiversity (section 6.9), Heritage (section 6.6), Landscape and visual impact (section 6.5).
  - Will not lead to the loss or damage to high-grade agricultural land (Grades 1 &2); Agricultural land (section 6.7).
  - Are compatible with tourism and recreational facilities; Socio-economics, tourism and recreation (section 6.15 paragraphs 6.15.16-6.15.18).
  - Will not result in unacceptable impacts in terms of visual appearance; noise; shadow-flicker; watercourse engineering and hydrological impacts; pollution; or traffic generation; Landscape and visual impact (section 6.5), Noise (section 6.11) Glint and Glare (section 6.12), Water and drainage (section 6.10), Waste (section 6.14), Ground Conditions (section 6.19) Transport and access (section 6.13).
- 6.2.24 In addition, BCSDMP Policy DM10 states that proposals “*should not result in an unacceptable cumulative impact in relation to the factors above.*” Cumulative impacts of the Scheme have been considered within the ES and have been addressed within the planning statement where relevant to the above. There are no unacceptable cumulative impacts concluded in relation to the above issues.



- 6.2.25 Policy BCSDMP Policy DM10 also requires that *“large-scale renewable and low carbon energy proposals must provide full details of arrangements for decommissioning and reinstatement of the site if/when it ceases to operate”*. The following sections of this planning statement set out how decommissioning has been considered in relation to the various topic areas covered, where relevant. The application is accompanied by an Outline Decommissioning Statement [APP-338] which sets the framework for a detailed decommissioning strategy to be prepared to ensure that the site will be responsibly decommissioned in a safe and environmentally appropriate manner. Paragraph 6.7.1 of Agricultural land (section 6.7) explains how soil quality will be protected in order to ensure that the above policy requirement is met.
- 6.2.26 BCSDMP Policy ST51 also requires energy proposals to demonstrate regard to Bassetlaw Council’s Energy Opportunities Diagram and Renewable and Low Carbon Energy Study (or subsequent replacement) when identifying options for achieving CO2 emission reductions. The policy identifies an Area of Best Fit for Renewable Energy Development on a site at the former High Marnham power station site for development that generates, shares, transmits and/or stores zero carbon and/or low carbon renewable energy. Alternative Sites and Site Selection (section 6.3) and ES Appendix 5.1: Site Selection Assessment [APP-067] explain the requirements for the Scheme in terms of land area, which far exceeds the land available within the Area of Best Fit for Renewable Energy Development, meaning this would not be suitable on its own. It also explains how other adjacent land around High Marnham Power Station was considered and ultimately discounted because National Grid advised at that time that although there was capacity available at High Marnham, their preference was for a connection at the Cottam POC because fewer upgrade works to National Grid’s transmissions assets would be required at the Cottam POC and it would therefore be more straightforward, quicker to deliver and more economical.
- 6.2.27 Outside the Area of Best Fit, such developments are not precluded elsewhere within the district but will be expected to demonstrate an operational and/or economic need for the development in that location. This has been demonstrated within Meeting the renewable energy need (section 6.2) and further detail is provided within the Statement of Need [APP-350].
- 6.2.28 At Cottam Power Station, BCSDMP Policy ST6 identifies a Priority Regeneration Area as a broad location for mixed use regeneration rather than renewable energy generation. The cable route corridor is the only aspect of the Scheme which is captured by this policy. The location and means of construction for the Cable Route will not prejudice the comprehensive redevelopment of the site as identified by the masterplan framework. Due consideration has been given to the Cottam Wetlands Local Wildlife Site mentioned within the policy within ES Chapter 9: Ecology and Biodiversity [APP-044].

- 6.2.29 The compliance of the Scheme with the aforementioned requirements and criteria is considered by the relevant parts of Section 6 of this Planning Statement. These matters are considered in the context of the nationally significant benefits that the Scheme will bring, and the likely increased level of effect that is associated with, and acceptable for, a scheme of this scale in comparison with a smaller scheme that would deliver only locally or regionally significant benefits.
- 6.2.30 The Scheme will deliver significant carbon savings. Compared to other types of electricity generation and is expected to have a major beneficial significant effect on the climate.
- 6.2.31 ES Chapter 7, Climate change [REP-014] states at paragraph 7.8.60 that the Scheme is expected to have a total energy generation figure of around 35,590,658 MWh over the estimated 40-year assessed lifetime. Table 7.29 provides a comparison of energy intensities of various forms of energy generation compared to the Cottam Solar Project. Based on the total energy generation of the Scheme and the worst-case assumption for total lifespan project GHG emissions, the intensity of the Scheme is estimated to be 21.2gCO<sub>2</sub>e/kWh. This compares favourably with fossil fuel electricity generation. Each kilowatt hour of electricity generated by the Scheme will emit at least 359gCO<sub>2</sub>e less than if it was generated by a gas fired CCGT generating facility (See Table 7.29 – Comparison of energy intensities of various forms of energy generation Energy Generation in ES Chapter 7, Climate Change [REP-014]).
- 6.2.32 It is also comparable with other low carbon energy generation. It is considered that the only other viable use for the land would be for onshore Wind which would have a slightly lower but comparable GHG intensity.
- 6.2.33 Paragraph 7.8.62 of ES Chapter 7, Climate Change [REP-014] explains that a further calculation has been done to understand at what point the GHG reductions from National Grid through the use of renewable energy at the scheme would offset the calculated worst-case emissions generated from the products (e.g., solar panels) and the construction phase. It also accounts for annual emissions generated by the scheme from water use, replacement products and energy consumption on site.
- 6.2.34 This shows that it is expected that the savings from the Scheme would result in offsetting the construction emissions within 4 years of operation, and possibly less. Over the 40-year lifespan there would be a reduction of 5,974,155 tCO<sub>2</sub>e from the Scheme compared to a scenario where the development does not go ahead.

### 6.3 Alternative Sites and Site Selection

- 6.3.1 The Applicant selected the land within the Order Limits because it is suitable for the Scheme. Its location and characteristics mean that it is suited to the generation of a large amount of solar electricity and the export of that electricity



to the NETS, whilst avoiding impacts on nationally or internationally designated sites and minimising impacts on other sensitive receptors. ES Appendix 5.1: Site Selection Assessment [APP-067] sets out the site selection process in detail. Chapter 8: landscape and Visual Impact [APP-043], Chapter 9: Ecology and Biodiversity [APP-044] and Chapter 13: Cultural Heritage [APP-048] assess the impacts on nationally or internationally designated sites and impacts on other sensitive receptors.

6.3.2 Section 4.4 of NPS EN-1 and paragraphs 4.2.15 to 4.2.17 of Draft NPS EN-1 set out the circumstances where NPS planning policy requires the consideration of alternatives. At paragraph 4.4.1 NPS EN-1 states:

*“From a policy perspective this NPS does not contain any general requirement to consider alternatives or to establish whether the proposed project represents the best option.”*

6.3.3 Paragraph 4.2.9 of the Draft NPS EN-1 states:

*“This NPS does not contain any general requirement to consider alternatives or to establish whether the proposed project represents the best option from a policy perspective”.*

6.3.4 Paragraphs 4.4.2 of NPS EN-1 and 4.2.15 of Draft NPS EN-1 set out the circumstances where the NPS/Draft NPS imposes a policy requirement to consider alternatives. Paragraph 4.4.2 of NPS EN-1 states: *“applicants are obliged to include in their ES, 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.”* ES Chapter 5: Alternatives and Design Evolution [APP-040] sets out the main alternatives considered, which include alternative sites, alternative technologies, alternative site layouts, and alternative cable routing.

6.3.5 Paragraphs 4.4.2 of NPS EN-1 and 4.2.15 and 4.2.16 of Draft NPS EN-1 also set out some circumstances where there are specific legislative requirements to consider alternatives. These are in relation to the issues listed below:

1. Where a scheme would lead to significant harm to biodiversity and geological conservation interests that cannot be avoided (NPS EN-1 section 5.3 and Draft NPS EN-1 section 5.4).
2. Where a scheme would be located within, or partially within, Flood Zone 2 or Flood Zone 3 (NPS EN-1 section 5.7 and Draft NPS EN-1 section 5.8). In this case the Sequential Test should be passed for development within Flood Zone 2 and the Sequential and Exception Tests should be passed for development within Flood Zone 3. With regard to applying the Sequential Test, paragraph 5.7.13 of NPS EN-1 and paragraph 5.8.23 of Draft NPS EN-1 set out that consideration of alternative sites should take account of the approach to alternatives described in section 4.4 of NPS EN-1 and section 4.2 of Draft NPS EN-1.

3. Where a development would be located within either a National Park, the Broads or an AONB (NPS EN-1 section 5.9 and Draft NPS EN-1 section 5.10).
  - 6.3.6 There are no relevant adopted or emerging local plan policies that require the consideration of alternative sites other than those which seek a sequential approach to the location of development within Flood Zones. These are Policy ST52 of the DBLP and Policy 1 of the Treswell and Cottam Neighbourhood Plan.
  - 6.3.7 The Order limits are not located within a National Park, the Broads or an AONB. ES Chapter 9: Ecology and Biodiversity [APP-044] concludes that there would be no significant effect to biodiversity and geological conservation interests as a result of the Scheme. Therefore, no alternative assessments are required to address points '1' and '3'.
  - 6.3.8 In respect of point 2 above, whilst the vast majority of the Order Limits are located within Flood Zone 1 (as directed by paragraphs 5.7.13 and 5.8.15 of EN-1 and paragraphs 5.8.13 and 5.8.21 to 5.8.23 of draft EN-1) small sections of the Sites are located within Flood Zones 2 and 3. These include small parts of Cottam 1 which are in Flood Zones 2 and 3 and small parts of Cottam 2 along the north and eastern boundary of the Site which are encroached upon by Flood Zone 3. The majority of the Cable Route Corridor is in Flood Zone 1. The southern extent of the cable within the vicinity of the river Trent and the central extent in the vicinity of the River Till is situated within Flood Zones 2 and 3. Overall, the conclusions of the flood risk assessments (FRA and Drainage Strategy, ES Appendix 10.1 [APP-090]) are that the Scheme is at Low risk of fluvial flooding. Within Flood Zone 3 areas, the proposed solar panels will be raised above surrounding ground levels with associated power infrastructure appropriately waterproofed and inherent mitigation measures included. Section 6.0 of Appendix 10.1 [APP-090] of ES Chapter 10 Hydrology, Flood Risk [APP-049] and Drainage and ES Addendum Chapter 10: Flood Risk, Hydrology and Drainage [REP-076] , explains that the Scheme satisfies the requirements and purpose of the Sequential Test.
  - 6.3.9 In addition, consideration of alternative brownfield sites, or alternative sites that comprise agricultural land that is not classed as best and most versatile, also forms part of the justification that is required by national and local planning policy for the inclusion of some best and most versatile agricultural land within Order limits as set out at paragraphs 5.10.8 & 5.10.15 of EN-1 and 2.48.13 & 2.48.15 of EN-3, CLLP Policy S67, BCSDMP Policy DM10 and emerging DBLP ST51. This is discussed in Section 6.7 of this Planning Statement.
  - 6.3.10 In considering the Sequential Test, and the inclusion of some areas of best and most versatile agricultural land within Order limits, paragraph 4.4.3 of NPS EN-1, and paragraph 4.2.21 of Draft NPS EN-1 sets out the principles that should guide the SoS when considering the weight that should be given to alternatives. These include the principles described below.

1. The consideration of alternatives in order to comply with policy requirements should be carried out in a proportionate manner.
  2. Only alternatives that can meet the objectives of the proposed development need be considered,
  3. The SoS should be guided by whether there is a realistic prospect of the alternative delivering the same infrastructure capacity (including energy security, climate change, and other environmental benefits) in the same timescale as the proposed development.
  4. Alternative proposals which are vague or inchoate are not important and relevant to the SoS's decision.
- 6.3.11 The SoS should have regard to the possibility that all suitable sites for energy infrastructure of the type proposed may be needed for future proposals.
- 6.3.12 Practically, points '2' and '3' mean that smaller scale solar farms should not be considered as reasonable alternatives to the Scheme, since they would not meet the objective of the Scheme to supply the maximum amount of renewable electricity to the NETS, and they would not deliver the same energy, climate change or environmental benefits as the Scheme.
- 6.3.13 In addition, paragraph 4.2.233 of Draft NPS EN-1 sets out that:
- "the SoS should not refuse an application for development on one site simply because fewer adverse impacts would result from developing similar infrastructure on another suitable site."*
- 6.3.14 In considering alternatives and identifying and selecting the Site, the Applicant has been guided by principles described above and also by the technical and environmental requirements of a large-scale solar farm development project.

#### Site Selection Process

- 6.3.15 The following paragraphs describe the reasons that the Applicant identified and selected the Site following a process to identify land which is suitable from a technical, environmental and planning perspective. The sections below refer to the matters set out in Section 3.10 of Draft NPS EN-3, *"Solar Photovoltaic Generation: factors influencing site selection and design"* and relevant sections of Draft NPS EN-1.
- 6.3.16 The selection of the Scheme's location has followed a systematic five stage process. This process and confirmation of its suitability when considered against potential alternative sites is set out in detail in ES Appendix 5.1: Site Selection Assessment [APP-067]. The assessment is high level and primarily desk based. This approach is considered reasonable and proportionate and complies with the NPS EN-1 requirement set out at paragraph 4.4.3 that *"the consideration of alternatives in order to comply with policy requirements should be carried out in a proportionate manner."*

6.3.17 In summary, the stages undertaken were:

- Stage 1 – Identification of the Area of Search. This was focussed on identification of a viable grid connection at Cottam Power Station and National Grid's preference at that stage for a connection here rather than High Marnham because fewer upgrade works were required resulting in quicker and less costly delivery of the connection. A 20 km radius search area around the point of connection was identified which is considered by the Applicant to be a viable cable connection distance for a solar project of this scale.
- Stage 2 – Exclusion of Planning, Environmental and Spatial Constraints. These constraints included designated international and national ecological and geological sites, nationally designated landscapes, proximity to sensitive human receptors and all Grade 1, 2 and 3 agricultural land according to publicly available data from the Natural England Agricultural Land Classification (ALC). As the Natural England maps do not differentiate between grades 3a and 3b all land in Grades 1, 2 and 3 was excluded and the focus was on trying to identify suitable sites within areas of Grade 4, 5 or unclassified land outside of other identified planning and environmental constraints.
- Stage 3 – Identifying Potential Solar Development Areas. This stage applied key operational criteria for large scale solar development - site size and land assembly; and site topography to further refine the unconstrained areas identified at Stage 2. The use of previously developed (brownfield) land, commercial roof tops and alternative locations proposed through the statutory consultation stage were also considered noting that alternative proposals which are vague or inchoate are not important and relevant to the SoS's decision as noted in paragraph 4.4.3 of NPS EN-1, and paragraph 4.2.21 of Draft NPS EN-1.
- Stage 4 – Evaluation of Potential Solar Development Areas (PDAs). Five Potential Solar Development Areas (PDAs) identified in Stage 3 were evaluated against planning, environmental and other operational assessment indicators derived from national and local planning and environmental policy objectives and the operational requirements of the Scheme (see Annexes B and C of Appendix 5.1: Site Selection Assessment [APP-067]). Ultimately, following the evaluation stage, none of the PDAs on Grade 4 and 5 agricultural land and unclassified land proved suitable for development due to significant constraints being identified. (See Annex E of Appendix 5.1: Site Selection Assessment [APP-067]).
- Stage 5 – Widening the Search to consider Grade 3 agricultural land. After discounting of the PDAs on Grade 4 and 5 agricultural land and unclassified land, the site search focused on the areas of Grade 3 agricultural land within the search area. Other NSIP projects located on Grade 3 land within the

Search Area were discounted from further assessment because they are not available to accommodate the Scheme. Land agents used their professional knowledge to provide details of potentially willing landowners with large scale landholdings within the area as. These were assessed against the same detailed range of planning, environmental and operational considerations used to assess the Stage 4 PDAs.

### Results of Assessment

- 6.3.18 Annex E: Table 1 and Table 2 of Appendix 5.1: Site Selection Assessment [APP-067] show the results of the assessment.
- 6.3.19 This resulted in the choice of the Scheme's location which performed better than 8 of the other locations and equal to one (Site 9) within the RAG assessment. Site 9 is immediately adjacent to High Marnham Power Station where a grid connection was not preferred by National Grid at the time of Site Selection, but which would be the most sensible and cost effective POC for Site 9 in the future. In addition, a detailed ALC assessment has not been undertaken for Site 9 so it may contain a higher proportion of BMV land than the Scheme.
- 6.3.20 Appendix 5.1: Site Selection Assessment [APP-067] concludes that there are no obviously more suitable locations within the area of search than the proposed Sites for the Scheme. The Scheme's location is therefore assessed to be suitable for the scale of solar development proposed and the basis on which the Applicant has selected the Sites accords with the approach to the consideration of alternatives set out by paragraph 4.4.3 of NPS EN-1.

### The Selected Site

- 6.3.21 The land for the Scheme is considered suitable and is selected for a large-scale solar site for the reasons set out below:

### Irradiance and Topography

- 6.3.22 The land is located within Lincolnshire, an optimal region within the UK to locate a large-scale solar farm. This is due to good irradiation levels and suitable topography, which is predominantly made up of and characterised by large flat open land. This is consistent with the factors influencing site selection for solar generation NSIPs that are set out in section 2.48 of Draft NPS EN-3. In particular, paragraph 2.48.2 sets out that solar irradiance and topography are key considerations for identifying a potentially suitable site, since these directly affect the amount of electricity that can be generated on a site. The Site is suitable for a solar farm development in this regard, being located within an area of high irradiance and topography of less than 3% gradient as identified within the site selection report.

### Grid Connection

- 6.3.23 Paragraph 3.10.38 of Draft NPS EN-3 sets out:

*“To maximise existing grid infrastructure, minimise disruption to existing local community infrastructure or biodiversity and reduce overall costs applicants may choose a site based on nearby available grid export capacity” Applicants should consider important issues relating to network connection at Section 4.19 of EN-1 and in EN-5.”*

- 6.3.24 Paragraphs 3.10.35 to 3.10.30 of Draft NPS EN-3 go on to explain that the applicant may choose a site based on nearby available grid export capacity. Locating solar farms at places with grid connection capacity enables the applicant to maximise existing grid infrastructure, minimise disruption to local community infrastructure or biodiversity and reduce overall costs.”
- 6.3.25 The decommissioning of large coal fired power stations within the region has led to the availability of significant grid capacity at available and accessible connection points. There is available capacity for the Scheme to connect to the NETS at Cottam Power Station that can be completed within a reasonable timeframe and cost (See Section 8.4 and Chapter 9 of Statement of Need [APP-350] for more detail).

#### **Accessibility**

- 6.3.26 In identifying the Site, the Applicant took account of the requirement for it to be accessible for the purposes of its construction and operation. Paragraph 3.10.21 of Draft NPS EN-3 states that “Given that potential solar farm sites are largely in rural areas, access for the delivery of solar arrays and associated infrastructure during construction can be a significant consideration for solar farm siting.” The Scheme has good transport access for construction and operational maintenance, with good links to the strategic road network (the A15, A46, M180) via the A1500, A631, and B1205 See Section 14.7 of ES Chapter 14: Transport and Traffic [APP-049] for detail of construction traffic impacts.

#### **Capacity of the site**

- 6.3.27 Paragraph 3.10.52 of Draft NPS EN-3 sets out that “The type, spacing and aspect of panel arrays will depend on the physical characteristics of the site such as site elevation”. The land is of a suitable size and has excellent topographical characteristics which meet the requirements of the Scheme to generate 600MW of electricity and be able to store it. The Scheme would make a substantial contribution to the supply of the low carbon energy that is required in order for the Government’s objectives and commitments for the energy system to be realised.

#### **Landscape Designations**

- 6.3.28 Paragraphs 5.9.9 and 5.10.7 of NPS EN-1 and Draft NPS EN-1, respectively, set out that National Parks and AONBs have the highest status of protection in relation to landscape and scenic beauty, and paragraphs 5.9.10 (NPS EN1) and 5.10.31 (draft NPS EN-1) set out that the granting of development consent within a National Park or AONB would require exceptional circumstances to be demonstrated.



- 6.3.29 The Scheme is not located within a National Park or AONB and the above principles set out in Draft NPS EN-1 do not apply. In addition, by avoiding locally designated landscapes, the Scheme ensures that it does not have any direct impact on landscapes that have been formally identified as of being of particular local value. Although not located within any designated landscape, ES Chapter 8: Landscape and Visual Impact, [APP-043] assesses the likely significant effects of the Scheme on the landscape.

#### Biodiversity and Geology Designations

- 6.3.30 The Solar Farm Site is not located within any nationally, internationally or locally designated biodiversity or geological sites.
- 6.3.31 Local Wildlife Sites noted for grassland, wetland and linear habitats were found to be present in proximity to the Scheme. (See section 6.25 for further detail). These sites will be protected by the Outline Ecological Protection and Mitigation Strategy (EPMS) [APP-356] during the construction phase and enhanced in the long term wherever possible through the provisions of the Outline Landscape and Ecological Management Plan (LEMP) [EN010133/EX2/7.3\_B]. Similarly, protected sites such as Sites of Special Scientific Interest which were noted within 5km of the Sites for their wetland habitats will be protected from potential pollution events or disturbance during construction through the measures set out in the EPMS.
- 6.3.32 By avoiding and protecting designated biodiversity and geology sites as part of the Applicant's site selection and design, the Scheme is consistent with paragraphs 5.3.7 and 5.3.8 of NPS EN-1 and paragraphs 5.4.42 and 5.4.48 of Draft NPS EN-1. These set out that DCO decisions should give appropriate weight to designated biodiversity and geology sites of international, national and local importance, and that significant harm to biodiversity conservation interests should be avoided. The scheme also complies CLLP policies S14, S59 and S60, BLP Policy DM9 and DBLP policies S60 and S61, by avoiding impacts on Internationally, nationally and locally designated nature conservation sites.

#### Flood Zones

- 6.3.33 The Site is predominantly within Environment Agency Flood Zone 1 and overall, the conclusions of the flood risk assessments are that the Scheme is at low risk of fluvial flooding (see Section 6.32 for further detail). Within Flood Zone 3 areas, the proposed solar panels will be raised above surrounding ground levels with associated power infrastructure appropriately waterproofed and inherent mitigation measures included. Section 6.0 of Appendix 10.1 [APP-090] explains that the Scheme satisfies the requirements and purpose of the Sequential Test (See Section 6.31 for further detail).
- 6.3.34 The selection of the Site largely in Flood Zone 1 is therefore consistent with the objective of NPS EN-1 paragraph 5.7.3 to "...direct development away from areas at highest risk" and the Draft NPS EN-1 paragraph 5.8.6 objective to "steer new



*development to areas with the lowest risk of flooding*". The small areas of Cottam 1 and Cottam 2 which are located within flood zones 2 and 3 are located at the periphery of the Sites or cross parts of fields that cannot be excluded from the Scheme without excluding whole fields, which would result in isolated and unviable parcels of land from a farming perspective. These areas are therefore retained within the Scheme and the mitigation measures set out above will ensure that panels and electrical infrastructure can be adequately waterproofed to withstand the effect of flooding. The panels within these areas will contribute to the Scheme's significant delivery of renewable energy and as the solar panels will be mounted on raised frames above surrounding ground level it will allow water to flow freely underneath and there will be no loss of floodplain volume as a result of the proposed development. The inclusion of small areas of Flood Zone 2 and 3 within the proposed development is therefore justified.

### Heritage Designations

- 6.3.35 There are no listed buildings, scheduled monuments, Historic Parks and Gardens or Conservation Areas either within the site. The Thorpe Medieval settlement (NHLE 1016978) is directly abutting the southern edge of Cottam 1 and one Grade II listed building is located within 500m of the site. The land can therefore avoid direct physical impact on designated heritage assets.

### Land Use Planning Allocations and Designations

- 6.3.36 There are no land use planning allocations or designations within the Solar Farm Site, aside from mineral safeguarding. This will not be affected as the Scheme will be decommissioned at the end of its operational life and it will be possible to revert to its current land use, which would not prohibit mineral extraction in the future. The Solar Farm Site is not located within the Green Belt.
- 6.3.37 By avoiding conflicts with Development Plan allocations and their purpose (see Annex D and E of ES Appendix 5.1: Site Selection Assessment [APP-067] for details), the Solar Farm Site and Scheme accord with the principles of Draft NPS EN-1 paragraph 4.1.13, which require the SoS to take account of any such conflicts in their decision.
- 6.3.38 The Solar Farm Site is therefore compliant with paragraph 5.11.19 of Draft NPS EN-1, which states that *"Applicants should safeguard any mineral resources on the proposed site as far as possible, taking into account the long-term potential of the land use after any future decommissioning has taken place"*.
- 6.3.39 The impact of this (as well as the Grid Connection Route) is considered by ES Chapter 12: Minerals [APP-047] and discussed at Section 6.8 of this Planning Statement.

### Agricultural land classification and land type

- 6.3.40 BMV agricultural land is classified as being within grade 1, grade 2 or grade 3a. Paragraphs 3.10.13, 3.10.14, 3.10.15 and 3.10.16 of Draft NPS EN-3 set out that

applicants for solar NSIPs should take account of Agricultural Land Classification (ALC). They state that applicants should seek to locate their development on previously developed land, brownfield land, contaminated land, industrial land or lower grade agricultural land (classified as grade 3b, 4 or 5), where possible. Paragraph 5.10.8 of NPS EN-1 sets out that applicants should preferably use land in areas of poorer quality, except where this would be inconsistent with other sustainability considerations. Local planning policies, DCLLP S67, BCSDMP DM10 and DBLP ST51 seek to protect the best and most versatile agricultural land.

- 6.3.41 Appendix 5.1: Site Selection Assessment [APP-067] explains that the Applicant undertook a sequential approach to the consideration of potential sites which first considered Grade 4 and 5 agricultural land and unclassified land before considering Grade 3 agricultural land. The Scheme maximises the utilisation of low grade, non-best and most versatile (BMV) agricultural land with 95.9% of the Sites being classified as non BMV land (See ES Appendix 19.1 [APP-145 for details).
- 6.3.42 The Applicant's application is therefore consistent with the terms of draft NPS EN-3 paragraph 3.10.16 which explains that solar farm developments are not prohibited on 'best and most versatile' agricultural land and that *"It is recognised that at this scale, it is likely that applicants' developments may use some agricultural land"*. It does go on to explain that *"Applicants should explain their choice of site, noting the preference for development to be on brownfield and non-agricultural land"*, as the Applicant has done within Appendix 5.1: Site Selection Assessment [APP-067] and within ES Chapter 5, Alternatives and Design Evolution, [APP-040].

#### Proximity to dwellings

- 6.3.43 In identifying the Site, the Applicant identified that it is remote from nearby villages and that the relatively flat landform and existing woodland and hedgerow limits views into the site. As such there are only a small number of residential properties where visual impacts would result from the Scheme. Draft NPS EN-3 paragraph 3.10.12 states that *"utility-scale solar farms are large sites that may have a significant zone of visual influence. The two main impact issues that determine distances to sensitive receptors are therefore likely to be visual amenity and glint and glare"*. Local Plan policies CCLP S14, S33, S53, BCSDMP DM4 and DBLP Policy 48 and ST51 seek to protect residential and visual amenity. In addition, Corringham Neighbourhood Plan CNP1, Sturton by Stow and Stow Neighbourhood Plan Policy 7 and Policy 11 and Treswell and Cottam Neighbourhood Plan Policy 1 also seek to protect residential and visual amenity. The Applicant has taken account of the visual impact on residential receptors in the design of the Scheme, including by providing stand-offs from receptors to above ground solar farm infrastructure to limit visual impact and impacts of glint and glare on residential receptors as detailed within the Design and Access

Statement [APP-342 to APP-345]. Further detail on landscape and Visual impact and glint and glare are set out at sections 6.7 and 6.12 of this planning statement and the impacts are assessed within ES Chapter 8: Landscape and Visual Impact [APP-043] and Chapter 16: Glint and Glare [APP-051].

### Land Availability

- 6.3.44 Draft NPS EN-3 paragraph 3.10.13 notes that solar is a highly flexible technology and as such can be deployed on a wide variety of land types. However, in order to deliver the substantial benefits of a large-scale solar farm, sufficient land must be available from a willing landowner or owners. Identification of a site in a limited number of landownerships can assist in the delivery of a scheme in accordance with national and local policies. The Scheme is within four land ownerships, and this small number of landowners is advantageous in terms of minimising legal complexity and cost. It also provides enhanced ability to develop and deliver joined up mitigation and enhancements across the Scheme, including a coherent biodiversity scheme across the Solar Farm Site, and permissive paths. It also provides the ability to direct development to the least agriculturally productive parts of the landholdings, and it minimises the need for compulsory purchase.

## 6.4 Good Design

- 6.4.1 The Scheme has been subject to a detailed and sensitive iterative design process. This has taken account of the context and features of the land within the Order limits, nearby sensitive receptors and assets, information emerging from environmental surveys, feedback from stakeholders, and opportunities and constraints in order to develop a good design that balances the need to maximise the energy generation capacity of the Scheme, with the avoidance and mitigation of impacts, and provision of environmental and other enhancements, where practicable.
- 6.4.2 Section 4.5 of NPS EN-1 sets out the principles for good design that should be applied to all energy infrastructure. It states at paragraph 4.5.1 that good design should “produce sustainable infrastructure sensitive to place, efficient in the use of natural resources and energy used in their construction and operation, matched by an appearance that demonstrates good aesthetic as far as possible”.
- 6.4.3 Paragraph 4.5.1 does, however, acknowledge that *“the nature of much energy infrastructure development will often limit the extent to which it can contribute to the enhancement of the quality of the area”*. NPS EN-3 expects renewable energy NSIPs to demonstrate *“good design in respect of landscape and visual amenity, and in the design of the project to mitigate impacts such as noise and effects on ecology”* (paragraph 2.4.2) and NPS EN-5 also identifies that proposals for electricity networks infrastructure should demonstrate good design in their approach to mitigating potential adverse impacts (paragraph 2.5.1).

- 6.4.4 Draft NPS EN-1 sets out at section 4.6 that applicants should consider how ‘good design’ can be applied at the early stages of a project. It also recommends that applicants embed opportunities for nature inclusive design into their scheme and emphasises that wider impacts such as landscape and environmental impacts will be important factors in the design process.
- 6.4.5 Draft NPS EN-3 paragraph 3.10.89, 3.10.90, 3.10.91 and 3.10.92 set out that developers should consider the criteria for good design set out in section 4.6 of NPS EN-1, particularly in terms of layout, future maintenance and retention of boundary vegetation. It also sets out that solar farms should be designed sensitively to minimise environmental effects, including on landscape (paragraphs 3.10.85 and 3.10.86) and heritage assets (paragraphs 3.10.103 and 3.10.104).
- 6.4.6 In terms of local planning policy, the following policies which are set out in full at Appendix 3, set out requirements for good design; CCLP Policy S14 and BCSDMP Policy DM4 require that impacts are acceptable on the amenity of sensitive neighbouring uses (including local residents). CCLP Policy S53 states that development must achieve high quality sustainable design that contributes positively to local character, landscape and townscape, and supports diversity, equality and access for all, protect views, contribute to sense of place, incorporate and retain as far as possible existing natural features and minimise the need for resources both in construction and operation. DBLP Policy ST35 requires all development to be of a high-quality design including positively preserving, enhancing and integrating landscape and townscape features, and natural and heritage assets and mitigating flood risk and water run-off.
- 6.4.7 The above policies are applicable to locally and regionally significant developments and primarily address developments that create buildings and streets. Therefore, not all policy criteria can easily be applied to the Scheme, but the objectives of these policies which could be relevant include:
1. High quality of design;
  2. Make effective and efficient use of land
  3. respect the local context and complement the landform, layout, building orientation, scale, height, massing, type, materials, details and landscaping of the surrounding areas
  4. Not result in the visual or physical coalescence with any neighbouring settlement
  5. positively preserve, enhance and integrate landscape and townscape features, and natural and heritage assets;
  6. Incorporate and retain as far as possible existing natural and historic features such as hedgerows, trees, ponds, boundary walls, field patterns, buildings or structures

7. Protect any important local views into, out of or through the site
  8. Incorporate and/or links to a well-defined infrastructure network of well managed and maintained public and open spaces
  9. incorporate high quality landscape design and maximise opportunities for greening, particularly where a development site adjoins the countryside
  10. Sustainable design and construction, and utilise modern construction methods and durable materials, where practicable
  11. Minimise energy consumption by maximising opportunities for passive solar energy and integrating renewable and low carbon technologies where practicable
  12. mitigate flood risk and water run-off
  13. create well connected places that prioritise the needs of pedestrians and cyclists;
  14. protect residential amenity; and
  15. provide opportunities to promote healthy living and wellbeing.
- 6.4.8 In accordance with NPS EN-1 section 4.6, the Scheme is the result of an iterative design development process which commenced at an early stage and the design and layout addresses the key opportunities and challenges of the Sites and the context and setting within which they are located. The design team has worked collaboratively to provide an integrated and responsive design which has been informed by stakeholder engagement. Through the design process, the Applicant has taken account of the context and features of the land within the Order limits and its surroundings to develop a good design that meets the requirements and objectives of the policies described above.
- 6.4.9 The design choices that will achieve these objectives and deliver good design are described below. The design evolution and basis of design decisions taken are described in ES Chapter 5: Alternatives and Design Evolution [APP-040] and the Design and Access Statement [APP-342 to APP-345]. These inform the following paragraphs.

**The scheme makes efficient use of energy and natural resources**

- 6.4.10 As set out in the Design and Access Statement Objective 1 of the Scheme is to efficiently generate a large amount of affordable renewable energy to support policy objectives and national targets for reducing carbon emissions to net zero by 2050.
- 6.4.11 To help achieve this, each of the Sites have been designed to have a generating capacity of over 50MW for distribution by the National Grid.
- 6.4.12 Whilst it is currently envisaged that the Scheme will utilise tracker solar panels, the DCO Application seeks consent for the Applicant to be able to utilise either

tracker or fixed panels in order to be able to utilise the most up to date and efficient technology available at the time of construction. Since solar generation technology is progressing at a fast pace, the Scheme retains the ability to choose the precise technology close to the point of construction of the Scheme within the parameters defined by the DCO. This will enable the optimum production of renewable energy. Tracker panels have a maximum height of 4.5 metres, whereas fixed panels are up to 3.5 metres. The tracker panels have been assessed within the ES as the worst-case scenario.

- 6.4.13 The panels would generate a large amount of energy and would offer good potential for biodiversity enhancements below and between the solar arrays.
- 6.4.14 The design also seeks to minimise shading of PV Arrays, which can affect their generation output. The Scheme seeks to minimise generation loss due to shading by including stand-offs between arrays and trees (which create shade).
- 6.4.15 The design of the Scheme includes Battery Energy Storage (BESS). Energy can be stored from production on site, or from surplus energy on the Grid, so that it can be released back onto the Grid at times of peak demand. This will help to support policy objectives for delivery of renewable energy by reducing demand for non-renewable energy at peak times, and by providing grid balancing services to help increase the resilience of the electricity distribution network.
- 6.4.16 As set out in the Outline Construction Environmental Management Plan (CEMP) [EN010133/EX2/C7.1\_B], the construction phase of the Scheme has committed to adopting Considerate Constructors' Scheme (CCS) measures to assist in reducing greenhouse gases. It also commits to designing, constructing, and implementing the Scheme in such a way as to minimise the creation of waste and maximise the use of alternative materials with lower embodied carbon such as locally sourced products and materials with a higher recycled content.
- 6.4.17 The Outline Construction Traffic Management Plan (CTMP), [EN010133/EX2/C6.3.14.2\_B] also commits the construction of the Scheme to encouraging the use of lower carbon modes of transport for staff accessing the Order limits. The Scheme is sensitive to its place, location and landscape character
- 6.4.18 The Design and Access Statement [APP-342 to APP-345] explains that a key objective (Objective 5) is for the Scheme to be sensitive to the surrounding landscape, limiting the impact on views for key landscape receptors, residential properties, and recreational routes.
- 6.4.19 Topography has influenced the choice of Sites as explained within the Site Selection Assessment [APP-067] helping to ensure the Scheme will be sensitively sited in the landscape. The design of the Scheme has further achieved this by responding carefully to the landscape character when considering the layout of the Scheme. The layout has been designed to avoid impacts on valuable landscape features through the incorporation of minimum



offsets from ancient woodland, woodland, hedgerows, PRoW and watercourses. Existing field boundaries will also be retained and enhanced, which will help preserve these features for their own sake and will also preserve the existing pattern and scale of the landscape. The planting design shown by the Outline LEMP [EN010133/EX2/7.3\_B] has been sensitively designed in this respect and responds to this varied character by allowing views to remain open, where tall screening would not be appropriate.

6.4.20 Siting of key infrastructure such as substations and battery storage has been carefully considered to ensure that these structures do not occupy prominent positions in the landscape as explained within the Design and Access Statement [APP-342 to APP-345]. This helps to ensure that policies in respect of landscape and visual amenity set out at paragraph 4.9 above are satisfied.

6.4.21 In order to minimise the impact on the landscape and avoid the introduction of new tall, linear features in the landscape, the Grid Connection Route will comprise below ground cables. Proposed fencing has also been designed to minimise its visual prominence. This has been achieved by avoiding heavy duty materials where possible, instead using wooden posts and wire.

6.4.22 The above measures demonstrate that the Scheme has been designed to make efficient use of energy and natural resources as required by Section 4.5 of NPS EN-1 and local plan policies CLLP Policy S53, and Corringham Neighbourhood Plan policy CNP 1.

The Scheme mitigates effects on ecology and enhances biodiversity by providing a nature inclusive design.

6.4.23 Enhancement of local biodiversity is a key objective of the Scheme as outlined within the Design and Access Statement [APP-342 to APP-345] under Objective 3. The choice of Sites for the Scheme sought to avoid statutorily designated ecological sites as explained in the Site Selection Assessment [APP-067]. The design of the Scheme incorporates the measures listed below, which will protect species and habitats within and near to the Order limits and help to deliver a biodiversity net gain of 96.09% for habitats (delivered through the creation of other neutral grasslands within the sites), a net gain of 70.22% for hedgerows, and a net gain of 10.69% for river units as detailed within the Biodiversity Net Gain Report [EN010133/EX1/C6.4.9.12\_A].

- All ancient woodland, mature/veteran trees, roadside verges, and ponds will be retained, with protection buffers around these habitats. This accords with Draft NPS EN-3 paragraph 3.10.89, 3.10.90, 3.10.91 and 3.10.92 and, CLLP Policy S53, DBLP ST53, Corringham NP Policy CMP12 and Sturton by Stow NP Policy 11.
- Proposed new hedgerows with trees will provide additional linking habitat and reinforce the existing green network. A total length of 18km of new hedgerow is proposed within the Site. This accords with the Draft NPS EN-1



section 4.6 requirement to embed opportunities for nature inclusive design, CLLP Policy S53, DBLP ST53, Corringham NP Policy CMP12 and Sturton by Stow NP Policy 11 and Helmswell and Harpswell NP Policy 5.

- Planting of copses and shelterbelts to provide 'stepping stones' between larger areas of woodland. These have been included at Cottam 1, 2 and 3b, with extensive shelterbelts designed to connect existing woodland blocks around Cottam 1 north. A total area of 0.4ha of woodland is proposed. This accords with the requirements of Draft NPS EN-1 section 4.6 requirement to embed opportunities for nature inclusive design, CLLP Policy S53, DBLP ST53, Corringham NP Policy CMP12 and Sturton by Stow NP Policy 11.
- Bands of scattered trees with lower canopy shrub planting are proposed throughout Cottam 1, 2, 3a and 3b. This planting typology has been specified along water courses and to provide additional vegetative layering within the landscape. An area of 0.5ha of scrub habitat will be established across the Site, with wide strips at Cottam 3a, Cottam 1 North and Cottam 1 South adjacent to the woodland blocks. This accords with the requirements of Draft NPS EN-1 section 4.6 requirement to embed opportunities for nature inclusive design, CLLP Policy S53, DBLP ST53, Corringham NP Policy CMP12 and Sturton by Stow NP Policy 11.
- Buffer areas have been incorporated to ensure an appropriately sized offset from development between the various valued habitats typically located at field boundaries (hedgerows, watercourses and woodland etc.). Buffer zones are located between the retained field boundary habitats and the perimeter security fence in the case of the 'outermost' fields within a Site, and between field boundary habitats and the panels in other fields. ES Chapter 9: Ecology and Biodiversity [APP-044] and Appendix 9.11: Schedule of Protective Ecological Buffers [APP/C6.3.9.11] contain detail on the layout of these buffers. This accords with NPS EN-1 Paragraph 4.5.1 through helping to mitigate effects on ecology.
- Flower Rich Pollinator Strips to provide a floristically rich habitat will be created for pollinating insects. This would also benefit species such as farmland birds, amphibians and reptiles. A total area of 73ha of herb rich pollinator mix will be provided. This accords with the requirements of Draft NPS EN-1 section 4.6 requirement to embed opportunities for nature inclusive design, CLLP Policy S53, DBLP ST53, Corringham NP Policy CMP12 and Sturton by Stow NP Policy 11.
- Provision of tussock grassland margins for a range of birds, providing a food source both during breeding and wintering, as well as nesting habitat for species such as corn bunting, reed bunting, yellowhammer and whitethroats. The Landscape Plans show this habitat being created extensively across the Site forming an important connected corridor for wildlife with a total area of 71ha. This accords with the requirements of Draft NPS EN-1 section 4.6

requirement to embed opportunities for nature inclusive design , CLLP Policy S53, DBLP ST53, Corringham NP Policy CMP12 and Sturton by Stow NP Policy 11.

- Some field margins will be allowed to develop into scrub which is a valuable habitat as it provides shelter and food for invertebrates, birds and mammals. An area of 16ha of successional scrub habitat will be established across the Site, with wide strips at Cottam 3a, Cottam 1 North, and Cottam 1 South adjacent to the woodland blocks. This accords with the requirements of Draft NPS EN-1 section 4.6 requirement to embed opportunities for nature inclusive design, CLLP Policy S53, DBLP ST53, Corringham NP Policy CMP12 and Sturton by Stow NP Policy 11.
- Diverse meadow creation beneath solar panels. It has been shown that diverse grassland can be created within a solar array, where managed appropriately. This can have a significant benefit to biodiversity but can also benefit surrounding agricultural land through offering an increase in pollinator species. The total area of this habitat creation measures 88ha. This accords with the requirements of Draft NPS EN-1 section 4.6 requirement to embed opportunities for nature inclusive design, CLLP Policy S53, DBLP ST53, Corringham NP Policy CMP12 and Sturton by Stow NP Policy 11.
- Floodplain Meadow creation within Cottam 1 West to provide opportunities for ground nesting birds. The total area of this proposed habitat is 34ha. This accords with the requirements of Draft NPS EN-1 section 4.6 requirement to embed opportunities for nature inclusive design, CLLP Policy S53, DBLP ST53, Corringham NP Policy CMP12 and Sturton by Stow NP Policy 11.
- The large remainder of the Site's panelled areas will be converted to a diverse grassland over a longer time span. This approach has been chosen after consultation with a seed supplier, as it is likely that there would not be enough seed available in the UK to plant the entire Site with an appropriate mix immediately. The total area proposed for this longer-term meadow creation is 338ha. This accords with the requirements of Draft NPS EN-1 section 4.6 requirement to embed opportunities for nature inclusive design, CLLP Policy S53, DBLP ST53, Corringham NP Policy CMP12 and Sturton by Stow NP Policy 11.
- 4ha at Cottam 3a will be managed for turtle doves. This accords with the requirements of Draft NPS EN-1 section 4.6 requirement to embed opportunities for nature inclusive design and accords with NPS EN-1 Paragraph 4.5.1 through helping to mitigate effects on ecology. It also accords with CLLP Policy S53, DBLP ST53, Corringham NP Policy CMP12 and Sturton by Stow NP Policy 11.
- An area of approximately 28ha covering three fields at Cottam 1, adjacent to the River Till, will be used to create a mosaic of habitats managed for lapwing and also curlew. This accords with the requirements of Draft NPS EN-1

section 4.6 requirement to embed opportunities for nature inclusive design and NPS EN-1 Paragraph 4.5.1 through helping to mitigate effects on ecology. It also accords with CLLP Policy S53, DBLP ST53, Corringham NP Policy CMP12 and Sturton by Stow NP Policy 11.

- Numerous areas of previously arable land which are outside of the footprint of the array but retained within the Order Limits will be managed as set-aside, which is a habitat which benefits ground nesting birds such as skylarks. A total area of 43ha of this habitat is to be provided, with large areas in Cottam 1 North. This accords with the requirements of Draft NPS EN-1 section 4.6 requirement to embed opportunities for nature inclusive design and CLLP Policy S53, DBLP ST53, Corringham NP Policy CMP12 and Sturton by Stow NP Policy 11.
- Extension of the Willingham to Fillingham Road Verges Local Wildlife Site (LWS) which lies adjacent to the Site boundary in Cottam 1 North into the Site boundary through seeding. This accords with the requirements of Draft NPS EN-1 section 4.6 requirement to embed opportunities for nature inclusive design and CLLP Policy S53, DBLP ST53, Corringham NP Policy CMP12 and Sturton by Stow NP Policy 11.
- Adjacent to rivers and ditches, a tall herb community will be established through seeding. This marginal habitat is important for species such as water vole as well as aquatic invertebrates. A total area of 39ha of this habitat will be created. This accords with the requirements of Draft NPS EN-1 section 4.6 requirement to embed opportunities for nature inclusive design and CLLP Policy S53, DBLP ST53, Corringham NP Policy CMP12 and Sturton by Stow NP Policy 11.
- Ponds will be created within field margin buffer zones outside the footprint of the array. A total of 3 new ponds are proposed; one pond at Cottam 1 North and two ponds at Cottam 3a. This accords with the requirements of Draft NPS EN-1 section 4.6 requirement to embed opportunities for nature inclusive design and CLLP Policy S53, DBLP ST53, Corringham NP Policy CMP12 and Sturton by Stow NP Policy 11.
- Bird box installation based on a one box for every 100m of hedgerow (based on an estimate of 52km of hedgerow). This gives a total of 520 boxes which have been split between various target species depending on what has been recorded within the surveys. This accords with the requirements of Draft NPS EN-1 section 4.6 requirement to embed opportunities for nature inclusive design.
- Bat boxes installation based on one box for every 200m stretch of hedgerow. This accords with the requirements of Draft NPS EN-1 section 4.6 requirement to embed opportunities for nature inclusive design.

- Two hibernacula/log piles per pond will be created (in total 30 adjacent to 15 ponds) as well as an additional 20 within suitable tussocky or mosaic habitats. This accords with the requirements of Draft NPS EN-1 section 4.6 requirement to embed opportunities for nature inclusive design.
- 6.4.24 Further details of the above can be found within the Outline LEMP [EN010133/EX2/7.3\_B]. The above represents a substantial enhancement to biodiversity. The Draft DCO will necessitate the submission and approval of a detailed Landscape and Ecology Management Plan (LEMP) to deliver the provisions as set out in the Outline LEMP [EN010133/EX2/7.3\_B].
- 6.4.25 The above measures demonstrate that the scheme satisfies the requirements of NPS EN-1, NPS EN-3 and local planning policies in terms of good design in respect of ecology and biodiversity, and in the design of the project to mitigate effects on ecology. The measures help to ensure that environmental effects are minimised and also demonstrate that the Scheme embeds opportunities for nature inclusive design.

#### The Scheme protects the amenity of residents, including visual amenity

- 6.4.26 The Site Selection Assessment [APP-067] details how the site was chosen to avoid urban areas and other residential receptors as far as practicable. The design development process that followed included a great deal of effort made to minimising the impact of the Scheme on residential receptors, particularly in respect of visual amenity. A careful approach has been taken to the proposed arrangement of PV Arrays close to residential properties. This includes the retention of key view corridors free from PV Arrays and other equipment from residential properties. The form and extent of offsets from residential properties has been tailored to respond to the existing character of such views to minimise the potential for adverse change.
- 6.4.27 Existing vegetation will also be utilised and augmented, as shown by the Outline LEMP [EN010133/EX2/7.3\_B] to reduce the visual impact of the Scheme on views from residential properties. Extensive new planting is also proposed to screen the Scheme where necessary. The planting proposals are used carefully in combination with retention of key view corridors to reduce the change in the nature and distance of views from residential properties as a result of screening planting. This includes Advanced Mitigation Planting in locations where it would be beneficial to undertake planting early, in order to maximise growth prior to the Scheme's operation.
- 6.4.28 An assessment of noise and vibration impacts has been undertaken and is reported in ES Chapter 15: Noise and Vibration [APP-050]. The chapter assesses the significance of potential noise and vibration effects during the construction, operational and decommissioning phases, and concludes that, with appropriate mitigation, there would be no significant noise or vibration effects in terms of the EIA Regulations. Embedded noise mitigation measures comprising acoustic louvres around inverters are proposed in identified locations and secured

through the Concept Design Parameters. In addition, Best Practicable Means (BPM) to minimise noise during the construction and decommissioning phases are included within the Outline CEMP [EN010133/EX2/C7.1\_B] and Outline Decommissioning Statement [APP-338].

6.4.29 Furthermore, a Statutory Nuisance Statement [APP-347] has been prepared which has considered matters of general site condition, waste, air quality, artificial light, glint and glare, noise and vibration, and concludes that the Scheme is not envisaged to give rise to significant effects that would result in a statutory nuisance.

6.4.30 The above measures ensure that the Scheme satisfies the requirements of NPS EN-3, CCLP Policy S14, BCSDMP Policy DM4, Corringham NP Policy CNP1, Stuton by Stow and Stow NP Policy 7 and Policy 11, Treswell and Cottam NP Policy 1 in respect of protecting residential and visual amenity.

#### **The Scheme protects heritage assets**

6.4.31 Objective 5 of the Design and Access Statement, [APP-342 to APP-345] sets out that the Scheme will be sensitive to heritage assets and their setting. The choice of Sites for the location of the Scheme, sought to avoid designated heritage assets as far as possible, as set out within the Site Selection Assessment [APP-067]. This complies with CLLP 53 and DBLP ST35 which require the same. It also complies with Corringham NP Policy CNP7, Stuton by Stow and Stow NP Policy 7 and Rampton & Woodbeck NP Policy 6 which seek to protect heritage assets.

6.4.32 Great care has been taken in the design of the layout of the Scheme in proximity to heritage assets. The Order Limits and extent of PV arrays and ancillary infrastructure has been refined in the vicinity of above and below ground heritage assets so as to reduce direct impact, and visual impact on the setting of the assets. The Design and Access Statement [APP-342 to APP-345] explains that avoidance of national cultural heritage designations and areas of significant archaeology, limits to restricted loading and non-penetrative ground foundations and consideration of the context of cultural heritage assets were priorities within the design process. This accords with paragraph 2.4.2 of NPS EN-3 and paragraphs 3.10.103 and 3.10.104 of draft NPS EN-3, Corringham NP Policy CNP7, Stuton by Stow and Stow NP Policy 7 and Rampton & Woodbeck NP Policy 6 which seek to protect heritage assets.

6.4.33 ES Chapter 13 [APP-048] addresses archaeological assessment and discusses the embedded mitigation measures that have been identified and adopted as part of the evolution of the project design at 13.1.62. This accords with Draft NPS EN-1 paragraph 5.9.9. The measures include the removal of panels from especially archaeologically sensitive areas and the use of concrete feet and above ground cabling ducts to avoid impacts to archaeologically sensitive areas. Where assets have been identified as requiring preservation in situ, with standard mitigation in place in the form of placing the panels on concrete feet, impacts would be avoided.



- 6.4.34 Existing woodland and hedgerows have been used wherever possible to provide screening. The Works Plans [AS-007] define the extents of the Scheme permitted for the locating of PV panels, including where there are offsets from defined features. Key heritage assets have been identified and the impacts upon them assessed in the ES Chapter 13: Cultural Heritage [APP-048]. The extents of where new planting areas are proposed are set out in the Outline LEMP [EN010133/EX2/7.3\_B] and secured by a DCO requirement.
- 6.4.35 Areas of archaeological interest within the Order Limits have been carefully avoided through the removal of PV panel structures or overlaid by PV panel structures with non-intrusive foundations. The Works Plans [AS-007] define the extents of the Scheme permitted for the locating of PV panels, including where there are offsets from defined features. Areas of archaeological interest requiring non-intrusive foundations have been identified and mapped in ES Chapter 13: Cultural Heritage [APP-048].
- 6.4.36 The above measures demonstrate that the scheme satisfies the requirements of NPS EN-1, NPS EN-3 and local planning policies in terms of good design in respect of protecting heritage assets, and in the design of the project to mitigate effects on heritage. The proposed measures help to ensure that environmental effects are minimised.

#### **The Scheme enhances connectivity**

- 6.4.37 Objective 7 of the Design and Access Statement [APP-342 to APP-345] sets out that the design of the Scheme seeks to ensure Public Rights of Way are safeguarded from unnecessary diversions or closures, with all efforts made to ensure they can be protected, integrated into the Scheme design, and where feasible enhanced by planting and greater connectivity through the introduction of permissive paths. The public highway should also be protected, and as such the design of the Scheme should ensure that access to the Scheme does not negatively impact on the safety and desirability of the use of the public highway for all users.
- 6.4.38 Existing PRoWs will be retained in all instances with no permanent closures or diversions proposed. Temporary closures and local diversions during construction will be limited to minimum duration required to ensure continued connectivity. The Access and Rights of Way Plan [AS-008] shows the PRoW and highway network within the Order limits. The Outline CEMP [EN010133/EX2/C7.1\_B] details how construction impacts on PRoW are to be managed and is secured by a DCO requirement. See also the Outline Public Rights of Way Management Plan [EN010133/EX2/C6.3.14.3\_B].
- 6.4.39 The safe use of PRoWs and highways will be managed through design mitigation and onsite construction traffic management including dedicated crossing point and bankpersons for highway accesses where required. The safe use of PRoWs and highways has been assessed in the ES Chapter 14: Transport and Access [APP-049] and ES Addendum Chapter 14: Transport and Access

[EN010133/EX2/C8.4.10]. Any required mitigation or management measures are set out in the Construction Traffic Management Plan [EN010133/EX2/C6.3.14.2\_B] and is secured by a DCO requirement.

6.4.40 The new permissive path from Stow village to Stow Pastures will enhance connectivity within Stow Parish. The Works Plans define the extents of the proposed permissive path, with details of planting set out in the Outline Landscape and Ecology Masterplan [EN010133/EX2/7.3\_B] and secured by a DCO requirement.

6.4.41 The above measures will ensure that the Scheme complies with the good design requirements in terms of access and connectivity set out at section 4.6 of NPS EN-1 and with local planning policy CLLP S53.

### Conclusion

6.4.42 The outcome of the above is that the Scheme delivers good design, meeting the requirements of the NPSs and Draft NPSs in the context of efficiently delivering large scale renewable energy infrastructure whilst providing a new network of environmental features which deliver a range of ecosystem services, incorporating biodiversity, heritage, landscape and access. The Scheme design also achieves the design objectives of local planning policies.

## 6.5 Landscape and Visual Impact

6.5.1 The design of the Scheme has taken detailed account of the landscape and landform in which it sits and has also given careful consideration to its impact on views from sensitive receptors. These have been factored into the design development at all stages as explained within the Design and Access Statement [APP-342 to APP-345] and ES Chapter 5: Alternatives and Design Evolution [APP-040].

6.5.2 There are no National Parks or AONBs within the Order limits or within the study area which has been used to assess landscape and visual effects, as explained by Section 10.4 of ES Chapter 8: Landscape and Visual Impact [APP-043]. National Parks and AONBs are given a high status of protection by NPS EN-1 paragraph 5.9.9 and NPPF paragraph 176. The Scheme is policy compliant in terms of avoiding impacts on National Parks and AONBs. There are also no areas of local landscape value designated within 2km of the Order limits.

6.5.3 As detailed in ES Chapter 8: Landscape and Visual Impact [APP-043] the landscape and visual impacts of the Scheme have been assessed in accordance with NPS EN-1 paragraphs 5.9.5 to 5.9.7, draft NPS EN-1 paragraphs 5.10.15 to 5.10.21, and draft NPS EN-3 paragraphs 3.10.88 to 3.10.92. The assessment includes reference to the relevant landscape character assessments and any significant effects. In making the assessment a range of factors have been considered, including visibility, views, visual amenity, light pollution, local amenity, tranquillity and nature conservation.



- 6.5.4 ES Appendix 8.5 Landscape Policy Commentary [APP-077] sets out in detail the compliance of the Scheme with relevant national and local planning policies. The following sections present the outcome of the landscape and visual assessment. NPS EN-1 (paragraphs 5.9.8 and Draft NPS EN-1 (paragraph 5.10.1, acknowledges the fact that landscape effects will vary on a case by case basis and depend on the existing character of the local landscape and its location). All of these factors need to be considered in judging the impact of a project on landscape. Virtually all nationally significant energy infrastructure projects will have effects on the landscape and the aim should be to minimise harm to the landscape, providing reasonable mitigation where possible and appropriate. Local planning policies need to be considered in light of this as they have not been developed to take account of the likely level of impact of large-scale infrastructure associated with NSIPs, nor the nationally significant level of benefit arising from such projects.

#### **Landscape effects during operation**

- 6.5.5 Paragraphs 5.9.8 of NPS EN-1 explains that landscape effects *“depend on the existing character of the local landscape, its current quality, how highly it is valued and its capacity to accommodate change”* and *“these factors need to be considered in judging the impact of a project on landscape”*. This is also reflected in paragraph 5.10.1 of Draft NPS EN-1. These factors are presented in ES Chapter 8: Landscape and Visual Impact [APP-043], within Section 8.5, which explains the landscape baseline conditions.
- 6.5.6 NPS EN-1 paragraph 5.9.15 and Draft NPS EN-1 paragraph 5.10.34 state that outside of designated landscapes, the decision maker should *“...judge whether any adverse impact on the landscape would be so damaging that it is not offset by the benefits (including need) of the project.”* Paragraphs 5.9.16 and 5.10.35 of NPS EN-1 and Draft NPS EN-1, respectively, set out that in considering the above, the decision maker should take account of whether any adverse impact is temporary and/or is capable of being reversed in a reasonable timescale.
- 6.5.7 Although the study area for the assessment is outside and not close to nationally or locally designated landscapes, NPS EN-1 at paragraph 5.9.14 and draft NPS EN-1 paragraphs 5.10.15 and 5.10.16 expect the consideration of local planning policies which have been based on landscape character assessment. Local planning policies that concern landscape are set out at ES Appendix 8.5 Landscape Policy Commentary [APP-077] and encourage renewable energy proposals where (amongst other things) they do not result in serious harm to the natural landscape.
- 6.5.8 ES Chapter 8: Landscape and Visual Impact [APP-043] identifies the published national, regional, county and district landscape character areas that the Scheme and the applicable study area coincide with. ES Figure 8.5 [APP-168] illustrates the local level landscape character areas that have been identified. ES Chapter 8: Landscape and Visual Impact [APP-043] assesses the impact of the

operational phase of the Scheme on regional landscape character areas. The assessment at section 8.7 concludes that the operation of the Scheme would result in no likely significant effects at year 1 of operation on the three Regional Landscape Character Areas; RLCT 3a Floodplain Valleys, RLCT 4a Unwooded Vales and RLCT 4b Wooded Valleys.

- 6.5.9 The effects at a fine-grained scale have also been taken into consideration and draw upon individual contributors to landscape character. In relation to Land Use, Topography and Watercourses, Public Rights of Way and Access, Scheduled Monuments, Listed Buildings, Conservation Areas and Registered Parks and Gardens and Nationally and Locally Designated Landscape, there would be no likely significant effects for the operation at both year 1 and year 15.
- 6.5.10 With regard to Communications and Infrastructure receptors e.g., roads, rivers and public rights of way, there is an identification and evaluation of likely significant adverse effects to the character of these landscape receptors at the operation stage (Year 1) due to the sensitivity of the rural lanes and the appeal of the attractive east-west local routes that cut across the landscape. At year 15 of operation, there would, however, be likely Moderate Neutral Significant residual effects on the overall character of the communications and infrastructure for the Sites.
- 6.5.11 NPS EN-1 paragraph 5.9.17 and Draft NPS EN-1 paragraph 5.10.36 set out that the decision maker should:
- 6.5.12 *“...consider whether the project has been designed carefully, taking account of environmental effects on the landscape and siting, operational and other relevant constraints, to minimise harm to the landscape, including by reasonable mitigation.”*
- 6.5.13 As discussed in Section 6.4 and described within Section 8.6 of ES Chapter 8: Landscape and Visual Impact [APP-043], the Scheme has been the subject of an iterative design process, informed by analysis of landscape and visual constraints, iterative impact assessments and mitigation proposals. The landscape mitigation measures and residual landscape effects at year 15 are set out at Section 8.11 of ES Chapter 8: Landscape and Visual Impact [APP-043]. The mitigation strategy and design development are based on the Relevant Environmental Design Parameters set out at Table 8.22 of Chapter 8. This has helped ensure that primary landscape mitigation is co-ordinated with other relevant disciplines, such as Ecology to determine the key parameters and agree offsets to improve the value of the landscape and reflect appropriate local and regional aims and objectives for ecology and biodiversity.
- 6.5.14 The principles described below have been incorporated to ensure the landscape impacts are minimised and significant adverse effects for landscape and visual amenity are avoided where possible to the wider area. These are secured by the Works Plans [AS-007] which define where different Works are permitted to be located, and the Concept Design Parameters and Principles [REP-039], which set

out parameters and principles with which the Scheme is required to comply. These include:

- a) Careful siting of the built elements of the Scheme such as substations and battery storage to avoid areas of the Sites where they would be more visually prominent in the landscape and could benefit from existing screening where possible. For example, the Cottam 2 sub-station is located in the centre-north of field H5 because although located centrally rather than at the cable exit point, it is the best compromise between electrical design and onsite constraints. Primarily, the substation is located more than 300m from the nearest residential dwelling and is not located in an area of river or surface water flood risk. The alternative fields were closer to the cable exit point but were assessed to have greater impacts in terms of both residential amenity and flood risk.
- b) Refinement of the Order Limits and the extent of built structures in order to provide stand-offs, and to retain key views from residential properties, heritage assets, roads and footpaths. For example, at Cottam 1, the panel arrangement within the southern end of field A4 has been squared off to retain resident views from North Farm to the northeast. At Cottam 2, the area between Corringham Grange and The Cottage in field H1 has been squared off to provide a more consistent panel-free corridor to improve residential amenity. On Cottam 3b, a 15m minimum offset was provided from the Public Right of Way that traverses the Site.
- c) Conserving existing landscape features and vegetation such as woodland, trees and hedgerows by excluding them from, and providing offsets to, any structure to be installed or constructed as part of the Scheme.
- d) Creating new green infrastructure within the Order limits through the implementation of new woodland, hedgerows and native grassland to improve the landscape structure, screening of the proposed development, and creating new permissive routes to provide linkages within and across the Site for the life of the Scheme. This is shown by the Outline LEMP [EN010133/EX2/7.3\_B].
- e) Sensitive design in relation to form, colour and materials. This includes ensuring that the Cable Route will be under ground, thereby avoiding the introduction of new tall linear features in the landscape which would increase the extent of the Scheme's visibility. Proposed perimeter fencing has also been carefully selected to minimise its visual prominence and would comprise deer wire mesh and wooden post fencing with a maximum height of 2.5m.
- f) Sensitive design of lighting to avoid and minimise the potential for adverse landscape and visual effects.

6.5.15 Sensitive lighting principles employed by the Scheme are summarised by paragraph 3.2.4 of this Planning Statement for the operational period. The

principles set out (being downward pointing, inward facing and the minimum required for safe operations) a.

- 6.5.16 The approach outlined above is in direct accordance with NPS EN-1 paragraph 5.9.22 and draft NPS EN-1 paragraph 5.10.26, which state: *“Within a defined site, adverse landscape and visual effects may be minimised through appropriate siting of infrastructure within that site, design including colours and materials, and landscaping schemes, depending on the size and type of the proposed project. Materials and designs of buildings should always be given careful consideration.”*
- 6.5.17 According to the ES, the design of the Scheme has been successful in minimising significant effects on the landscape. The comparatively small number of significant landscape effects at year 1 of operation of the Scheme are considered by the Applicant to be outweighed by its significant benefits.
- 6.5.18 In addition, the landscape impact of the Scheme will be largely reversed on decommissioning. Paragraphs 5.9.16 of NPS EN-1 and 5.10.18 set out that in making their decision, the decision maker should take account of whether any adverse impact on the landscape is capable of being reversed in a reasonable timescale.

#### **Landscape and visual effects during construction and decommissioning**

- 6.5.19 Landscape and visual impacts will be mitigated during the construction and decommissioning phases by the embedded mitigation measures which are set out at Table 8.21 of ES Chapter 8: Landscape and Visual Impact [APP-043]. These include:
- Retention of existing woodland/scrub and hedgerow cover. This provides a strong visual framework and potentially screens or substantially filters views at ground level towards the solar panels.
  - The colour palette of the solar panels to reduce their prominence when seen within the landscape backdrop or seen against the sky.
  - The location of the solar panels set back from the Site boundary.
  - Retention of existing woodland/scrub and hedgerow cover along recreational routes. Public Rights of Way (PRoW) would be buffered with 15m to outer edge of solar panels to allow for establishment of existing hedgerows and woodland cover to each side.
- 6.5.20 In addition, landscape and visual impacts will be mitigated during construction through delivery of the Outline LEMP [EN010133/EX2/7.3\_B]. ES Chapter 8: Landscape and Visual Impact [APP-043] assesses the temporary impacts of the Scheme on the landscape and on visual amenity of sensitive receptors during the construction and decommissioning periods.
- 6.5.21 During construction, likely significant adverse effects on landscape are identified in relation to communications and infrastructure. These are the same landscape receptors that are identified as experiencing significant adverse

effects during year 1 of operation. At the decommissioning phase, paragraphs 8.7.3 to 8.7.14 of ES Chapter 8: Landscape and Visual Impact [APP-043], sets out that with planting having been established, no significant effects on landscape receptors are predicted.

- 6.5.22 Likely significant adverse visual effects during construction are identified in ES Chapter 8: Landscape and Visual Impact [APP-043]. These will be mitigated through a variety of tailored measures across the Sites so that the residual effects at year 15 are generally beneficial or neutral and not significant. No significant impacts are anticipated during the temporary decommissioning period.
- 6.5.23 During the construction and decommissioning phases landscape and visual impacts will be controlled and mitigated, by the measures as set out in the Outline LEMP [EN010133/EX2/7.3\_B]. General measures to reduce construction and decommissioning phase impacts are also set out in the Outline Construction Environmental Management Plan (OCEMP) [EN010133/EX2/C7.1\_B] and Outline Decommissioning Statement [APP-338].

#### Visual effects during operation

- 6.5.24 NPS EN-1 paragraph 5.9.18 states that “All proposed energy infrastructure is likely to have visual effects for many receptors around proposed sites.” They go on to state that the decision maker “will have to judge whether the visual effects on sensitive receptors, such as local residents, and other receptors, such as visitors to the local area, outweigh the benefits of the project.” This is also reflected in paragraphs 5.10.12 and 5.10.13 of the Draft NPS EN-1.
- 6.5.25 Although introducing new energy generation infrastructure into the landscape will inevitably have some visual effects, in accordance with NPS EN-1 paragraph 5.9.17 and Draft NPS EN-1 paragraph 5.10.36, the Scheme has been carefully designed to minimise visual effects as far as possible. ES Chapter 8: Landscape and Visual Impact [APP-043] and Appendix 8.3 Assessment of Potential Visual Effects [APP-075] presents an assessment of the impact of the Scheme on sensitive visual receptors.
- 6.5.26 Visual effects on viewpoints, PRoW, transport routes and residential receptors have all been reduced through a range of mitigation measures summarised within Tables 8.38 – 8.52 of ES Chapter 8: Landscape and Visual Impact [APP-043].
- 6.5.27 These tailored mitigation measures result in likely Beneficial Significant effects for the operation (Year 15) stage of the Scheme to 30 viewpoint receptors. They also result in likely Neutral Not Significant effects for the operation (Year 15) stage of the Scheme to 8 residential receptors, 15 transport receptors and 5 PRoW receptors.
- 6.5.28 The absence of significant adverse residual visual effects at year 15 of operation is the direct result of the careful and detailed iterative design process. Through

this process, the Scheme has been carefully sited in the landscape and refined through design development to respond to the existing character of views.

### Conclusion

- 6.5.29 In accordance with NPS EN-1 paragraph 5.9.22 and draft NPS EN-1 paragraph 5.10.26, the design of the Scheme has taken account of the landscape and landform in which it sits and has given careful consideration to its impact on views from sensitive receptors. These have factored into the design development at all stages, and the design has directly and effectively responded to potential impacts identified in relation to landscape and visual impact.
- 6.5.30 In considering the acceptability of the landscape and visual impacts of the Scheme it is noted that NPS EN-1 paragraphs 5.9.8 and 5.9.18, and Draft NPS EN-1 paragraphs 5.10.1, 5.10.12, 5.10.13 and 5.10.14 acknowledge that NSIP scale energy generation infrastructure is likely to have landscape and visual effects. NPS EN-1 paragraph 5.9.21 and Draft NPS EN-1 paragraph 5.10.23 go on to say that mitigation that would reduce the generation output of a scheme is only warranted in exceptional circumstances where the mitigation would have a very significant benefit in terms of impacts and would lead only to a small reduction in function.
- 6.5.31 Taking account of the above, and in accordance with NPS EN-1 paragraphs 5.9.15, and Draft NPS EN-1 paragraphs 5.10.12, it is considered that the limited landscape and visual effects of the Scheme are clearly and comprehensively outweighed by the benefits of the Scheme in terms of delivering renewable energy infrastructure which is urgently needed to create a secure and affordable energy system and to help combat climate change.
- 6.5.32 In accordance with paragraphs 5.9.18 and 5.10.12 of NPS EN-1 and Draft NPS EN-1, respectively, further weight can be given to the above conclusion by the fact that significant landscape effects identified during the construction phase and during year 1 of operation are predicted to be reduced to a level that is less than significant by year 15 of operation and will be further reversed on completion of decommissioning.
- 6.5.33 The avoidance of significant landscape effects at year 15 of operation is a result of careful design, which has taken account of landscape and siting, in accordance with NPS EN-1 paragraph 5.9.17 and Draft NPS EN-1 paragraph 5.10.36.
- 6.5.34 The local planning policy assessment is set out at ES Appendix 8.5 Landscape Policy Commentary [APP-077]. In terms of local policy, the 'acceptability' of the Scheme's limited landscape and visual impacts need to be weighed against the nationally significant benefits of the Scheme and acknowledge that with NSIP scale generation schemes, some landscape and visual impacts are acceptable. In this context it is considered that the landscape and visual effects that would result are not unacceptable, and that the Scheme is therefore generally



compliant BCSDMP policies DM4, DM8, DM9 and DM10 in respect of landscape and visual impact. It also complies with the following emerging policies within the DBLP: ST37, ST39, ST40, ST41, ST42, ST43 ST48, ST50 and ST51 and policies S53, S57, S59, S62 and S66 of the CLLP in respect of landscape and visual impact.

## 6.6 Heritage

- 6.6.1 The Scheme has been carefully designed to take account of heritage assets and their settings. The generation equipment and associated structures and cable corridor route will be sited to minimise the impact of the Scheme on the setting of both above and below ground heritage assets. This has resulted in the Applicant successfully limiting significant effects on designated heritage assets to one designated heritage asset. The Scheme has therefore complied with relevant planning policy by minimising harm to heritage assets through sensitive design and protecting as much of their significance as practicable during the life of the Scheme. In addition, the Scheme will be decommissioned, and land restored in the future. After decommissioning the Scheme would not have any significant impact on the significance of heritage assets, thereby helping to preserve them for future generations.
- 6.6.2 ES Chapter 13, Cultural Heritage [APP-048] and its supporting appendices [APP-109 to APP-133] provide an assessment of the likely effects of the Scheme upon heritage assets, including a description of the significance of the heritage assets. It also considers the contribution of their setting to their significance and the results of archaeological desk-based and field investigations. The assessment is informed by consideration of representative visualisations, where appropriate. This accords with NPS EN1 paragraphs 5.8.8 to 5.8.10 and Draft NPS EN-1 paragraph 5.9.9 to 5.9.12.

### Designated heritage assets

- 6.6.3 There are no designated heritage assets within the order limits. The combined 5km study area surrounding the Cottam 1, 2, 3a and 3b Sites contains 21 Scheduled Monuments. The Thorpe Medieval settlement (NHLE 1016978) is directly abutting the southern edge of Cottam 1.
- 6.6.4 There are 35 Grade I and Grade II\* Listed Buildings within the 5km study area surrounding the sites. None of these Listed Buildings are located within the Cottam 1, 2, 3a or 3b Sites. There is one Registered Park and Garden within 5km of the Sites and 74 Grade II Listed Buildings within the 2km of the Sites. Details of the above heritage assets are contained within Section 3 of the Heritage Assessment, Appendix 13.5 [APP-125 to APP-128].
- 6.6.5 NPS-EN1 paragraph 5.8.14 states that: "There should be a presumption in favour of the conservation of designated heritage assets and the more significant the designated heritage asset, the greater the presumption in favour of its conservation should be. Once lost heritage assets cannot be replaced and their loss has a cultural, environmental, economic and social impact. Significance can

be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Loss affecting any designated heritage asset resulting from its alteration or development in its setting should require clear and convincing justification”.

- 6.6.6 Paragraph 5.9.25 of Draft NPS EN-1 states that: “When considering the impact of a proposed development on the significance of a designated heritage asset, the SoS should give great weight to the asset’s conservation. The more important the asset, the greater the weight should be. This is irrespective of whether any potential harm amounts to substantial harm, total loss, or less than substantial harm to its significance.”
- 6.6.7 NPPF paragraph 199 requires the decision maker to “give great weight to the conservation of designated heritage assets, and that the more important the asset, the greater the weight”. In the context of the Scheme, noting NPPF paragraph 200, the greatest weight is therefore to be given to the Grade I and Grade II\* listed buildings within the 5km Study Area surrounding the Sites, with lesser weight given to the Grade II listed buildings and the one Grade II Registered Park and Garden. In terms of the level of impact of the Scheme on the assets affected, Section 13.11 of ES Chapter 13, Cultural Heritage [APP-048] sets out the residual effects of the Scheme following mitigation at the construction, operational and decommissioning stages of the project.
- 6.6.8 Table 13.37: Residual effects following mitigation: Construction Phase of ES Chapter 13 shows that during the construction phase, there will be a slight adverse effect on five scheduled monuments and a moderate adverse effect on one; Thorpe Medieval Settlement (NHLE 1016978). There will be slight adverse effects on 6 Listed buildings and one Registered Park and Garden.
- 6.6.9 Table 13.38: Residual effects following mitigation: Operational Phase of ES Chapter 13 shows that during the operational phase there will be slight adverse effects on three scheduled monuments and a moderate adverse effect on one: Thorpe Medieval Settlement (NHLE 1016978). There will be slight adverse effects on 3 Listed Buildings. There will be a slight adverse effect on one Registered Park and Garden.
- 6.6.10 Table 13.39: Residual effects following mitigation: Decommissioning Phase of ES Chapter 13 [APP-048] shows slight adverse effects on three Scheduled Monuments and moderate adverse effects on one: Thorpe Medieval Settlement (NHLE 1016978). It shows slight adverse effects on three Listed Buildings and one Registered Park and Garden.
- 6.6.11 NPS EN-1 paragraph 5.8.15 states that. *“Where the application will lead to substantial harm to or total loss of significance of a designated heritage asset the IPC (now the SoS) should refuse consent unless it can be demonstrated that the substantial harm to or loss of significance is necessary in order to deliver substantial public benefits that outweigh that loss or harm.”* Draft NPS EN-1 paragraph 5.9.29

sets out a similar test in the event that a development would lead to substantial harm or total loss of a heritage asset.

- 6.6.12 The NPPF and its supporting guidance in the NPPG provide more up to date policy than NPS EN-1 (but less recent than the policy set out by Draft NPS EN-1) with regard to the assessment of harm. Paragraphs 199 to 203 of the NPPF introduce the concept that heritage assets can be harmed or lost through alteration, destruction or development within their setting and identify that this harm ranges from less than substantial through to substantial. Paragraph 201 of the NPPF has the same direction to refuse consent as NPS EN-1 paragraph 5.8.15.
- 6.6.13 In terms of local policy, CLLP Policy S57 and DBLP Policy 43 set out that the level of harm of any development proposal on a designated heritage asset and its setting should be considered against the public benefits of the proposed development.
- 6.6.14 ES Chapter 13, Cultural Heritage [APP-048] concludes that there is potential for a direct physical impact upon one Scheduled Monument during the construction phase, this being due to the abnormal loads oversailing as they pass through the village of Stow. The Order Limits indicate that this would be immediately adjacent to the churchyard wall which forms the boundary of the Site of a college and Benedictine Abbey, St Mary's Church (NHLE 1012976). This has the potential to result in impacts of Minor or Moderate Adverse magnitude and therefore effects of up to Large Adverse significance should any damage to the churchyard wall or archaeological remains beyond occur. Mitigation measures to ensure that this does not occur are set out in Section 13.8 of ES Chapter 13, Cultural Heritage [APP-048] and include ensuring that these manoeuvres are closely monitored by a suitably qualified banksman to ensure that tis potential adverse impact can be avoided.
- 6.6.15 No direct physical impacts on Listed Buildings or designated built heritage assets are anticipated as a result of the Scheme. However, effects are predicted on the setting of assets as a result of its construction and operation.
- 6.6.16 As a result of the Scheme, Thorpe Medieval Settlement (NHLE 1016978) will experience a moderate adverse effect following mitigation. This is the only designated heritage asset for which the ES concludes a significant effect.
- 6.6.17 The fact that significant effects on designated heritage assets have been limited to only one asset demonstrates the success of the Applicant's site selection process and iterative and sensitive design process.

#### **Harm policy test**

- 6.6.18 NPS EN-1 at paragraph 5.8.12 expects the SoS, in considering the impact of a project on any heritage assets, to take into account "the particular nature of the significance of the heritage assets and the value that they hold for this and future generations". Paragraph 5.8.15 states: "Any harmful impact on the

significance of a designated heritage asset should be weighed against the public benefit of development, recognising that the greater the harm to the significance of the heritage asset the greater the justification will be needed for any loss”.

- 6.6.19 Paragraph 202 of the NPPF also states that “where the proposed development will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal”.
- 6.6.20 Local policy in the form of CLLP Policy S57 and DBLP Policy 43 sets out similar principles to national policy, in that considerable importance and weight should be given to preserving all designated heritage assets.
- 6.6.21 The SoS therefore needs to weigh the public benefits of the Scheme against the harm to designated heritage assets. This balancing exercise should consider the importance of the assets and the value they hold for this and future generations, the level of harm and the public benefits provided by the Scheme.
- 6.6.22 The assessment of the effects of the Scheme on designated heritage assets is reported in ES Chapter 13, Cultural Heritage [APP-048] and the Cumulative Impact Assessment Tables [APP-132] and is summarised above. The identified slight adverse effects on designated heritage assets are assessed to equate to less than substantial harm (at the lower end) There is no accepted concordance between the ‘significance of effects’ scores in the Environmental Statement and the level of harm terminology used under paragraph 5.8.15 of NPS EN-1 and the NPPF. However, it is considered that slight adverse effects would equate with ‘less than substantial harm’ (at the lower end).
- 6.6.23 .
- 6.6.24 With regards to Thorpe Medieval Settlement (NHLE 1016978), the level of harm is assessed to be Moderate Adverse which would equate with less than substantial harm. This is due to the fact that the field immediately to the north of the monument within the DCO Limits that contributes to the significance of the Scheduled Monument only retains slight legibility of the former medieval field pattern. Consequently, the contribution of this to the understanding and appreciation of the significance of the Scheduled Monument is relatively modest.
- 6.6.25 At the end of its operational life, the Scheme will be decommissioned in accordance with the principles set out in the Outline Decommissioning Statement [APP-338], which will be secured through a DCO requirement. There will be no permanent loss of the significance of designated assets as a result of the Scheme, allowing future generations to retain an understanding of their settings.
- 6.6.26 The significant public benefits of the Scheme clearly and demonstrably outweigh the reversible, low level, less than substantial harm to the designated

heritage assets (including Thorpe Medieval Settlement (NHLE 1016978)), that would result. The Scheme, therefore, passes the policy tests set out by NPS EN-1, Draft NPS EN-1, the NPPF in relation to its impact on designated heritage assets. The design of the Scheme has been carefully and sensitively developed to minimise harm to the assets and their settings.

### Non-Designated Heritage Assets

- 6.6.27 NPS EN-1 paragraph 5.8.6 and paragraph 203 of the NPPF state that the decision maker should also consider the impacts on non-designated heritage assets. Paragraph 5.8.12, NPS EN-1 sets out that for any heritage asset the particular significance of the asset and the value that it holds for this, and future generations should be taken into account. Draft NPS EN-1 sets out at paragraph 5.9.26 that “In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”
- 6.6.28 In terms of local policy, CLLP Policy S57 and DBLP Policy 43 set out similar principles to national policy, in that harm or loss to non-designated heritage assets should be minimised through design and the benefits of a scheme should be required to outweigh any harm to non-designated heritage assets that would result.
- 6.6.29 The assessment of the effects of the Scheme on non-designated heritage assets is reported in ES Chapter 13, Cultural Heritage [APP-048] and summarised below:
- 6.6.30 Table 13.37: Residual effects following mitigation: Construction Phase of ES Chapter 13 shows that during the construction phase, there will be a range of mainly negligible beneficial, neutral or slight adverse effects to slight to moderate effects on non-designated archaeological remains. There will be a slight to large adverse effect on AR22a (undated possible kiln) and a large adverse effect on AR24 (RB settlement & Anglo-Saxon cemetery). There will also be slight adverse effects on 15 Non-Designated Historic Landscapes.
- 6.6.31 Table 13.38: Residual effects following mitigation: Operational Phase of ES Chapter 13 shows that during the operational phase there will be slight adverse effects on one Non-Designated Archaeological Remains, and neutral or slight to moderate or large beneficial effects on 25 Non-Designated Archaeological Remains. There will be slight adverse effects on 11 Non-Designated Historic Buildings. There will be moderate adverse effects on one Non-Designated Historic Building: HB11: Turpin Farm, Fillingham. There will be neutral, negligible or slight adverse effects on 35 Non-Designated Historic Landscapes. There will be five moderate adverse effects on Non-Designated Historic Landscapes and two large adverse effects on Non-Designated Historic Landscapes: HLI20759 – Ancient Enclosure and HLI21000 – Ancient Enclosure.

6.6.32 Table 13.39: Residual effects following mitigation: Decommissioning Phase of ES Chapter 13 shows slight adverse effects on 11 Non-Designated Historic Buildings. There will be moderate adverse effects on one Non-Designated Historic Building; HB11: Turpin Farm, Fillingham.

6.6.33 As none of the non-designated assets are of equal significance to designated assets, then the substantial harm test does not apply. The significant public benefits of the Scheme clearly and demonstrably outweigh the reversible, low level, less than substantial harm to non-designated heritage assets, that would result. The Scheme, therefore, satisfies the requirements of NPS EN-1, Draft NPS EN-1 and the NPPF in relation to its impact on non-designated heritage assets. The design of the Scheme has been carefully and sensitively developed to minimise harm to the assets and their settings, most notably through the embedded mitigation which avoids areas of archaeological sensitivity entirely or preserves them in situ by mounting the solar panels on concrete feet.

## 6.7 Agricultural Land

6.7.1 The vast majority of the Scheme is located on lower quality agricultural land with only 4.1% of the land within the Sites classified as best and most versatile agricultural land (BMV land). See ES Appendix 19.1 APP/C.6.3.19.1. The vast majority of agricultural land included within Order limits would be available for return to agriculture following decommissioning of the Scheme. Soil quality would be protected through the duration of construction, operation and decommissioning through measures set out in a Soil Management Plan.

6.7.2 The inclusion of the small amount of BMV land within the Scheme is justified by factors related to their location and context within the Scheme, the wider landholdings, and in relation to adjacent and surrounding land. Details of the Design evolution process and the reasons for including small amounts of BMV land are set out at Section 5.7 of ES Chapter 5: Alternatives and Design Evolution [APP-040]. The impact of the Scheme on BMV land is minimised and reduced by the nature of the Scheme and the Applicant's careful development of its proposals. The reversible nature of the Scheme means that BMV land will not be permanently lost. In addition, because the land within Order limits is of comparable quality to other land in the 20km Search Area. The use of any other land in this area for a comparably sized scheme would likely result in a similar or greater impact on BMV land.

6.7.3 Agricultural land can be classified as grade 1, 2, 3a, 3b, 4 and 5 in accordance with its quality and productivity. This is known as the agricultural land classification (ALC) grade. Agricultural land classified in grades 1, 2 and 3a of the ALC is defined as 'best and most versatile' agricultural land (BMV land).

6.7.4 National and local planning policy is consistent in seeking to minimise impact on BMV land. It also seeks to guide development away from BMV land where



possible, except where its use is justified by other sustainability considerations. National and local policy also requires the use of BMV land to be justified.

- 6.7.5 NPS EN-1 paragraph 5.10.8 states: *“Applicants should seek to minimise impacts on the best and most versatile agricultural land (defined as land in grades 1, 2 and 3a of the Agricultural Land Classification) and preferably use land in areas of poorer quality (grades 3b, 4 and 5) except where this would be inconsistent with other sustainability considerations.”* This is also reflected in paragraph 5.11.12 of the Draft NPS EN-1.
- 6.7.6 NPS EN-1 paragraph 5.10.15 and Draft NPS EN-1 paragraph 5.11.34 state that the decision maker: *“should ensure that applicants do not site their scheme on the best and most versatile agricultural land without justification”* and that little weight should be given to the loss of poorer quality agricultural land (in grades 3b, 4 and 5).
- 6.7.7 Draft NPS EN-3 provides clarification and guidance on how policies relating to BMV agricultural land should be interpreted for solar NSIP schemes. It clarifies at paragraphs 3.10.15 and 3.10.16 that the development of solar arrays on BMV agricultural land is not prohibited and that given the scale of NSIP solar projects, the use of some agricultural land is likely. The compliance with policy is considered in light of this important clarification of the policy context.
- 6.7.8 At paragraphs 3.10.15 and 3.10.16 of draft NPS EN-3 it is clarified that whilst the development of ground mounted solar arrays is not prohibited on sites of agricultural land classified 1, 2 and 3a, or designated for their natural beauty, or recognised for ecological or archaeological importance, the impacts of such are expected to be considered and are discussed under paragraphs 3.10.64 to 3.10.83 and 3.10.98 to 3.10.110. It is recognised that at this scale, it is likely that applicants’ developments may use some agricultural land, however applicants should explain their choice of site, noting the preference for development to be on brownfield and non-agricultural land.
- 6.7.9 Lower quality agricultural land (in ALC grades 3b, 4 and 5) does not benefit from the same protection as BMV land, with paragraph 5.10.15 of NPS EN-1 and paragraph 5.11.34 of Draft NPS EN-1 setting out that in deciding DCO applications, little weight should give to the loss of poorer quality agricultural land.
- 6.7.10 Local planning policies CLLP S67, BCSDMP DM10 and DBLP ST51 also seek to protect the best and most versatile agricultural land.
- 6.7.11 The following paragraphs consider the compliance of the Scheme with the policy objectives listed below, which are derived from the policy context described above:
1. Sequential assessment of ALC and use of lower quality land in preference to BMV agricultural land.

2. Minimisation of the impact on BMV agricultural land.
  3. Justification for the use of BMV land.
- 6.7.12 In considering the Scheme, the Applicant has had regard to agricultural land quality. Detailed Agricultural Land Classification surveys (ALC) have been undertaken to identify the grade of the land within the Sites and are reported in ES Chapter 19: Soils and Agriculture [REP-010] and associated Appendix 19.1 Agricultural Land Quality Soil Resources and Farming Circumstances [APP-145].

#### **Sequential Assessment of ALC**

- 6.7.13 The Site Selection Assessment [APP-067] details the five-stage process that the Applicants undertook in order to select the location of the Scheme. This process is summarised at Section 6.3 above.
- 6.7.14 There was no obvious preferable site that would enable construction of a solar farm of a comparable scale to the Scheme on non-agricultural land or land that is of a lower ALC grade than the vast majority of the land within the Order limits. The land within the Order limits therefore passes a sequential assessment based upon agricultural land quality.

#### **Minimisation of the impact on BMV agricultural land**

- 6.7.15 The Applicant has taken account of ALC ratings and agricultural land productivity throughout the development of the Scheme design and sought to minimise the amount of BMV agricultural land included in the Order limits. At the start of the project this included discussion with the landowners in order to focus the Scheme on land known from decades of experience to be least agriculturally productive and most difficult to farm effectively. This has minimised the impact of the Scheme on the viability of the wider landholding.
- 6.7.16 ES Chapter 5: Alternatives and Design Evolution, [APP-040] and the Design and Access Statement [APP-342 to APP-345] detail how the Sites were refined following detailed ALC assessment.
- 6.7.17 Other facets of the Scheme further act to reduce and minimise the impact on BMV land. Firstly, the Scheme is reversible by its nature and will be decommissioned after the end of its operational life. Upon decommissioning, the above-ground physical infrastructure at the Solar Farm Site will be removed and the Solar Farm Site returned to the landowners. This will include the areas of agricultural land where the agricultural resource has been maintained (and potentially improved) during operation, and the established habitats. Post-decommissioning, the landowner may return the Site to arable use, although it is assumed that established habitats such as hedgerows and woodland would be retained.
- 6.7.18 When considering the impact of the Scheme on BMV agricultural land, it is necessary to distinguish between the agricultural land as a long-term resource, agricultural production, and arable management. The Scheme would not affect

the long-term agricultural resource. It would also not affect the continuation of agricultural production if the land was to continue to be grazed. It is only the arable management of part of the site which would cease during the life of the Scheme.

- 6.7.19 The Scheme effectively minimises impacts on agricultural land in line with local and national policy by; keeping the inclusion of BMV agricultural land to a low level; retaining the ability to reinstate arable agriculture after decommissioning; and facilitating a continued agricultural use through biodiversity management grazing throughout the operational life of the Scheme.

#### Justification for the inclusion of some BMV land within Order Limits

- 6.7.20 In terms of the specific areas of the 4.1% BMV land that are included within the Scheme, these are justified in accordance with NPS EN-1 paragraph 5.10.15 and Draft NPS EN-1 paragraph 5.11.3P4 by particular factors related to their location and context within the Scheme, the wider landholding, and in relation to adjacent and surrounding land. Table 5.9: Stage 4 – Design Updates up to DCO Submission (August-November 2022) of ES Chapter 5: Alternatives and Design Evolution, [APP-040] sets out the changes made to the Scheme following detailed ALC assessment and provides the detailed justification for retaining small areas of BMV land and an explanation as to why others were removed. The reasons why small areas are retained is generally because they form small parts of larger fields of lower grade land and it would not be practical to remove these from the Scheme from a Site layout perspective, or to continue to farm them as small, isolated land parcels surrounded by the Scheme. Where BMV land formed the whole or majority of fields that could continue to be viably farmed, they were removed from the Scheme.

- 6.7.21 The inclusion of the 4.1% BMV land is further justified by the following:
- the urgent need for the delivery of a large amount of renewable energy;
  - the lack of identifiable alternative sites within the 20km Search Area around the Cottam Point of Connection;
  - the non-permanent, reversible impact of the Scheme on agricultural land meaning the permanent agricultural resource is not lost;
  - the possible retention of an element of agricultural use throughout the life of the Scheme; and,
  - the Applicant’s careful design to limit the amount of BMV land included within Order limits.
  - Provision of a Soil Management Plan [EN010133/EX2/C.6.3.19.2\_A]) to ensure the preservation of the soil resource at the site - avoiding both the loss of soil material from the site and the loss of soil functional capacity at the site. This will ensure that the land will be at least equal quality to that which existed prior to the development taking place.

### Viability of the agricultural holding

- 6.7.22 The Applicant has worked closely with the landowners in developing and finalising the boundary of the Order limits. By developing on largely lower quality land within the four land holdings, the Scheme enables the retention of large areas of productive farmland within the remainder of the land holdings. It also avoids the creation of pockets of agricultural land that would be remote from the rest of the agricultural land holdings. This avoids impacts on the viability and the landowners' ability to farm the remainder of the land holdings.
- 6.7.23 This approach accords with NPS EN-1 paragraph 5.10.8 and Draft NPS EN-1 paragraphs 5.11.12 to 5.11.14. It also accords with the requirements of local planning policies CLLP S67, BCSDMP DM10 and DBLP ST51 by avoiding as far as possible, best and most versatile agricultural land and demonstrating that the impacts of the proposal upon ongoing agricultural operations have been minimised through the use of appropriate design solutions. It also demonstrates that once the development has ceased its useful life, the land will be restored to its former use, and will be of at least equal quality to that which existed prior to the development taking place (as required by CLLP S67).

### Conclusion

- 6.7.24 Overall, in accordance with national and local planning policies the inclusion of some BMV land within the Scheme is justified and the impacts on BMV land have been minimised by the nature of the Scheme and its design in accordance with the NPSs and local policies. The use of any other land in this area for a comparably sized scheme would therefore result in a similar impact on agricultural land. The benefits of the Scheme outweigh the reversible loss of 4.1% BMV agricultural land for the duration of the Scheme, particularly noting that Draft NPS EN-3 paragraph 3.10.14 states that land type should not be the predominating factor in determining the suitability of a site for solar development.

## 6.8 Mineral and waste safeguarding

- 6.8.1 The Applicant has considered the impact of the Scheme on safeguarded mineral and has concluded that no sterilisation of minerals within the Solar Farm Site or the Cable Route Corridor would result, as no impediment to mineral extraction would remain after the Scheme has been decommissioned.
- 6.8.2 With regard to mineral safeguarding, paragraph 5.10.9 of NPS EN-1 and paragraph 5.11.19 of Draft NPS EN-1 state that applicants should safeguard any mineral resources on the proposed site as far as possible, taking into account the long-term potential of the land use after any future decommissioning has taken place. Paragraph 5.10.22 of NPS EN-1 and paragraph 5.11.28 of the Draft NPS EN-1 further add that the decision maker should ensure that appropriate mitigation measures have been put in place to safeguard mineral resources in the event that a proposed development has an impact on a Mineral

Safeguarding Area (MSA). Paragraph 212 of the NPPF states that Local Planning Authorities “*should not normally permit development proposals in Mineral Safeguarding Areas if it might constrain potential future use for mineral working*”.

- 6.8.3 Lincolnshire Minerals and Waste Local Plan Core Strategy (LMWCS) Policy M2 states that the County Council will ensure a steady and adequate supply of sand and gravel for aggregate purposes by making provision for sand and gravel extraction. LMWCS Policy M11 and Nottinghamshire Minerals Local Plan (March 2021) (NMLP) Policy SP7 require that sand and gravel, blown sand and limestone resources that are considered to be of current or future economic importance within the Minerals Safeguarding Areas will be protected from sterilisation from other development. Applications for non-minerals development in a minerals safeguarding area must be accompanied by a Minerals Assessment. Planning permission will be granted for development within a Minerals Safeguarding Area provided that it would not sterilise mineral resources.
- 6.8.4 ES Chapter 12: Minerals [APP-047] assesses the impacts of the Scheme upon mineral resources in accordance with LMWCS Policy M11 and NMLP Policy SP7. The majority of the land within the Sites is located outside any minerals safeguarding areas. Small areas of land within the Sites are subject to sand and gravel safeguarding. This includes 50ha at Cottam 1; 25ha at Cottam 2; 1.5ha at Cottam 3a and 4ha at Cottam 3b. The Cable Route Corridor also crosses a number of minerals safeguarding areas and areas of search for sand and gravel. These are shown on the Minerals Resource Plans. [APP-317 to APP-320].
- 6.8.5 To mitigate the impact on the Safeguarded Mineral Resource the Cable Route Corridor has been designed so that wherever possible cable routes follow existing infrastructure corridors or alternatively follow the edge of significant landscape features rather than directly crossing open fields. Such an approach avoids creating a further obstruction to the future exploitation of the mineral resource.
- 6.8.6 ES Chapter 12: Minerals [APP-047] states that current assessments report that there is no need for new minerals sites to come forward during the Lincolnshire Minerals and Waste Local Plan period up to 2031. Furthermore, on the basis the scheme has a lifespan of 40 years and due to the Scheme being decommissioned at the end of its operational life, any minerals would not be permanently sterilised and would be available to exploit if required at a future date. Thus, there is not considered to be any conflict with the mineral safeguarding policy.
- 6.8.7 It concludes that the proposed cabling connecting the individual Sites to each other, and the grid are unlikely to sterilise any significant volume of safeguarded mineral. The proposed Cable Route Corridor particularly those in the Trent Valley, however, do have the potential to introduce additional constraints to future mineral working and sever otherwise economic reserves. This impact has

been mitigated wherever possible by cable routes following existing infrastructure corridors or edges of significant landscape features.

- 6.8.8 The whole of the Cottam Site is within a Petroleum Exploration and Development License (PEDL) area where oil and gas extraction is licensed under the Petroleum Act 1998 by the Oil and Gas Authority. A PEDL allows the pursuit a range of oil and gas exploration activities, subject to necessary drilling/development consents and planning permission.
- 6.8.9 ES Chapter 12: Minerals [APP-047] concludes that the proposed Scheme would have no implications for existing or proposed exploration and eventual exploitation of oil and gas resources. Solar arrays and associated development are not considered to be sensitive adjoining land uses to an oil well. Whilst together the solar array Sites occupy a large area, they are not a single block of land and are dispersed across a large area thus there is still scope for exploratory drilling.
- 6.8.10 The Scheme has been demonstrated not to sterilise mineral resources and is therefore considered to be in accordance with paragraph 5.10.9 of NPS EN-1 and paragraph 5.11.19 of Draft NPS EN-1 and Lincolnshire Minerals and Waste Local Plan Core Strategy Policy M2 and M11 and Nottinghamshire Minerals Local Plan (March 2021) Policy SP7.

## 6.9 Ecology and Biodiversity

- 6.9.1 Biodiversity has played a key role in the development of the Scheme. Through the selection of the Solar Farm Site and the development of the design, the Scheme successfully avoids any significant impact on any internationally, nationally or locally designated biodiversity sites. Through careful design and embedding mitigation measures, the Scheme has also enabled the successful avoidance of significant effects on protected species and habitats. In addition to protecting existing features of biodiversity value, the Applicant has also proactively taken opportunities to maximise the enhancement of the biodiversity value of the Solar Farm Site, including within field margins, undeveloped areas set aside for biodiversity enhancement, and in the land between and below PV Arrays. As a result of this, the Scheme delivers a substantial biodiversity net gain of 96.09% for habitats (delivered through the creation of other neutral grasslands within the sites), a net gain of 70.22% for hedgerows, and a net gain of 10.69% for river units as shown within the Biodiversity Net Gain Report [EN010133/EX1/C6.4.9.12\_A] and which is achieved through the commitments set out in the Outline LEMP [EN010133/EX2/7.3\_B]. This represents a substantial improvement to the baseline of mostly intensively farmed agricultural fields.
- 6.9.2 NPS EN-1 Paragraph 5.3.3, and Draft NPS EN-1 paragraph 5.4.17 state that the ES should clearly set out any effects on internationally, nationally and locally designated sites of ecological or geological conservation importance, on



protected species and on habitats and other species identified as being of principal importance for the conservation of biodiversity. NPS EN-1 paragraphs 5.3.8, 5.3.9, 5.3.10, 5.3.11 and 5.3.13, and Draft NPS EN-1 paragraphs 5.4.48, 5.4.4, 5.4.5, 5.4.7, 5.4.8, 5.4.12 and 5.4.13 expect the SoS to attach appropriate weight to these ecological receptors noting the most important are those identified through international conventions and European legislation and to consider those that are also proposed for designation.

- 6.9.3 As a general principle, paragraph 5.3.7 of NPS EN-1, expects development to *“avoid significant harm to biodiversity and geological conservation interests, including through mitigation and consideration of reasonable alternatives; where significant harm cannot be avoided, then appropriate compensation measures should be sought”*. Draft NPS EN-1 paragraphs 5.4.42 and 5.4.43 sets out the same principle but with the additional point that if significant harm to biodiversity resulting from a development cannot be avoided, mitigated or compensated for then the SoS will give *“significant weight to any residual harm”*. The NPPF at paragraph 180(a) goes further and directs the decision maker to refuse consent if significant harm to biodiversity resulting from a development cannot be avoided, mitigated or compensated for. NPS EN-3 paragraph 2.4.2 further adds that renewable energy NSIPs should demonstrate ‘good design’ by mitigating effects on ecology.
- 6.9.4 Paragraphs 3.10.119 to 3.10.121 of Draft NPS EN-3 sets out that where there are proposed biodiversity enhancements incorporated within solar farm developments, these should aim to achieve biodiversity net gain in line with the ambition set out in the 25 Year Environment Plan and should take account of the factors set out in section 5.4 of NPS EN-1. These include embedding opportunities for nature inclusive design in the design process. Paragraph 5.4.5 of NPS EN1 sets out that the SoS should have regard to the aims and goals of the Government’s 25 Year Environment Plan when making their decision. It also acknowledges that the benefits of significant low carbon infrastructure in themselves may include benefits for biodiversity and that those benefits may outweigh other harm to biodiversity interests.
- 6.9.5 Policy CLLP Policy S14 and S60 require the protection of habitats and species, minimisation of impacts upon biodiversity and seek to deliver a net gain in biodiversity. CLLP Policy S60 and DBLP Policy ST40 set out a hierarchy of sites which will apply in the consideration of development proposals with the highest level of protection to be afforded to internationally protected sites. Development likely to have an adverse effect on locally designated sites, their features or their function as part of the ecological network, will only be supported where the benefits of the development clearly outweigh the loss, and the coherence of the local ecological network is maintained. CLLP Policy S56 also requires potential environmental impacts on biodiversity to be taken into consideration.

- 6.9.6 CLLP Policy S66 states that development proposals should be prepared based on the overriding principle that the existing tree and woodland cover is maintained, improved and expanded. DBLP policy 41 also seeks to protect trees and hedgerows. BCSDMP Policy DM9 states that development proposals will be expected to take opportunities to restore or enhance habitats and species' populations and to demonstrate that they will not adversely affect or result in the loss of features of recognised importance. Such habitats and species include Protected trees and hedgerows; ancient woodlands; Sites of Special Scientific Interest (SSSI); Regionally Important Geodiversity Sites; Local Wildlife Sites (Sites of Importance for Nature Conservation (SINC)); Local and UK Biodiversity Action Plan Habitats; and Protected Species.
- 6.9.7 Corringham Neighbourhood Plan Policy CNP12 states that development in the countryside related to utility infrastructure will be supported provided that it does not cause unacceptable harm to Sites of ecological value, including roadside verges. Sturton by Stow and Stow NP Policy 12 states that all developments, projects and activities will be supported which (among other matters) identify, protect, maintain and expand as appropriate networks of ecological interest and provide for appropriate management and identify measures to avoid and/or reduce any potentially adverse impacts on the natural environment to acceptable levels (commensurate with the status of specific sites where applicable). Other matters include mitigating against any necessary impacts through appropriate habitat creation, restoration or enhancement on site or elsewhere and seeking opportunity to conserve, augment and reinstate the stock of trees, hedges, woodlands, wetlands and countryside as wildlife habitat.
- 6.9.8 CLLP Policy S61 states that proposals for major and large-scale development should seek to deliver wider environmental net gains where feasible. All qualifying development proposals must deliver at least a 10% measurable biodiversity net gain attributable to the development. The net gain for biodiversity should be calculated using Natural England's Biodiversity Metric. DBLP Policy ST40 also requires all new development to make provision for at least 10% net biodiversity gain on site.
- 6.9.9 ES Chapter 9: Ecology and Biodiversity [APP-044] provides an assessment of the Scheme's impact on ecological receptors and is supported by extensive survey work to confirm the ecological habitats and species likely to be affected by the Scheme. In accordance with NPS EN-1 paragraph 5.3.3 and Draft NPS EN-1 paragraphs 5.4.17 and 5.4.18, sites of geological conservation importance have been considered but are not located within the Order limits and have therefore not been identified as receptors requiring assessment.

#### **Internationally designated ecological sites**

- 6.9.10 Paragraphs 4.3.1 and 5.3.9 of NPS EN-1 and paragraph 5.4.8 of Draft NPS EN-1 set out that the Conservation of Habitats and Species Regulations 2017 (as

amended) require the decision maker to consider whether the Scheme may have a significant effect on a European site, or on any site to which the same protection is applied as a matter of policy, either alone or in combination with other plans or projects. In terms of cumulative impacts, ES Chapter 9: Ecology and Biodiversity [APP-044] has assessed that there are no cumulative effects in relation to internationally designated sites.

- 6.9.11 No Special Protection Areas (SPA) or Special Areas of Conservation (SAC) designations are located within 10km of the Scheme. The Humber Estuary SAC and SPA is situated approximately 24km from Cottam 3a, 26km from Cottam 3b, 28km from Cottam 2 and 35km from Cottam 1. The SPA is designated for its bird life, while the overlapping SAC is designated for the extensive tidal mud and sandflats habitats associated with the estuary environment. Some areas of the extended SAC boundary are approximately 15km from Cottam 3a (the closest point). The Humber Estuary SAC and SPA are considered to be of International Importance.
- 6.9.12 Also of international importance are Hatfield Moor SPA located approximately 15-16km northwest of Cottam 3a, and Thorne Moor SPA is located approximately 21km northwest of Cottam 3a.
- 6.9.13 ES Chapter 9: Ecology and Biodiversity [APP-044] assesses that the distances between the Scheme and the Humber Estuary SPA are substantial and minimise the likelihood that they can be considered to be functionally linked. While several of the 31 species for which the SPA has been designated (golden plover, marsh harrier, teal, mallard, pink-footed geese and lapwing) have been recorded flying over or, far less frequently, foraging or sheltering within the Sites during bird surveys, they are highly unlikely to be dependent to any significant extent upon the Site themselves for this reason. Furthermore, the Scheme does not trigger any Impact risk Zones for the Humber Estuary. This assessment has been informed and corroborated through consultation with Natural England in accordance with NPS EN-1 paragraph 4.3.1. Consequently, the SPA is considered beyond the Zone of Influence of the proposals and therefore no impacts upon the SPA from the construction, operational or decommissioning phases are likely to occur. No mitigation measures are considered necessary and no residual effects likely.
- 6.9.14 With regard to Hatfield Moor SPA and Thorne Moor SPA, ES Chapter 9: Ecology and Biodiversity [APP-044] concludes that owing to the physical separation between the Scheme and the SPA sites or even potentially functionally linked land, combined with the absence of suitable habitat or survey/desk study records, it is considered that impacts upon the SPAs are unlikely to result from the Scheme. No mitigation measures are considered necessary and no residual effects likely.
- 6.9.15 The Scheme therefore accords with NPS EN-1 Paragraph 5.3.3 and Draft NPS EN-1 paragraphs 5.4.17 and 5.4.18 in clearly setting out any effects on

internationally designated sites. In accordance with paragraph 5.3.7 of NPS EN-1, the development avoids significant harm to these sites as demonstrated above. The Scheme also accords with local planning policies CLLP S56, S60 and DBLP ST40 by avoiding adverse impacts on internationally designated nature conservation sites. The Scheme complies with Corringham Neighbourhood Plan Policy CNP12 and Sturton by Stow and Stow NP Policy 12 in so far as it relates to the protection of ecological sites.

### Nationally designated ecological sites

- 6.9.16 Paragraph 5.3.11 of NPS EN-1 states that development consent should not normally be granted *“where a proposed development on land within or outside an SSSI is likely to have an adverse effect on an SSSI (either individually or in combination with other developments)”* with an exception made *“where the benefits (including need) of the development at this site, clearly outweigh both the impacts that it is likely to have on the features of the site that make it of special scientific interest and any broader impacts on the national network of SSSIs”*. This principle is also set out in paragraph 5.4.8 of Draft NPS EN-1, paragraph 180 of the NPPF.
- 6.9.17 No Sites of Special Scientific Interest (SSSI) are located within the Order Limits or within the vicinity of Cottam 1 and Cottam 2. Five SSSIs which are components of a complex of sites within Loughton Woods and Scotton Common and contain important habitats and reserves for protected habitats and species are located at least 1.5km north of Cottam 3a. Four of the above sites are also located at least 3.5km north of Cottam 3b. Five SSSIs are located within 5km of the Cable Route Study Area (CRSA). For the purposes of ecological surveys, the Cable Route Study Area comprises a 100m wide swathe of land for the most part, with larger or narrower areas where other constraints or uncertainties were present at the time of adopting the study area. Field surveys within this area took place before the Cable Route Corridor red line was finalised, however the Cable Route Corridor red line is wholly contained within the CRSA. ES Chapter 9: Ecology and Biodiversity [APP-044] has assessed the impact of the Scheme on these sites and identifies that the proposed Scheme does not trigger any Impact Risk Zones for the SSSIs. None of the habitats for which the species the designated sites are notified are present within Cottam 3a or 3b, such as heathland, woodland or acid grassland supporting woodlark and nightjar. It concludes that the absence of strong habitat corridors between the designated sites and Cottam 3a or 3b also reduces the likelihood that any of the reptiles or invertebrate species listed under the designations would rely on or disperse onto/via the Scheme. For these reasons, in conjunction with the nature of the Scheme, being self-contained and largely passive for its duration, it is unlikely that any impacts on the designated sites will arise. This conclusion is supported by advice received from Natural England on the subject during application preparation.

- 6.9.18 ES Chapter 9: Ecology and Biodiversity [APP-044] identifies that there is a low possibility of pollution events impacting the sites due to Cottam 3a lying partially within the Laughton Common SSSI surface water catchment. Sediments or contaminants may be discharged accidentally into watercourses during construction. However, the streams and ditches associated with Cottam 3a all drain into the Northorpe Beck and, thereafter, the River Eau, which are downstream of the watercourses within Laughton Common SSSI. Nevertheless, precautionary mitigation to minimise the risk of such events are set out within Section 9.5 of ES Chapter 9: Ecology and Biodiversity [APP-044]. These measures include the protection of boundary features through exclusion fencing, dust and runoff prevention measures when working in extremely dry or wet weather, and the safe storage and use of fuels/chemicals.
- 6.9.19 Provided the mitigation measures are implemented fully during the construction phase, a neutral effect on the nationally designated sites is anticipated. These measures will be secured as part of the DCO. In terms of cumulative impacts, ES Chapter 9: Ecology and Biodiversity [APP-044] has assessed that there are no cumulative effects in relation to nationally designated sites.
- 6.9.20 The Scheme therefore accords with NPS EN-1 Paragraph 5.3.3 and Draft NPS EN-1 paragraphs 5.4.17 and 5.4.18 in clearly setting out any effects on nationally designated sites. In accordance with paragraph 5.3.7 of NPS EN-1, the development avoids significant harm to these sites as demonstrated above. The Scheme also accords with local planning policies, CLLP S56, S60, DBLP ST40 and BCSDMP Policy DM9 by avoiding impacts on nationally designated nature conservation sites. The Scheme complies with Corringham Neighbourhood Plan Policy CNP12 and Sturton by Stow and Stow NP Policy 12 in so far as it relates to the protection of ecological sites.

#### Locally designated sites

- 6.9.21 Paragraph 5.3.13 of NPS EN-1 and paragraph 5.4.12 of Draft NPS EN-1 state that decision-makers should give due consideration to sites of regional and local biodiversity and geological interest, including Regionally Important Geological Sites, Local Nature Reserves and Local Sites. However, the NPS qualify this statement and state that given the need for new infrastructure, these designations should not be used in themselves to refuse development consent. The NPPF (paragraph 174) gives similar protection to these sites. Draft NPS EN-1 paragraphs 5.4.12 and 5.4.53 also adds that development “will still be expected to comply with the biodiversity and geological conservation requirements set out in this NPS”.
- 6.9.22 Three Local Wildlife Sites (LWS) are located within 2km of Cottam 1, one Local Nature Reserve (LNR) and 6 LWS are located at least 1.5km from Cottam 3a. One LNR is located 3.5km from Cottam 3b and there is also one LNR and 16 LWS within 5km of the Cable Route Study Area. All of these sites are considered to



be of County level importance. No locally designated sites are located within the vicinity of Cottam 2.

- 6.9.23 ES Chapter 9: Ecology and Biodiversity [APP-044] has assessed the impact of the Scheme on these sites. It identifies that the proposed Scheme does not trigger any Impact Risk Zones for the SSSIs and therefore, it is reasonable to assume that this is the case for the LWSs and LNRs, which are less ecologically sensitive than SSSIs.
- 6.9.24 The Willingham to Fillingham Road Verges LWS is located adjacent to Cottam 1. ES Chapter 9: Ecology and Biodiversity [APP-044] assesses that it is vulnerable to temporary, medium-term damage from the trenching involved in cable installation where two crossings are required in order to electrically link the land parcels which comprise Cottam 1.
- 6.9.25 Careful design of Site accesses has been carried out to minimise the number of new field accesses across the whole Scheme. However, the design requires a single new access to be imposed along the north of Field 13 at Cottam 1 as there are no other permissible or practical access points into this field, which would also serve as the main access point to all fields alongside and south of it. In this case, a short section measuring up to a maximum of 6.5m of the LWS will be permanently lost. (For field reference numbers refer to Appendix 1: Figures 6.1-6.3.)
- 6.9.26 During the Operation phase, impacts on the site are likely to be negligible, as no further construction activity or other intrusive, extractive or potentially damaging/polluting activity is required once construction ceases, until decommissioning.
- 6.9.27 The smallest practical access gap permissible will be used at the proposed new access at Field 13, which will be 6.5m maximum in width.
- 6.9.28 Currently the site is in a moderate, although sub-optimal, condition and therefore there is an opportunity for compensation through enhancement. This is in accordance with paragraphs 5.4.33 and 5.4.34 of draft NPS EN-1 which set out that enhancements should be considered and recognise that solar farms have the potential to increase the biodiversity value of a site. It is proposed to undertake ditch rejuvenation through clearance of choking vegetation, as well as the planting or seeding of desirable unimproved grassland species. The ecologically sensitive management of the adjacent hedgerows will further improve the habitat value. The compensatory habitat enhancement is summarised within the Outline LEMP [EN010133/EX2/7.3\_B].
- 6.9.29 Horizontal Directional Drilling will be adopted in relation to the installation of the two cables within proximity to the LWS, thereby avoiding the need to cause direct damage to it via opening a trench. The Outline Ecological Protection and Mitigation Strategy (EPMS) [APP-356] provides precautionary measures in relation to using HDD in proximity to sensitive sites.



- 6.9.30 It is considered that the site is in a moderate, although sub-optimal, condition and therefore there is an opportunity for compensation through enhancement. This is summarised within the Outline LEMP [EN010133/EX2/7.3\_B] and will be finalised and agreed (as part of a DCO Requirement) through further consultation with Lincolnshire Wildlife Trust and the Greater Lincolnshire Nature Partnership.
- 6.9.31 There will be a small (5m or 0.28% of 1.77km) loss and fragmentation of the Willingham to Fillingham Road Verges LWS as a result of the Scheme. However, the proposed mitigation, incorporating sensitive siting, buffering, protection and compensatory management of the LWS itself, is considered to reduce the overall severity to a neutral residual effect. With the successful implementation of habitat enhancement adjacent and beyond the LWS, this has the potential to realise a net benefit for the features for which the LWS is designated.
- 6.9.32 Taking into account the protective measures proposed for inclusion within the EPMS, the potential effects from pollution and dust deposition are reduced to neutral levels.
- 6.9.33 In relation to the other locally designated sites, ES Chapter 9: Ecology and Biodiversity [APP-044] concludes that there will be no significant residual effects provided that the measures set out within the Outline Ecological Protection and Mitigation Strategy (EPMS) [APP-356] and within the Outline LEMP [EN010133/EX2/7.3\_B] are applied. Detailed versions of these documents will be secured via the DCO.
- 6.9.34 In terms of cumulative impacts, ES Chapter 9: Ecology and Biodiversity [APP-044] has assessed that the only designated sites which are considered at risk of cumulative effects are those in proximity to the part of the Cable Route Corridor within the Shared Cable Corridor. Several designated sites were located close to the Shared Cable Route Corridor, particularly Coates Wetland LWS, Trent Port Wetland LWS (which occur close to the proposed River Trent crossing point) and Cow Pasture Lane Drains LWS. It is proposed that these sites are protected through the use of Horizontal Directional Drilling, in which case, a simultaneous or sequential cable installation programme should not cause any cumulative impacts. Horizontal Directional Drilling will be secured via the EPMS.
- 6.9.35 The Scheme therefore accords with NPS EN-1 Paragraph 5.3.3 and Draft NPS EN-1 paragraphs 5.4.17 and 5.4.18 in clearly setting out any effects on locally designated sites. In accordance with paragraph 5.3.7 of NPS EN-1, the development avoids significant harm to these sites as demonstrated above. The Scheme also accords with local planning policies CLLP S56, S60, DBLP ST40 and BCSDMP Policy DM9 by avoiding adverse impacts on locally designated nature conservation sites. The Scheme complies with Corringham Neighbourhood Plan Policy CNP12 and Sturton by Stow and Stow NP Policy 12 in so far as it relates to the protection of ecological sites.

#### Protected species and habitats of importance

- 6.9.36 Many individual wildlife species receive statutory protection under a range of legislative provisions. Other species and habitats are also identified as being of principal importance for the conservation of biodiversity. Paragraph 5.3.8 of NPS EN-1 states that “appropriate weight should be attached to protected species; habitats and other species of principal importance for the conservation of biodiversity in decision-making”. Paragraph 5.4.48 of Draft NPS EN-1 sets out the same principle and local planning policies including CLLP S60 also seek to protect these habitats and species.
- 6.9.37 Numerous badger setts have been recorded within field boundaries and adjacent woodlands within the Sites. These will each be protected within the EPMS that will follow on from the Outline Ecological Protection and Mitigation Strategy [APP-356] through the adoption of a development free buffer zone between 10 and 30m in radius depending on their status. Habitat connectivity for badgers will be maintained and foraging will be enhanced through reversion from arable to grassland. Perimeter fencing will remain permeable to the movement by badgers.
- 6.9.38 As set out within the ES Chapter 9: Ecology and Biodiversity [APP-044] a reasonably diverse assemblage of bat species has been recorded using the Sites, while numerous trees located at field boundaries have roost potential, as do a number of buildings adjacent to the Sites. The arable fields themselves are of low value to bats owing to the uniformity of habitat and low productivity for night flying invertebrate prey. All hedgerows and ditches will be buffered from development as will be set out in the EPMS, and these will be managed for habitat diversity in the LEMP. Buffer widths will vary according to the potential value of the trees within the hedgerows to bats as possible roosts. Substantial planting of new trees and hedgerows will also be undertaken and new linear habitat linkages between isolated trees and nearby woodland will be created. Any trees subject to development impacts will be subject to further inspection and survey and all steps necessary to avoid impacts will be taken. Habitats post-construction on Site are likely to be improved for bat foraging, roosting and dispersal.
- 6.9.39 Several of the larger and more permanently wetted ditches and watercourses on Site support otters and water voles. These watercourses have been buffered by at least 10m, up to 30m in places, from development and enhanced through targeted ditch management. Impacts on water voles and otters are considered unlikely, with the potential for improvements post-construction.
- 6.9.40 Brown hare and harvest mouse are species associated with the open arable habitats which may be impacted by the proposals. ES Chapter 9: Ecology and Biodiversity [APP-044] concludes a moderate adverse significant impact on harvest mice at a site level. Habitat for harvest mouse will be retained through the management of a proportion of the land under arrays and at field boundaries as tussocky grassland. Brown hare will continue to have unimpeded

access to the array fields and as noted in ES Chapter 9: Ecology and Biodiversity [APP-044] have been seen to benefit from solar arrays at other sites, often increasing in numbers post development.

- 6.9.41 Great crested newt were recorded within one pond adjacent to the Site. The arable habitats to be impacted by development are of low habitat suitability for great crested newt and the pond has been buffered by at least 50m of habitat free of development activities. The development will not adversely impact the movement of amphibians through the landscape and the creation of new waterbodies is being explored.
- 6.9.42 Farmland birds such as skylark, yellow wagtail, grey partridge, yellowhammer and lapwing were all recorded either nesting or foraging on the Site, with several other species of conservation concern associated predominantly with the field boundary habitats. Ground nesting species which choose to nest within open arable fields, such as skylark and yellow wagtail, stand to be displaced to a degree by the development. ES Chapter 9: Ecology and Biodiversity [APP-044] concludes a moderate adverse significant effect on skylark at a local level. Options for the mitigation of this impact through the favourable management of alternative open nesting habitat will be secured by the LEMP.
- 6.9.43 Construction-phase impacts on birds during the nesting season will be avoided through a combination of habitat inspections by an Ecological Clerk of Works, sensitive timing of works and the imposition of exclusion buffers around known and potential nest sites. A substantial habitat enhancement package has been produced to focus on areas of the Site which are free of development, whereby ecologically led management will produce a mosaic of grassland and other habitat types of greater foraging and nesting productivity than baseline levels for many of the species recorded.
- 6.9.44 Habitat for other species such as grass snake, common lizard, terrestrial and aquatic invertebrates, hedgehog and polecat were recorded on Sites, concentrated at field boundary hedgerows, ditches and uncultivated field margins. These habitats will all be retained and managed favourably through the provisions of the LEMP such that they remain suitable for all these species. The design of new access points and cable installation works have taken a precautionary approach and seek to minimise disturbance of habitats as far as possible. All such work would be carried out under ecological method statements and with an Ecological Clerk of Works in attendance. Any habitat removal will be reinstated or compensated for as soon as possible.
- 6.9.45 The Scheme has been designed so that negative impacts upon important habitats (comprising woodland, grassland, hedgerow and ponds) are avoided or reduced, and that the habitats are enhanced during the operational life of the Scheme where reasonably practicable. Table 9.3 of ES Chapter 9: Ecology and Biodiversity [APP-044] contains a summary of residual effects on habitats and species after proposed mitigation measures have been implemented. The

majority of residual effects are not significant. Moderate adverse effects are anticipated at a site level scale on harvest mice and at a local level in relation to skylark. There are a number of minor and moderate beneficial effects on habitats and species at a local and district level scale.

- 6.9.46 The Scheme will minimise impacts on habitats of importance and protected species in line with national and local planning policy and will provide high quality ecological habitat during the operation of the Scheme. The two significant impacts identified on harvest mice (at a site level) and skylark (at a local level) will be mitigated as far as possible through appropriate habitat provision and management and the impacts are justified by the substantial public benefits of the Scheme outlined at Section 4 above. The Scheme is therefore in accordance with relevant policies, including Paragraph 5.3.8 of NPS EN-1, paragraph 5.4.48 of Draft NPS EN-1.
- 6.9.47 It is also generally in accordance with CLLP policy S14, S60, BLP Policy DM9 and Sturton by Stow and Stow NP Policy 12 in so far as it relates to the protection of species. These local policies must be considered in the context of the nationally significant benefits that the Scheme will bring, and the likely increased level of effect that is associated with, and acceptable for, a scheme of this scale in comparison with a smaller scheme that would deliver only locally or regionally significant benefits and for which the local policies are designed to deal with.

#### Ancient woodlands and veteran trees

- 6.9.48 Paragraph 5.3.14 of NPS EN-1 and paragraph 5.4.53 of Draft NPS EN-1 seek to protect ancient woodland and veteran trees. The latter states that the *“SoS should not grant development consent for any development that would result in the loss or deterioration of any irreplaceable habitats, including ancient woodland, and ancient veteran trees unless there are wholly exceptional reasons and a suitable compensation strategy exists”*.
- 6.9.49 The NPPF at paragraph 180 part (c) also seeks to protect ancient woodland and veteran trees directing the decision maker to refuse consent unless there are exceptional circumstances. There are no designated ancient woodlands within the Sites and no Tree Preservation Orders. No veteran trees will be adversely impacted by the Scheme. The Scheme will also retain existing hedgerow field boundaries and will enhance hedgerows where possible. In order to mitigate against the loss of hedgerows, HDD will be conducted to minimise disruption. Whilst some loss of vegetation will be required, this loss is vastly outweighed by the additional planting and mitigation measures imposed.
- 6.9.50 All existing hedgerows will be buffered from development as will be set out in the EPMS, and these will be managed for habitat diversity in the LEMP. Buffer widths will vary according to the potential value of the trees within the hedgerows to bats as possible roosts. Substantial planting of new trees and hedgerows will also be undertaken and new linear habitat linkages between isolated trees and nearby woodland will be created. Any trees subject to

development impacts will be subject to further inspection and survey and all steps necessary to avoid impacts will be taken.

- 6.9.51 The Scheme would not therefore negatively impact on any areas of ancient woodland and veteran trees in accordance with Paragraph 5.3.14 of NPS EN-1, paragraph 5.4.54 of Draft NPS EN-1, paragraph 180 part (c) of the NPPFCLLP policy S66, BLP policy DM9 and DBLP policy 41.

### **Biodiversity net gain**

- 6.9.52 Delivering biodiversity net gain as part of development proposals is supported through recent policy and legislation. As discussed in Section 5 of this Planning Statement, the Environment Act 2021, which has been delayed several times, proposes that NSIPs should deliver 10% biodiversity net gain. The Government's 25-year plan to improve the environment published in 2018 also requires environmental net gain to be part of development.
- 6.9.53 NPS EN-1 does not state that delivering net gain is necessary, however, paragraph 5.3.4 requires applicants to demonstrate how the project has taken advantage of opportunities to conserve and enhance biodiversity and geological conservation interests. The recently updated NPPF at paragraph 180(d) expects "opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate".
- 6.9.54 Draft NPS EN-1 paragraph 4.5.4 states that: "Energy NSIP proposals, whether onshore or offshore, should seek opportunities to contribute to and enhance the natural environment by providing net gains for biodiversity, or the wider environment where possible."
- 6.9.55 Local Plan policies CLLP S61 and DBLP ST40 seek 10% net gains in biodiversity from new developments. Other local plan policies also seek non-specific biodiversity enhancement (, CLLP S56, S60) and Sturton and Stow and Stow neighbourhood Plan Policy 12.
- 6.9.56 The Biodiversity Net Gain Report [EN010133/EX1/C6.3.9.12\_A] sets out the results of the BNG assessment. It concludes the Scheme will result in an overall significant net gain for biodiversity, including a net gain of 96.09% for habitats (delivered through the creation of other neutral grasslands within the sites), a net gain of 70.22% for hedgerows, and a net gain of 10.69% for river units.
- 6.9.57 The Net Gains for biodiversity will be in linear, wetland and area-based habitat terms, and will be secured for the long term through the LEMP. A package of habitat and species-specific ecological enhancements will also be carried out. The predominant habitat management to be carried out within the operational Scheme will be grassland cutting, with an emphasis on the generation of a mosaic of grassland types being more diverse than the baseline habitat



condition. The LEMP's habitat creation and management priorities have been in part driven by the Biodiversity Opportunities Mapping produced by Greater Lincolnshire Nature Partnership and local policies promoting the connection of Green Infrastructure and Nature Recovery Networks, such as those associated with the River Till.

- 6.9.58 The principles of biodiversity net gain (BNG) have played a fundamental part of the design development of the Scheme with significant areas as set out at paragraph 6.4.16 above identified solely for habitat creation and enhancement. In addition, the land below and between the PV arrays will be managed to enhance biodiversity,

### Summary

- 6.9.59 Through careful and sensitive design, the Scheme will limit and mitigate any significant harm to biodiversity, locally or nationally designated ecology sites, or important or protected habitats and species. Adverse effects are anticipated on harvest mice and skylark at a site and local level respectively. The substantial public benefits of the Scheme set out at Section 4 outweigh these limited impacts. The Scheme will also provide a substantial biodiversity net gain. The Scheme is in accordance with NPS EN-1, NPS EN-3, Draft NPS EN-1, Draft NPS EN-3, the NPPF relating to the protection and enhancement of biodiversity. It also vastly exceeds the requirement set out in the Environment Act 2021, the NPPF and local planning policies CLLP S61 and DBLP policy ST40 seeking 10% net gains in biodiversity. It also accords with Policies S56 and S60, and Sturton and Stow and Stow NP Policy 12 in so far as they seek biodiversity enhancements.

## 6.10 Water and Drainage

- 6.10.1 NPS EN-1, at section 5.7, and Draft NPS EN-1, at section 5.8, set out the generic impacts and considerations associated with flood risk. Paragraph 5.7.4 of NPS EN-1 and paragraphs 5.8.13 and 5.8.14 of draft NPS EN-1 require all proposals for energy projects located in Flood Zones 2 and 3 to be accompanied by a flood risk assessment (FRA). This includes the requirement for a Flood Risk Assessment (FRA) to be submitted with the Application and guidance on what this should contain (NPS EN-1 paragraph 5.7.5). Draft NPS EN-1 paragraph 5.8.15 also sets out draft updated requirements for the contents of an FRA. The NPPF stipulates the requirement for an FRA in certain cases at paragraph 160 (noting that this is in connection with 'strategic policies').
- 6.10.2 DBLP Policy ST35 requires all development to mitigate flood risk and surface water run-off. DBLP Policy ST52 requires a flood risk assessment to be undertaken and where relevant, proposals must demonstrate that they pass the Sequential Test and if necessary, the Exceptions Test in Flood Zones 2 and 3. Sturton by Stow and Stow NP Policy 1 and 13 requires development to be located so that flood risk is mitigated. Treswell and Cottam NP Policy 1 states



that developments shall be located within areas at least risk of flooding. Proposals that are located within either flood zones 2 or 3 must apply the sequential test.

- 6.10.3 Flood Risk Assessments have been carried out for each of the Sites in accordance with the policy requirements of NPS EN-1 and taking account of Draft NPS EN-1, the NPPF, PPG, and local policy. The FRAs are included at Appendices 10.1 to 10.6 [APP-090 to APP-095] of the ES. A summary of the methodology and findings of the FRA are also presented in ES Chapter 10, Hydrology, Flood Risk and Drainage [APP-045] and ES Addendum Chapter 10: Flood Risk, Hydrology and Drainage [REP-076]. The requirements set out in national policy for consultation with the Environment Agency have also been met by the Applicant and are detailed in the Chapter.

#### **Sequential and Exception Test**

- 6.10.4 NPS EN-1 paragraphs 5.7.9, 5.7.12 and 5.7.13 and Draft NPS EN-1 paragraphs 5.8.36, 5.8.22 and 5.8.23; NPPF paragraph 162 states that 'The sequential approach should be used in areas known to be at risk now or in the future from any form of flooding'.
- 6.10.5 NPS EN-1 paragraph 5.7.13 and Draft NPS EN-1 paragraphs 5.8.22 and 5.8.23 explain that preference should be given to locating development in Flood Zone 1 but acknowledges that if there is no reasonably available site then projects can be located in Flood Zone 2, or if no suitable land is available in Flood Zone 2 a scheme can be located in Flood Zone 3, subject to the Exception Test.
- 6.10.6 NPPF paragraph 159 states that "inappropriate development in areas at risk of flooding should be avoided and that development should be directed away from areas at highest risk. Where development is necessary in areas of flood risk, the development should be made safe for its lifetime without increasing flood risk elsewhere".
- 6.10.7 In accordance with paragraph 5.7.23 of NPS EN-1 and paragraph 5.8.29 of Draft NPS EN-1, the Applicant has applied a sequential approach to the layout and design of the Scheme. The Site is predominantly within Environment Agency Flood Zone 1 with small parts of Cottam 1 and Cottam 2 located within flood zone 2 and 3. These are located at the periphery of the Sites or cross parts of fields. The Flood Zone 3 area within the Sites equates to 9.79% of the total site area. ES Appendix 10.1 Flood Risk Assessment [APP-090] therefore sets out how the Scheme satisfies the requirements and purpose of the Sequential Test in accordance with NPS EN-1 paragraph 5.7.13 and draft NPS EN-1 paragraphs 5.8.22 and 5.8.23. This explains that the solar panels will be mounted on raised frames above surrounding ground level allowing flood water to flow freely underneath. Therefore, there will be no loss of floodplain volume as a result of the proposed development.

- 6.10.8 The proposed development is free draining through perimeter gaps around all panels, allowing for infiltration as existing within the grassland/vegetation surrounding and beneath the panels. There will be minimal increase in impermeable area meaning the proposals will not increase surface water flood risk elsewhere.
- 6.10.9 Where substations have been proposed within the Sites, it has been recommended that the structures are sequentially located outside of the 1% AEP + CC extent and/or the 0.1% Annual Probability Surface Water proxy extent. Where this is not possible, the substations will be raised 600 mm above the design flood level and designed to be flood resilient in line with best practice guidance. Associated infrastructure will also be designed to be flood resilient. Given the above it is considered that the proposals pass the Sequential Test.
- 6.10.10 Paragraph 5.7.16 of NPS EN-1, paragraph 5.8.11 of Draft NPS EN-1 and paragraph 164 of the NPPF set out similar but slightly differing criteria that are required for the Exception Test to be passed, which is a requirement given that a small proportion of the site within Cottam 1 and Cottam 2 is located within Flood Zone 3
- 6.10.11 NPS EN-1 was published in 2011 and sets out the following three elements of the Exception Test.
1. it must be demonstrated that the project provides wider sustainability benefits to the community that outweigh flood risk;
  2. the project should be on developable, previously developed land or, if it is not on previously developed land, that there are no reasonable alternative sites on developable previously developed land subject to any exceptions set out in the technology specific NPSs; and
  3. a FRA must demonstrate that the project will be safe, without increasing flood risk elsewhere subject to the exception below and, where possible, will reduce flood risk overall.
- 6.10.12 Draft NPS EN-1 represents the most recently drafted emerging policy. It requires the following criteria to be met:
1. the project provides wider sustainability benefits to the community that outweigh flood risk, and
  2. the project reduces flood risk overall, where possible.
- 6.10.13 Footnotes 116 of NPS EN-1 and 214 of draft NPS EN-1 note that sustainability benefits to the community would include the benefits (including need), for the infrastructure.
- 6.10.14 The NPPF represents the most recent designated policy, and sets out that for the Exception Test to be passed, it should be demonstrated that the following criteria should be met:

1. the development would provide wider sustainability benefits to the community that outweigh the flood risk; and
  2. the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.
- 6.10.15 The majority of the Order limits lie within Flood Zone 1. The Exception Test is therefore applied because parts of the Grid Connection Route which will contain a below ground cable only and small parts of Cottam 1 and 2 lie within Flood Zone 3.
- 6.10.16 The Scheme passes the Exception Test, as set out by NPS EN-1, draft NPS EN-1 and the NPPF by virtue of the following:
1. It demonstrably provides wider sustainability benefits to the community which outweigh the low flood risk to and from the Scheme. These are in the form of the delivery of a large amount of renewable energy generation capacity that is urgently needed to help meet national energy and climate change objectives and commitments, as detailed by the Statement of Need [APP-350]. In addition, the Scheme will provide other benefits including biodiversity net gain, and improved connectivity across the Order limits via a new permissive path, as set out in Section 4.6 of this Planning Statement.
  2. The FRA and Drainage Strategy Appendix 10.1 [APP-090] conclude that the Scheme remains safe for its lifetime and does not increase flood risk elsewhere. It states at paragraph 6.2.4: “this Flood Risk Assessment demonstrates that the Site will not increase flood risk elsewhere and the ground beneath the panels will remain entirely permeable, draining as existing. The development may reduce existing greenfield rates by replacing intensive agricultural surfaces with a landcover comprising a mixture of wildflowers and grassland.”
  3. The FRA and Drainage Strategy Appendix 10.1 [APP-090] also identifies that the Scheme’s surface water drainage proposals will reduce flood risk elsewhere, reducing peak runoff rates into watercourses. It states at paragraph 5.3.8: “Based on the above, the proposed development is likely to provide betterment over the existing surface water runoff regime”.

#### **Flood risk to and from the Scheme**

- 6.10.17 NPS EN-1 paragraphs 5.7.24 and 5.7.25 state that “Essential energy infrastructure which has to be located in flood risk areas should be designed to remain operational when floods occur” and that “the receipt of and response to warnings of floods is an essential element in the management of the residual risk of flooding”. NPS EN-1 paragraph 5.7.9, and draft NPS EN-1 paragraph 5.8.36 set out the matters that the SoS should be satisfied of in decision making. These include that projects should be appropriately flood resilient and safe during their lifetime. NPS EN-5 paragraph 2.4.1 also expects electricity infrastructure such as substations to be resilient to flooding.

- 6.10.18 Paragraph 167 of the NPPF expects development to not increase flood risk elsewhere and stipulates various requirements for development to meet in flood risk zones. These requirements include locating the most vulnerable development in areas of lowest flood risk, unless there are overriding reasons to prefer a different location; ensuring development is appropriately flood resistant and resilient; any residual risk can be safely managed, and safe access and escape can be provided. BLP policies DM12, ST52 and ST53 require developments to be safe from flooding and to not worsen flood risk elsewhere.
- 6.10.19 The FRA and Drainage Strategy, ES Appendix 10.1 [APP-090] considers flood risk to and from the Sites and contains the following summary of flood risk for the Scheme at paragraph 3.1.3 Table 3:

<b>Site</b>	<b>Summary of Flood Risk</b>
Cable Route	The risk to the Site from all sources of flooding is <b>Negligible to Low.</b>
Cottam 1 North	The risk to the Site from all sources of flooding is <b>Negligible to Low.</b>
Cottam 1 West	The risk to the Site from all sources of flooding is <b>Negligible to Low.</b>
Cottam 1 South	The risk to the Site from all sources of flooding is <b>Negligible to Low.</b>
Cottam 2	The risk to the Site from all sources of flooding is <b>Negligible to Low.</b>
Cottam 3a	The risk to the Site from all sources of flooding is <b>Negligible to Low.</b>
Cottam 3b	The risk to the Site from all sources of flooding is <b>Negligible to Low.</b>

- 6.10.20 Based on the assessed flood risk the following embedded design has been implemented:
- 6.10.21 Critical infrastructure within the Scheme (the conversion units, substations and energy storage compounds) have been sequentially located within Zone 1, an area with a “Low probability of flooding” and therefore in land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).
- 6.10.22 Non-flood sensitive infrastructure forming the wider Scheme (PV arrays and cabling) have been sequentially located outside the 1 in 100 plus climate change annual probability extent (1% +CC) or where this is not possible restricted to areas which experience less than 1 m depth of flooding during the same event.
- 6.10.23 Flexibility for either tracker or fixed panels have been built into the EIA. Foundations are most likely to be galvanised steel poles driven into the ground. These will either be piles rammed into a pre-drilled hole, or a pillar attaching to a steel ground screw.

- 6.10.24 In Flood Zone 3 areas for both fixed and tracker panels all sensitive and electrical equipment on the solar panel will be elevated by the legs so that it is no less than 600 mm above the surrounding peak flood level.
- 6.10.25 In flood zone 3 areas, tracker panel units will be mounted on raised frames (usually raised a minimum of 400 mm) when on maximum rotation angle) and will therefore, be raised above surrounding ground levels and fitted with a tracking system. During times of flooding, solar panels may be stowed by the tracking system algorithm onto a horizontal plane, to the minimum post height of 2.3 m above ground level. This ensures that all sensitive and electrical equipment on the solar panel is raised to a minimum of 2.3 m above ground level in the horizontal position.
- 6.10.26 The design of the Scheme has ensured that the flood defences protecting the Scheme can be inspected and maintained by the operator of the Scheme to ensure their functionality throughout the lifetime of the Scheme.
- 6.10.27 ES Chapter 10, Hydrology, Flood Risk and Drainage [APP-045] and ES Addendum Chapter 10: Flood Risk, Hydrology and Drainage [REP-076]state that from a flood risk perspective, the potential significant effects include mud and debris blockages and temporary increases in impermeable areas during the construction phase and the increase in permanent impermeable area and increase in discharge to local watercourses and blockages of drainage networks during the operational phase.
- 6.10.28 Proposed mitigation is set out in the Outline CEMP [EN010133/EX2/C7.1\_B] and Outline Decommissioning Statement [APP-338] and final versions of these documents prior to construction and decommissioning respectively will include detailed mitigation measures to prevent adverse impacts occurring to controlled waters and simple SuDS measures to mitigate the surface water risk.
- 6.10.29 Inclusion of permeable surfacing for the Site access, linear infiltration trenches around any proposed infrastructure (substations and batteries) and wildflower planting at the leeward edge of solar panels should in general provide sufficient treatment as well as the attenuation required to maintain existing runoff rates.
- 6.10.30 ES Chapter 10, Hydrology, Flood Risk and Drainage [APP-045] and ES Addendum Chapter 10: Flood Risk, Hydrology and Drainage [REP-076]and FRA and Drainage Strategy, ES Appendix 10.1 [APP-090] assess that the Scheme is acceptable with the mitigation measures identified which would ensure there would be no significant flood risk effects.

The Scheme is therefore compliant with NPS EN-1 paragraph 5.7.9, Draft NPS EN-1 paragraph 5.8.36, paragraph 167 of the NPPF, DBLP Policy ST35 and ST52 and Sturton by Stow and Stow NP Policy 1 and 13.

### Drainage

- 6.10.31 NPS EN-1 paragraph 5.7.19 explains the range of sustainable approaches to surface water drainage management and paragraph 5.7.21 requires “surface water drainage arrangements for any project to be such that the volumes and peak flow rates of surface water leaving the site are no greater than the rates prior to the proposed project, unless specific off-site arrangements are made and result in the same net effect”. Paragraph 5.7.22 also states that it “may be necessary to provide surface water storage and infiltration to limit and reduce both the peak rate of discharge from the site and the total volume discharged from the site. There may be circumstances where it is appropriate for infiltration facilities or attenuation storage to be provided outside the project site, if necessary, through the use of a planning obligation”.
- 6.10.32 NPPF paragraphs 169 states that SuDS should be incorporated into major developments which should also take account of Lead Local Flood Authority (LLFA) advice; have appropriate proposed minimum operational standards; provide multifunctional benefits; and be able to be maintained to an acceptable standard for the operational life of the development.
- 6.10.33 A Drainage Strategy for the Sites is contained at FRA and Drainage Strategy Appendix 10.1 [APP-090]. It proposes an onsite drainage strategy in line with NPS EN-1, NPPF policy and local planning policy. In summary this includes:
- 6.10.34 The Solar Scheme will be free draining through perimeter gaps around all panels, meaning the proposals will not increase surface water risk elsewhere.
- 6.10.35 In order to mitigate against potential erosion from rainwater dripping onto the ground from the solar panels, the existing intensively managed agricultural land will be replaced by planted wildflower and grassland below the solar panels which will help prevent erosion.
- 6.10.36 The panels forming the solar array will not be tightly compacted which will allow water to drip onto the ground below from several locations rather than as concentrated runoff which will reduce the potential for erosion to occur.
- 6.10.37 The access track will be designed to be permeable, thereby allowing surface water runoff to percolate into the ground below. This is in accordance with the SUDS principles set out at NPS EN-1 paragraph 5.7.19.
- 6.10.38 Electrical infrastructure associated with the panels will be sited on concrete pads. surrounded by gravel filled filter trenches, constructed to limit the lateral flow of water and replace the loss of natural infiltration caused by the concrete bases themselves. Surface water would be stored within the gravel sub- base prior to infiltrating into the ground as per the existing situation. This is in accordance with the SUDS principles set out at NPS EN-1 paragraph 5.7.19.
- 6.10.39 Based on the above, the proposed development is concluded likely to provide betterment over the existing surface water runoff regime.



- 6.10.40 In addition, the drainage strategy recommends that the movement of large vehicles is limited to proposed access tracks in order to reduce the potential for soil compaction to occur. Vehicles should be fitted with low pressure tyres to further reduce the impact on the underlying soil.
- 6.10.41 The aforementioned techniques employ SUDS principles in accordance with NPS EN-1 paragraph 5.7.19 and NPPF paragraph 169 and will discourage soil erosion within the site, whilst maintaining the existing overland flow paths. The Outline CEMP [EN010133/EX2/C7.1\_B] sets out the basic principles ensuring soil compaction by large construction vehicles is minimised and will be secured through the detailed CEMP.
- 6.10.42 In summary, the design of the Scheme accords with NPS EN-1, NPS EN-5, the NPPF, CLLP policies S14, DBLP Policy ST35 and ST52 and Sturton by Stow and Stow NP Policy 1 and 13 with regards to drainage since it achieves the required runoff rates using sustainable drainage methods and does not increase flood risk elsewhere.

#### Water quality and resources

- 6.10.43 NPS EN-1, paragraphs 5.15.2 and 5.15.3, and Draft NPS EN-1 paragraphs 5.16.3 and 5.16.7 require Applicants to undertake an assessment of the likely effects of energy NSIPs on the water environment with specific focus on the impacts upon *“water quality, water resources and physical characteristics of the water environment”* as well as *“any impacts of the proposed project on water bodies or protected areas under the Water Framework Directive and source protection zones (SPZs) around potable groundwater abstractions”*. Paragraph 5.15.5 of NPS EN-1 and paragraph 5.16.12 of Draft NPS EN-1 direct the SoS to give more weight to adverse effects of projects on achieving Water Framework Directive (WFD) objectives and paragraph 5.16.14 expects projects to have had regard to River Basin Management Plans (RBMP).
- 6.10.44 Paragraph 174 part (e) of the NPPF expects developments to not result in unacceptable levels of water pollution and wherever possible improve water quality, taking into consideration river basin management plans.
- 6.10.45 ES Chapter 10, Hydrology, Flood Risk and Drainage [APP-045] and ES Addendum Chapter 10: Flood Risk, Hydrology and Drainage [REP-076] presents the existing status of the water environment and the likely effects of the Scheme upon it. It concludes that with appropriate mitigation there are likely to be no significant adverse effects on the water environment following the implementation of the Scheme.
- 6.10.46 By protecting water quality, water resources and the physical water environment, and by remaining consistent with WFD objectives, the Scheme is compliant with NPS EN-1, paragraphs 5.15.2, 5.15.3, and 5.15.5, Draft NPS EN-1 paragraphs 5.16.3, 5.16.7, and 5.16.14, Paragraph 174 part (e) of the NPPF.

#### Construction and decommissioning

- 6.10.47 The sections above deal primarily with the operational phase. The following paragraphs outline how water and drainage matters will be managed during construction and decommissioning and comply with NPS EN-1 paragraph 5.7.10 and draft NPS EN-1 paragraph 5.8.37. These set out that drainage during the construction stage of projects should comply with national standards published by Ministers under Paragraph 5(1) of Schedule 3 to the Flood and Water Management Act 2010.
- 6.10.48 The proposed drainage strategy within the FRA and Drainage Strategy Appendix 10.1 [APP-090] has been prepared in accordance with the Flood and Water Management Act 2010. It sets out measures at Section 5.3 which will be employed to ensure that greenfield runoff rates are maintained during the construction phase of the Scheme.
- 6.10.49 In addition, the Outline CEMP [EN010133/EX2/C7.1\_B] and the Outline Decommissioning Statement [APP-338] set out mitigation and management measures to be employed during the construction and decommissioning phases of the Scheme to manage and mitigate impacts related to flood risk, drainage, groundwater and surface water during the construction and decommissioning phases of the Scheme. These include that the Applicant will comply with relevant Guidance for Pollution Prevention (GPP) and a Water Management Plan (WMP) which would be prepared in support of the detailed CEMP. The WMP will include details of pre, during and post-construction water quality monitoring. This will be based on a combination of visual observations and reviews of the Environment Agency's automatic water quality monitoring network the Outline CEMP [EN010133/EX2/C7.1\_B] and the Outline Decommissioning Strategy [APP-338] also include commitments that the detailed CEMP and detailed DEMP will include methods for the safe storage of materials, plans to deal with accidental pollution and spills, pollution control measures incorporated into construction and decommissioning phase drainage, and flood risk.
- 6.10.50 Taking account of the construction and decommissioning stage mitigation set out in the Outline CEMP [EN010133/EX2/C7.1\_B] and the Outline Decommissioning Strategy [APP-338], ES Chapter 10, Hydrology, Flood Risk and Drainage [APP-045] and ES Addendum Chapter 10: Flood Risk, Hydrology and Drainage [REP-076] does not identify any significant residual effects on the water environment or flood risk during construction or decommissioning of the Scheme. The Scheme is therefore policy compliant in this regard, including with NPS EN-1 paragraph 5.7.10 and draft NPS EN-1 paragraph 5.8.37.

## 6.11 Noise and Vibration

- 6.11.1 Elements of the Scheme, primarily the BESS and inverters will generate noise. ES Chapter 15, Noise and Vibration [APP-050] provides a noise and vibration assessment. The layout of the Scheme has been carefully designed to mitigate and minimise noise impacts on sensitive receptors, such as residential

properties, and acoustic barriers are embedded into the design of the Scheme. The noise impacts of the Scheme have been assessed and no significant impacts have been identified, as set out in detail in the ES Chapter 15, Section 7. In accordance with planning policy, as set out below, the assessment has concluded that no significant impacts on health and quality of life from noise will result from the Scheme, and that the minor impacts will be mitigated and minimised.

- 6.11.2 NPS EN-1 paragraph 5.11.4, and Draft NPS EN-1 paragraph 5.12.6 require a noise assessment to be prepared where noise and vibration impacts are likely to arise and sets out the methodology for this assessment. Draft NPS EN-3 paragraph 3.10.111 to 3.10.117 set out that the noise and vibration impact of construction traffic should also be considered. NPS EN-1 paragraph 5.11.6, and Draft NPS EN-1 paragraph 5.12.9 add that for operational noise with respect to human receptors should be assessed using the principles of the relevant British Standards and other guidance.
- 6.11.3 NPS EN-1 paragraph 5.11.9, and Draft NPS EN-1 paragraph 5.12.17 state that the decision maker should not grant development consent unless it is satisfied that the proposals will meet the following aims:
1. avoid significant adverse impacts on health and quality of life from noise;
  2. mitigate and minimise other adverse impacts on health and quality of life from noise; and
  3. where possible, contribute to improvements to health and quality of life through the effective management and control of noise.
- 6.11.4 Part (e) of NPPF paragraph 174 outlines that planning decisions should prevent “new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of...noise pollution”. At paragraph 185 part (a) it also states that decisions should “mitigate and reduce to a minimum potential adverse impact resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life”.
- 6.11.5 Local planning BCSDMP Policy DM4 also seeks to prevent new development from causing unacceptable impacts on residential amenity of nearby residents
- 6.11.6 ES Chapter 15, Noise and Vibration [APP-050] has assessed the noise and vibration impacts of the Scheme through a combination of consultation, background noise survey and computer modelling.
- 6.11.7 The assessment has included consideration of:
- Noise and vibration from construction activities on sensitive receptors;
  - Noise and vibration from construction traffic on sensitive receptors;
  - Operational noise on sensitive receptors.

- 6.11.8 To inform the assessment of operational noise, background noise monitoring was carried out at a large number of locations representing the nearest sensitive existing receptors surrounding the potential development areas.
- 6.11.9 The noise emissions of plant associated with the Scheme, including the solar PV arrays, energy storage and electrical substations have been predicted at the nearest sensitive receptors.
- 6.11.10 Advice has been sought from the relevant Local Planning Authorities on the appropriateness of the methodology adopted to assess operational noise, but, as of the date of submitting this DCO application, a response has not been received. It is considered that the approach described above represents a reflection of industry best practice in such circumstances where existing background levels surrounding a development of this kind are very low.
- 6.11.11 When the predicted noise levels are compared against the existing background noise levels at most of the sensitive receptors, the assessment results in significant adverse effects at the receptors, depending on the context. However, the existing measured background noise levels at these receptors, particularly during the night-time period are considered to be very low. For very low existing background noise levels, the guidance that would usually be considered for a development of this nature BS 4142<sup>1</sup> contains a clause that states that alternative guidance WHO/BS 8233<sup>2</sup> and IEMA<sup>3</sup> guidance should be considered and used to inform the assessment.
- 6.11.12 The alternative guidance sets noise limits which should not be exceeded internally at each nearby sensitive receptor due to noise emissions from the proposed Scheme. When assessed against these criteria and including recommended mitigation measures, noise emissions during the operational phase do not result in significant impacts at any sensitive receptors.
- 6.11.13 A further assessment of operational noise has been utilised to assess the impact of noise emissions from the proposed Scheme which considers the likely change in noise level due to the contribution of noise emissions from the development at each receptor. When the predicted contribution of noise from the proposed development is combined with the existing noise climate at each receptor, the

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<sup>1</sup> Operational Noise from the solar farms – BS 4142:2014+A1:2019 Method for rating and assessing industrial and commercial sound, British Standards Institute (2014, with amendments), Bsi, London

<sup>2</sup> World Health Organization (WHO) Guidelines for Community Noise (1999) and Operational Noise from solar farms (Alternative) – BS 8233:2014 Guidance on sound insulation and noise reduction for buildings, British Standards Institute (2014), Bsi, London

<sup>3</sup> Operational Noise from solar farms (Alternative) – IEMA ‘Guidelines for Environmental Noise Impact Assessment’ (2014);

change in noise level is considered to be below the threshold of 'unlikely to be perceptible' and therefore insignificant.

- 6.11.14 NPS EN-1 and NPS EN-3 also expect energy NSIPs to demonstrate good design with regard to mitigating noise impacts. Specifically, NPS EN-1 paragraph 5.11.8 expects projects to "demonstrate good design through selection of the quietest cost-effective plant available; containment of noise within buildings wherever possible; optimisation of plant layout to minimise noise emissions; and, where possible, the use of landscaping, bunds or noise barriers to reduce noise transmission." Draft NPS EN-1 at paragraph 5.12.15 contains the same policy.
- 6.11.15 NPS EN-1 paragraph 5.11.12 and draft NPS EN-1 paragraph 5.12.14 suggest that mitigation measures may include solutions related to engineering, layout, and administration (i.e., restricting activities or setting noise limits).
- 6.11.16 Embedded noise mitigation measures comprising acoustic louvres around inverters are proposed in identified locations and secured through the Concept Design Parameters [REP-039] for the Scheme.
- 6.11.17 In summary, the Scheme accords with NPS EN-1 and Draft NPS EN-1, specifically the three policy aims of paragraph 5.11.9 (and 5.12.17 in Draft NPS EN-1); the NPPF and local planning policy DBLP policy DM4 by avoiding significant noise and vibration impacts on health and quality of life; minimising adverse impacts of noise and vibration through appropriate mitigation; and providing additional mitigation through the design and selection of operational plant to effectively manage and control operational noise.

#### Construction and decommissioning

- 6.11.18 ES Chapter 15, Noise and Vibration [APP-050] includes an assessment of construction noise and vibration generated by the Scheme in terms of traffic and the use of plant and heavy ground works such as piling. For decommissioning the assessment assumes the same effects as construction.
- 6.11.19 Vibration effects during construction activities are below the assessment criteria for the sensitive receptors and no significant effects are assessed.
- 6.11.20 Noise and vibration during peak periods of construction traffic is assessed as, at most, minor effect and no significant effects are assessed.
- 6.11.21 Noise and vibration levels during construction have been predicted at the nearest sensitive receptor locations. The predictions for construction noise along the cable route are marginally above the threshold criteria when undertaken at the closest point at which they take place at two of the assessed receptors. However, given that the construction activities for the cable route are transient, it is considered unlikely that a major impact would be experienced for any prolonged duration due to the temporary nature of construction operations. As such, the effect of construction noise on sensitive receptors is

not significant. All other construction activities are predicted to be below the threshold criteria.

- 6.11.22 Mitigation is required in order for effects to be not significant and has been included as embedded mitigation as set out above. No additional mitigation has been specified within ES Chapter 15, Noise and Vibration [APP-050].
- 6.11.23 In terms of the residual effects of the Scheme, the construction noise levels at all receptors are predicted to be within the 65 dB(A) noise level limit. The construction noise is also temporary, and the assessment assumes that all construction activities will be happening simultaneously across the Site as this is considered worst-case. Construction activity on Site would likely be experienced by limited receptors at any given time as work progresses across the Proposed Development. The residual effects are not assessed as significant.
- 6.11.24 Best Practicable Means (BPM) to minimise noise during the construction and decommissioning phases are included within the Outline CEMP [EN010133/EX2/C7.1\_B] and Outline Decommissioning Statement [APP-338].
- 6.11.25 Furthermore, a Statutory Nuisance Statement [APP-347] has been prepared which has considered matters of general site condition, waste, air quality, artificial light, glint and glare, noise and vibration, and concludes that the Scheme is not envisaged to give rise to significant effects that would result in a statutory nuisance.
- 6.11.26 The construction and decommissioning phases of the Scheme comply with the first two objectives of NPS EN-1 paragraph 5.11.9 and Draft NPS EN-1 paragraph 5.12.17.

## 6.12 Glint and Glare

- 6.12.1 Draft NPS EN-3 paragraph 3.10.94 states that in some instances, it may be necessary to seek a glint and glare assessment as part of the application. This may need to account for 'tracking' panels if they are proposed as these may cause differential diurnal and/or seasonal impacts. Paragraph 3.10.149 sets out that solar PV panels are designed to absorb, not reflect, irradiation. However, the Secretary of State should assess the potential impact of glint and glare on nearby homes and motorists.
- 6.12.2 Draft NPS EN-3 paragraph 3.10.150 also states: *"Whilst there is some evidence that glint and glare from solar farms can be experienced by pilots and air traffic controllers in certain conditions, there is no evidence that glint and glare from solar farms results in significant impairment on aircraft safety. Therefore, unless a significant impairment can be demonstrated, the Secretary of State is unlikely to give any more than limited weight to claims of aviation interference because of glint and glare from solar farms."*
- 6.12.3 BCSDMP Policy DM10 is relevant to all types of renewable energy proposal and requires shadow flicker to be considered. This is considered to be relevant to



wind farm proposals where the blades can cause flicker as they rotate but is not considered to be relevant to this solar scheme as the panels do not cause flicker. Glint and glare matters associated with the tilting of tracker panels are however considered within ES Chapter 16: Glint and Glare [APP-051].

- 6.12.4 ES Chapter 16: Glint and Glare [APP-051] considers the Glint and Glare impacts of the Scheme. The scheme is located in a rural area and the review of available imagery shows no presence of other solar farms of a similar size or large reflective surfaces (such as bodies of water).
- 6.12.5 The most reflective and visible components of solar development is the upper surface of the solar panel, although the Glint and Glare chapter concludes that while the panels' frames and structures can also be a source of glare, it is unlikely that they will be visible, and their totally reflective surface is much smaller when compared to the total panel area.
- 6.12.6 Other components such as the substation or energy storage are not a source of solar reflections due to their lack of reflective materials, and the cables that export the electricity generated by the solar development are buried underground and therefore do not require to be considered in the Glint and Glare Assessment.
- 6.12.7 Taking all factors into account, the glint and glare effects can occur from any solar panels installed at the Scheme Sites, although as not all panels will be deployed during the construction or decommissioning phase, the length and intensity of any solar reflections will be less than or equal to the operational phase. The Assessment therefore only considered the Operational Effects, which represents the worst-case scenario.
- 6.12.8 Following the findings of the initial impact assessment, a series of embedded mitigations measures have been incorporated to reduce the impacts of the scheme to acceptable levels. These embedded mitigation options involve screening in the form of vegetation, or instant screening for ground base receptors if necessary.
- 6.12.9 The Assessment considered varying sensitivity receptors ranging from 'low sensitivity' on local roads (because traffic volumes are predicted to be low), to 'medium sensitivity' on regional, national, and major roads (with higher levels of traffic), dwellings, railways, and aviation-related receptors.
- 6.12.10 For dwelling and road receptors where a Moderate Adverse impact is predicted, the developer has proposed screening in the form of vegetation (and opaque fencing, if necessary, as an interim measure, while vegetation grows to a sufficient height to be effective). For railway receptors where a Moderate Adverse impact is predicted towards a train driver, the developer has proposed immediate screening in the form of opaque fencing.
- 6.12.11 The Assessment also considered the cumulative effects of the glint and glare arising from other nearby schemes including West Burton Solar Project, Gate

Burton Energy Park, and Tillbridge Solar. It concluded that shared receptors are either unlikely to concurrently have visibility of multiple areas or, if visibility is possible, no significant impact is predicted due to the presence of significant mitigating factors. Therefore, cumulative effects are possible but predicted to have a Minor or Negligible Adverse impact.

- 6.12.12 Equally the inter-related effects (when two or more sites and schemes are located sufficiently close to share some receptors) and the residual effects, are also predicted to have a Minor or Adverse impact.

### Summary

- 6.12.13 The glint and glare impacts of the Scheme have been shown not to be significant. Following. The Scheme is therefore considered to meet the requirements of Draft NPS EN-3 paragraph 3.10.94 and BCSDMP Policy DM10.

## 6.13 Transport and Access

- 6.13.1 Access to the Order limits for the construction, operation and decommissioning of the Scheme is adequate, and will not result in any more than a negligible effect on drivers, pedestrians or cyclists in terms of severance, delay, amenity, fear and intimidation, or accidents and safety, as set out in ES Chapter 14: Transport and Access [APP-049] Sections 14.7, 14.8, and 14.9. A Construction Traffic Management Plan (CTMP) will ensure construction vehicles are routed to, where possible, avoid local villages and Protected Lanes and that staff access to Order limits will be managed to reduce reliance on car access where possible.
- 6.13.2 The Scheme will maintain safe and convenient access to public rights of way throughout construction and operation of the Scheme and would enhance access through the Order limits during the operational phase for pedestrians and cyclists, including by provision of permissive paths.
- 6.13.3 The Scheme is located within a rural area with good access to the strategic road network. Cottam 1 is the largest of the four areas and is located to the north of the A1500, a single carriageway road running in an east to west alignment, whereby the national speed limit applies. A number of more rural roads also operate throughout the Site, including the B1398, Stow Lane and Willingham Road.
- 6.13.4 Cottam 2 is located to the north of the A631. Again, this is a single carriageway road running in an east to west alignment, whereby the national speed limit applies.
- 6.13.5 Cottam 3a is located to the north of the B1205 Kirton Road and the east of Blyton village. The B1205 is also a single carriageway road running in an east to west alignment, whereby the national speed limit applies.
- 6.13.6 Cottam 3b is located to south of the B1205 and to the east of Station Road. Station Road is a single carriageway road where the national speed limit applies

within the vicinity of the site access. The route passes under the railway line which has a posted height restriction of 4.1 metres.

- 6.13.7 Three Public Rights of Way run through the Sites; these are Bridleways TLFe/312, Stow 83/1, and Pilh 20/1. These, together with other Public Rights of Way in the vicinity of the Sites are set out at Table 14.5: Public Rights of Way of ES Chapter 14: Transport and Access [APP-049] and are shown within the Transport Appendices [EN010133/EX2/C6.3.14.1\_A, EN010133/EX2/C6.3.14.2\_B to C6.3.14.3\_B].
- 6.13.8 There will be a total of 17 access points across Cottam 1, 2, 3a and 3b. Of these 16 will be used for the construction phase. The access locations are summarised in Table 14.12 and shown in Figure 14.4 of ES Chapter 14: Transport and Access [APP-049]. The majority of access points will be improved existing field accesses.
- 6.13.9 Paragraph 5.13.2 of NPS EN-1 and Paragraph 5.14.4 of Draft NPS EN-1 states that *“the consideration and mitigation of transport impacts is an essential part of Government’s wider policy objectives for sustainable development”*. Paragraph 5.13.3 of NPS EN-1 states that *“if a project is likely to have significant transport implications, the applicant’s ES should include a transport assessment”*. Paragraph 5.13.6 of NPS EN-1 states that *“A new energy NSIP may give rise to substantial impacts on the surrounding transport infrastructure and the Secretary of State should therefore ensure that the applicant has sought to mitigate these impacts, including during the construction phase of the development”*.
- 6.13.10 Section 5.13 of NPS EN-1 and section 5.14 of Draft NPS EN-1 discuss the requirements for considering the potential transport and traffic related impacts and mitigation of NSIPs. Section 2.54 of Draft NPS EN-3 sets out that solar NSIP developments should consider the suitability of potential access routes, since solar farms are often located in rural areas. The NPPF, at paragraph 104, also expects consideration and mitigation of transport impacts of development including the environmental impacts and impacts on transport networks. At paragraph 111, the NPPF also expects development to only be *“prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe”*.
- 6.13.11 NPS EN-1 Paragraph 5.13.3, requires a transport assessment where developments are likely to have a significant impact upon traffic. Draft NPS EN-3 Paragraph 3.10.116 states an assessment of whether the access roads are suitable for the transportation of components to the site should be undertaken. Paragraph 3.10.117 states that where a cumulative impact is likely, then a cumulative transport assessment should form part of the ES. This is also an expectation of local planning policy.
- 6.13.12 Policy ST51 of the DBLP states that, *“Development that generates, shares, transmits and/or stores renewable and low carbon energy, including community energy schemes, will be supported subject to the provision of details of expected*

*power generation based upon yield or local self-consumption of electricity and by demonstrating the satisfactory resolution of all relevant wider impacts...". The impacts include, "existing highway capacity and highway safety".*

- 6.13.13 In response to these policies the Applicant has considered the likely traffic generation from the Scheme and undertaken an assessment of the impact of construction phase traffic. Consultation has been undertaken with Lincolnshire County Council highway officers to seek agreement of the assessment approach and mitigation measures.
- 6.13.14 During operation, it is anticipated that there will be around five visits to each Site per month for maintenance purposes. These would typically be made by light van or 4x4 type vehicles with HGVs rarely expected to access the Order limits. There will be no transport operational effects associated with the installed grid connection cables (within the Cable Route Corridor) as they will be located underground. Access may be required for maintenance, but this is only likely once or twice a year. In light of this, effects on accidents and safety, severance, driver delay, pedestrian delay and amenity and hazardous loads during the operational phase of the Development are considered to be negligible or not significant.
- 6.13.15 Table 14.13 and Table 14:14 of ES Chapter 14: Transport and Access [APP-049] set out the anticipated traffic flows for the 529 construction period working days. They describe that 466 daily staff car, shuttle bus and LGV trips, and 116 daily HGV trips are expected during a peak construction phase day for the four sites. Construction worker shifts will be scheduled so that workers are not traveling during the network peak hours of 08:00-09:00 and 17:00-18:00. In relation to the Cable Route Corridor, it is anticipated that there will be 112 Car/LGV shuttle movements and 32 HGV movements on a peak day.
- 6.13.16 With regard to access, NPS EN-1 and Draft NPS EN-1 expect developments to include "proposed measures to improve access by public transport, walking and cycling, to reduce the need for parking associated with the proposal and to mitigate transport impacts" (paragraphs 5.13.4 of NPS EN-1 and 5.14.7 of the draft NP EN-1). Paragraph 3.10.20 of NPS EN-3 sets out that Applicants will need to consider the suitability of the access routes to the proposed site for both the construction and operation of the solar farm with the former likely to raise more issues. Chapter 14: Transport and Access of the ES [APP-049] has assessed the impacts of these movements in terms of severance; driver delay; pedestrian delay; pedestrian and cyclist amenity; fear and intimidation; accidents and safety; and hazardous loads during construction and decommissioning of the Scheme. A Transport Assessment is provided at Appendix 14.1 of the ES [EN010133/EX2/C6.3.14.1\_A]. This assesses the impact of the Scheme on the strategic and local highway network during construction, operation and decommissioning.

- 6.13.17 Although no more than negligible or minor effects are expected, a Construction Traffic Management Plan (CTMP) is proposed to be secured by a requirement of the DCO in order to manage HGV and staff access to the Order limits. The outline CTMP is provided at ES Appendix 14.2 [EN010133/EX2/C6.3.14.2\_B]. This includes measures to manage construction vehicle access and routing to the Order limits. Section 5 of the CTMP sets out construction traffic routing for each of the Sites and the Cable Route Corridor to avoid passing through the villages. It also sets out routes for abnormal loads.
- 6.13.18 The outline CTMP [EN010133/EX2/C6.3.14.2\_B] also includes a construction worker travel plan which sets out proposed measures and controls for staff vehicles, including proposals to discourage and limit access to the Order limits by car. This includes a shuttle bus service to the Order limits from local worker accommodation. Staff accessing the Order limits by car will be encouraged to car share to help minimise additional vehicles on local roads.
- 6.13.19 Paragraphs 3.10.25 to 3.10.29 of draft NPS EN-3 encourage applicants to design the layout and appearance of their site to enable continued use of public rights of way (PRoW), during operation and (where possible) during construction. Paragraph 3.10.30 of draft NPS EN-3 sets out that an Outline PRoW management plan should be provided
- 6.13.20 Impacts upon PRoW, pedestrians and cyclists are assessed in both ES Chapter 14: Transport and Access [APP-049] and the Transport Assessment [EN010133/EX2/C6.3.14.1\_A]. The assessment concludes that the construction and decommissioning of the Scheme is not expected to result in any significant effects.
- 6.13.21 An Outline Public Rights of Way Management Plan [EN010133/EX2/C6.3.14.3\_B] is submitted with the DCO application. This sets out that all PRoW within the sites will remain open for the duration of construction and diversions are not proposed given the low number of surveyed users. Measures including a widened access track to ensure vehicles can pass PRoW users safely and the provision of banksmen to hold vehicles if a PRoW user is present and advise PRoW users of the potential for construction vehicles to be present are set out within the Outline Public Rights of Way Management Plan [EN010133/EX2/C6.3.14.3\_B].
- 6.13.22 In terms of the cable route, when the cable is installed, there will be some instances where PRoW need to be closed to users for a short period. This will not occur at all PRoWs, as directional drilling will be used in some places. The Outline Public Rights of Way Management Plan [EN010133/EX2/C6.3.14.3\_B] explains that where there is a requirement to temporarily close the PRoW, works will be undertaken over-night so far as is practicable to do so, when there are unlikely to be any PRoW users. It is anticipated that the installation of cables over short sections where the PRoW is located can be undertaken in a single



overnight period. The PRoW will remain open, and managed, during the daytime period so far as is practicable to do so.

- 6.13.23 During the operational phase of the Scheme, the Outline Public Rights of Way Management Plan [EN010133/EX2/C6.3.14.3\_B] sets out that no existing PRoW will be negatively affected. In addition, a new permissive path between Stow village and Stow Pastures will be provided within the Order limits. Along with enhancement of existing PRoW as set out within the Outline Landscape and Ecology Masterplan (OLEMP) [EN010133/EX2/7.3\_B] this will help to enhance connectivity within the Sites and pedestrian and cycle access.
- 6.13.24 A minimum width has been incorporated into the Scheme design for PRoW and permissive paths, as well as the corridor in which they will be provided (between Scheme infrastructure). The permissive path will have a maximum useable width of 5m. In all cases there will be a minimum off set of 15m between solar panels and PRoW. This will avoid the perception of being channelled into narrow passages between PV Arrays.
- 6.13.25 The avoidance and minimisation of effects on PRoW as set out by the Outline Public Rights of Way Management Plan [EN010133/EX2/C6.3.14.3\_B] and the enhancement of connectivity through the Order limits by the incorporation of a new permissive path from Stow village to Stow Pastures is in accordance with draft NPS EN-3 paragraphs 3.10.25 to 3.10.30
- 6.13.26 NPS EN-1 paragraph 5.13.10, and Draft NPS EN-1 paragraph 5.14.16 also require applicants to consider the use of water-borne or rail transport over road transport at all stages of the project, where cost-effective. In response to this specific policy, Chapter 14: Transport and Access of the ES [APP-049] notes that use of the river will be considered where appropriate. However, in all cases, the ‘final leg’ of deliveries will be undertaken by the roads set out in the study area. This is the same for rail transport. For example, larger equipment, such as transformers, will be transported to Immingham Docks. The final leg of the delivery will be via the strategic and local highway network. This is set out in the outline CTMP [EN010133/EX2/C6.3.14.2\_B].
- 6.13.27 In summary, traffic generated by the Scheme is not expected to result in any significant adverse environmental effects upon strategic and local highway network users; including pedestrians, cyclists and users of public transport. It is also not expected to have a significant impact on the strategic or local highway networks in terms of capacity and highway safety. PRoWs within the sites will not be closed or diverted during construction but will be appropriately managed. There may be the need for short (usually overnight closures) of some PRoW for Cable Route installation as detailed at paragraph 6.13.24 above. The provision of a new permissive path will also provide a benefit to local recreational users by increasing public access across the Order limits. The Scheme is therefore in accordance with the transport and access policies of NPS EN-1, Draft NPS EN-1 and Local Plan policies.



## 6.14 Waste

- 6.14.1 The Applicant has considered the waste streams arising from the Proposed Development, and the implications for existing waste facilities, in the context of planning policy.
- 6.14.2 The Environmental Protection Act 1990 provides the structure and authority for waste management and control of emissions into the environment. Part II of the Act relates to Waste on Land and places a Duty of Care on anyone who produces, stores, transports or disposes of waste to take all reasonable steps to ensure that waste is managed properly. This Duty of Care will be applied throughout the lifetime of the Scheme.
- 6.14.3 The Waste Framework Directive provides the framework for the management of waste across the EU. The Waste (England and Wales) Regulations 2011 (as amended) transposed the Waste Framework Directive into domestic law in England and Wales. The framework requires waste prevention programmes and waste management plans to apply the waste hierarchy, with prevention being the most preferred method, through reduction, recycling, recovery, to disposal as the least preferred method. The waste hierarchy is to be applied throughout the lifetime of the Scheme, predominantly at the construction and decommissioning phases.
- 6.14.4 The Waste Electrical and Electronic Equipment ('WEEE') Recycling Government Guidance Note (January 2014) provides specific advice about compliance with the WEEE Regulations 2013. The WEEE Regulations 2013 apply to all Electrical and Electronic Equipment ('EEE') placed on the market in the UK covered by the scope of the Regulations. Obligations are imposed on producers, distributors and consumers of EEE. The Applicant will comply with the WEEE Regulations as relevant to the Development and will have regard to the DEFRA document titled *"Guidance on Best Available Treatment Recovery and Recycling Techniques (BATRRT) and treatment of Waste Electrical and Electronic Equipment (WEEE)*, "or other document relevant at the time, when formulating its decommissioning strategy.
- 6.14.5 The Environment Act 2021 is to operate as the UK's new framework of environmental protection. Given that the UK has left the EU, new laws that relate to nature protection, water quality, clean air, as well as additional environmental protections, needed to be established. The Environment Act allows the UK to enshrine some environmental protection into law. It offers new powers to set new binding targets, including for, inter alia, waste reduction. Part 3 is to relate to waste and resource efficiency, and will include obligations for managing waste, enforcement and regulation. The Applicant intends to accord with the regulations when enshrined into law as far as relevant to the Scheme.
- 6.14.6 The Overarching National Policy Statement (NPS) for Energy (EN-1) sets out in Section 5.14 'Waste Management' the strategy for reducing the amount of waste where possible and trying to use it as a resource wherever possible. Paragraph

5.14.6 states that *“The applicant should set out the arrangements that are proposed for managing any waste produced and prepare a Site Waste Management Plan. The arrangements described and Management Plan should include information on the proposed waste recovery and disposal system for all waste generated by the development, and an assessment of the impact of the waste arising from development on the capacity of waste management facilities to deal with other waste arising in the area for at least five years of operation.”* It goes on to further state that applicants should seek to minimise the volume of waste produced and the volume of waste sent to disposal unless it can be demonstrated that this is the best overall environmental outcome. Construction best practices should be utilised in relation to storing of materials in an adequate and protected place on site to prevent waste.

6.14.7 An Outline Construction Environmental Management Plan [EN010133/EX2/C7.1\_B] and Outline Decommissioning Statement [APP-338] have been submitted with the Development Consent Order Application. Section 2.10 of the Outline CEMP [EN010133/EX2/C7.1\_B] relates to waste and recycling and identifies measures to control and manage waste on-site. This includes, inter alia, separation of the main waste streams onsite, prior to transport to an approved, licensed third party waste facility. Part of Table 3.1 of the ODS also relates to waste. Both will be secured through a DCO Requirement. Furthermore, a detailed Construction Resource Management Plan (CRMP), Construction Environmental Management Plan (CEMP), Decommissioning Environmental Management Plan (DEMP) and Decommissioning Resource Management Plan (DRMP) will be prepared for the construction and decommissioning phases, and will be approved by the relevant Planning Authority prior to works commencing in that phase. In this context, it is considered that the Proposed Development accords with the requirements of the NPS for Energy in respect of Waste Management.

6.14.8 The same approach to waste management set out in the NPS EN-1 is reflected in the emerging draft NPS EN-1 (March 2023), which also encourages applicants to refer to the Waste Prevention Programme for England. Paragraphs 5.15.14 and 5.15.15 of the draft NPS EN-1 state that *“The Secretary of State should consider the extent to which the applicant has proposed an effective system for managing hazardous and non-hazardous waste arising from construction, operation and decommissioning of the proposed development.” “ The Secretary of State should be satisfied that: any such waste will be properly managed, both on-site and off-site; the waste from the proposed facility can be dealt with appropriately by the waste infrastructure which is, or is likely to be, available. Such waste arising should not have an adverse effect on the capacity of existing waste management facilities to deal with other waste arisings in the area and adequate steps have been taken to minimise the volume of waste arisings, and of the volume of waste arising sent to disposal, except where that is the best overall environmental outcome”.* In light of the OCEMP and ODS being secured through a DCO Requirement, and a

commitment to a CRMP, CEMP, DEMP and DRMP being prepared and approved prior to commencement of the construction and decommissioning phases, it is considered that the Proposed Development accords with the emerging requirements of draft NPS EN-1 in respect of Waste Management.

- 6.14.9 The Lincolnshire County Council Minerals and Waste Local Plan (June 2016) sets out the vision, objectives, spatial strategy and development management policies for minerals and waste development in Lincolnshire up to 2031. The policies in the Local Plan solely focus on the provision of waste facilities, and therefore are not considered explicitly relevant in the context of the Proposed Development.
- 6.14.10 Lincolnshire County Council is in the process of reviewing the Minerals and Waste Local Plan. This follows a review of the existing policy framework undertaken in 2020. The final report identifying the conclusions of the review was approved by the County Council on 19 February 2021. The review highlighted issues with a number of policies of the Local Plan and concluded that the most appropriate course of action would be to update the Local Plan in its entirety. The latest timetable for the review is set out in the Lincolnshire Minerals and Waste Development Scheme (February 2021). A consultation on the issues and options for updating the Local Plan took place from 28 June 2022 to 12 August 2022, although no draft policies are included within the consultation document. On this basis, the emerging Local Plan Review is not considered of relevance in the context of the Proposed Development.
- 6.14.11 A number of evidence base documents support the emerging Review. This includes, inter alia, the Lincolnshire Waste Needs Assessment 2021 – Report 3 (June 2021) which estimates Lincolnshire’s future management requirements for Construction, Demolition and Excavation Waste. As set out on the Waste Chapter of the Environmental Statement, it is considered that there will be no significant effects on waste handling facilities in Lincolnshire, and therefore the Proposed Development is not likely to be in conflict with its emerging policies in respect of Waste Management.
- 6.14.12 The ‘Saved’ Policies of the Nottinghamshire and Nottingham Waste Local Plan (2002) and Waste Core Strategy (2013) provide the policy context in respect of waste management. The Local Plan ‘Saved’ policies are partly replaced by the Core Strategy. The ‘Saved’ Policies relate to proposals for waste management and associated facilities and are therefore not considered explicitly relevant in the context of the Proposed Development. The Waste Core Strategy sets out the approach to delivering sustainable waste management in Nottinghamshire and Nottingham until 2031. The strategy also sets out strategic policy and criteria on the location and types of facilities that are needed. The Core Strategy is not considered explicitly relevant in the context of the Proposed Development.
- 6.14.13 The County Council is working on preparing a new Local Plan which will replace both the Local Plan ‘Saved’ Policies and Core Strategy once adopted. A Draft Plan

was published for consultation on 7 February 2022. It included draft policies against which proposals for new waste development will be assessed once adopted. The emerging policies of the Draft Plan are not therefore considered relevant in the context of the Proposed Development.

- 6.14.14 Bassetlaw District Council's adopted planning policies currently comprise the Core Strategy and Development Management Policies DPD (December 2011). However, there are no adopted policies related to waste management and therefore it is not considered explicitly relevant in the context of the Proposed Development. There are no draft policies related to waste management within the DBLP, and therefore it is not considered explicitly relevant in the context of the Proposed Development.
- 6.14.15 The Outline CEMP [EN010133/EX2/C7.1\_B] and Outline Decommissioning Statement [APP-338] are to be secured through a DCO Requirement, and a commitment is included to prepare and approve a CRMP, CEMP, DEMP and DRMP prior to commencement of the construction and decommissioning phases. These in combination will ensure that construction waste is minimised, and therefore it is considered that the Proposed Development accords with SCLLP Policy LP18..
- 6.14.16 CLLP Policy S10 supports proposals which, in principle, demonstrate their compatibility with, or the furthering of, a circular economy in the local area. It is considered that the Proposed Development accords with this emerging requirement on the basis of the OCEMP and ODS are to be secured through a DCO Requirement, and a commitment is included to prepare and approve a CRMP, CEMP, DEMP and DRMP prior to commencement of the construction and decommissioning phases.
- 6.14.17 ES Chapter 20: Waste [APP-055] assesses the Waste impacts of the Scheme. When considered both in isolation and cumulatively with the identified projects within the assumed proximity (i.e., within the Local Impact Area), the environmental effects from waste generated by the Scheme and cumulative projects are considered to be as follows:
- The overall effects of waste handling facilities in the Local Impact Area are not likely to be significant at any stage of the assessed time frame;
  - No waste handling facilities in Lincolnshire are likely to see significant effects at any stage of the assessed timeframe;
  - No waste handling facilities in Nottinghamshire are likely to see significant effects during the construction or operational lifetime of the development;
  - Waste recycling and recovery handling facilities in Nottinghamshire are not likely to see significant effects during the construction or operational lifetime of the development;

- Waste handling facilities for landfill waste handling in Nottinghamshire are likely to see a significant effect during the decommissioning of the Scheme and cumulative decommissioning phase as a result of the lack of landfill capacity from the year 2030.

6.14.18 It is considered that the anticipated impacts from the Scheme can be sufficiently mitigated through adherence to the measures set out in the OCEMP and OEMP and the Outline Decommissioning Statement. These, along with their full counterparts to be provided post-consent (i.e., the CRMP, CEMP, DEMP and DRMP) will ensure that the Scheme is developed with good practices towards use of materials and water, and management of waste in keeping with the principles of the Waste Hierarchy.

6.14.19 The scheme is therefore considered to be in accordance with the Environmental Protection Act, the emerging Environment Act, the Waste Framework Directive, the Waste Electrical and Electronic Equipment Regulations, NPS EN-1, draft NPS EN-1 and CLLP Policy S10.

## 6.15 Socio-economics, tourism and recreation

6.15.1 Section 5.12 of NPS EN-1 and section 5.13 of Draft NPS EN-1 set out the requirements for the assessment of local and regional socio-economic impacts of energy NSIPs. NPS EN-1 Paragraph 5.12.13 states that the assessment should consider all relevant socio-economic impacts, which may include; the creation of jobs and training opportunities; the provision of additional local services and improvements to local infrastructure; effects on tourism and the impact of a changing influx of workers during the different construction, operation and decommissioning phases of the energy infrastructure.

6.15.2 NPS EN-1 Paragraph 4.13.4 notes that provision of energy infrastructure may have indirect health impacts, for example if it in some way affects access to key public services, transport or the use of open space for recreation and physical activity.

6.15.3 The NPPF (paragraphs 81, 84, 92, 93 and 100) supports sustainable economic growth; the achievement of healthy, inclusive and safe places; and the protection of existing land uses and community infrastructure including rights of way.

6.15.4 The relevant Local Planning policies are set out at paragraph 18.3.23 of ES Chapter 18, Socio Economics Tourism and Recreation [APP-053]. These cover a range of topics and CLLP Policy S5 which support non-residential development in the countryside if the rural location of the enterprise is justifiable to maintain or enhance the rural economy, or the location is justified by means of proximity to existing established businesses or natural features.

6.15.5 In addition, BCSDMP Policy DM1 seeks to support economic development in the countryside, e.g., tourist attractions; equine enterprises; rural business. BCSDMP Policy DM10 seeks to ensure that renewable energy proposals are



compatible with tourism and recreational facilities. DBLP Policy ST 11 seeks to achieve rural economic growth and Policy ST 12 seeks to develop the visitor economy. Policy ST47 promotes sport and recreation.

- 6.15.6 ES Chapter 18, Socio Economics Tourism and Recreation [APP-053], provides an assessment of socio-economic effects including upon employment, the local economy, development land, public rights of way and local amenities and land use, in accordance with NPS EN-1 paragraph 5.12.3 and Draft NPS EN-1 paragraph 5.13.4.
- 6.15.7 In accordance with NPS EN-1 section 4.13 and Draft NPS EN-1 section 4.3, the Applicant has undertaken a Human Health Assessment which is set out in ES Chapter 21: Other Environmental Matters [APP-056]. This has assessed the principal health benefits and disbenefits to residents of the local community of the Scheme.
- 6.15.8 The socio-economic and human health effects of the Scheme are discussed in the following sections.

#### Effects on employment and the local economy

- 6.15.9 ES Chapter 18, Socio Economics Tourism and Recreation [APP-053] presents the impacts on employment and its effects on the local economy of the Scheme during construction, operation and decommissioning. It identifies that the Scheme will have significant beneficial effects in terms of employment and the local and national economy during the construction phase of the Scheme. It identifies that the Scheme will support 350 net direct jobs per annum during the construction period. Of these, 225 jobs per annum will be expected to be taken-up by residents within the combined areas of Bassetlaw District and West Lindsey District. As set out in section 4.6 of this Planning Statement a local skills and employment plan will be prepared prior to the commencement of construction. This will set out measures that the Applicant will implement in order to advertise and promote employment opportunities associated with the Scheme in construction and operation locally.
- 6.15.10 The gross value added (GVA) to the economy of these workers is expected to be £21 million, of which £12.2 million will be of benefit to the local economy within the combined areas of Bassetlaw District and West Lindsey District. The operation and maintenance of the Scheme is anticipated to generate a net uplift to Gross Value Added of £700,000 per annum with £400,000 of this to the benefit to the local economy within the combined areas of Bassetlaw District and West Lindsey District. The decommissioning of the Scheme is likely to generate approximately 80% of the GVA per annum as the construction phase (adjusted for inflation).
- 6.15.11 During operation ES Chapter 18, Socio Economics Tourism and Recreation [APP-053] sets out that the Scheme would directly generate a gross 15 FTE employees per annum. This number of workers for operation and maintenance has been



provided by the Applicant based on industry experience and professional judgement. There are approximately 17 agricultural sector jobs that will remain lost during the Scheme's operational lifetime. As a result, there will be a net loss of two jobs within the combined areas of Bassetlaw District and West Lindsey District. However, the actual number of jobs generated by the Scheme may be greater as part-time staff will be created to perform maintenance and engineering works from time to time to ensure the Scheme is operational over a long period. Furthermore, an estimated 13 FTE jobs per annum will be generated in the combined areas of Bassetlaw District and West Lindsey District as a result of indirect or induced employment, such as through supply chains. In addition, as set out in section 4.6 of this Planning Statement the Applicant will make a skills and education contribution to assist and encourage local people to access apprenticeships and training.

6.15.12 ES Chapter 21: Other Environmental Matters [APP-056] which covers human health impacts, identifies that during the construction and decommissioning periods the Scheme is expected to lead to a positive health impact on access to work and training opportunities as a result of the local employment created. Upon decommissioning there is an identified significant adverse effect in terms of employment as there is a conclusion of the energy sector employment generated from Scheme operation and maintenance.

6.15.13 Overall, it is considered that the direct and indirect employment creation resulting from the Scheme is in accordance with NPPF (paragraphs 81, 84, 92, 93 and 100) which supports sustainable economic growth. It also accords with the aims DBLP Policy ST 11 in terms of delivering jobs, economic prosperity and rural economic growth within the District respectively. The clear benefits arising from the Scheme in terms of employment generation outweigh the impacts of the loss of these energy sector jobs at the end of the Scheme's life.

#### Effects on Public Rights of Way

6.15.14 As discussed in section 6.12, PRoW cross the Order limits. ES Chapter 18, Socio Economics Tourism and Recreation [APP-053] notes that, taking account of proposals to maintain safe and convenient PRoW during construction, as per the Outline Public Rights of Way Management Plan [EN010133/EX2/C6.3.14.3\_B] the operational lifetime of the Scheme is anticipated only to impact on the desirability of affected Public Rights of Way as a result of changes to landscape setting and aspect, not their accessibility or use. The local network of Public Rights of Way is important to the local population for personal health and wellbeing, and for local amenity.

6.15.15 As a result of the embedded mitigation measures set out in the Outline CEMP [EN010133/EX2/C7.1\_B], CTMP [EN010133/EX2/C6.3.14.1\_B] and PRoWMP [EN010133/EX2/C6.3.14.3\_B] the greatest effects on the use, accessibility, and desirability of both Public Rights of Way or of long-distance recreation routes during the operational lifetime of the Scheme are concluded to be significant at

a local level within ES Chapter 18, Socio Economics Tourism and Recreation [APP-053]. The creation of the permissive footpath from Stow village to Stow Pastures is assessed to have localised moderate-minor beneficial effect on recreational walking and cycling, and this resultantly on health and wellbeing.

### Effects upon Tourism and Recreation

- 6.15.16 Impacts on recreation facilities and attractions have been assessed in Chapter 18, Socio Economics Tourism and Recreation [APP-053] during construction, operation and decommissioning. The Scheme's estimated two-year construction period is likely to have a degree of impact on tourism and recreation in the immediate locality and combined districts of Bassetlaw and West Lindsey. The potential changes to landscape views, both temporarily from construction equipment and longer-term from the installation of the Scheme infrastructure, and the impacts from construction traffic impacting the desirability and accessibility of tourism and recreation routes and attractions, could negatively impact the prosperity of the local tourism economy. The effects are assessed to be significant at a local level.
- 6.15.17 Waterways and bodies of water used for recreation are not anticipated to be impacted directly by the Scheme due to their physical separation from construction works on the Sites, and the use of horizontal directional drilling for crossing major waterways, as demonstrated in the Crossing Schedule [APP-354]. Recreational use of the River Trent and other local waterways is not considered to be significantly impacted. Neither are significant impacts expected for the formal recreational facilities for activities such as golf, cricket, and flying which are located within 5km of the Sites or other tourism attractions.

### Summary

- 6.15.18 There are beneficial socio-economic effects of the Scheme as a result of the significant employment created during construction and decommissioning, as well as the creation of new permissive paths during operation. PRoW within the Order limits will be managed during construction. The assessment of tourism and recreation impacts identifies that there is a significant adverse effect to local tourism attractions, however this effect is limited to a very small number of locations, and only for the duration of the Scheme's construction. Therefore these impacts present only a limited, short term conflict with Policy DM10 which seeks to ensure that renewable energy proposals are compatible with tourism and recreational facilities and is therefore considered to be acceptable. The Scheme accords with NPS EN-1, Draft NPS EN-1, and the NPPF which support sustainable economic growth, existing and future land uses and community infrastructure including rights of way.

## 6.16 Effects on Human Health

- 6.16.1 Section 4.13 of NPS EN-1 and section 4.3 of Draft NPS EN-1 discuss the potential health impacts of Energy NSIPs. Paragraph 4.13.2 states that the ES should

assess these effects for each element of the project, identifying any adverse health impacts, and identifying measures to avoid, reduce or compensate for these impacts as appropriate.

6.16.2 Draft NPS EN-1 (2023) paragraph 4.3.7 states that:

*“Generally, those aspects of energy infrastructure which are most likely to have a significantly detrimental impact on health are subject to separate regulation (for example for air pollution) which will constitute effective mitigation of them, so that it is unlikely that health concerns will either by themselves constitute a reason to refuse consent or require specific mitigation under the Planning Act 2008.”*

Paragraph 4.3.8 goes on to state that:

*“However, not all potential sources of health impacts will be mitigated in this way and the Secretary of State may want to take account of health concerns when setting requirements relating to a range of impacts such as noise.”*

6.16.3 DBLP Policy ST44 also promotes healthy active lifestyles.

6.16.4 ES Chapter 21: Other Environmental Matters [APP-056] covers human health impacts. Table 21.5.8 contains a summary of key likely effects, embedded mitigation measures and residual effects.

6.16.5 The residual cumulative effects on access to primary healthcare and on disability and long-term health are assessed within Chapter 21 as minor adverse. These are therefore not significant. Residual effects on self-assessed health and on access and use of outdoor recreation centres for adults and for youths are not anticipated to be greater than for Cottam Solar Project in isolation. These effects are therefore not significant.

6.16.6 The cumulative uplift in employment and skills training and education opportunity are anticipated to have significant beneficial effects on human health and wellbeing as a result of improved measures of indices of multiple deprivation. The improvement to access to employment is anticipated to be major-moderate beneficial whilst the improvement to access to skills and education is moderate beneficial.

6.16.7 The Scheme also provides a benefit to healthy active lifestyles and helping to promote recreation opportunities through the provision of the new permissive path and enabling access to existing PrOW routes to be retained.

### Summary

6.16.8 There are positive effects on human health as a result of the employment and skills training and education opportunity as well as through the significant employment created during construction and decommissioning. The Scheme therefore accords with NPS EN-1, Draft NPS EN-1, and the NPPF which support sustainable economic growth and the protection of health, existing and future land uses and community infrastructure including rights of way.

6.16.9 In terms of local planning policy, the Scheme is considered to accord with DBLP Policy ST44 and ST47 in terms of aiding healthy active lifestyles and helping to promote recreation opportunities through the provision of the new permissive path and enabling access to existing PRoW routes to be retained.

## 6.17 Major accidents and disasters

6.17.1 The Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 require assessment of the potential effects of the Scheme on the environment as a result of the vulnerability of the Scheme to risks of major accidents or disasters which are relevant to the Scheme.

6.17.2 As the energy NPSs were published in 2011, they pre-date the existing EIA Regulations. The NPPF does refer, at paragraph 97, to the fact that: *“Planning policies and decisions should promote public safety and take into account wider security and defence requirements by: a) anticipating and addressing possible malicious threats and natural hazards... This includes appropriate and proportionate steps that can be taken to reduce vulnerability, increase resilience and ensure public safety and security”*.

6.17.3 CLLP Policy S14 in relation to renewable energy development sets out a number of tests to determine whether a proposal is acceptable. These include impacts on highway safety and impacts on aviation and defence navigation system/communications.

6.17.4 ES Chapter 21: Other Environmental Matters [APP-056] considers a number of potential accidents and disasters, including floods, fire, road accidents, rail accidents, aircraft disasters, flood defence failure, utilities failure, mining/extractive industry, and plant disease. The residual effects of major accidents and disasters are assessed as not being significant.

6.17.5 Minimising the risk of major accidents during construction, operation and decommissioning will be addressed through appropriate measures set out in the Outline CEMP [EN010133/EX2/C7.1\_B] and Outline Decommissioning Statement [APP-338]. The detailed preparation and implementation of these plans are secured via requirements to the DCO.

6.17.6 An Outline Battery Storage Safety Management Plan (BSSMP) [APP-348] has been prepared for the Scheme. The proposed design for fire mitigation includes the BESS containers being fitted with thermal monitoring, battery cooling systems, remote and local emergency stops, fire detection, and fire suppression equipment.

6.17.7 In terms of highway safety, the assessment of road accidents and safety presented in ES Chapter 14: Transport and Access [APP-049] concludes that subject to embedded mitigation measures being implemented, the effects of construction traffic to the Sites and to the Cable Corridor on highway safety are no greater than minor adverse, whilst the effects of transportation of hazardous loads are deemed to be no greater than negligible adverse. Construction traffic

will be no greater during operational and decommissioning stages. As such these effects are not significant.

- 6.17.8 With regard to aviation safety, the assessment of effects set out in ES Chapter 16: Glint and Glare [APP-051] states that no significant effects are predicted in respect of aviation receptors during the operational lifetime of the Scheme. As such, there are no significant effects relating to major accidents and disasters with regard to aviation accidents.

### Summary

- 6.17.9 In summary the Scheme is unlikely to pose a significant risk to the health and safety of the public from major accidents and disasters and therefore is in accordance with NPPF paragraph 97 and CLLP S14 with regard to public safety.

## 6.18 Air Quality

- 6.18.1 Paragraphs 5.2.6 and 5.2.7 of NPS EN-1 deal with effects from Air Quality and Emissions, and states that where a project is likely to have adverse effects on air quality the applicant should undertake an assessment of the impacts of the proposed project as part of the Environmental Statement (ES).
- 6.18.2 With regards to the decision-making process, NPS EN-1 paragraph 5.2.9 states that air quality considerations should be given substantial weight where a project would lead to a deterioration in air quality in an area or lead to a new area where air quality breaches any national air quality limits.
- 6.18.3 Where substantial changes in air quality levels are expected, even if this does not lead to any breaches of national air quality limits, air quality considerations will also be important. Any relevant statutory air quality limits must be taken account of in all cases. Additionally, where a project is likely to lead to a breach of such limits, appropriate mitigation measures should be secured (paragraphs 5.2.9 and 5.2.10).
- 6.18.4 A notable insertion in the draft of NPS EN-1 is the requirement for applicants to engage with the relevant local authority where a project is in, or in close proximity to, a Local Air Quality Management Area or Clean Air Zone to ensure compatibility with the local air quality plan. Bassetlaw and West Lindsey Councils have not designated any Air Quality Management Areas or Clean Air Zones, and therefore this policy requirement is not relevant to the Scheme.
- 6.18.5 NPPF Paragraph 186 states that planning policies and decisions should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and Clean Air Zones, and the cumulative impacts from individual sites in local areas.

- 6.18.6 NPPF Paragraph 188 states: *“The focus of planning policies and decisions should be on whether proposed development is an acceptable use of land, rather than the control of processes or emissions (where these are subject to separate pollution control regimes). Planning decisions should assume that these regimes will operate effectively”.*
- 6.18.7 CLLP Policy S14 requires that 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. CLLP Policy S53 also requires proposals not to result in adverse impacts upon air quality from odour, fumes, smoke, dust and other sources.
- 6.18.8 In accordance with Paragraphs 5.2.6 and 5.2.7 of NPS EN-1, the effects of the Scheme on air quality including odour, fumes, smoke, dust and other sources at nearby sensitive receptors during construction, operation and decommissioning phases have been assessed within ES Chapter 17: Air Quality [APP-052] and ES Addendum: Updated Air Quality Impact Assessment of a Solar Panel Fire Incident [REP-078] and ES Addendum: Air Quality Impact Assessment of Battery Energy Storage Systems (BESS) Fire [REP-079]. The assessment predicts the levels of air quality pollutants and assesses them to determine whether there are any likely significant effects, taking account of relevant policy, guidelines and best practice.
- 6.18.9 Following the implementation of the appropriate site-specific mitigation measures set out in the ES, the significance of the effects from dust and PM10 emissions associated with the construction works is considered to be negligible on all receptors which is not significant in EIA terms. This is based on Institute of Air Quality Management Guidance. All effects are considered to be temporary, direct, adverse and short term. With the embedded mitigation, any potential risk of fire and the resulting effects would be reduced as far as possible. However, an Outline Battery Safety Storage Safety Management Plan [APP-348] has been produced and is submitted with the DCO application. This will be secured through a DCO Requirement.
- 6.18.10 An ‘Air Quality Assessment on Emission Impact from the Battery Energy Storage Systems (BESS) Fire’ has been undertaken and is included at Appendix 17.4 of the ES [APP-144]. In case of a fire, a site manager/fire safety representative will need to assess the fire locations, wind direction and surrounding receptors. The site manager/fire safety representative will take appropriate actions accordingly. The actions to be taken include (1) to inform any potential affected residents within the zones and to advise public about health effects of smoke, related symptoms, and ways to reduce exposure; (2) to cancel outdoor events and/or (3) to have populations go to a cleaner air area.
- 6.18.11 Following the implementation of these measures during an occurrence of a fire incident (which will be secured via a Requirement on the DCO), Addendum:



Updated Air Quality Impact Assessment of a Solar Panel Fire Incident [REP-078]the air quality effects to be negligible, which is not significant in EIA terms.

### Summary

6.18.12 ES Addendum: Air Quality Impact Assessment of Battery Energy Storage Systems (BESS) Fire [REP-079]has assessed the effects of the Scheme upon air quality. The Scheme therefore complies with Paragraphs 5.2.6 and 5.2.7 of NPS EN-1. Appropriate mitigation measures have been secured in accordance with NPS EN-1 paragraphs 5.2.9 and 5.2.10 and the conclusions of ES Chapter 17 are that the air quality effects are negligible, which is not significant in EIA terms. As required by CLLP Policy S14 and S53, the impacts are acceptable on the amenity of sensitive neighbouring uses (including local residents) and the Scheme will not result in adverse impacts upon air quality from odour, fumes, smoke, dust and other sources.

### 6.19 Ground Conditions

6.19.1 NPS EN-1 paragraph 4.10.7 states the IPC should be satisfied that development consent can be granted taking full account of environmental impacts. The effects of existing sources of pollution in and around the site should not be such that the cumulative effects of pollution when the proposed development is added would make the development unacceptable, particularly in relation to statutory environmental quality limits. Paragraph 4.10.8 states that the IPC should not refuse consent on the basis of pollution impacts unless it has good reason to believe that any relevant necessary operational pollution control permits or licences or other consents will not subsequently be granted.

6.19.2 Local planning policy CLLP S56 states that site layout and drainage should take account of ground conditions. BCSDMP Policy DM10 seeks to prevent unacceptable pollution impacts.

6.19.3 The ES Chapter 11: Ground conditions and contamination [APP-046] provides an overview and description of the baseline conditions for the Sites and the associated Cable Route Corridor, with regards to their current and historical uses, geology, hydrogeology, hydrology and mining. Full details are included within the Preliminary Geo-Environmental Risk Assessments [APP-098 to APP-100, APP-101 & APP-102, APP-103 & APP-104, and APP-105 to APP-108] prepared for each area.

6.19.4 The baseline data has been used to develop a Conceptual Site Model which assesses whether the presence of contamination could potentially lead to significant harm via migration along a pathway to affect a receptor. This model then forms the basis of a qualitative risk assessment.

6.19.5 Five key receptors with plausible contamination linkages have been assessed for the Scheme including the solar array Sites and Cable Route Corridor which include:

- Construction/decommissioning/maintenance Workers –Direct contact/ingestion and inhalation of dust, vapours and asbestos fibres;
  - Adjacent site users or residents –Direct contact/ingestion and inhalation of dust, vapours and asbestos fibres;
  - Controlled waters –Leaching of contamination into groundwater and vertical/lateral migration through permeable deposits below the Site;
  - Future site users -Direct contact/ingestion and inhalation of dust, vapours and asbestos fibres; and
  - Built Environment –Direct contact between and accumulation of gas in enclosed spaces and sub-floor voids.
- 6.19.6 Based on the nature of the Cable Route Corridor comprising linear infrastructure, the works involving the ground are temporary, with the land returned to former use. Following the cable being laid. As such, the receptors involved in this work are limited to construction and decommissioning groundworkers, controlled water and the built environment.
- 6.19.7 The history of the Sites and Cable Route Corridor largely comprises agricultural land with discrete areas of development including farmyards, railways lines and Cottam Power Station in the west. The assessment shows that with the embedded mitigation outlined in the ES and the implementation of well-established good industry practices in construction for maintaining contaminated land, the potential impact of the construction and decommissioning of the Scheme are of moderate to minor significance.
- 6.19.8 The Scheme includes embedded mitigation for ground conditions and contamination in the form of a Construction Environmental Management Plan (CEMP) and Decommissioning Strategy, which will include procedures for the identification and mitigation of contaminant risks associated with the construction. An Outline CEMP [EN010133/EX2/C7.1\_B] and Outline Decommissioning Strategy [APP-338] form part of the application. Maintenance works will require similar mitigation measures.
- 6.19.9 In-combination effects consider climate change and its potential to modify ground conditions, in which the key variable is the future change in rainfall levels. Given the likely absence of contaminated soil or groundwater, there is unlikely to be migration of contaminants which could be exacerbated by climate change. Given modern methods of construction and the low sensitivity end use, the cumulative effects of the proposal in combination with other proposals (at West Burton Solar Project, Gate Burton Energy Park, and Tillbridge Solar) are considered to be negligible with the implementation of embedded mitigation measures such as the CEMP, which would be appropriate for all development projects.

- 6.19.10 The IPC should not refuse consent on the basis of pollution impacts unless it has good reason to believe that any relevant necessary operational pollution control permits or licences or other consents will not subsequently be granted.

#### Summary

- 6.19.11 In summary, no potential significant effects have been identified after the implementation of embedded well-established good industry practices in construction for managing contaminated land which will be incorporated into the CEMP and Decommissioning Strategy and utilised in all phases of the Scheme. It is considered that the potential effects of contamination or risk of contamination will not be significant, and the Scheme therefore complies with NPS EN-1 paragraph 4.10.7 and NPS EN-1 Paragraph 4.10.8.
- 6.19.12 ES Chapter 11: Ground conditions and contamination [APP-046] demonstrates that the site is acceptable for the proposed use in respect of ground conditions and contamination and the Scheme therefore also complies with local planning policies CLLP S56 and BCSDMP DM10.

## 7. Conclusion and Planning Balance

- 7.1.1 The Scheme will be determined pursuant to section 105 of the PA 2008 as set out at Section 1.3 above. Applications determined under this section require the SoS to have regard to: (a) any local impact report; (b) matters prescribed in relation to development of the description to which the application relates; and (c) any other matters which the SoS considers to be both important and relevant. This Planning Statement provides evidence of the Scheme's compliance with the relevant prescribed matters and relevant planning policy and other matters the Applicant considers are likely to be important and relevant, to inform the SoS's decision as to whether to grant a DCO for the Scheme.
- 7.1.2 There are no specific references to solar NSIPs in NPS EN-1, although once the Draft Energy NPSs are designated, new applications for solar NSIPs will be required to be determined in accordance with the designated versions of Draft NPS EN-1 and Draft NPS EN-3. It is expected that the SoS will consider the Draft NPSs (or the designated versions) as important and relevant matters in their decision. The Draft NPSs have been prepared in light of up-to-date government policy and commitments relating to energy and decarbonisation.
- 7.1.3 Although solar NSIPs are not specifically identified in the current Energy NPSs the Applicant considers that significant weight should be given to the Scheme's compliance with the policies of the Energy NPSs and the Draft Energy NPSs, with less weight given to the NPPF and local planning policy owing to their focus on guiding development at regional and local levels.
- 7.1.4 The Energy NPSs, Draft Energy NPSs, and other national energy policy set out the Government's aims to provide secure and affordable energy supplies whilst decarbonising the energy system. This is in order to enable the UK to achieve its legally binding commitment to reduce carbon emissions and achieve net zero carbon emissions by 2050; as well as provide a resilient and low-cost energy network for the future. The Government recognises that the need to deliver these aims and commitments is immediate and therefore renewable energy NSIPs, including large scale solar projects, need to be delivered urgently.
- 7.1.5 The Scheme will deliver these policy aims, providing a significant amount of low carbon electricity over its lifetime; and providing resilience, security and affordability of supplies due to its large scale and proposed integration of BESS. It will therefore be a critical part of the national portfolio of renewable energy generation that is required to decarbonise the country's energy supply quickly whilst providing security and affordability to the energy supply. It is clear that there is a compelling case for the need for the Scheme and that it will deliver national economic and social benefits in line with the Government's wider objectives of delivering sustainable development.

- 7.1.6 The Scheme will also deliver other more localised economic, social and environmental benefits. These relate to biodiversity net gain, employment creation and permissive path creation. With the exception of employment, these have been as a result of the choice of location for the Scheme and the iterative design process which the Applicant has undertaken.
- 7.1.7 The gross value added (GVA) to the economy of workers employed in the construction of the Scheme is expected to be £21 million, of which £12.2 million will be of benefit to the local economy within the combined areas of Bassetlaw District and West Lindsey District. The operation and maintenance of the Scheme is anticipated to generate a net uplift to Gross Value Added of £700,000 per annum with £400,000 of this to the benefit to the local economy within the combined areas of Bassetlaw District and West Lindsey District. With regard to biodiversity, the Scheme is expected to deliver an exemplary project with a biodiversity net gain of 96.09% provided in habitat, 70.22% gains in hedgerow and 10.69% gains in river units, in line with local and national planning policies. A new permissive path will be created from Stow village to Stow Pastures which will enhance local connectivity and recreational opportunities.
- 7.1.8 NPS EN-1 paragraph 4.1.2 sets a presumption in favour of granting permission for energy NSIP projects. This is carried through to Draft NPS EN-1 at paragraphs 4.1.2, 4.1.3 and 4.1.4. NPS EN-1 paragraph 3.2.3, and Draft NPS EN-1 paragraphs 3.1.1 and 3.1.2, acknowledge that it will not be possible to develop the necessary amounts of such infrastructure without some significant residual adverse impacts.
- 7.1.9 The analysis of planning policy compliance demonstrates that the need for the Scheme is supported by planning policy and other national energy and environmental policy and that the Scheme addresses relevant national and local planning policies through its design, avoiding and minimising adverse impacts where possible.
- 7.1.10 With the mitigation proposed, the ES demonstrates that the Scheme will not have any significant adverse effects in relation to flood risk and water quality; noise and vibration; transport and access; health, minerals safeguarding, glint and glare, air quality or soils and agriculture. In relation to climate change it will have a major beneficial effect. It is however acknowledged that the Scheme will result in residual significant adverse effects upon landscape and views, ecology (at a site and local level), heritage, socio-economics tourism and recreation, and waste. All these effects apart from effects upon non-designated archaeological remains and the rise in energy sector employment opportunities at scheme decommissioning, will only occur while the Scheme is under construction, operational or being decommissioned and are time-limited to the lifetime of the Scheme.
- 7.1.11 There will be less than substantial harm to one designated heritage asset (Thorpe Medieval Settlement (NHLE 1016978)) as a result of the Scheme. This

scale of harm is attributed, due to the fact that the field immediately to the north of the monument within the DCO Limits that contributes to the significance of the Scheduled Monument only retains slight legibility of the former medieval field pattern. Consequently, the contribution of this to the understanding and appreciation of the significance of the Scheduled Monument is relatively modest.

- 7.1.12 With regard to landscape and visual amenity the Applicant has carefully designed the Scheme to ensure landscape and visual impacts are minimised through sensitive siting of the largest Scheme components in the most well screened areas of the Site and a green infrastructure led landscape and ecological design. In terms of the planning balance, the fact that these effects are localised; will be reversed following decommissioning at the end of the Scheme's operational life; and that NPS EN-1 and Draft NPS EN-1 acknowledge that adverse effects are likely, given the scale of energy NSIPs, the national benefits of the Scheme outweigh these localised effects.
- 7.1.13 The majority of the site (95.9%) is not BMV agricultural land. In respect of the inclusion of some BMV agricultural land within the Order Limits, the Applicant has explained that this is justified by other sustainability considerations, including the need to maximise the amount of low carbon electricity generated by the Scheme and the particular opportunities and constraints offered by some of the areas of BMV land. The impacts on BMV land have been minimised by the nature of the Scheme and its design, including the management of soil resource during the life of the Scheme.
- 7.1.14 As described in Section 6 of this Planning Statement, whilst it has not been possible to avoid all impacts these have been minimised, where possible, through careful and sensitive design and detailed mitigation strategies. When considered against the NPS and NPPF, the Scheme accords with relevant policies, and with regard to specific policy tests, the national and local benefits of the Scheme are considered on balance to outweigh its adverse impacts. The Scheme is also considered to be broadly consistent with relevant local planning policy. Therefore, it is considered that development consent for the Scheme should be granted.



# Cottam Solar Project

## Planning Statement Appendix 1:

### Planning Application History Search Cottam Sites Revision A (Clean)

Prepared by: Lanpro Services

October 2023

PINS reference: EN010133

Document reference: EX1/C7.5\_A

APFP Regulation ref. 5(2)(q)





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## Issue Sheet

**Report Prepared for: Cottam Solar Project Ltd.  
Planning Statement**

### Appendix 1

Planning Application History Search Cottam Sites Revision A (Clean)

**Prepared by:**

Name: Gabriel Cooper

Title: Graduate Planner

**Approved by:**

Name: Ian Douglass

Title: Director of Planning

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Date Original: 12 January 2023

Revision	Date	Prepared by:	Approved by:
A	XXX	GC	

## **1 Introduction**

- 1.1.1 The planning application history information contained within this document has been compiled using the application search function on the West Lindsey District Council and Bassetlaw District Council websites.

## 2 Planning Applications

### 2.1 Table 1: Cottam 1

Reference & Date	Description	Decision
M05/P/0274 14/03/2005	Circular 14/90 application to erect approximately 5940m of overhead line and remove approximately 6340m of overhead line	No observation/objections

### 2.2 Table 2: Cottam 2

Reference & Date	Description	Decision
No relevant onsite planning history		

### 2.3 Table 3: Cottam 3a and 3b

Reference & Date	Description	Decision
133019 08/05/2015	Request for a Screening Opinion for proposed solar farm	EIA NOT Required
130227 12/07/2013	Planning application for proposed siting of 1no. 36.6m height to hub wind turbine with 46.3m height to tip of blade	Granted time limit +conditions
129847 03/04/2013	Request for screening opinion for a 3MW solar park	Issued
124940 21/09/2009	Application for a Lawful Development Certificate for use as a centre for driving tuition and motor sports	Granted without conditions
125643 10/03/2010	Planning application for erection of amenities building and toilet block	Granted Time Limit Cond only
W8/247/9	Use land for driving school and site 2 portacabins as office accommodation and vehicle storage.	Unknown
W56/977/90	Change the use of building to maggot breeding area with ancillary office	23/01/91 / R

### 3 Planning Applications (Adjacent)

#### 3.1 Table 4: Cottam 1

Reference & Date	Description	Decision
145793 01/11/2022	Planning application for replacement garage/workshop	Granted time limit +conditions
144540 07/03/2022	Planning application for barn conversions to form 4no. new dwellings and associated external works	Granted time limit +conditions
144386 08/02/2022	Planning application for replacement garage and workshop with games room, office above including kennel block.	Granted time limit +conditions
142760 29/03/2021	Application for prior notification to erect agricultural building to store grain.	Prior Approval Not Required
143241 21/06/2021	Request for confirmation of compliance with conditions 2 and 4 of planning permission 140750 granted 11 May 2020.	Refused
133578 08/10/2015	Planning application for single storey extensions to north and south aspects of existing barn and addition of 2no. first floor windows to the west elevation	Granted time limit +conditions
128206 16/01/2012	Planning application for erection of 2no. steel frame portal buildings to increase machinery and fodder storage and to increase and improve housing for beef cattle	Granted time limit +conditions
W29/233/77 11/05/77	To erect one dwelling in connection with agriculture.	Decision code: PPC
W103/801/89 08/08/89	Extend dwelling	Unknown

#### 3.2 Table 5: Cottam 2

Reference & Date	Description	Decision
138306 04/09/2018	Application for prior notification of proposed demolition	Prior Approval Not Required
138307 30/08/2018	Application for prior notification to erect general storage building	Prior Approval Not Required
132109 03/11/2014	Planning application for construction of a wind farm of eight three- bladed, horizontal axis wind turbines, each up to 140m maximum height	Withdrawn by Applicant
131018 14/02/2014	Request for Scoping Opinion for wind farm development	EIA Development, advice on contents of Environmental Statement



127466 20/06/2011	Request for Scoping Opinion - Windfarm	EIA Development, advice on contents of Environmental Statement
M05/P/1296 25/11/2005	Circular 14/90 application to erect 4900 meters of 33000 volt overhead line comprising of 3no. conductors supported on wooden poles.	No observation/objections

### 3.3 Table 6: Cottam 3a and 3b

Reference & Date	Description	Decision
145841 10/11/2022	Planning application for the change of use from B8 (Storage or Distribution) to B2 (General Industry)	No decision yet
145015 30/05/2022	Planning application for an Automotive Research and Development Centre including, garaging, circuit viewing facilities, 2 no. wind turbines and ground mounted solar panels being variation of condition 4 of planning permission 142855 re: changes to the drainage scheme.	Granted time limit +conditions
142515 22/02/2021	Planning application to erect two storey extension and rebuild cart shed.	Granted time limit +conditions
139472 17/05/2019	County matters application for the retention of temporary store for liquid organic waste - PL/0092/19	No observation/objections
138174 01/08/2018	Application for lawful development certificate for proposed change of use from use class B8 to B1.	Refused
129361 15/11/2012	Planning application for construction of 2 x 3000sqm storage lagoons to store non-hazardous, agriculturally beneficial liquid waste from the food, beverage and other industries.	No Further Action
129389 22/11/2012	Planning application for siting of an office and briefing suite and retrospective application for the siting of a manager's building with rest area	Granted Time Limit Cond only
127664 15/08/2011	Planning application for installation of a solar photovoltaic array flush mounted to existing single storey poultry sheds and associated electrical works. The array will provide a peak capacity of 50kW	Granted Time Limit Cond only
126744 07/12/2010	Planning application for erection of new grain store	Granted Time Limit Cond only
124450 15/06/2009	Planning application to erect a large shed for the storage of hay and for other	Granted time limit +conditions

	materials and equipment kept for purposes incidental to the enjoyment of Top Farm as a dwellinghouse	
124187 12/05/2009	Planning Application to erect storage building	Withdrawn by Applicant
M06/P/1220 17/11/2006	Development of an International Sports Academy, comprising of outdoor sports pitches and courts, indoor sports hall, gymnasium, karting and motorsports circuit with pits and garages, equestrian centre, golf course and driving range, archery range. Erection of buildings for use as offices, support facilities and accommodation buildings comprising of the buildings and facilities shown on schedule, remodelling and landscaping of the estate including excavation of new lakes, land forming and tree planting, formation of improved vehicular access to Kirton Road and Laughton Road	Refused
M06/P/0041 19/01/2006	Planning Application to use land to site mobile home (for night watchman)	Refused
W74/397/95	Planning application to erect 8 poultry houses and amenity building and form new vehicular access road and use existing dwelling for farm manager.	Decision date/code: 20/12/95 / PPC

# Cottam Solar Project

## Planning Statement Appendix 2: Planning Application History Search Cottam Cable Route Revision B

Prepared by: Lanpro Services  
November 2023

PINS reference: EN010133  
Document reference: EX2/C7.5\_B  
APFP Regulation ref. 5(2)(q)



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## Issue Sheet

Report Prepared for: Cottam Solar Project Ltd.  
Planning Statement

## Appendix 2

Planning Application History Search Cottam Route Revision B (Clean)

Prepared by:

Name: Gabriel Cooper

Title: Graduate Planner

Approved by:

Name: Ian Douglass

Title: Director of Planning

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Date Original: 12 January 2023

Revision	Date	Prepared by:	Approved by:
A	17 October 2023	GC	BR
B	21 November 2023	SF	BR

## **1 Introduction**

- 1.1.1 The planning application history information contained within this document has been compiled using the application search function on the West Lindsey District Council and Bassetlaw District Council websites.



## 2 Planning Applications

### 2.1 Table 1: Planning Applications (Blyton – Corringham Route)

Reference & Date	Location	Description	Decision	Comments
137464 22/02/2018	Land between School Lane and A631, Nr Springthorpe	Request for a screening opinion for proposed solar farm and associated development	EIA NOT Required	Crosses Cable Route Corridor

### 2.2 Table 2: Planning Applications (Corringham – Coates North Route)

Reference & Date	Location	Description	Decision	Comments
141506 13/08/2020	Manor Farm, Common Lane, Heapham, Gainsborough, DN21 5XB	Planning application to erect a covered manure store.	Granted time limit +conditions	Partially within Cable Route Corridor

### 2.3 Table 3: Planning Applications (Coates – Connection Point (Cottam) Route)

Reference & Date	Location	Description	Decision	Comments
WEST LINDSEY				
142498 18/02/2021	Land at, Pongos Farm Limited, Brampton	Application for prior notification of agricultural or forestry development - proposed road.	Prior Approval Not Required	Forms the Cable Route Corridor Boundary to the southeast of Marton.
W62/94/92	Marton	Construct by-pass	28/05/92 / D	Partially within Cable Route Corridor
BASSETLAW				
22/01031/CDM	Land To The West Of Cottam Power	Construction of an Underground	No Objection	Crosses Cable Route Corridor

26/07/2022	Station Outgang Lane Cottam Nottinghamshire DN22 0NP	Foul Water Rising Main		
20/01723/CTP 18/12/2020	Cottam Power Station and Adjoining Land Outgang Lane	Request for Lawful Development Certificate with Respect to the Cottam Power Station Site and the Proposed Installation of Replacement Cooling Water Make-Up and Purge Water Supplies for the Cottam Development Centre	Grant CLEUD	Partially within Cable Route Corridor

#### 2.4 Table 4: Adjacent to Cable Route Corridor

Reference & Date	Location	Description	Decision	Comments
WEST LINDSEY				
145882 18/11/2022	Land at, High Street, Marton, Gainsborough,	Planning application to erect 2no. agricultural storage buildings.	Granted time limit plus conditions	Abuts Cable Route Corridor
L144739 20/07/2022	Warwick House, 68 High Street, Marton, Gainsborough	Planning application to rebuild existing structure with insulated sip panels and insulated roof.	Granted time limit plus conditions	<50m south of Cable Route Corridor
144309 25/01/2022	Land to East and West of Springthorpe, Lincolnshire	Application for hedgerow removal notice -	Granted time limit + conditions	Shares boundary with Cable Route Corridor

		to remove 2367m of hedgerow.		
144137 14/12/2021	Grange Farm Stables, Stow Park Road, Stow Park, Lincoln, Lincolnshire, LN1 2AN	Planning application for single storey extension to bungalow.	Granted time limit plus conditions	Abuts Cable Route Corridor
135849 21/02/2017	Land at Home Farm, Green Lane, Pilham, DN21 3NY	Planning application for the installation of a 25.15m monopole to support 3no. antennas, 2no. transmission link dishes, 3no. equipment cabinets and ancillary development thereto.	Granted time limit +conditions	Shares boundary with cable route
133771 26/11/2015	Mobile Structures Management Ltd, Storage Site, Common Lane, Heapham, DN21 5XD	Planning application for the change of use from the storage of damaged motor vehicles and vehicle spares to the storage of marquees	Granted time limit +conditions	Shares boundary with cable route
135083 10/10/2016  132892 08/04/2015  132313 07/01/2015  131968	Land at Danes Farm, Stow Park Road, Stow	Planning application for installation of a 10.24MW ground array of photovoltaic panels on agricultural land close to Stow Park Road, Stow.	Granted time limit +conditions  Condition discharged  NMA granted without conditions  NMA granted without conditions	Abuts Cable Route Corridor

01/10/2014				
125201 17/11/2009	Common Lane, Heapham, DN21 5XB	Planning application for change of use of land from storage and dismantling of salvaged motor vehicles to a mixed use for storage and dismantling salvaged motor vehicles including receipt, display, inspection by customers, sale, dispatch and distribution of such vehicles in connection with internet auctions.	Refused	Shares boundary with Cable Route Corridor
<b>BASSETLAW</b>				
15/01688/CDM 21/12/2015	Land Fronting Torksey Ferry Road, Rampton Quarry, Rampton	County Matter Application to Vary Conditions 1, 2, 3, 7 and 15 of P.A. 15/00019/CDM to Facilitate Approval of a Revised Restoration Scheme for Rampton Quarry (Area R2)	No Objection	Abuts Cable Route Corridor to the South of Cottam Power Station.
15/00019/CDM 07/01/2015	Land Fronting Torksey Ferry Road, Rampton Quarry, Rampton	County Matter Application to Vary Conditions 2 and 25 of P.A. 14/00906/CDM to Extend the Timescales Associated with Final Restoration to 31/12/2015 for	No Objection	Abuts Cable Route Corridor to the South of Cottam Power Station.

		Completion of Earthwork Operations and 31/03/2016 for Final Restoration and Landscaping		
14/00906/CDM 09/07/2014	Land Fronting Torksey Ferry Road, Rampton Quarry, Rampton	County Matter Application to Vary Condition 2 of P.A. 38/11/00002 to Extend the Timescales for Restoration of the Site to be Completed by 31 March 2015 and Condition 25 for Restoration Planting and Landscaping Works to be Completed by 31 March 2015	No Objection	Abuts Cable Route Corridor to the South of Cottam Power Station.
PL0485 29/08/1996	Rampton Quarry Torksey Ferry Road Rampton	Extension of existing sand & gravel to be processed by the existing plant with restoration to nature conservation after use	Granted	<200m south of Cable Route Corridor
PL0136 16/10/1995	Torksey Ferry Road Rampton	Construct & operate underground pipeline for the purpose of conveying ash trans water from Rampton Quarry site to lagoons at Cottam PS & const Temp	Granted	<200m south of Cable Route Corridor

		access at Torksey Ferry Rd		
NORMANBY BY STOW				
144540 07/03/2022	Land adjacent to West Farm, Normanby Road, Norman by Stow, Gainsborough, DN21 5LQ	Planning application for barn conversion to form 4no. new dwellings and associated external works	Granted time limit plus conditions	Partially within Cable Route Corridor
147128 01/08/2023	Land adjacent to West Farm, Normanby Road, Norman by Stow, Gainsborough, DN21 5LQ	Request confirmation of compliance with conditions 2, 3, 4, 5, 6, 7 and 11 of planning permission 144540 granted 22 November 2022	Granted with conditions	Partially within Cable Route Corridor
SCOTTER AND BLYTON				
146103 06/01/2023	Blyton Grange, Laughton Road. Blyton, DN21 3LQ	Planning Application to vary condition 6 of planning permission 99P0659 granted 8 May 2000 being removal of condition 3 of planning permission 129992 granted 24 July 2013: re occupancy condition	Granted Without Conditions	Abuts Cable Route Corridor
142515 22/02/2021	Glebe Farm, Station Road, Blyton, DN21 3NT	Planning application to erect two storey extension and rebuild cart shed.	Granted time limit plus conditions	Abuts Cable Route Corridor



# Cottam Solar Project

## Planning Statement Appendix 3:

### National Policy Accordance Table Revision B

Prepared by: Lanpro Services  
November 2023

PINS reference: EN010133  
Document reference: EX2/C7.5\_B  
APFP Regulation ref. 5(2)(q)



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## Issue Sheet

Report Prepared for: Cottam Solar Project Ltd.  
Planning Statement

## Appendix 3

National Policy Accordance Table Revision B

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# 1 National Policy Accordance Table

1.1 Table 1: National Policy Statement EN-1

Relevant Paragraph/ Policy Reference	Policy Requirement	Compliance with Policy
Paragraph 2.2.2	<p>The Government is working to ensure their efforts produce the major, rapid change the UK needs. Within a market-based system and with severe constraints on public expenditure in the near-term, the focus of Government activity in this transformation is clear. It should be on developing a clear, long-term policy framework which facilitates investment in the necessary new infrastructure (by the private sector) and in energy efficiency.</p>	<p>Section 6.2 of the Planning Statement [EN010133/EX2/C7.5_b] considers the Scheme in the context of policy setting out the need for renewable energy development.</p> <p>The Statement of Need [APP-350] presents a detailed compelling case for why the Scheme is urgently required and at the scale proposed.</p> <p>The Applicant, as a private sector organisation, has developed proposals for the Scheme, which will be a substantial infrastructure asset, capable of delivering large amounts of low-carbon electricity to help meet the UK's urgent need to decarbonise, with solar technology supported by recent government policy. Its proposed National Electricity Transmission System (NETS) connection means that it would play its part in helping National Grid ESO (NGESO) manage the national electricity system to ensure security of supply and bring cost benefits to electricity consumers, both of which are identified in government policy as being required for resilient energy supplies in the future.</p> <p>The Scheme will quickly deliver significant amounts of low carbon power. Solar is also relatively quick to construct compared to other technologies which have longer</p>

		<p>construction timeframes or have potentially not yet been proven at scale.</p> <p>The Scheme will quickly deliver significant amounts of low carbon power. Solar is also relatively quick to construct compared to other technologies which have longer construction timeframes or have potentially not yet been proven at scale.</p>
<p>Paragraph 2.2.6</p>	<p>The UK needs to wean itself off such a high carbon energy mix: to reduce greenhouse gas emissions, and to improve the security, availability and affordability of energy through diversification. Under some of the illustrative 2050 pathways, electricity generation would need to be virtually emission-free, given that we would expect some emissions from industrial and agricultural processes, transport and waste to persist. By 2050, we can expect that fossil fuels will be scarcer, but will still be in demand, and that prices will therefore be far higher. Further, the UK's own oil and gas resources will be depleting and, worldwide, the costs and risks of extracting oil in particular will increase.</p>	<p>Section 6.2 of the Planning Statement [EN010133/EX2/C7.5_B] considers the Scheme in the context of policy setting out the need for renewable energy development.</p> <p>As explained in the Statement of Need [APP-350] and summarised in Sections 3 and 4 of the Planning Statement [EN010133/EX2/C7.5_B], the Scheme is a substantial infrastructure asset, capable of delivering large amounts of low-carbon electricity to help meet the UK's urgent need to decarbonise with solar technology supported by recent government policy.</p> <p>Chapter 7 Climate change of the ES [REP-014] presents a lifecycle greenhouse gas (GHG) impact assessment which considers the impact of GHG emissions arising over the lifetime of the Scheme on the climate. This concludes that over its 40-year operational lifetime the Scheme will produce 35,590,658 MWh of electricity with an average operational greenhouse gas intensity of 21.2grams of carbon dioxide equivalent per kWh (gCO<sub>2</sub>e/kWh). This demonstrates its very low carbon attributes compared to other non-renewable forms of electricity generation, providing an overall major beneficial impact in relation to the UK meeting its carbon reduction</p>



		<p>targets and therefore represents a major beneficial effect on the climate.</p> <p>The Scheme will make a contribution to the delivery of, secure, affordable, low carbon electricity generation infrastructure, in direct accordance with the Government’s objectives.</p>
Paragraph 2.2.20	<p>It is critical that the UK continues to have secure and reliable supplies of electricity as we make the transition to a low carbon economy. To manage the risks to achieving security of supply we need:</p> <ul style="list-style-type: none"> <li>• sufficient electricity capacity (including a greater proportion of low carbon generation) to meet demand at all times. Electricity cannot be stored so demand for it must be simultaneously and continuously met by its supply. This requires a safety margin of spare capacity to accommodate unforeseen fluctuations in supply or demand;</li> <li>• reliable associated supply chains (for example fuel for power stations) to meet demand as it arises; a diverse mix of technologies and fuels, so that we do not rely on any one technology or fuel. Diversity can be achieved through the use of different technologies and multiple supply routes (for example, primary fuels imported from a wide range of countries); and</li> <li>• there should be effective price signals, so that market participants have sufficient incentives to react in a timely way to minimise imbalances between supply and demand.</li> </ul>	<p>The Statement of Need [APP-350] presents a detailed compelling case for why the Scheme is urgently required and at the scale proposed. This is also summarised in Section 4 of the Planning Statement [EN010133/EX2/C7.5_B].</p> <p>The Applicant, as a private sector organisation, has developed proposals for the Scheme, which will be a substantial infrastructure asset, capable of delivering large amounts of low-carbon electricity to help meet the UK’s urgent need to decarbonise, with solar technology supported by recent government policy. Its proposed National Electricity Transmission System (NETS) connection means that it would play its part in helping National Grid ESO (NGESO) manage the national electricity system to ensure security of supply and bring cost benefits to electricity consumers, both of which are identified in government policy as being required for resilient energy supplies in the future.</p>
Paragraph 2.2.22	<p>Looking further ahead, the 2050 pathways show that the need to electrify large parts of the industrial and domestic heat and transport sectors could double demand for electricity over the next forty years. It makes sense to switch to electricity where practical, as electricity can be used for a wide range of activities (often with better efficiency than other fuels) and can, to a large extent, be scaled up to meet demand. To meet emissions targets, the electricity being consumed will</p>	<p>As explained in the Statement of Need [APP-350], and summarised in Sections 3 and 6.2 of the Planning Statement [EN010133/EX2/C7.5_B], the meaningful and timely contributions offered by the Scheme to UK decarbonisation and security of supply, while helping lower bills for consumers throughout its operational life, will be critical on the path to</p>

	<p>need to be almost exclusively from low carbon sources. Contrast this with the first quarter of 2011, when around 75% of our electricity was supplied by burning gas and coal.</p>	<p>Net Zero. Without the Scheme, a significant and vital opportunity to develop a large-scale low-carbon generation scheme will have been passed over, increasing materially the risk that future Carbon Budgets and Net Zero 2050 will not be achieved.</p> <p>The Scheme will make a sizeable contribution to meeting the Government’s decarbonisation commitments, in direct accordance with this policy.</p>
<p>Paragraph 2.2.23</p>	<p>The UK must therefore reduce over time its dependence on fossil fuels, particularly unabated combustion. The Government plans to do this by improving energy efficiency and pursuing its objectives for renewables, nuclear power and carbon capture and storage. However, some fossil fuels will still be needed during the transition to a low carbon economy.</p>	<p>The Scheme will be part of the solution to moving the UK’s energy mix away from fossil fuels towards renewable energy and it will make a sizeable contribution to meeting the Government’s decarbonisation commitments, in direct accordance with this policy.</p>
<p>Paragraph 3.1.1</p>	<p>The UK needs all the types of energy infrastructure covered by this NPS in order to achieve energy security at the same time as dramatically reducing greenhouse gas emissions.</p>	<p>Although solar is not included within the scope of the current NPS, this is because at that time they were published (2011) it was not proven at scale. However, 10 years on, large scale solar generation is economically and technically viable. As a result, solar NSIP developments are included in the Draft Energy NPSs that the Government published for consultation on 6 September 2021. The 2011 NPSs and the 2021 Draft NPSs are therefore considered to be important and relevant to the Scheme and are likely to form the primary decision-making framework.</p>
<p>Paragraph 3.1.2</p>	<p>It is for industry to propose new energy infrastructure projects within the strategic framework set by Government. The Government does not consider it appropriate for planning policy to set targets for or limits on different technologies.</p>	<p>As explained in the Statement of Need [APP-350], the Scheme is a substantial infrastructure asset, capable of delivering large amounts of low-carbon electricity to help meet the UK’s urgent need to develop a secure, affordable and low carbon electricity generation system which is sufficient to meet future demand.</p>

<p>Paragraph 3.1.3</p>	<p>The IPC should therefore assess all applications for development consent for the types of infrastructure covered by the energy NPSs on the basis that the Government has demonstrated that there is a need for those types of infrastructure and that the scale and urgency of that need is as described for each of them in this Part.</p>	<p>Whilst solar generation schemes are not directly covered within the 2011 Energy NPSs, this is because at the time they were prepared solar technology was not considered viable at NSIP scale. The Applicant considers that NPS EN-1 should be an important and relevant matter in consideration of the Scheme and further notes that the scope of Draft NPS EN-3 includes solar generation schemes. The Applicant therefore considers that the SoS should assess the application on the basis that the need for the Scheme has been demonstrated. In any case, the Statement of Need [APP-350] sets out a compelling case for the need for the Scheme.</p>
<p>Paragraph 3.1.4</p>	<p>The IPC should give substantial weight to the contribution which projects would make towards satisfying this need when considering applications for development consent under the Planning Act 2008.</p>	<p>As explained in the Statement of Need [APP-350], and summarised in Sections 3 and 6.2 of the Planning Statement [EN010133/EX2/C7.5_B], the Scheme is a substantial infrastructure asset, capable of delivering large amounts of low-carbon electricity to help meet the UK's urgent need to decarbonise with solar technology supported by recent government policy.</p> <p>The meaningful and timely contributions offered by the Scheme to UK decarbonisation and security of supply, while helping lower bills for consumers throughout its operational life, will be critical on the path to Net Zero. Without the Scheme, a significant and vital opportunity to develop a large-scale low-carbon generation scheme will have been passed over, increasing materially the risk that future Carbon Budgets and Net Zero 2050 will not be achieved. This contribution is considered to be an important and relevant matter which should be given substantial weight in the SoS decision, as per this policy.</p>

<p>Paragraph 3.2.2</p>	<p>As we move towards 2050 the ways in which we use energy will be transformed. We need to become less dependent on some forms of energy, as new and innovative low carbon technologies and energy efficiency measures are taken up. We also shall become more dependent on others – for example, demand for electricity will increase if we electrify large parts of transport, heating and industry</p>	<p>As explained in the Statement of Need [APP-350], and summarised in Sections 3 and 6.2 of the Planning Statement [EN010133/EX2/C7.5_B], the Scheme is a substantial infrastructure asset, capable of delivering large amounts of low-carbon electricity to help meet the UK’s urgent need to develop a secure, affordable and low carbon electricity generation system which is sufficient to meet future demand. The Government expects solar technology to play a major role in delivery of these objectives.</p> <p>Furthermore, as explained in the Statement of Need [APP-350], demand for electricity is predicted to increase by 2050 by many expert projections. For example, paragraph 2.2.22 of NPS EN-1 predicts that <i>‘the need to electrify large parts of the industrial and domestic heat and transport sectors could double demand for electricity over the next forty years.</i> The Scheme responds to this urgent and increasing demand for electricity.</p>
<p>Paragraph 3.2.3</p>	<p>This Part of the NPS explains why the Government considers that, without significant amounts of new large-scale energy infrastructure, the objectives of its energy and climate change policy cannot be fulfilled. However, as noted in Section 1.7, it will not be possible to develop the necessary amounts of such infrastructure without some significant residual adverse impacts. This Part also shows why the Government considers that the need for such infrastructure will often be urgent. The IPC should therefore give substantial weight to considerations of need. The weight which is attributed to considerations of need in any given case should be proportionate to the anticipated extent of a project’s actual contribution to satisfying the need for a particular type of infrastructure.</p>	<p>As explained in the Statement of Need [APP-350], the meaningful and timely contributions offered by the Scheme to UK decarbonisation and security of supply, while helping lower bills for consumers throughout its operational life, will be critical on the path to Net Zero. Without the Scheme, a significant and vital opportunity to develop a large-scale low-carbon generation scheme will have been passed over, increasing materially the risk that future Carbon Budgets and Net Zero 2050 will not be achieved.</p> <p>An EIA has been undertaken to assess the environmental impacts of the Scheme and an ES prepared to report the findings [APP-036 to APP-058]. Overall, with appropriate mitigation implemented, this identifies the residual significant</p>

		adverse effects of the Scheme. These effects are considered to be outweighed by the nationally significant benefits that the Scheme will provide by providing much needed large scale renewable energy generation.
Paragraph 3.3.1	Electricity meets a significant proportion of our overall energy needs and our reliance on it is likely to increase as we move towards our 2050 goals. The key reasons why the Government believes there is an urgent need for new electricity NSIPs are set out below.	As explained in the Statement of Need [APP-350], the Scheme is a substantial infrastructure asset, capable of delivering large amounts of low-carbon electricity to help meet the UK's urgent need to help meet the UK's urgent need to develop a secure, affordable and low carbon electricity generation system which is sufficient to meet future demand. The Government expects solar technology to play a major role in delivery of these objectives.
Paragraph 3.3.2	The Government needs to ensure sufficient electricity generating capacity is available to meet maximum peak demand, with a safety margin or spare capacity to accommodate unexpectedly high demand and to mitigate risks such as unexpected plant closures and extreme weather events. This is why there is currently around 85 GW of total generation capacity in the UK, whilst the average demand across a year is only for around half of this	As explained in the Statement of Need [APP-350], and summarised in Sections 3 and 6.2 of the Planning Statement [EN010133/EX2/C7.5_B], the Scheme is a substantial infrastructure asset, capable of delivering large amounts of low-carbon electricity to help meet the UK's urgent need to develop a secure, affordable and low carbon electricity generation system which is sufficient to meet future demand. The Government expects solar technology to play a major role in delivery of these objectives. The Statement of Need [APP-350] also explains why large-scale solar developments, such as the Scheme, are needed as part of an efficient, net-zero electricity generation mix, and how solar and wind generation are complementary technologies within the electricity generation system.

		The Scheme includes a Battery Energy Storage System (BESS) to control the release of energy to the NETS, enabling it to be released when it is most needed.
Paragraph 3.3.3	The larger the difference between available capacity and demand (i.e., the larger the safety margin), the more resilient the system will be in dealing with unexpected events, and consequently the lower the risk of a supply interruption. This helps to protect businesses and consumers, including vulnerable households, from rising and volatile prices and, eventually, from physical interruptions to supplies that might impact on essential services.	<p>As explained in the Statement of Need [APP-350], and summarised in Sections 3 and 6.2 of the Planning Statement [EN010133/EX2/C7.5_B], the Scheme is a substantial infrastructure asset, capable of delivering large amounts of low-carbon electricity to help meet the UK's urgent need to develop a secure, affordable and low carbon electricity generation system which is sufficient to meet future demand. The Government expects solar technology to play a major role in delivery of these objectives. The Statement of Need [APP-350] also explains why large-scale solar developments, such as the Scheme, are needed as part of an efficient, net-zero electricity generation mix, and how solar and wind generation are complementary technologies within the electricity generation system.</p> <p>The Scheme includes a Battery Energy Storage System (BESS) to control the release of energy to the NETS, enabling it to be released when it is most needed.</p>
Paragraph 3.3.4	<ul style="list-style-type: none"> <li>There are benefits of having a diverse mix of all types of power generation. It means we are not dependent on any one type of generation or one source of fuel or power and so helps to ensure security of supply. In addition, as set out briefly below, the different types of electricity generation have different characteristics which can complement each other: fossil fuel generation can be brought online quickly when there is high demand and shut down when demand is low, thus complementing generation from nuclear and the intermittent generation from renewables. However, until such time as fossil fuel generation can effectively operate with Carbon</li> </ul>	<p>As explained in the Statement of Need [APP-350], and summarised in Sections 3 and 6.2 of the Planning Statement [EN010133/EX2/C7.5_B], the Scheme is a substantial infrastructure asset, capable of delivering large amounts of low-carbon electricity to help meet the UK's urgent need to develop a secure, affordable and low carbon electricity generation system which is sufficient to meet future demand. The Government expects solar technology to play a major role in delivery of these objectives. The Statement of Need [APP-</p>

	<p>Capture and Storage (CCS), such power stations will not be low carbon (see Section 3.6).</p> <ul style="list-style-type: none"> <li>renewables offer a low carbon and proven (for example, onshore and offshore wind) fuel source, but many renewable technologies provide intermittent generation (see Section 3.4); and</li> <li>nuclear power is a proven technology that is able to provide continuous low carbon generation, which will help to reduce the UK's dependence on imports of fossil fuels (see Section 3.5). Whilst capable of responding to peaks and troughs in demand or supply, it is not as cost efficient to use nuclear power stations in this way when compared to fossil fuel generation.</li> </ul>	<p>350] also explains why large-scale solar developments, such as the Scheme, are needed as part of an efficient, net-zero electricity generation mix, and how solar and wind generation are complementary technologies within the electricity generation system.</p>
<p>Paragraph 3.3.5</p>	<p>The UK is choosing to largely decarbonise its power sector by adopting low carbon sources quickly. There are likely to be advantages to the UK of maintaining a diverse range of energy sources so that we are not overly reliant on any one technology (avoiding dependency on a particular fuel or technology type). This is why Government would like industry to bring forward many new low carbon developments (renewables, nuclear and fossil fuel generation with CCS) within the next 10 to 15 years to meet the twin challenge of energy security and climate change as we move towards 2050</p>	<p>As explained in the Statement of Need [APP-350] and summarised in Sections 3 and 6.2 of the Planning Statement [EN010133/EX2/C7.5_B], the Scheme will deliver significant amounts of low-carbon power. Solar is also relatively quick to construct compared to other technologies which have longer construction timeframes or have potentially not yet been proven at scale.</p> <p>Large scale solar farms, and the Scheme in particular, directly respond to the urgent need to deliver a large amount of renewable generation capacity quickly. This is an important and relevant consideration for the Secretary of State in his decision-making process. Without the Scheme, a significant and vital opportunity to develop a large-scale low-carbon generation scheme will have been passed over, increasing materially the risk that future Carbon Budgets and Net Zero 2050 will not be achieved. Many forms of low-carbon generation will be required to meet the UK Climate objectives. A diverse mix of generation is required to minimise integration</p>



		<p>costs for those times when variable technologies are not generating electricity, but this does not mean that low-carbon generation developments should be curtailed to promote diversity. Indeed, by increasing the installed capacity of diverse renewable generation technologies across a broad geography, intermittency impacts are lower than they would be from a single-source supply deployed across a tighter geography.</p> <p>The Scheme will be part of the solution to moving the UK's energy mix away from fossil fuels towards renewable energy and it will make a sizeable contribution to meeting the Government's decarbonisation commitments, in direct accordance with this policy.</p>
<p>Paragraph 3.3.6</p>	<p>Within the strategic framework established by the Government it is for industry to propose the specific types of developments that they assess to be viable. This is the nature of a market-based energy system. The IPC should therefore act in accordance with the policy set out at in Section 3.1 when assessing proposals for new energy NSIPs.</p>	<p>As explained in the Statement of Need [APP-350], the Scheme is a substantial infrastructure asset, capable of delivering large amounts of low-carbon electricity to help meet the UK's urgent need to develop a secure, affordable and low carbon electricity generation system which is sufficient to meet future demand. The Government expects solar technology to play a major role in delivery of these objectives.</p>
<p>Paragraph 3.3.14</p>	<p>Government analysis of the different pathways to 2050 shows that it will be vital to make energy efficiency improvements per head of population if we are to meet the target of reducing emissions by at least 80% by 2050 (see paragraph 3.3.26 below). However, even with major improvements in overall energy efficiency, we expect that demand for electricity is likely to increase, as significant sectors of energy demand (such as industry, heating and transport) switch from being powered by fossil fuels to using electricity. As a result of this electrification of demand, total electricity consumption (measured in terawatt hours over a year) could double by 2050. Depending on the choice of how electricity is supplied, the total capacity of electricity generation (measured in GW) may need to more than double to be robust</p>	<p>As explained in the Statement of Need [APP-350], and summarised in Sections 3 and 6.2 of the Planning Statement [EN010133/EX2/C7.5_B], the Scheme is a substantial infrastructure asset, capable of delivering large amounts of low-carbon electricity to help meet the UK's urgent need to develop a secure, affordable and low carbon electricity generation system which is sufficient to meet future demand. The Government expects solar technology to play a major role in delivery of these objectives.</p>

	<p>to all weather conditions. In some outer most circumstances, for example if there was very strong electrification of energy demand and a high level of dependence on intermittent electricity generation, then the capacity of electricity generation could need to triple. The Government therefore anticipates a substantial amount of new generation will be needed.</p>	<p>Furthermore, as explained in the Statement of Need [APP-350], demand for electricity is predicted to increase by 2050 by many expert projections. For example, paragraph 2.2.22 of NPS EN-1 predicts that <i>'the need to electrify large parts of the industrial and domestic heat and transport sectors could double demand for electricity over the next forty years'</i>. The Scheme responds to this urgent and increasing demand for electricity.</p>
<p>Paragraph 3.3.15</p>	<p>In order to secure energy supplies that enable us to meet our obligations for 2050, there is an urgent need for new (and particularly low carbon) energy NSIPs to be brought forward as soon as possible, and certainly in the next 10 to 15 years, given the crucial role of electricity as the UK decarbonises its energy sector.</p>	<p>As explained in the Statement of Need [APP-350] and summarised in Sections 3 and 6.2 of the Planning Statement [EN010133/EX2/C7.5_B], the Scheme will deliver significant amounts of low-carbon power. Solar is also relatively quick to construct compared to other technologies which have longer construction timeframes or have potentially not yet been proven at scale. Large scale solar farms, and the Scheme in particular, directly respond to the urgent need to deliver a large amount of renewable generation capacity quickly. This is an important and relevant consideration for the Secretary of State in his decision-making process. Without the Scheme, a significant and vital opportunity to develop a large-scale low-carbon generation scheme will have been passed over, increasing materially the risk that future Carbon Budgets and Net Zero 2050 will not be achieved.</p>
<p>Paragraph 3.4.1</p>	<p>The UK has committed to sourcing 15% of its total energy (across the sectors of transport, electricity and heat) from renewable sources by 2020 and new projects need to continue to come forward urgently to ensure that we meet this target. Projections suggest that by 2020 about 30% or more of our electricity generation – both centralised and small-scale – could come from renewable sources, compared to 6.7% in 2009. The Committee on Climate Change in Phase 1 of its advice to Government in September 2010 agreed that the UK 2020 target was appropriate,</p>	<p>As explained in the Statement of Need [APP-350] and summarised in Sections 3 and 6.2 of the Planning Statement [EN010133/EX2/C7.5_B], the Government has adopted more ambitious targets and commitments to decarbonise energy generation since NPS EN-1 was published. The meaningful and timely contributions offered by the Scheme to UK decarbonisation and security of supply, while helping lower</p>

	and should not be increased. Phase 2 was published in May 2011 and provided recommendations on the post 2020 ambition for renewables in the UK, and possible pathways to maximise their contribution to the 2050 carbon reduction targets.	bills for consumers throughout its operational life, will be critical on the path to Net Zero. Without the Scheme, a significant and vital opportunity to develop a large-scale low-carbon generation scheme will have been passed over, increasing materially the risk that future Carbon Budgets and Net Zero 2050 will not be achieved.
Paragraph 3.4.2	Large scale deployment of renewables will help the UK to tackle climate change, reducing the UK's emissions of carbon dioxide by over 750 million tonnes by 2030. It will also deliver up to half a million jobs by 2020 in the renewables sector. Renewable electricity generation is currently supported in the UK through the Renewables Obligation (RO), which is a market-based support mechanism to encourage investment. Renewables have potential to improve security of supply by reducing reliance on the use of coal, oil and gas supplies to keep the lights on and power our businesses. Meeting the 15% renewables target could reduce fossil fuel demand by around 10% and gas imports by 20-30%. We are committed to meeting 2020 targets and have further ambitions for renewables post-2020. The Committee on Climate Change's May 2011 report included advice on moving to 30% renewable energy capacity by 2030 and a central scenario of 40% renewable electricity.	As explained in the Statement of Need [APP-350] , and summarised in Sections 3 and 6.2 of the Planning Statement [EN010133/EX2/C7.5_B], the meaningful and timely contributions offered by the Scheme to UK decarbonisation and security of supply, while helping lower bills for consumers throughout its operational life, will be critical on the path to Net Zero. Without the Scheme, a significant and vital opportunity to develop a large-scale low-carbon generation scheme will have been passed over, increasing materially the risk that future Carbon Budgets and Net Zero 2050 will not be achieved.
Paragraph 3.4.3	<p>The UK has substantial renewable energy resources, for example the British Isles have 40% of Europe's wind and some of the highest tidal reaches in the world. Unlike other technologies, the cost of renewables is in the construction and maintenance alone as the resource itself is usually free, so it helps protect consumers against the volatile but generally increasing cost of fossil fuels. Future large-scale renewable energy generation is likely to come from the following sources:</p> <ul style="list-style-type: none"> <li>- Onshore Wind – onshore wind is the most well-established and currently the most economically viable source of renewable electricity available for future large-scale deployment in the UK;</li> </ul>	This was drafted and came into force in 2011 and relates to the technology available at the time. Since then, technology has developed and solar is now viable at NSIP scale. This is acknowledged by the Government in Draft NPS EN-1 which was published for consultation on 6 September 2021. This sets out an up-to-date position on the Government's expectations for the technologies that will be needed to meet its objectives and commitments for the energy system. This includes solar development as a key element, as demonstrated by the following extracts from Draft NPS EN-1 (emphasis added):

	<ul style="list-style-type: none"> <li>- Offshore Wind – offshore wind is expected to provide the largest single contribution towards the 2020 renewable energy generation targets;</li> <li>- Biomass – biomass is a significant source of renewable and low carbon energy. It involves the combustion of fuel, such as wood, which is renewable because, through replanting and regrowth, the biomass can be replaced in a matter of decades and this cycle can be continuously repeated. Whilst energy is required to grow, harvest and transport it, biomass is considered to be low carbon, providing that the biomass has been cultivated, processed and transported with due consideration of sustainability. Its combustion also displaces emissions of carbon dioxide ordinarily released using fossil fuels;</li> <li>- Energy from Waste (EfW) – the principal purpose of the combustion of waste, or similar processes (for example pyrolysis or gasification) is to reduce the amount of waste going to landfill in accordance with the Waste Hierarchy and to recover energy from that waste as electricity or heat. Only waste that cannot be re-used or recycled with less environmental impact and would otherwise go to landfill should be used for energy recovery. The energy produced from the biomass fraction of waste is renewable and is in some circumstances eligible for Renewables Obligation Certificates, although the arrangements vary from plant to plant; and</li> <li>- Wave and Tidal – the UK has the potential for wave and tidal energy and there are now full-scale prototypes working towards array scale and pre-commercial deployment. However, many of the technologies for making use of the wave resource and tidal currents are still developing.</li> </ul> <p>Proven technology exists for tidal range generation, but proposed projects are still some way off from commencement of construction. Paragraph 1.4.5 explains how this NPS relates to wave and tidal generation.</p>	<p>3.3.44: <i>“Known technologies that are included within the scope of this NPS are: Offshore Wind (including floating wind), Solar PV, Wave, Tidal Range, Tidal Stream, Pumped Hydro, Energy from Waste (including ACTs) with or without CCS, Biomass with or without CCS, Natural Gas with or without CCS, low carbon hydrogen, large-scale nuclear, Small Modular Reactors, Advanced Modular Reactors, and fusion power plants. The need for all these types of infrastructure is established by this NPS and is urgent.”</i></p> <p>3.3.21: <i>“Our analysis shows that a secure, reliable, affordable, net zero consistent system in 2050 is likely to be composed predominantly of wind and solar.”</i></p> <p>It is therefore considered that this policy should be read as if solar generation is included in the list of future sources of large-scale renewable energy generation.</p>
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<p>Paragraph 3.4.5</p>	<p>Paragraph 3.4.1 above sets out the UK commitments to sourcing 15% of energy from renewable sources by 2020. To hit this target, and to largely decarbonise the power sector by 2030, it is necessary to bring forward new renewable electricity generating projects as soon as possible. The need for new renewable electricity generation projects is therefore urgent.</p>	<p>As explained in the Statement of Need [APP-350], the Scheme will deliver significant amounts of low-carbon power Solar is also relatively quick to construct compared to other technologies which have longer construction timeframes or have potentially not yet been proven at scale.</p> <p>Large scale solar farms, and the Scheme in particular, directly respond to the urgent need to deliver a large amount of renewable generation capacity quickly. This is an important and relevant consideration for the Secretary of State in his decision-making process Without the Scheme, a significant and vital opportunity to develop a large-scale low-carbon generation scheme will have been passed over, increasing materially the risk that future Carbon Budgets and Net Zero 2050 will not be achieved.</p>
<p>Paragraph 4.1.2</p>	<p>Given the level and urgency of need for infrastructure of the types covered by the energy NPSs set out in Part 3 of this NPS, the IPC should start with a presumption in favour of granting consent to applications for energy NSIPs. That presumption applies unless any more specific and relevant policies set out in the relevant NPSs clearly indicate that consent should be refused. The presumption is also subject to the provisions of the Planning Act 2008 referred to at paragraph 1.1.2 of this NPS.</p>	<p>The Applicant notes this policy and considers that the Scheme should be treated as if presumption in favour of granting consent applies, as more recent planning and energy policies set out that solar generation is expected to comprise an import part of an energy mix required to meet objectives and commitments for the energy system and climate change. For example, Draft NPS EN-1 states (emphasis added):</p> <p><i>3.3.44: "Known technologies that are included within the scope of this NPS are: Offshore Wind (including floating wind), Solar PV, Wave, Tidal Range, Tidal Stream, Pumped Hydro, Energy from Waste (including ACTs) with or without CCS, Biomass with or without CCS, Natural Gas with or without CCS, low carbon hydrogen, large-scale nuclear, Small Modular Reactors, Advanced</i></p>

		<p><i>Modular Reactors, and fusion power plants. <u>The need for all these types of infrastructure is established by this NPS and is urgent.</u></i></p> <p>3.3.21: <i>“Our analysis shows that a secure, reliable, affordable, net zero consistent system in 2050 is likely to be composed predominantly of wind and solar.”</i></p>
Paragraph 4.1.7	The IPC should only impose requirements in relation to a development consent that are necessary, relevant to planning, relevant to the development to be consented, enforceable, precise, and reasonable in all other respects. The IPC should take into account the guidance in Circular 11/95, as revised, on “The Use of Conditions in Planning Permissions” or any successor to it.	The Applicant notes that any Requirements imposed on the DCO, should consent be granted, necessary, relevant to planning, relevant to the development to be consented, enforceable, precise, and reasonable in all other respects.
Paragraph 4.1.8	The IPC may take into account any development consent obligations that an applicant agrees with local authorities. These must be relevant to planning, necessary to make the proposed development acceptable in planning terms, directly related to the proposed development, fairly and reasonably related in scale and kind to the proposed development, and reasonable in all other respects.	The Applicant includes draft Requirements in Schedule 2 of the Draft DCO [EN010133/EX2/C3.1_C]. These have been provided to the Host Authorities for comment prior to submission of the DCO application
Paragraph 4.3.1	Prior to granting a development consent order, the IPC must, under the Habitats and Species Regulations, (which implement the relevant parts of the Habitats Directive and the Birds Directive in England and Wales) consider whether the project may have a significant effect on a European site, or on any site to which the same protection is applied as a matter of policy, either alone or in combination with other plans or projects. Further information on the requirements of the Habitats and Species Regulations can be found in a Government Circular. Applicants should also refer to Section 5.3 of this NPS on biodiversity and geological conservation. The applicant should seek the advice of Natural England and/or the Countryside Council for Wales, and provide the IPC with such information as it may reasonably require to determine whether an Appropriate Assessment is required. In the event that an Appropriate Assessment is required, the applicant must provide the IPC with such information as may reasonably be required to enable it to conduct the Appropriate	In accordance with this policy, the Applicant has consulted Natural England with regard to the Appropriate Assessment. Information that will enable the Secretary of State to carry out the Appropriate Assessment to be undertaken by the Secretary of State can be found in the Information to Support a Habitats Regulations Assessment report [APP-357].

	Assessment. This should include information on any mitigation measures that are proposed to minimise or avoid likely effects.	
Paragraph 4.4.1	As in any planning case, the relevance or otherwise to the decision making process of the existence (or alleged existence) of alternatives to the proposed development is in the first instance a matter of law, detailed guidance on which falls outside the scope of this NPS. From a policy perspective this NPS does not contain any general requirement to consider alternatives or to establish whether the proposed project represents the best option.	<p>Section 6.3 of the Planning Statement [EN010133/EX2/C7.5_B] sets out a consideration of the Scheme in the context of relevant policy that is applicable to alternatives. This notes that there is no general requirement from a policy perspective to consider alternatives or to establish whether the Scheme represents the ‘best option’. The Planning Statement sets out how the Scheme accords with policies and legislation where consideration of alternatives may be relevant and explains how the Scheme has taken account of the locational criteria for solar farms that is set out in relevant policies.</p> <p>In addition, Chapter 5: Alternatives and Design Evolution of the ES [APP-040] sets out information in relation to alternatives that is required by the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017. This discusses the following alternative options for the Scheme:</p> <ul style="list-style-type: none"> <li>• Alternative sites;</li> <li>• Alternative Technologies;</li> <li>• Alternative Layouts for Solar Panel Areas;</li> <li>• Alternative Substation Locations; and</li> <li>• Alternative Cable Routes.</li> </ul>
Paragraph 4.4.2	<p>However:</p> <ul style="list-style-type: none"> <li>• applicants are obliged to include in their ES, 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</li> </ul>	Section 6.3 of the Planning Statement [EN010133/EX/C7.5_B] sets out a consideration of the Scheme in the context of relevant policy that is applicable to alternatives. This notes that there is no general requirement from a policy perspective to consider alternatives or to establish whether the Scheme



	<p>the environmental, social and economic effects and including, where relevant, technical and commercial feasibility;</p> <ul style="list-style-type: none"> <li>• in some circumstances there are specific legislative requirements, notably under the Habitats Directive, for the IPC to consider alternatives. These should also be identified in the ES by the applicant; and</li> <li>• in some circumstances, the relevant energy NPSs may impose a policy requirement to consider alternatives (as this NPS does in Sections 5.3, 5.7 and 5.9).</li> </ul>	<p>represents the ‘best option’. The Planning Statement sets out how the Scheme accords with policies and legislation where consideration of alternatives may be relevant and explains how the Scheme has taken account of the locational criteria for solar farms that is set out in relevant policies.</p> <p>In addition, Chapter 5: Alternatives and Design Evolution of the ES [APP-040] sets out information in relation to alternatives that is required by Schedule 4, paragraph (2) of the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 (the EIA Regulations), which states: “A description of the reasonable alternatives (for example in terms of development design, technology, location, size and scale) studied by the developer, which are relevant to the proposed project and its specific characteristics, and an indication of the main reasons for selecting the chosen option, including a comparison of the environmental effects”.</p>
<p>Paragraph 4.4.3</p>	<p>Where there is a policy or legal requirement to consider alternatives, the applicant should describe the alternatives considered in compliance with these requirements. Given the level and urgency of need for new energy infrastructure, the IPC should, subject to any relevant legal requirements (e.g., under the Habitats Directive) which indicate otherwise, be guided by the following principles when deciding what weight should be given to alternatives:</p> <ul style="list-style-type: none"> <li>• the consideration of alternatives in order to comply with policy requirements should be carried out in a proportionate manner;</li> <li>• the IPC should be guided in considering alternative proposals 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;</li> </ul>	<p>Section 6.3 of the Planning Statement [EN010133/EX2/C7.5_B] sets out a consideration of the Scheme in the context of relevant policy that is applicable to alternatives. This notes that there is no general requirement from a policy perspective to consider alternatives or to establish whether the Scheme represents the ‘best option’. The Planning Statement sets out how the Scheme accords with policies and legislation where consideration of alternatives may be relevant and explains how the Scheme has taken account of the locational criteria for solar farms that is set out in relevant policies. In doing so it notes the requirements of this policy, including that consideration of alternatives should be proportionate, take account of an alternative’s ability to deliver the same</p>

	<ul style="list-style-type: none"> <li>• 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 reason 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 IPC 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;</li> <li>• alternatives not among the main alternatives studied by the applicant (as reflected in the ES) should only be considered to the extent that the IPC thinks they are both important and relevant to its decision;</li> <li>• as the IPC must decide an application in accordance with the relevant NPS (subject to the exceptions set out in the Planning Act 2008), if the IPC 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 IPC's decision;</li> <li>• 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 IPC's decision;</li> <li>• alternative proposals which are vague or inchoate can be excluded on the grounds that they are not important and relevant to the IPC's decision; and</li> <li>• it is intended that potential alternatives to a proposed development should, wherever possible, be identified before an application is made to the IPC in</li> </ul>	<p>infrastructure capacity as the Scheme, and that Development Consent should not be rejected on one site simply because fewer adverse impacts would result from developing similar infrastructure on another suitable site.</p> <p>In addition, Chapter 5: Alternatives and Design Evolution of the ES [APP-040] sets out information in relation to alternatives that is required by Schedule 4, paragraph (2) of the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 (the EIA Regulations), which states: “A description of the reasonable alternatives (for example in terms of development design, technology, location, size and scale) studied by the developer, which are relevant to the proposed project and its specific characteristics, and an indication of the main reasons for selecting the chosen option, including a comparison of the environmental effects”.</p>
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	<p>respect of it (so as to allow appropriate consultation and the development of a suitable evidence base in relation to any alternatives which are particularly relevant). Therefore, where an alternative is first put forward by a third party after an application has been made, the IPC may place the onus on the person proposing the alternative to provide the evidence for its suitability as such and the IPC should not necessarily expect the applicant to have assessed it.</p>	
Paragraph 4.5.1	<p>The visual appearance of a building is sometimes considered to be the most important factor in good design. But high quality and inclusive design goes far beyond aesthetic considerations. The functionality of an object — be it a building or other type of infrastructure — including fitness for purpose and sustainability, is equally important. Applying “good design” to energy projects should produce sustainable infrastructure sensitive to place, efficient in the use of natural resources and energy used in their construction and operation, matched by an appearance that demonstrates good aesthetic as far as possible. It is acknowledged, however that the nature of much energy infrastructure development will often limit the extent to which it can contribute to the enhancement of the quality of the area.</p>	<p>As detailed in Section 6.4 of the Planning Statement [EN010133/EX2/C7.5_B], the Scheme has been subject to a detailed and sensitive iterative design process. This has taken account of the context and features of the land within the Order limits, nearby sensitive receptors and assets, information emerging from environmental surveys, feedback from stakeholders, and opportunities and constraints in order to develop a good design that balances the need to maximise the energy generation capacity of the Scheme, with the avoidance and mitigation of impacts, and provision of environmental and other enhancements, where practicable. The design process and basis of design decisions taken are described in the Chapter 5: Alternatives and Design Evolution of the ES [APP-040] and the Design and Access Statement [APP-342 to APP-345].</p>
Paragraph 4.5.3	<p>In the light of the above, and given the importance which the Planning Act 2008 places on good design and sustainability, the IPC needs to be satisfied that energy infrastructure developments are sustainable and, having regard to regulatory and other constraints, are as attractive, durable and adaptable (including taking account of natural hazards such as flooding) as they can be. In so doing, the IPC should satisfy itself that the applicant has taken into account both functionality (including fitness for purpose and sustainability) and aesthetics (including its contribution to</p>	<p>As detailed in Section 6.4 of the Planning Statement [EN010133/EX2/C7.5_B], the Scheme has been subject to a detailed and sensitive iterative design process. This has taken account of the context and features of the land within the Order limits, nearby sensitive receptors and assets, information emerging from environmental surveys, feedback from stakeholders, and opportunities and constraints in order</p>

	<p>the quality of the area in which it would be located) 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. Furthermore, the design and sensitive use of materials in any associated development such as electricity substations will assist in ensuring that such development contributes to the quality of the area.</p>	<p>to develop a good design that balances the need to maximise the energy generation capacity of the Scheme, with the avoidance and mitigation of impacts, and provision of environmental and other enhancements, where practicable. The design process and basis of design decisions taken are described in the Chapter 5: Alternatives and Design Evolution of the ES [APP-040] and the Design and Access Statement [APP-342 to APP-345].</p>
Paragraph 4.5.4	<p>For the IPC to consider the proposal for a project, applicants should be able to demonstrate in their application documents how the design process was conducted and how the proposed design evolved. Where a number of different designs were considered, applicants should set out the reasons why the favoured choice has been selected. In considering applications the IPC should take into account the ultimate purpose of the infrastructure and bear in mind the operational, safety and security requirements which the design has to satisfy.</p>	<p>Sections 5.5 to 5.9 of Chapter 5: Alternatives and Design Evolution of the ES [APP-040] describes in detail the several stages of design evolution. This has been informed by ongoing environmental assessments, engineering and design considerations, as well as engagement with stakeholders. Alternative design options considered are also described in Chapter 5: Alternatives and Design Evolution of the ES [APP-040].</p>
Paragraph 4.5.5	<p>Applicants and the IPC 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.</p>	<p>The Applicant has engaged extensively with the local planning authorities and their landscape architect advisors in the development of the design, through meetings, correspondence and a site visit.</p>
Paragraph 4.8.3	<p>To support planning decisions, the Government produces a set of UK Climate Projections and is developing a statutory National Adaptation Programme. In addition, the Government's Adaptation Reporting Power will ensure that reporting authorities (a defined list of public bodies and statutory undertakers, including energy utilities) assess the risks to their organisation presented by climate change. The IPC may take into account energy utilities' reports to the Secretary of State when considering adaptation measures proposed by an applicant for new energy infrastructure.</p>	<p>As stated in Chapter 7: Climate Change of the ES [EN010133/EX2/C6.2.7_B], UKCP18 climate projections have been used to identify potential future climate change impacts on the Scheme.</p> <p>The potential impacts of climate change on the Scheme, and associated mitigation measures, are outlined in Sections 7.7, 7.8 and 7.9 of Chapter 7: Climate Change of the ES [REP-014].</p>

Paragraph 4.8.4	In certain circumstances, measures implemented to ensure a scheme can adapt to climate change may give rise to additional impacts, for example as a result of protecting against flood risk, there may be consequential impacts on coastal change	No additional impacts have been identified as a result of the climate change mitigation measures presented in Chapter 7: Climate Change of the ES [REP-014].
Paragraph 4.8.5	New energy infrastructure will typically be a long-term investment and will need to remain operational over many decades, in the face of a changing climate. Consequently, applicants must consider the impacts of climate change when planning the location, design, build, operation and, where appropriate, decommissioning of new energy infrastructure. The ES should set out how the proposal will take account of the projected impacts of climate change. While not required by the EIA Directive, this information will be needed by the IPC.	<p>As outlined in Sections 7.7 and 7.8 of Chapter 7: Climate Change of the ES [REP-014], account of the effects of climate change have been taken in the design of the Scheme, and its construction and decommissioning. This includes:</p> <ul style="list-style-type: none"> <li>• The effect of projected temperature increases on electrical equipment over the course of the Scheme’s design life has been taken into account. Inverters (PV and BESS) will have a cooling system installed to control the temperature and allow the inverters to operate efficiently in warmer conditions. The PV modules and transformers have a wide range of acceptable operating temperatures, and it has been determined that increasing temperatures will not adversely affect their operation.</li> <li>• Any health and safety plans developed for construction and decommissioning activities will be required to account for potential climate change impacts on workers, such as flooding and heatwaves.</li> <li>• The design of drainage systems will ensure that there will be no significant increases in flood risk downstream during storms up to and including the 1 in 100 (1%) annual probability design flood, with an allowance of 40% for climate change.</li> </ul> <p>A Decommissioning Environmental Management Plan (DEMP) (taking account of climate change risks at the time) will be</p>

		prepared prior to decommissioning. An Outline Decommissioning Statement [APP-338] is provided as part of the Application.
Paragraph 4.8.6	The IPC should be satisfied that applicants for new energy infrastructure have taken into account the potential impacts of climate change using the latest UK Climate Projections available at the time the ES was prepared to ensure they have identified appropriate mitigation or adaptation measures. This should cover the estimated lifetime of the new infrastructure. Should a new set of UK Climate Projections become available after the preparation of the ES, the IPC should consider whether they need to request further information from the applicant.	As stated in Chapter 7: Climate Change of the ES [REP-014], UKCP18 climate projections have been used to identify potential future climate change impacts on the Scheme. Future climate change impacts are reviewed based on the UKCP18 projections and have been taken into account in the design of the Scheme. The effect of projected temperature increases on electrical equipment over the course of the Scheme's design life has been taken into account. Inverters (PV and BESS) will have a cooling system installed to control the temperature and allow the inverters to operate efficiently in warmer conditions. The PV modules and transformers have a wide range of acceptable operating temperatures, and it has been determined that increasing temperatures will not adversely affect their operation. The Scheme is therefore in full compliance with this policy.
Paragraph 4.8.7	Applicants should apply as a minimum, the emissions scenario that the Independent Committee on Climate Change suggests the world is currently most closely following – and the 10%, 50% and 90% estimate ranges. These results should be considered alongside relevant research which is based on the climate change projections.	The RCP8.5 scenario has been used to generate the UKCP18 climate projections used. As per the UKCP18 user guidance, this is the closest available model to the 'high emissions scenario' available within UKCP09, which were the latest available projections at the time of publication of the NPS EN-1. The UKCP18 climate projections are presented in Section 7.7 of Chapter 7: Climate Change of the ES [REP-014].
Paragraph 4.8.8	The IPC should be satisfied that there are not features of the design of new energy infrastructure critical to its operation which may be seriously affected by more radical changes to the climate beyond that projected in the latest set of UK climate projections, taking account of the latest credible scientific evidence on, for example,	As stated in Chapter 7: Climate Change of the ES [REP-014], UKCP18 climate projections have been used to identify potential future climate change impacts on the Scheme. Future climate change impacts are reviewed based on the UKCP18

	<p>sea level rise (for example by referring to additional maximum credible scenarios – i.e. from the Intergovernmental Panel on Climate Change or EA) and that necessary action can be taken to ensure the operation of the infrastructure over its estimated lifetime.</p>	<p>projections. The effect of projected temperature increases on electrical equipment over the course of the Scheme’s design life has been taken into account. Inverters (PV and BESS) will have a cooling system installed to control the temperature and allow the inverters to operate efficiently in warmer conditions. The PV modules and transformers have a wide range of acceptable operating temperatures, and it has been determined that increasing temperatures will not adversely affect their operation. The Scheme is therefore in full compliance with this policy.</p>
<p>Paragraph 4.8.9</p>	<p>Where energy infrastructure has safety critical elements (for example parts of new fossil fuel power stations or some electricity sub-stations), the applicant should apply the high emissions scenario (high impact, low likelihood) to those elements. Although the likelihood of this scenario is thought to be low, it is appropriate to take a more risk-averse approach with elements of infrastructure which are critical to the safety of its operation.</p>	<p>The RCP8.5 scenario has been used to generate the UKCP18 climate projections used. As per the UKCP18 user guidance, this is the closest available model to the ‘high emissions scenario’ available within UKCP09, which were the latest available projections at the time of publication of the NPS EN-1. The UKCP18 climate projections are presented in Section 7.7 of Chapter 7: Climate Change of the ES [REP-014]. The ES methodology therefore demonstrates compliance with this policy.</p>
<p>Paragraph 4.8.10</p>	<p>If any adaptation measures give rise to consequential impacts (for example on flooding, water resources or coastal change) the IPC should consider the impact of the latter in relation to the application as a whole and the impacts guidance set out in Part 5 of this NPS.</p>	<p>No consequential impacts have been identified as a result of climate change adaptation measures.</p>
<p>Paragraph 4.8.11</p>	<p>Any adaptation measures should be based on the latest set of UK Climate Projections, the Government’s latest UK Climate Change Risk Assessment, when available and in consultation with the EA.</p>	<p>Chapter 7: Climate Change of the ES [REP-014] utilises the latest UK climate projections (UKCP18) to determine the historic and future baseline conditions. Adaption measures are embedded in the design, such as the design of equipment</p>



		tolerating a temperature range and the drainage design both taking account of the effects of climate change.
Paragraph 4.8.12	Adaptation measures can be required to be implemented at the time of construction where necessary and appropriate to do so. However, where they are necessary to deal with the impact of climate change, and that measure would have an adverse effect on other aspects of the project and/or surrounding environment (for example coastal processes), the IPC may consider requiring the applicant to ensure that the adaptation measure could be implemented should the need arise, rather than at the outset of the development (for example increasing height of existing, or requiring new, sea walls).	No consequential adverse impacts on other aspects of the project and/or surrounding environment have been identified as a result of climate change adaptation measures.
Paragraph 4.9.1	The connection of a proposed electricity generation plant to the electricity network is an important consideration for applicants wanting to construct or extend generation plant. In the market system, it is for the applicant to ensure that there will be necessary infrastructure and capacity within an existing or planned transmission or distribution network to accommodate the electricity generated. The applicant will liaise with National Grid who own and manage the transmission network in England and Wales or the relevant regional Distribution Network Operator (DNO) to secure a grid connection. It may be the case that the applicant has not received or accepted a formal offer of a grid connection from the relevant network operator at the time of the application, although it is likely to have applied for one and discussed it with them. This is a commercial risk the applicant may wish to take for a variety of reasons, although the IPC will want to be satisfied that there is no obvious reason why a grid connection would not be possible.	The Applicant has secured a connection to the National Grid via a new below ground grid connection cable located within the Grid Connection Route. This will connect Cottam 2, 3a and 3b whose cables will independently enter the Cottam 1 substation at 132kV before exiting the Cottam 1 substation collectively (as three 132kV cables) at 400kV which are to then enter the Cottam 400kV substation spare bay, part of the NETS, at Cottam Power Station. Further details of this are included in the Grid Connection Statement [APP-346].
Paragraph 4.9.2	The Planning Act 2008 aims to create a holistic planning regime so that the cumulative effect of different elements of the same project can be considered together. The Government therefore envisages that wherever possible, applications for new generating stations and related infrastructure should be contained in a single application to the IPC or in separate applications submitted in tandem which have been prepared in an integrated way. However, this may not always be	In line with this policy, the Applicant is seeking a DCO for the construction, operation (including maintenance), and decommissioning of ground mounted solar photovoltaic (PV) panel arrays, a Battery Energy Storage System (BESS) and supporting infrastructure. The DCO covers all infrastructure required to construct, operate (including maintain) and

	<p>possible, nor the best course in terms of delivery of the project in a timely way, as different aspects may have different lead-in times and be undertaken by different legal entities subject to different commercial and regulatory frameworks (for example grid companies operate within OFGEM controls). So the level of information available on the different elements may vary. In some cases, applicant(s) may therefore decide to put in an application that seeks consent only for one element but contains some information on the second. Where this is the case, the applicant should explain the reasons for the separate application.</p>	<p>decommission the Scheme, with no further planning consent expected to be needed.</p>
<p>Paragraph 4.9.3</p>	<p>If this option is pursued, the applicant(s) accept the implicit risks involved in doing so, and must ensure they provide sufficient information to comply with the EIA Directive including the indirect, secondary and cumulative effects, which will encompass information on grid connections. The IPC must be satisfied that there are no obvious reasons why the necessary approvals for the other element are likely to be refused. The fact that the IPC has decided to consent one project should not in any way fetter its subsequent decisions on any related projects.</p>	<p>The Applicant is not following the route referred to by the policy.</p>
<p>Paragraph 4.10.7</p>	<p>The IPC should be satisfied that development consent can be granted taking full account of environmental impacts. Working in close cooperation with EA and/or the pollution control authority, and other relevant bodies, such as the MMO, Natural England, the Countryside Council for Wales, Drainage Boards, and water and sewerage undertakers, the IPC should be satisfied, before consenting any potentially polluting developments, that:</p> <ul style="list-style-type: none"> <li>• the relevant pollution control authority is satisfied that potential releases can be adequately regulated under the pollution control framework; and</li> <li>• the effects of existing sources of pollution in and around the site are not such that the cumulative effects of pollution when the proposed development is added would make that development unacceptable, particularly in relation to statutory environmental quality limits.</li> </ul>	<p>Phase 1 Preliminary Ecological Assessments (PEA) have been prepared, covering land within the Order limits, and are available in Appendices 9.2 and 9.4 of the ES [APP-079 and APP-081].</p> <p>The information collected as part of the PEA suggests that there are no significant constraints with regards to contamination of soil and groundwater that would limit the development of the Order limits.</p> <p>The potential risks that have been identified have all been assessed by the PEA as being very low to low, presented in Chapter 11: Ground Conditions and Contamination [APP-046].</p> <p>As stated in Chapter 11: Ground Conditions and Contamination [APP-046] provided that the requirements of</p>

		<p>relevant policy and legislation relating to land contamination and remediation are integrated within the design and appropriate mitigation measures are applied during the demolition and construction phases of each cumulative scheme, it is considered that the cumulative effect on ground conditions will be negligible.</p>
<p>Paragraph 4.10.8</p>	<p>The IPC should not refuse consent on the basis of pollution impacts unless it has good reason to believe that any relevant necessary operational pollution control permits or licences or other consents will not subsequently be granted.</p>	<p>Preliminary Geo-Environmental Risk Assessments [APP-098 to APP-100, APP-101 &amp; APP-102, APP-103 &amp; APP-104, and APP-105 to APP-108] have been prepared for the Scheme and do not identify any significant constraints in terms of ground conditions and contamination.</p> <p>The Scheme includes embedded mitigation for ground conditions and contamination in the form of a Construction Environmental Management Plan (CEMP) and Decommissioning Strategy, which will include procedures for the identification and mitigation of contaminant risks associated with the construction. An Outline CEMP [EN010133/EX2/C7.1_B] and Outline Decommissioning Strategy [APP-338] form part of the application. Maintenance works will require similar mitigation measures.</p> <p>ES Chapter 11: Ground conditions and contamination [APP-046] concludes no potential significant effects have been identified after the implementation of embedded well-established good industry practices in construction for managing contaminated land which will be incorporated into a CEMP and Decommissioning Strategy and utilised in all phases of the Scheme. It is considered that the potential</p>

		<p>effects of contamination or risk of contamination will not be significant.</p> <p>It is anticipated that the permits outlined in the Consents and Agreements Position Statement [APP-340] will be granted. It is therefore considered that the Scheme is compliant with this policy.</p>
Paragraph 4.13.2	<p>As described in the relevant sections of this NPS and in the technology specific NPSs, where the proposed project has an effect on human beings, the ES should assess these effects for each element of the project, identifying any adverse health impacts, and identifying measures to avoid, reduce or compensate for these impacts as appropriate. The impacts of more than one development may affect people simultaneously, so the applicant and the IPC should consider the cumulative impact on health.</p>	<p>Chapter 21: Other Environmental Matters of the ES [APP-056] details what human health impacts the Scheme may have in Section 21.2 whilst also proposing mitigation measures.</p>
Paragraph 4.13.4	<p>New energy infrastructure may also affect the composition, size and proximity of the local population, and in doing so have indirect health impacts, for example if it in some way affects access to key public services, transport or the use of open space for recreation and physical activity.</p>	<p>There are several Prows within or abutting the Scheme. These are shown in Figures 8.7.13 to 8.7.16 of the ES [APP-187 to APP-190]. These PRow are predominantly used for recreational purposes and form part of a wide network of PRow in the surrounding area providing residents with alternative routes.</p> <p>As detailed in the Outline CEMP [EN010133/EX2/C7.1_B], Outline OEMP [APP-353] and Outline Decommissioning Statement [APP-338], appropriate measures to mitigate temporary impacts on users of PRow during the construction and decommissioning phases have been proposed. The need for any temporary diversions will be minimised and supported by clear signs and where possible will be planned and programmed to minimise disruption to users.</p>

		The Scheme is not anticipated to have any indirect health impacts or include any proposals that affect access to public services. It is therefore considered that the Scheme accords with this policy.
Paragraph 4.13.5	Generally, those aspects of energy infrastructure which are most likely to have a significantly detrimental impact on health are subject to separate regulation (for example for air pollution) which will constitute effective mitigation of them, so that it is unlikely that health concerns will either constitute a reason to refused consents or require specific mitigation under the Planning Act 2008. However, the IPC will want to take account of health concerns when setting requirements relating to a range of impacts such as noise.	Mitigation measures have been embedded within the Scheme design to reduce operational effects such as noise, air quality and landscape, in turn these measures will mitigate the effects on the local community and existing facilities from a human health perspective. These are described in the ES [APP-036 to APP-058], including in Chapter 4, the Scheme Description, Chapter 15, Noise and Vibration, Chapter 17, Air Quality, and Chapter 21, Other Environmental Matters. In addition, measures to control the impacts of construction, operation and decommissioning are set out in the Outline Construction Environmental Management Plan (CEMP) [EN010133/EX2/C7.1_B], Outline Operational Environmental Management Plan (OEMP) [APP-353], and Decommissioning Statement [APP-338], respectively.
Paragraph 5.2.6	Where the project is likely to have adverse effects on air quality the applicant should undertake an assessment of the impacts of the proposed project as part of the Environmental Statement (ES).	Chapter 17: Air Quality of the ES [APP-052] includes an Air Quality Assessment, incorporating a Construction Phase Dust Risk Assessment.
Paragraph 5.2.7	The ES should describe: <ul style="list-style-type: none"> <li>any significant air emissions, their mitigation and any residual effects distinguishing between the project stages and taking account of any significant emissions from any road traffic generated by the project;</li> <li>the predicted absolute emission levels of the proposed project, after mitigation methods have been applied;</li> </ul>	Chapter 17: Air Quality of the ES [APP-052] contains a prediction of absolute air emission levels during the construction, operation and decommissioning stages of the Scheme, and considers road traffic emissions.  The Air Quality Assessment also includes the change in predicted NOx concentrations at relevant sensitive receptors.

	<ul style="list-style-type: none"> <li>existing air quality levels and the relative change in air quality from existing levels; and</li> <li>any potential eutrophication impacts.</li> </ul>	<p>The chapter concludes that that there are anticipated to be negligible effects on air quality receptors as a result of the construction, operation or decommissioning of the Scheme.</p> <p>Mitigation measures to ensure that there are no off-site impacts from dust and represent good industry practice are incorporated into the Outline CEMP [EN010133/EX2/C7.1_B]. Production of a final CEMP is secured by way of a requirement in the draft DCO.</p> <p>It is therefore considered that the Scheme is compliant with this policy.</p>
Paragraph 5.2.9	The IPC should generally give air quality considerations substantial weight where a project would lead to a deterioration in air quality in an area, or leads to a new area where air quality breaches any national air quality limits. However, air quality considerations will also be important where substantial changes in air quality levels are expected, even if this does not lead to any breaches of national air quality limits.	Chapter 17: Air Quality of the ES [APP-052] concludes that there are anticipated to be no significant adverse effects on air quality as a result of the construction, operation or decommissioning of the Scheme. The Scheme is compliant with this policy.
Paragraph 5.2.10	In all cases the IPC must take account of any relevant statutory air quality limits. Where a project is likely to lead to a breach of such limits the developers should work with the relevant authorities to secure appropriate mitigation measures to allow the proposal to proceed. In the event that a project will lead to non-compliance with a statutory limit the IPC should refuse consent.	Chapter 17: Air Quality of the ES [APP-052] concludes that there are anticipated to be no significant adverse effects on air quality as a result of the construction, operation or decommissioning of the Scheme; therefore, the Scheme is unlikely to lead to a breach of any statutory air quality limits.
Paragraph 5.2.11	The IPC should consider whether mitigation measures are needed both for operational and construction emissions over and above any which may form part of the project application. A construction management plan may help codify mitigation at this stage.	Mitigation measures pertaining to air quality are incorporated into the Outline CEMP [EN010133/EX2/C7.1_B]. Production of a final CEMP is secured by way of a requirement in the draft DCO. The Scheme is compliant with this policy.
Paragraph 5.3.3	Where the development is subject to EIA the applicant should ensure that the ES clearly sets out any effects on internationally, nationally and locally designated sites of ecological or geological conservation importance, on protected species and on	Section 9.6 of Chapter 9: Ecology and Biodiversity of the ES [APP-044] sets out all the designated sites of ecological or geological conservation importance; protected species; and

	habitats and other species identified as being of principal importance for the conservation of biodiversity. The applicant should provide environmental information proportionate to the infrastructure where EIA is not required to help the IPC consider thoroughly the potential effects of a proposed project.	habitats and other species identified as being of principal importance for the conservation of biodiversity within the study area for the Scheme.  Sections 9.7 to 9.9 of Chapter 9: Ecology and Biodiversity of the ES [APP-044] clearly set out the expected effects on the above receptors during the construction, operation, and decommissioning phases of the Scheme. This concludes that there are anticipated to be no significant adverse effects on any internationally, nationally, or locally designated sites as a result of the Scheme.  The scope of the ES [APP-036 to APP-058] accords with this policy.
Paragraph 5.3.4	The applicant should show how the project has taken advantage of opportunities to conserve and enhance biodiversity and geological conservation interests.	A Biodiversity Net Gain (BNG) assessment, using Defra’s Metric 3.0, has been provided with the DCO application [EN010133/EX1/C6.4.9.12].  For the purposes of BNG, the Scheme will result in an overall significant net gain of biodiversity net gain of 96.09% provided in habitat, 70.22% gains in hedgerow and 10.69% gains in river units. The Scheme has therefore taken advantage of opportunities to conserve and enhance biodiversity and accords with this policy.
Paragraph 5.3.6	In having regard to the aim of the Government’s biodiversity strategy the IPC should take account of the context of the challenge of climate change: failure to address this challenge will result in significant adverse impacts to biodiversity. The policy set out in the following sections recognises the need to protect the most important biodiversity and geological conservation interests. The benefits of nationally significant low carbon energy infrastructure development may include benefits for biodiversity and geological conservation interests and these benefits may outweigh	As explained in the Statement of Need [APP-350], and summarised in Sections 3 and 6.2 of the Planning Statement [EN010133/EX2/C7.5_B], the Scheme is a substantial infrastructure asset, capable of delivering large amounts of low-carbon electricity to help meet the UK’s commitments to decrease carbon emissions and reach net zero by 2050. As noted by the policy, failure to address climate change will



	<p>harm to these interests. The IPC may take account of any such net benefit in cases where it can be demonstrated.</p>	<p>result in significant adverse impacts to biodiversity. Without the Scheme, a significant and vital opportunity to develop a large-scale low-carbon generation scheme will have been passed over, increasing materially the risk that future Carbon Budgets and Net Zero 2050 will not be achieved.</p> <p>In addition, a Biodiversity Net Gain (BNG) assessment, using Defra’s Metric 3.0, has been provided with the DCO application [EN010133/EX1/C6.4.9.12]. For the purposes of BNG, the Scheme will result in an overall significant net gain of 96.09% provided in habitat, 70.22% gains in hedgerow and 10.69% gains in river units.</p> <p>The urgent and national need for the Scheme as outlined in the Statement of Need [APP-350], combined with the overall net gain for biodiversity achieved as a result of the Scheme, should be considered in the planning balance.</p> <p>By enhancing biodiversity within the Order limits, and by generating renewable electricity and thereby helping to address the causes of climate change, the Scheme delivers benefits in relation to both elements of this policy.</p>
<p>Paragraph 5.3.7</p>	<p>As a general principle, and subject to the specific policies below, development should aim to avoid significant harm to biodiversity and geological conservation interests, including through mitigation and consideration of reasonable alternatives (as set out in Section 4.4 above); where significant harm cannot be avoided, then appropriate compensation measures should be sought.</p>	<p>As outlined in Section 9.7 to 9.9 of Chapter 9: Ecology and Biodiversity of the ES [APP-044], there are anticipated to be no potential for significant adverse effects on any designated ecological sites, habitats or protected species.</p> <p>Embedded design mitigation measures are outlined in Section 9.6 of Chapter 9: Ecology and Biodiversity of the ES [APP-044] and are illustrated within the Outline CEMP [EN010133/EX2/C7.1_B], Outline OEMP [APP-353] and Outline Decommissioning Statement [APP-338]. These include habitat</p>

		<p>avoidance, creation and replacement measures; mitigation relating to protected and notable species; and standard mitigation measures that comply with industry good practice and environmental legislation.</p> <p>Production of a final CEMP, OEMP and DEMP are secured by way of a requirement in the draft DCO.</p> <p>The Scheme is compliant with this policy</p>
Paragraph 5.3.8	In taking decisions, the IPC should ensure that appropriate weight is attached to designated sites of international, national and local importance; protected species; habitats and other species of principal importance for the conservation of biodiversity; and to biodiversity and geological interests within the wider environment.	<p>Section 9.6 of Chapter 9: Ecology and Biodiversity of the ES [APP-044] sets out all the designated sites of ecological or geological conservation importance; protected species; and habitats and other species identified as being of principal importance for the conservation of biodiversity.</p> <p>Section 9.7 of Chapter 9: Ecology and Biodiversity of the ES [APP-044] clearly sets out the expected effects on the above receptors during the construction, operation and decommissioning phases of the Scheme. This concludes that there are anticipated to be no significant adverse effects on any internationally, nationally or locally designated sites as a result of the Scheme.</p> <p>The Scheme is therefore in accordance with this policy.</p>
Paragraph 5.3.9	The most important sites for biodiversity are those identified through international conventions and European Directives. The Habitats Regulations provide statutory protection for these sites but do not provide statutory protection for potential Special Protection Areas (pSPAs) before they have been classified as a Special Protection Area. For the purposes of considering development proposals affecting them, as a matter of policy the Government wishes pSPAs to be considered in the	Section 9.5 of Chapter 9: Ecology and Biodiversity of the ES [APP-044] identifies that there are no SPA or SAC designations within 10km of the Scheme.

	same way as if they had already been classified. Listed Ramsar sites should, also as a matter of policy, receive the same protection.	
Paragraph 5.3.10	Many SSSIs are also designated as sites of international importance and will be protected accordingly. Those that are not, or those features of SSSIs not covered by an international designation, should be given a high degree of protection. All National Nature Reserves are notified as SSSIs.	There are no SSSIs within the Order Limits. Section 9.5 in Chapter 9: Ecology of the ES [APP-044] identifies five SSSIs within 5km of the Order Limits, namely: Scotton Common SSSI; Scotton Beck Fields SSSI; Laughton Common SSSI; Scotton and Laughton Forest Ponds SSSI; and Tuetoes Hill SSSI. This section also sets out a description of these SSSIs.
Paragraph 5.3.11	Where a proposed development on land within or outside an SSSI is likely to have an adverse effect on an SSSI (either individually or in combination with other developments), development consent should not normally be granted. Where an adverse effect, after mitigation, on the site's notified special interest features is likely, an exception should only be made where the benefits (including need) of the development at this site, clearly outweigh both the impacts that it is likely to have on the features of the site that make it of special scientific interest and any broader impacts on the national network of SSSIs. The IPC should use requirements and/or planning obligations to mitigate the harmful aspects of the development and, where possible, to ensure the conservation and enhancement of the site's biodiversity or geological interest.	Section 9.7 of Chapter 9: Ecology of the ES [APP-044] concludes that it is not anticipated that there will be any significant adverse effects on any SSSIs either alone or in combination with other projects. This policy therefore does not apply to this Scheme.
Paragraph 5.3.13	Sites of regional and local biodiversity and geological interest, which include Regionally Important Geological Sites, Local Nature Reserves and Local Sites, have a fundamental role to play in meeting overall national biodiversity targets; contributing to the quality of life and the well-being of the community; and in supporting research and education. The IPC should give due consideration to such regional or local designations. However, given the need for new infrastructure, these designations should not be used in themselves to refuse development consent.	ES Appendix 9.2 Preliminary Ecological Appendix [APP-079] identifies non-statutory sites of regional and local biodiversity and geological interest within 2km of the Order Limits.  Chapter 9: Ecology of the ES [APP-044] concludes that there are no potential significant adverse effects on local or regional biodiversity sites as a result of the construction, operation or decommissioning of the Scheme.

<p>Paragraph 5.3.14</p>	<p>Ancient woodland is a valuable biodiversity resource both for its diversity of species and for its longevity as woodland. Once lost it cannot be recreated. The IPC should not grant development consent for any development that would result in its loss or deterioration unless the benefits (including need) of the development, in that location outweigh the loss of the woodland habitat. Aged or ‘veteran’ trees found outside ancient woodland are also particularly valuable for biodiversity and their loss should be avoided. Where such trees would be affected by development proposals the applicant should set out proposals for their conservation or, where their loss is unavoidable, the reasons why.</p>	<p>As stated in Section 9.5 of Chapter 9: Ecology of the ES [APP-044], the Scheme will not result in the loss of ancient woodland or veteran trees.</p> <p>As outlined in Chapter 9: Ecology of the ES [APP-044], throughout the Scheme, undeveloped buffers will be included to protect all hedgerows, veteran/ancient trees, ponds and ancient woodland during construction and operation. Within some of these buffers, particularly around the ancient woodland, natural regeneration of woodland will create additional scrub and woodland habitat. Other areas will be managed as grassland. Tree Root Protection fencing will be erected around retained trees, in line with <i>British Standard BS 5837: Trees in relation to design, demolition and construction – Recommendations</i>.</p>
<p>Paragraph 5.3.15</p>	<p>Development proposals provide many opportunities for building-in beneficial biodiversity or geological features as part of good design. When considering proposals, the IPC should maximise such opportunities in and around developments, using requirements or planning obligations where appropriate.</p>	<p>A Biodiversity Net Gain (BNG) report, using Defra’s Metric 3.0, has been provided with the DCO application [EN010133/EX1/C6.3.9.12_A]. For the purposes of BNG, the Scheme will result in an overall significant net gain of 96.09% provided in habitat, 70.22% gains in hedgerow and 10.69% gains in river units.</p>
<p>Paragraph 5.3.17</p>	<p>Other species and habitats have been identified as being of principal importance for the conservation of biodiversity in England and Wales and thereby requiring conservation action. The IPC should ensure that these species and habitats are protected from the adverse effects of development by using requirements or planning obligations. The IPC should refuse consent where harm to the habitats or species and their habitats would result, unless the benefits (including need) of the development outweigh that harm. In this context the IPC should give substantial</p>	<p>Section 9.5 of Chapter 9: Ecology of the ES [APP-044] sets out all the designated sites of ecological or geological conservation importance; protected species; and habitats and other species identified as being of principal importance for the conservation of biodiversity.</p> <p>Section 9.7 of Chapter 9: Ecology of the ES [APP-044] sets out the expected effects on the above receptors during the construction, operation and decommissioning phases of the</p>

	weight to any such harm to the detriment of biodiversity features of national or regional importance which it considers may result from a proposed development.	<p>Scheme. This concludes that there are anticipated to be no significant adverse effects on any internationally, nationally or locally designated sites, or on protected or priority species and habitats as a result of the Scheme.</p> <p>The Scheme is therefore in accordance with this policy.</p>
Paragraph 5.3.18	<p>The applicant should include appropriate mitigation measures as an integral part of the proposed development. In particular, the applicant should demonstrate that:</p> <ul style="list-style-type: none"> <li>during construction, they will seek to ensure that activities will be confined to the minimum areas required for the works;</li> <li>during construction and operation best practice will be followed to ensure that risk of disturbance or damage to species or habitats is minimised, including as a consequence of transport access arrangements;</li> <li>habitats will, where practicable, be restored after construction works have finished; and</li> <li>opportunities will be taken to enhance existing habitats and, where practicable, to create new habitats of value within the site landscaping proposals.</li> </ul>	<p>Embedded design mitigation measures of the kind set out in this policy are outlined in Section 9.6 of Chapter 9: Ecology of the ES [APP-044] and are illustrated within the Outline CEMP [EN010133/EX2/C7.1_B], Outline OEMP [APP-353] and Outline Decommissioning Statement [APP-338]. These include habitat avoidance, creation and replacement measures; mitigation relating to protected and notable species; and standard mitigation measures that comply with industry good practice and environmental legislation.</p> <p>Production of a final CEMP, OEMP and DEMP are secured by way of a requirement in the draft DCO.</p> <p>The Outline CEMP [EN010133/EX2/C7.1_B] includes best practice measures to ensure that activities will be confined to the minimum areas required for the works during construction, in accordance with this part of the policy.</p> <p>Section 9.6 of Chapter 9: Ecology of the ES [APP-044] outlines mitigation measures pertaining to habitat avoidance, creation and replacement measures that comply with this part of the policy.</p>
Paragraph 5.3.20	The IPC will need to take account of what mitigation measures may have been agreed between the applicant and Natural England (or the Countryside Council for Wales) or the Marine Management Organisation (MMO), and whether Natural	Chapter 9: Ecology of the ES [APP-044] concludes that the Scheme design has embedded sufficient mitigation to avoid significant adverse effects to important ecological features,

	England (or the Countryside Council for Wales) or the MMO has granted or refused or intends to grant or refuse, any relevant licences, including protected species mitigation licences.	without additional mitigation measures being required. No protected species licences are expected to be needed.
Paragraph 5.6.4	The applicant should assess the potential for insect infestation and emissions of odour, dust, steam, smoke and artificial light to have a detrimental impact on amenity, as part of the Environmental Statement.	<p>A Dust Assessment has been carried out as part of Chapter 17: Air Quality of the ES [APP-052].</p> <p>Artificial lighting will be required during construction and decommissioning in areas where natural lighting is unable to reach (sheltered/confined areas), and during core working hours within winter months. All construction lighting will be deployed in accordance with the recommendations set out in the Outline CEMP [EN010133/EX2/C7.1_B].</p> <p>Details of operational lighting are set out by Chapter 4, Development Description, of the ES [APP-039]. This explains that no part of the Scheme will be continuously lit. Manually operated, and motion-detection lighting will be utilised for operational and security purposes around electrical infrastructure. Lighting will be directed downward and away from boundaries. No visible lighting will be utilised at the site perimeter fence, aside from the site entrance points.</p> <p>The Scheme is not expected to result in an increased risk of insect infestation and will not emit any odour. Construction and decommissioning activities will not include burning materials (as set out in the Outline CEMP [EN010133/EX2/C7.1_B]). For these reasons, smoke, odour and insect infestation risk has not been assessed in the ES.</p>
Paragraph 5.6.5	<p>In particular, the assessment provided by the applicant should describe:</p> <ul style="list-style-type: none"> <li>the type, quantity and timing of emissions;</li> </ul>	A Dust Assessment has been carried out as part of Chapter 17: Air Quality of the ES [APP-052] in line with the requirements of this policy. The assessment considers the potential dust risk

	<ul style="list-style-type: none"> <li>• aspects of the development which may give rise to emissions;</li> <li>• premises or locations that may be affected by the emissions;</li> <li>• effects of the emission on identified premises or locations; and</li> <li>• measures to be employed in preventing or mitigating the emissions.</li> </ul>	across a set of pre-defined zones following IAQM guidance, up to 350m from the Order limits.
Paragraph 5.7.4	Applications for energy projects of 1 hectare or greater in Flood Zone 1 in England or Zone A in Wales and all proposals for energy projects located in Flood Zones 2 and 3 in England or Zones B and C in Wales should be accompanied by a flood risk assessment (FRA). An FRA will also be required where an energy project less than 1 hectare may be subject to sources of flooding other than rivers and the sea (for example surface water), or where the EA, Internal Drainage Board or other body have indicated that there may be drainage problems. This should identify and assess the risks of all forms of flooding to and from the project and demonstrate how these flood risks will be managed, taking climate change into account.	A Flood Risk Assessment (FRA) is provided at Appendices 10.1 – 10.6 of the ES [APP-090 to APP-097]. The FRA provides a detailed assessment of the risk of flooding to and from the Scheme (taking account of climate change) and concludes that the risk of flooding will not be increased as a result of the construction, operation or decommissioning of the Scheme. It is therefore considered that the Scheme is compliant with this policy.
Paragraph 5.7.5	<p>The minimum requirements for FRAs are that they should:</p> <ul style="list-style-type: none"> <li>• be proportionate to the risk and appropriate to the scale, nature and location of the project;</li> <li>• consider the risk of flooding arising from the project in addition to the risk of flooding to the project;</li> <li>• take the impacts of climate change into account, clearly stating the development lifetime over which the assessment has been made;</li> <li>• be undertaken by competent people, as early as possible in the process of preparing the proposal;</li> <li>• consider both the potential adverse and beneficial effects of flood risk management infrastructure, including raised defences, flow channels, flood</li> </ul>	An FRA is provided at Appendices 10.1 – 10.6 of the ES [APP-090 to APP-097]. The FRA appendices outline the objectives of the FRA, as stipulated by the NPS, and the requirements which are addressed throughout the FRA. The Scheme is therefore compliant with this policy.



	<p>storage areas and other artificial features, together with the consequences of their failure;</p> <ul style="list-style-type: none"> <li>• consider the vulnerability of those using the site, including arrangements for safe access;</li> <li>• consider and quantify the different types of flooding (whether from natural and human sources and including joint and cumulative effects) and identify flood risk reduction measures, so that assessments are fit for the purpose of the decisions being made;</li> <li>• consider the effects of a range of flooding events including extreme events on people, property, the natural and historic environment and river and coastal processes;</li> <li>• include the assessment of the remaining (known as 'residual') risk after risk reduction measures have been taken into account and demonstrate that this is acceptable for the particular project;</li> <li>• consider how the ability of water to soak into the ground may change with development, along with how the proposed layout of the project may affect drainage systems;</li> <li>• consider if there is a need to be safe and remain operational during a worst-case flood event over the development's lifetime; and</li> <li>• be supported by appropriate data.</li> </ul>	
<p>Paragraph 5.7.7</p>	<p>Applicants for projects which may be affected by, or may add to, flood risk should arrange pre-application discussions with the EA, and, where relevant, other bodies such as Internal Drainage Boards, sewerage undertakers, navigation authorities, highways authorities and reservoir owners and operators. Such discussions should identify the likelihood and possible extent and nature of the flood risk, help scope the FRA, and identify the information that will be required by the IPC to reach a decision on the application when it is submitted. The IPC should advise applicants to</p>	<p>An FRA is provided at Appendices 10.1 – 10.6 of the ES [APP-090 to APP-097]. The preparation of the FRA, and the ES has taken account of advice from the EA and LLFAs (West Lindsey District Council and Bassetlaw District Council). The Order Limits are not shown to be located within the operational boundary of an Internal Drainage Board.</p>

	<p>undertake these steps where they appear necessary, but have not yet been addressed.</p>	
<p>Paragraph 5.7.9</p>	<p>In determining an application for development consent, the IPC should be satisfied that where relevant:</p> <ul style="list-style-type: none"> <li>• the application is supported by an appropriate FRA;</li> <li>• the Sequential Test has been applied as part of site selection;</li> <li>• a sequential approach has been applied at the site level to minimise risk by directing the most vulnerable uses to areas of lowest flood risk;</li> <li>• the proposal is in line with any relevant national and local flood risk management strategy;</li> <li>• priority has been given to the use of sustainable drainage systems (SuDs) (as required in the next paragraph on National Standards); and</li> <li>• in flood risk areas the project is appropriately flood resilient and resistant, including safe access and escape routes where required, and that any residual risk can be safely managed over the lifetime of the development.</li> </ul>	<p>An FRA is provided at Appendices 10.1 – 10.6 of the ES [APP-090 to APP-097]. This demonstrates how the development passes the Sequential Test including its application at the site level.</p> <p>Appendices 10.1 – 10.6 of the ES [APP-090 to APP-097] sets out allowable discharge rates set out in which will be achieved through sustainable drainage systems SuDS Strategy contained within the ES chapter [APP-045]. The appendices also explain that, through the sequential process and design iterations, there are no buildings located within the floodplain. All compounds for site staff and battery storage units have been located out of Flood Zones 2 and 3, i.e., within Flood Zone 1, and it is envisaged access to the PV Panels would not be sought during flooding conditions. Access to the Scheme will therefore be safe from flooding.</p> <p>During construction, the Outline CEMP [EN010133/EX2/C7.1_B] sets out measures to ensure the safety of staff during construction from flood risk. This includes the appointment of at least one designated Flood Warden who is familiar with the risks and remains vigilant to news reports, Environment Agency flood warnings, relevant weather warnings and water levels of the local waterway. The Contractor will be required to produce a Flood Risk Management Action Plan/Method Statement which will provide details of the response to an impending flood, including evacuation and site closedown procedures. The requirement</p>

		<p>for the Flood Risk Management Action Plan/Method Statement would be determined within the detailed CEMPs.</p> <p>It is therefore considered that the Scheme has met the requirements of this policy.</p>
Paragraph 5.7.10	<p>For construction work which has drainage implications, approval for the project's drainage system will form part of the development consent issued by the IPC. The IPC will therefore need to be satisfied that the proposed drainage system complies with any National Standards published by Ministers under Paragraph 5(1) of Schedule 3 to the Flood and Water Management Act 2010. In addition, the development consent order, or any associated planning obligations, will need to make provision for the adoption and maintenance of any SuDS, including any necessary access rights to property. The IPC should be satisfied that the most appropriate body is being given the responsibility for maintaining any SuDS, taking into account the nature and security of the infrastructure on the proposed site. The responsible body could include, for example, the applicant, the landowner, the relevant local authority, or another body, such as an Internal Drainage Board.</p>	<p>Appendices 10.1 – 10.6 of the ES [APP-090 to APP-097] sets out allowable discharge rates set out in which will be achieved through sustainable drainage systems SuDS Strategy contained within the ES Chapter [APP-045]. This includes details of maintenance of SuDS features.</p>
Paragraph 5.7.12	<p>The IPC should not consent development in Flood Zone 2 in England or Zone B in Wales unless it is satisfied that the sequential test requirements have been met. It should not consent development in Flood Zone 3 or Zone C unless it is satisfied that the Sequential and Exception Test requirements have been met. The technology-specific NPSs set out some exceptions to the application of the sequential test. However, when seeking development consent on a site allocated in a development plan through the application of the Sequential Test, informed by a strategic flood risk assessment, applicants need not apply the Sequential Test, but should apply the sequential approach to locating development within the site.</p>	<p>As stated in ES Appendix 10.1 Flood Risk Assessment [APP-090] the majority of the Sites are located out of Flood Zones 2 and 3 (including climate change allowance). The Flood Zone 3 area within the Sites equates to 9.79% of the total site area. The Flood Risk Assessment [APP-090] demonstrates that the Scheme accords with the objectives of the Sequential and Exception tests. Where development is proposed within Flood Zones 2 and 3, inverters will be raised by 600mm.</p>
Paragraph 5.7.13	<p>Preference should be given to locating projects in Flood Zone 1 in England or Zone A in Wales. If there is no reasonably available site in Flood Zone 1 or Zone A, then projects can be located in Flood Zone 2 or Zone B. If there is no reasonably available</p>	<p>As stated in ES Appendix 10.1 Flood Risk Assessment [APP-090], the majority of the Sites are located out of Flood Zones 2 and 3 (including climate change allowance). Where</p>

	<p>site in Flood Zones 1 or 2 or Zones A &amp; B, then nationally significant energy infrastructure projects can be located in Flood Zone 3 or Zone C subject to the Exception Test. Consideration of alternative sites should take account of the policy on alternatives set out in Section 4.4 above</p>	<p>development is proposed within Flood Zones 2 and 3, inverters will be raised by 600mm. The Scheme therefore accords with this policy.</p>
<p>Paragraph 5.7.14</p>	<p>If, following application of the sequential test, it is not possible, consistent with wider sustainability objectives, for the project to be located in zones of lower probability of flooding than Flood Zone 3 or Zone C, the Exception Test can be applied. The test provides a method of managing flood risk while still allowing necessary development to occur.</p>	<p>As stated in ES Appendix 10.1 Flood Risk Assessment [APP-090], the majority of the Sites are located out of Flood Zones 2 and 3 (including climate change allowance). The Flood Zone 3 area within the Sites subject to the Exception Test equates to 9.79% of the total site area. As stated in the FRA provided in Appendices 10.1 – 10.6 of the ES [APP-090 to APP-097], the Scheme will deliver wider sustainability benefits, being a renewable energy development that will make a substantial contribution to the country achieving net-zero carbon emissions. The Scheme could not be delivered on previously developed land in sufficient proximity to the point of connection to the NETS as demonstrated in the Site Selection Assessment [APP-067], and the project will remain safe in its lifetime. The Scheme therefore passes the Exception Test.</p>
<p>Paragraph 5.7.15</p>	<p>The Exception Test is only appropriate for use where the sequential test alone cannot deliver an acceptable site, taking into account the need for energy infrastructure to remain operational during floods. It may also be appropriate to use it whereas a result of the alternative site(s) at lower risk of flooding being subject to national designations such as landscape, heritage and nature conservation designations, for example Areas of Outstanding Natural Beauty (AONBs), Sites of Special Scientific Interest (SSSIs) and World Heritage Sites (WHS) it would not be appropriate to require the development to be located on the alternative site(s).</p>	<p>The majority of the Order Limits lie within Flood Zone 1 and so do not require the Exception Test to be passed. The Scheme will deliver wider sustainability benefits, being a renewable energy development that will make a substantial contribution to the country achieving net-zero carbon emissions. The Scheme could not be delivered on previously developed land in sufficient proximity to the point of connection to the NETS as demonstrated in the Site Selection Assessment [APP-067], and the project will remain safe in its lifetime.</p>

<p>Paragraph 5.7.16</p>	<p>All three elements of the test will have to be passed for development to be consented. For the Exception Test to be passed:</p> <ul style="list-style-type: none"> <li>• it must be demonstrated that the project provides wider sustainability benefits to the community that outweigh flood risk;</li> <li>• the project should be on developable, previously developed land or, if it is not on previously developed land, that there are no reasonable alternative sites on developable previously developed land subject to any exceptions set out in the technology-specific NPSs; and</li> <li>• an FRA must demonstrate that the project will be safe, without increasing flood risk elsewhere subject to the exception below and, where possible, will reduce flood risk overall.</li> </ul>	<p>As stated in ES Appendix 10.1 Flood Risk Assessment [APP-090], the majority of the Sites are located out of Flood Zones 2 and 3 (including climate change allowance). The Flood Zone 3 area within the Sites subject to the Exception Test equates to 9.79% of the total site area. The Scheme will deliver wider sustainability benefits, being a renewable energy development that will make a substantial contribution to the country achieving net-zero carbon emissions. The Scheme could not be delivered on previously developed land in sufficient proximity to the point of connection to the NETS, and the project will remain safe in its lifetime. The Scheme therefore passes the Exception Test.</p>
<p>Paragraph 5.7.18</p>	<p>To satisfactorily manage flood risk, arrangements are required to manage surface water and the impact of the natural water cycle on people and property</p>	<p>FRAs are provided in Appendices 10.1-10.6 of the ES [APP-090 to APP-097]. This considers the effects of a range of flooding events including extreme events on people, property, the natural and historic environment and river and coastal processes.</p> <p>ES Chapter 10 [APP-045] appendices have set out allowable discharge rates which will be achieved through sustainable drainage systems SuDS Strategy contained within the ES [APP-036 to APP-058].</p>
<p>Paragraph 5.7.19</p>	<p>In this NPS, the term Sustainable Drainage Systems (SuDS) refers to the whole range of sustainable approaches to surface water drainage management including, where appropriate:</p> <ul style="list-style-type: none"> <li>• source control measures including rainwater recycling and drainage;</li> <li>• infiltration devices to allow water to soak into the ground, that can include individual soakaways and communal facilities;</li> </ul>	<p>ES Chapter 10 [APP-045] appendices have set out allowable discharge rates which will be achieved through sustainable drainage systems SuDS Strategy contained within the ES [APP-036 to APP-058].</p>

	<ul style="list-style-type: none"> <li>• filter strips and swales, which are vegetated features that hold and drain water downhill mimicking natural drainage patterns;</li> <li>• filter drains and porous pavements to allow rainwater and run-off to infiltrate into permeable material below ground and provide storage if needed;</li> <li>• basins ponds and tanks to hold excess water after rain and allow controlled discharge that avoids flooding; and</li> <li>• flood routes to carry and direct excess water through developments to minimise the impact of severe rainfall flooding.</li> </ul>	
Paragraph 5.7.20	Site layout and surface water drainage systems should cope with events that exceed the design capacity of the system, so that excess water can be safely stored on or conveyed from the site without adverse impacts.	ES Chapter 10 [APP-045] appendices have set out allowable discharge rates which will be achieved through sustainable drainage systems SuDS Strategy contained within the ES [APP-036 to APP-058]. These demonstrate that the Scheme is in accordance with this policy.
Paragraph 5.7.21	The surface water drainage arrangements for any project should be such that the volumes and peak flow rates of surface water leaving the site are no greater than the rates prior to the proposed project, unless specific off-site arrangements are made and result in the same net effect.	ES Chapter 10 [APP-045] appendices have set out allowable discharge rates which will be achieved through sustainable drainage systems SuDS Strategy contained within the ES [APP-036 to APP-058]. These demonstrate that the Scheme is in accordance with this policy.
Paragraph 5.7.22	It may be necessary to provide surface water storage and infiltration to limit and reduce both the peak rate of discharge from the site and the total volume discharged from the site. There may be circumstances where it is appropriate for infiltration facilities or attenuation storage to be provided outside the project site, if necessary, through the use of a planning obligation.	ES Chapter 10 [APP-045] appendices have set out allowable discharge rates which will be achieved through sustainable drainage systems SuDS Strategy contained within the ES [APP-036 to APP-058]. These demonstrate that the Scheme is in accordance with this policy.
Paragraph 5.7.23	The sequential approach should be applied to the layout and design of the project. More vulnerable uses should be located on parts of the site at lower probability and residual risk of flooding. Applicants should seek opportunities to use open space for	As stated in the FRAs provided in Appendices 10.1-10.6 of the ES, the majority above ground development is located out of Flood Zones 2 and 3 (including climate change allowance).

	multiple purposes such as amenity, wildlife habitat and flood storage uses. Opportunities should be taken to lower flood risk by reducing the built footprint of previously developed sites and using SuDS.	Where development is proposed within Flood Zones 2 and 3, inverters will be raised by 600mm.
Paragraph 5.7.24	Essential energy infrastructure which has to be located in flood risk areas should be designed to remain operational when floods occur. In addition, any energy projects proposed in Flood Zone 3b the Functional Floodplain (where water has to flow or be stored in times of flood), or Zone C2 in Wales, should only be permitted if the development will not result in a net loss of floodplain storage, and will not impede water flows.	As stated in the FRAs provided in Appendices 10.1 – 10.6 of the ES, the majority of above ground development is located out of Flood Zones 2 and 3 (including climate change allowance). Where development is proposed within Flood Zones 2 and 3, inverters will be raised by 600mm.
Paragraph 5.7.25	The receipt of and response to warnings of floods is an essential element in the management of the residual risk of flooding. Flood Warning and evacuation plans should be in place for those areas at an identified risk of flooding. The applicant should take advice from the emergency services when producing an evacuation plan for a manned energy project as part of the FRA. Any emergency planning documents, flood warning and evacuation procedures that are required should be identified in the FRA.	Where development is proposed within Flood Zones 2 and 3, inverters will be raised by 600mm. Areas at risk of flooding will not be occupied by operational staff.  The Outline CEMP [EN010133/EX2/C7.1_B] sets out measures to ensure the safety of staff during construction from flood risk. This includes the appointment of at least one designated Flood Warden who is familiar with the risks and remains vigilant to news reports, Environment Agency flood warnings, relevant weather warnings and water levels of the local waterway.  The Outline OEMP [APP-353] sets out that Staff on site will undertake regular weather checks to forecast any heavy rain events and to prepare for flooding where necessary. Areas of the Order limits at risk of flooding are not expected to be frequently occupied by staff and access to the Solar Farm Site is primarily located in Flood Zone 1.
Paragraph 5.8.2	The historic environment includes all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, landscaped	Heritage assets as defined in this policy have been considered and where relevant assessed in Chapter 13: Cultural Heritage



	and planted or managed flora. Those elements of the historic environment that hold value to this and future generations because of their historic, archaeological, architectural or artistic interest are called "heritage assets". A heritage asset may be any building, monument, site, place, area or landscape, or any combination of these. The sum of the heritage interests that a heritage asset holds is referred to as its significance.	of the ES [APP-048]. Section 13.1 of Chapter 13: Cultural Heritage of the ES describes the significance of these assets.  The ES [APP-036 to APP-058] has therefore identified a suitable baseline from which to assess the Scheme in relation to this policy.
Paragraph 5.8.3	Some heritage assets have a level of significance that justifies official designation. Categories of designated heritage assets are: a World Heritage Site; Scheduled Monument; Protected Wreck Site; Protected Military Remains, Listed Building; Registered Park and Garden; Registered Battlefield; Conservation Area; and Registered Historic Landscape (Wales only)	Designated heritage assets are identified in Chapter 13: Cultural Heritage of the ES [APP-048]. Section 13.6 of Chapter 13: Cultural Heritage of the ES [APP-048] describes the significance of these assets.
Paragraph 5.8.4	There are heritage assets with archaeological interest that are not currently designated as scheduled monuments, but which are demonstrably of equivalent significance. These include: <ul style="list-style-type: none"> <li>• those that have yet to be formally assessed for designation;</li> <li>• those that have been assessed as being designatable but which the Secretary of State has decided not to designate; and</li> <li>• those that are incapable of being designated by virtue of being outside the scope of the Ancient Monuments and Archaeological Areas Act 1979.</li> </ul>	Non designated heritage assets are identified in Chapter 13: Cultural Heritage of the ES [APP-048]. Section 13.1 of Chapter 13: Cultural Heritage of the ES describes these assets and their significance. The assessment concludes that these assets are beyond the Order Limits but that there are a few non-designated heritage assets which are anticipated to experience significant adverse effects from the Scheme. As none of the non-designated assets are of equal significance to designated assets, then the substantial harm test does not apply. The significant public benefits of the Scheme clearly and demonstrably outweigh the reversible, low level, less than substantial harm to non-designated heritage assets, that would result.
Paragraph 5.8.5	The absence of designation for such heritage assets does not indicate lower significance. If the evidence before the IPC indicates to it that a non designated heritage asset of the type described in 5.8.4 may be affected by the proposed	Non designated heritage assets are assessed within Chapter 13: Cultural Heritage of the ES [APP-048].

	development, then the heritage asset should be considered subject to the same policy considerations as those that apply to designated heritage assets.	
Paragraph 5.8.6	The IPC should also consider the impacts on other non-designated heritage assets, as identified either through the development plan making process (local listing) or through the IPC's decision-making process on the basis of clear evidence that the assets have a heritage significance that merits consideration in its decisions, even though those assets are of lesser value than designated heritage assets.	<p>Non designated heritage assets are identified in Appendix 13.8 of Chapter 13: Cultural Heritage of the ES [APP-048]. Appendix 13.8 of Chapter 13: Cultural Heritage of the ES [APP-048] describes these assets and their significance. Impacts on non-designated heritage assets are also presented in Appendix 13.8.</p> <p>The ES [APP-036 to APP-058] therefore considers impacts on non-designated heritage buildings as required by this policy.</p>
Paragraph 5.8.8	As part of the ES (see Section 4.2) the applicant should provide a description of the significance of the heritage assets affected by the proposed development and the contribution of their setting to that significance. The level of detail should be proportionate to the importance of the heritage assets and no more than is sufficient to understand the potential impact of the proposal on the significance of the heritage asset. As a minimum the applicant should have consulted the relevant Historic Environment Record (or, where the development is in English or Welsh waters, English Heritage or Cadw) and assessed the heritage assets themselves using expertise where necessary according to the proposed development's impact.	Chapter 13: Cultural Heritage of the ES [APP-048] describes these assets (having considered the HER and through the Applicant's own assessment) and their significance, and the contribution of their setting to that significance. The ES [APP-036 to APP-058] is therefore in full compliance with this policy.
Paragraph 5.8.9	Where a development site includes, or the available evidence suggests it has the potential to include, heritage assets with an archaeological interest, the applicant should carry out appropriate desk-based assessment and, where such desk-based research is insufficient to properly assess the interest, a field evaluation. Where proposed development will affect the setting of a heritage asset, representative visualisations may be necessary to explain the impact.	Archaeological evaluations were undertaken in addition to a desk-based assessment, including a geophysical survey (detailed magnetometry) of the whole Scheme and targeted trial trenching. The results of these surveys (Appendix 13.1 [APP-109] and Appendix 13.2 of the ES [APP-110 to APP-122]) have been incorporated in Section ES Chapter 13: Cultural Heritage [APP-048].

<p>Paragraph 5.8.10</p>	<p>The applicant should ensure that the extent of the impact of the proposed development on the significance of any heritage assets affected can be adequately understood from the application and supporting documents.</p>	<p>Section 13.1 of Chapter 13: Cultural Heritage of the ES [APP-048] describes the heritage assets within the study area for the Scheme and their significance and the contribution of their setting to that significance. The Chapter contains a clear assessment of likely impacts and effects of the Scheme on cultural heritage.</p> <p>The ES [APP-036 to APP-058] is therefore in full compliance with this policy.</p>
<p>Paragraph 5.8.12</p>	<p>In considering the impact of a proposed development on any heritage assets, the IPC should take into account the particular nature of the significance of the heritage assets and the value that they hold for this and future generations. This understanding should be used to avoid or minimise conflict between conservation of that significance and proposals for development.</p>	<p>Section 13.1 of Chapter 13: Cultural Heritage of the ES [APP-048] describes the heritage assets within the study area for the Scheme and their significance and the contribution of their setting to that significance. The Chapter contains a clear assessment of likely impacts and effects of the Scheme on cultural heritage.</p> <p>The ES [APP-036 to APP-058] is therefore in full compliance with this policy.</p>
<p>Paragraph 5.8.13</p>	<p>The IPC should take into account the desirability of sustaining and, where appropriate, enhancing the significance of heritage assets, the contribution to their settings and the positive contribution they can make to sustainable communities and economic vitality. The IPC should take into account the desirability of new development making a positive contribution to the character and local distinctiveness of the historic environment. The consideration of design should include scale, height, massing, alignment, materials and use. The IPC should have regard to any relevant local authority development plans or local impact report on the proposed development in respect of the factors set out in footnote 122.</p>	<p>Section 13.8 of Chapter 13: Cultural Heritage of the ES [APP-048] outlines the mitigation measures embedded within the Scheme design pertaining to cultural heritage. This includes the provision of stand-offs between the Scheme and heritage assets in order to help to preserve their setting during the construction, operational and decommissioning periods.</p> <p>Appropriate and sensitive screening has also been developed and implemented to minimise the visual intrusion of the Scheme, while avoiding obscuring or intruding upon key views and relationships between heritage assets.</p>

		Following decommissioning, the solar farm will be removed, and its impact on the setting of heritage assets reversed.
Paragraph 5.8.14	There should be a presumption in favour of the conservation of designated heritage assets and the more significant the designated heritage asset, the greater the presumption in favour of its conservation should be. Once lost heritage assets cannot be replaced and their loss has a cultural, environmental, economic and social impact. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Loss affecting any designated heritage asset should require clear and convincing justification. Substantial harm to or loss of a grade II listed building park or garden should be exceptional. Substantial harm to or loss of designated assets of the highest significance, including Scheduled Monuments; registered battlefields; grade I and II* listed buildings; grade I and II* registered parks and gardens; and World Heritage Sites, should be wholly exceptional.	<p>Section 13.9 of Chapter 13: Cultural Heritage [APP-048] sets out the impacts upon designated heritage assets, including their value. Thorpe Medieval Settlement (NHLE 1016978) will experience a moderate adverse effect following mitigation. This is the only designated heritage asset for which the ES concludes a significant effect.</p> <p>Section 6.6 (paragraphs 6.6.18 – 6.6.24) of the Planning Statement [APP-048], set out the harm policy test. The significant public benefits of the Scheme clearly and demonstrably outweigh the reversible, low level, less than substantial harm to the designated heritage asset, that would result.</p>
Paragraph 5.8.15	Any harmful impact on the significance of a designated heritage asset should be weighed against the public benefit of development, recognising that the greater the harm to the significance of the heritage asset the greater the justification will be needed for any loss. Where the application will lead to substantial harm to or total loss of significance of a designated heritage asset the IPC should refuse consent unless it can be demonstrated that the substantial harm to or loss of significance is necessary in order to deliver substantial public benefits that outweigh that loss or harm.	<p>Section 13.9 of Chapter 13: Cultural Heritage [APP-048] sets out the impacts upon designated heritage assets, including their value. Thorpe Medieval Settlement (NHLE 1016978) will experience a moderate adverse effect following mitigation. This is the only designated heritage asset for which the ES concludes a significant effect.</p> <p>Section 6.6 (paragraphs 6.6.18 – 6.6.24) of the Planning Statement [APP-048], set out the harm policy test. The significant public benefits of the Scheme clearly and demonstrably outweigh the reversible, low level, less than substantial harm to the designated heritage asset, that would result.</p>

		<p>Section 13.8 of Chapter 13: Cultural Heritage of the ES [APP-048] outlines the mitigation measures embedded within the Scheme design pertaining to cultural heritage. This includes the provision of stand-offs between the Scheme and heritage assets in order to help to preserve their setting during the construction, operational and decommissioning periods.</p> <p>Appropriate and sensitive screening has also been developed and implemented to minimise the visual intrusion of the Scheme, while avoiding obscuring or intruding upon key views and relationships between heritage assets.</p> <p>In addition to the proposed mitigation strategy, the Scheme will be decommissioned at the end of its operational life. There will therefore be no permanent loss of the significance of designated assets as a result of the Scheme allowing future generations to retain an understanding of their settings.</p> <p>The Statement of Need [APP-350] explains in detail the compelling case for the Scheme in relation to urgently delivering low carbon renewable energy to meet the aim of decarbonising the UK's electricity supplies by 2050; providing security of supply as well as affordability for end consumers. The less than substantial harm caused to one designated heritage asset is outweighed by this urgent national need.</p>
Paragraph 5.8.16	<p>Not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance. The policies set out in paragraphs 5.8.11 to 5.8.15 above apply to those elements that do contribute to the significance. When considering proposals, the IPC should take into account the relative significance of the element affected and its contribution to the significance of the World Heritage Site or Conservation Area as a whole.</p>	<p>There are no World Heritage Sites affected by the Scheme.</p> <p>ES Chapter 13: Cultural Heritage of the ES [APP-048] includes an assessment of the Scheme upon Conservation Area within 5km of the Scheme, attached in Appendix 13.5 [APP-325]. This assessment concludes that on the whole, there will be a</p>

		<p>negligible to slight effect on the Conservation Area, which is not significant in EIA terms.</p> <p>The Scheme therefore does not lead to significant adverse effects to a World Heritage Site of Conservation Area and complies with this policy.</p>
Paragraph 5.8.17	Where loss of significance of any heritage asset is justified on the merits of the new development, the IPC should consider imposing a condition on the consent or requiring the applicant to enter into an obligation that will prevent the loss occurring until it is reasonably certain that the relevant part of the development is to proceed.	The impact of the Scheme on heritage assets has been assessed and the impacts report by Chapter 13: Cultural Heritage of the ES [APP-048].
Paragraph 5.8.18	When considering applications for development affecting the setting of a designated heritage asset, the IPC should treat favourably applications that preserve those elements of the setting that make a positive contribution to, or better reveal the significance of, the asset. When considering applications that do not do this, the IPC should weigh any negative effects against the wider benefits of the application. The greater the negative impact on the significance of the designated heritage asset, the greater the benefits that will be needed to justify approval.	The Scheme has been carefully designed to incorporate stand-offs between the Scheme and heritage assets in order to help to preserve important elements of their setting during the construction, operational and decommissioning periods. The need for the stand-offs to help preserve important elements of their setting has been carefully considered in the context of the need for the generation of renewable energy by the Scheme, as set out by the Statement of Need [APP-350]. Taking account of this, it is considered that the negative impacts of the Scheme on designated heritage assets are outweighed by the need and benefits of the Scheme. In addition, it is noted that the impacts of the solar farm on the setting of designated heritage assets would be reversed following decommissioning at the end of its operational life.
Paragraph 5.8.19	A documentary record of our past is not as valuable as retaining the heritage asset and therefore the ability to record evidence of the asset should not be a factor in deciding whether consent should be given.	Chapter 13: Cultural Heritage of the ES [APP-048] states that where no appropriate design mitigation can be applied to the management of the archaeological resource within the footprint of the Scheme, a programme of archaeological

		recording will be undertaken commensurate with the significance of the asset.
Paragraph 5.8.20	Where the loss of the whole or a material part of a heritage asset's significance is justified, the IPC should require the developer to record and advance understanding of the significance of the heritage asset before it is lost. The extent of the requirement should be proportionate to the nature and level of the asset's significance. Developers should be required to publish this evidence and deposit copies of the reports with the relevant Historic Environment Record. They should also be required to deposit the archive generated in a local museum or other public depository willing to receive it.	Chapter 13: Cultural Heritage of the ES [APP-048] states that where no appropriate design mitigation can be applied to the management of the archaeological resource within the footprint of the Scheme, a programme of archaeological recording will be undertaken commensurate with the significance of the asset.
Paragraph 5.8.21	Where appropriate, the IPC should impose requirements on a consent that such work is carried out in a timely manner in accordance with a written scheme of investigation that meets the requirements of this Section and has been agreed in writing with the relevant Local Authority (where the development is in English waters, the Marine Management Organisation and English Heritage, or where it is in Welsh waters, the MMO and Cadw)) and that the completion of the exercise is properly secured.	Chapter 13: Cultural Heritage of the ES [APP-048] sets out that archaeological evaluations have been undertaken to refine and augment the desk-based data, including a geophysical survey (detailed magnetometry) of the whole scheme and targeted trial trenching.  In addition, Chapter 13: Cultural Heritage of the ES [APP-048] also sets out that extensive areas of intrusive ground activities required for the Scheme will be subject to an archaeological evaluation prior to or during construction.
Paragraph 5.8.22	Where the IPC considers there to be a high probability that a development site may include as yet undiscovered heritage assets with archaeological interest, the IPC should consider requirements to ensure that appropriate procedures are in place for the identification and treatment of such assets discovered during construction.	Chapter 13: Cultural Heritage of the ES [APP-048] sets out that extensive areas of intrusive ground activities required as part of the Scheme will be subject to an archaeological evaluation prior to or during construction. This includes the following activities which could result in impacts to the archaeological resource which have not been investigated by the prior programme of trial trenching evaluation:



		<ul style="list-style-type: none"> <li>• Electrical Cables (Works Order Nos. 1, 4 and 6) – programme of archaeological trial trenching and/or archaeological monitoring of intrusive activities;</li> <li>• Grid Connection Route (Work No 4.) – programme of archaeological trial trenching and/or archaeological monitoring of intrusive activities.</li> </ul>
Paragraph 5.9.5	<p>The applicant should carry out a landscape and visual assessment and report it in the ES. (See Section 4.2) A number of guides have been produced to assist in addressing landscape issues. The landscape and visual assessment should include reference to any landscape character assessment and associated studies as a means of assessing landscape impacts relevant to the proposed project. The applicant's assessment should also take account of any relevant policies based on these assessments in local development documents in England and local development plans in Wales.</p>	<p>An assessment of the potential landscape and visual impacts associated with the construction, operation and decommissioning of the Scheme has been carried out and is presented in Chapter 8: Landscape and Visual Assessment of the ES [APP-043].</p> <p>Section 8.6 of Chapter 8: Landscape and Visual Assessment of the ES [APP-043] outlines the relevant landscape character assessments and related studies at national, regional, county and neighbourhood levels. As demonstrated in the local policy sections of this Accordance Table below, the landscape and visual impact assessment has taken account of relevant policies in local development documents.</p> <p>Refer to Figure 8.5 [APP-168], which illustrates Landscape Character Areas at the Regional Level and the assessment undertaken within the LVIA Chapter 8 [APP-043].</p> <p>The Scheme therefore demonstrates full compliance with this policy.</p>
Paragraph 5.9.6	<p>The applicant's assessment should include the effects during construction of the project and the effects of the completed development and its operation on landscape components and landscape character.</p>	<p>An assessment of the potential landscape and visual impacts associated with the construction, operation and decommissioning of the Scheme has been carried out and is</p>

		<p>presented in Chapter 8: Landscape and Visual Assessment of the ES [APP-043].</p> <p>The Scheme therefore demonstrates full compliance with this policy.</p>
Paragraph 5.9.7	<p>The assessment should include the visibility and conspicuousness of the project during construction and of the presence and operation of the project and potential impacts on views and visual amenity. This should include light pollution effects, including on local amenity, and nature conservation.</p>	<p>The assessment contained in Chapter 8: Landscape and Visual Assessment of the ES [APP-043] includes the potential landscape and visual impacts associated with the construction, operation and decommissioning of the Scheme (including light pollution effects) on local amenity and nature conservation.</p> <p>The Scheme therefore demonstrates full compliance with this policy.</p>
Paragraph 5.9.8	<p>Landscape effects depend on the existing character of the local landscape, its current quality, how highly it is valued and its capacity to accommodate change. All of these factors need to be considered in judging the impact of a project on landscape. Virtually all nationally significant energy infrastructure projects will have effects on the landscape. Projects need to be designed carefully, taking account of the potential impact on the landscape. Having regard to siting, operational and other relevant constraints the aim should be to minimise harm to the landscape, providing reasonable mitigation where possible and appropriate.</p>	<p>This is undertaken within the LVIA Chapter 8 [APP-043] in sections 8.6 and 8.8.</p> <p>Good design has been a key consideration from the outset. The LVIA has informed the iterative design process, including taking account of published landscape character assessment guidance and fieldwork analysis.</p> <p>The overall objective of the landscape design is to integrate the Scheme into its landscape setting and avoid or minimise adverse landscape and visual effects as far as practicable. The design has been developed in collaboration with the wider design team, other specialists and the Host Authorities landscape advisors to achieve a solution that achieves this objective whilst maximising opportunities to deliver net gains in biodiversity gain. Accordingly, the landscape design aims to achieve the following:</p>

		<ul style="list-style-type: none"> <li>• To integrate the Scheme into the existing landscape pattern as far as possible by retaining and following existing features, including vegetation, where practicable.</li> <li>• To retain vegetation as far as possible and enhance the quality and connectivity of green infrastructure through carefully designed planting that is sensitive to the character of the area.</li> <li>• To filter and screen more prominent components of the Scheme in views from visual receptors.</li> </ul> <p>Details of the landscape measures embedded into the Scheme design, including a summary of their environmental functions, is presented in the Outline LEMP [EN010133/EX2/7.3_B].</p>
Paragraph 5.9.9	National Parks, the Broads and AONBs have been confirmed by the Government as having the highest status of protection in relation to landscape and scenic beauty. Each of these designated areas has specific statutory purposes which help ensure their continued protection and which the IPC should have regard to in its decision. The conservation of the natural beauty of the landscape and countryside should be given substantial weight by the IPC in deciding on applications for development consent in these areas.	As outlined in Section 8.5 of Chapter 8: Landscape and Visual Assessment of the ES [APP-043], neither the study area, nor the DCO Site, is covered by any statutory landscape designations (e.g., National Parks or Areas of Outstanding Natural Beauty). No impacts on National Parks, the Broads and AONBs have been identified.
Paragraph 5.9.12	The duty to have regard to the purposes of nationally designated areas also applies when considering applications for projects outside the boundaries of these areas which may have impacts within them. The aim should be to avoid compromising the purposes of designation and such projects should be designed sensitively given the various siting, operational, and other relevant constraints. This should include projects in England which may have impacts on National Scenic Areas in Scotland.	As stipulated by this policy, Appendix 8.2.8 [APP-074] of Chapter 8: Landscape and Visual Assessment of the ES [APP-043] shows regard for nationally designated areas. No impacts on National Parks, the Broads and AONBs have been identified.

Paragraph 5.9.13	The fact that a proposed project will be visible from within a designated area should not in itself be a reason for refusing consent.	There are no National Parks (or the Broads) or AONB near to the Order limits. The Scheme would not be visible from any such site.
Paragraph 5.9.14	Outside nationally designated areas, there are local landscapes that may be highly valued locally and protected by local designation. Where a local development document in England or a local development plan in Wales has policies based on landscape character assessment, these should be paid particular attention. However, local landscape designations should not be used in themselves to refuse consent, as this may unduly restrict acceptable development.	In line with this policy, section 8.5 of Chapter 8: Landscape and Visual Assessment of the ES [APP-043] outlines the relevant landscape character assessments and related studies at national, regional, county and neighbourhood levels.  Refer to Figure 8.6 [APP-169] and Figures 8.6.1 [APP-170] to Figure 8.6.4 [APP-173] which illustrate Landscape Receptors and illustrate Areas of Great Landscape Value. The Scheme is located outside of these areas; however, the Scheme has the potential to affect these local designations and therefore an assessment of effects on these local designations is undertaken within the LVIA Chapter 8 [APP-043].
Paragraph 5.9.15	The scale of such projects means that they will often be visible within many miles of the site of the proposed infrastructure. The IPC should judge whether any adverse impact on the landscape would be so damaging that it is not offset by the benefits (including need) of the project.	The assessment presented in Chapter 8: Landscape and Visual Assessment of the ES [APP-043] concludes that the Scheme would have 'not significant' effects on the landscape. Effects would be minimised where possible through measures set out in the Outline CEMP [EN010133/EX2/C7.1_B], and the Outline Decommissioning Statement [APP-338].  During the operational phase of the Scheme, Chapter 8: Landscape and Visual Assessment of the ES [APP-043] concludes that the Scheme would incur some effects to the Local Character Areas (LCAs) within West Lindsly District Council. The character assessment is used in particular to define value judgements for the AGLV as set out within the Individual Landscape Receptor Sheets at Appendix 8.2.8.1

		Nationally and Locally Designated Landscapes [APP-074] to Appendix 8.2.8.3 Nationally and Locally Designated Landscapes [APP-075].
Paragraph 5.9.16	In reaching a judgment, the IPC should consider whether any adverse impact is temporary, such as during construction, and/or whether any adverse impact on the landscape will be capable of being reversed in a timescale that the IPC considers reasonable.	<p>Construction and decommissioning stage impacts will be for a relatively short duration, and operational effects beginning at year 1 will reduce over time as mitigation planting, as set out in Outline LEMP [EN010133/EX2/7.3_B] establishes.</p> <p>The change to the landscape character, via the introduction of solar panels and associated infrastructure is considered to be localised and would be reversed following decommissioning.</p>
Paragraph 5.9.17	The IPC should consider whether the project has been designed carefully, taking account of environmental effects on the landscape and siting, operational and other relevant constraints, to minimise harm to the landscape, including by reasonable mitigation.	<p>Good design has been a key consideration from the outset. The LVIA has informed the iterative design process, including taking account of published landscape character assessment guidance and fieldwork analysis.</p> <p>The overall objective of the landscape design is to integrate the Scheme into its landscape setting and avoid or minimise adverse landscape and visual effects as far as practicable. The design has been developed in collaboration with the wider design team, other specialists and the Host Authorities landscape advisors to achieve a solution that achieves this objective whilst maximising opportunities to deliver net gains in biodiversity gain. Accordingly, the landscape design aims to achieve the following:</p> <ul style="list-style-type: none"> <li>To integrate the Scheme into the existing landscape pattern as far as possible by retaining and following existing features, including vegetation, where practicable.</li> </ul>

		<ul style="list-style-type: none"> <li>• To replace vegetation lost because of construction of the Scheme through areas of new planting.</li> <li>• To filter and screen more prominent components of the Scheme in views from visual receptors.</li> </ul> <p>Details of the landscape measures embedded into the Scheme design, including a summary of their environmental functions, is presented in the Outline LEMP [EN010133/EX2/7.3_B].</p>
<p>Paragraph 5.9.18</p>	<p>All proposed energy infrastructure is likely to have visual effects for many receptors around proposed sites. The IPC will have to judge whether the visual effects on sensitive receptors, such as local residents, and other receptors, such as visitors to the local area, outweigh the benefits of the project. Coastal areas are particularly vulnerable to visual intrusion because of the potential high visibility of development on the foreshore, on the skyline and affecting views along stretches of undeveloped coast.</p>	<p>Chapter 8: Landscape and Visual Assessment of the ES [APP-043] and Appendix 8.1.2, Visual Assessment of Residential Properties Methodology of the ES [APP-068] have assessed the: construction; short term operational (lasts for up to 12 months); medium term operational (lasts for 1 - 5 years); long term operational (more than 5 years) and decommissioning visual impacts of the Scheme.</p> <p>Visual effects on PRoW have been reduced by the inclusion of more open areas at strategic points in the PRoW and permissive path network, and by the provision of alternative routes which may be less 'enclosed'. The significant effects identified on PRoW cannot practically be further mitigated without a reduction in electrical output from the Scheme.</p> <p>It is not therefore considered that the localised visual effects on transient recreational receptors (PRoW users) predicted would outweigh the national benefits of the Scheme, outlined in detail in the Statement of Need [APP-350]. The Scheme therefore shows compliance with this policy.</p>
<p>Paragraph 5.9.21</p>	<p>Reducing the scale of a project can help to mitigate the visual and landscape effects of a proposed project. However, reducing the scale or otherwise amending the</p>	<p>Good design has been a key consideration from the outset. The LVIA has informed the iterative design process, including</p>

	<p>design of a proposed energy infrastructure project may result in a significant operational constraint and reduction in function – for example, the electricity generation output. There may, however, be exceptional circumstances, where mitigation could have a very significant benefit and warrant a small reduction in function. In these circumstances, the IPC may decide that the benefits of the mitigation to reduce the landscape and/or visual effects outweigh the marginal loss of function.</p>	<p>taking account of published landscape character assessment guidance and fieldwork analysis.</p> <p>The overall objective of the landscape design is to integrate the Scheme into its landscape setting and avoid or minimise adverse landscape and visual effects as far as practicable. The design has been developed in collaboration with the wider design team, other specialists and the Host Authorities landscape advisors to achieve a solution that achieves this objective. This has included consideration of the scale of the project throughout the design development process.</p>
<p>Paragraph 5.9.22</p>	<p>Within a defined site, adverse landscape and visual effects may be minimised through appropriate siting of infrastructure within that site, design including colours and materials, and landscaping schemes, depending on the size and type of the proposed project. Materials and designs of buildings should always be given careful consideration.</p>	<p>Good design has been a key consideration from the outset. The LVIA has informed the iterative design process, including taking account of published landscape character assessment guidance and fieldwork analysis.</p> <p>The overall objective of the landscape design is to integrate the Scheme into its landscape setting and avoid or minimise adverse landscape and visual effects as far as practicable. The design has been developed in collaboration with the wider design team, other specialists and the Host Authorities landscape advisors to achieve a solution that achieves this objective whilst maximising opportunities to deliver net gains in biodiversity gain. Accordingly, the landscape design aims to achieve the following:</p> <ul style="list-style-type: none"> <li>• To integrate the Scheme into the existing landscape pattern as far as possible by retaining and following existing features, including vegetation, where practicable.</li> </ul>



		<ul style="list-style-type: none"> <li>To replace vegetation lost because of construction of the Scheme through areas of new planting.</li> <li>To filter and screen more prominent components of the Scheme in views from visual receptors.</li> </ul> <p>Details of the landscape measures embedded into the Scheme design, including a summary of their environmental functions, is presented in the Outline LEMP [EN010133/EX2/7.3_B].</p>
Paragraph 5.9.23	Depending on the topography of the surrounding terrain and areas of population it may be appropriate to undertake landscaping off site. For example, filling in gaps in existing tree and hedge lines would mitigate the impact when viewed from a more distant vista.	No offsite landscaping is required or proposed.
Paragraph 5.10.2	The Government's policy is to ensure there is adequate provision of high-quality open space (including green infrastructure) and sports and recreation facilities to meet the needs of local communities. Open spaces, sports and recreational facilities all help to underpin people's quality of life and have a vital role to play in promoting healthy living. Green infrastructure in particular will also play an increasingly important role in mitigating or adapting to the impacts of climate change.	<p>The Scheme is not anticipated to have any direct effect on open space or recreational facilities.</p> <p>There are several PRoWs within or abutting the Scheme. These are shown in Figures 8.7.13 to 8.7.16 of the ES [APP-187 to APP-190] and detailed in Section 18.7 of Chapter 18: Socio-Economics, Tourism and Recreation of the ES [APP-053]. These PRoW are predominantly used for recreational purposes and form part of a wide network of PRoW in the surrounding area providing residents with alternative routes. They will be kept open and on their existing alignment throughout the operational phase of the Scheme. During construction, PRoW will be kept open, and on their existing alignment as far as possible, with short, convenient, temporary diversions included where this is not possible.</p> <p>The Scheme will also create a new permissive path between Stow village and Stow Pastures to be open during the</p>

		<p>operational phase of the Scheme. This will enhance the network of routes and accessibility within and across the Order limits.</p> <p>It is therefore considered that the Scheme accords with this policy.</p>
Paragraph 5.10.3	<p>Although the re-use of previously developed land for new development can make a major contribution to sustainable development by reducing the amount of countryside and undeveloped greenfield land that needs to be used, it may not be possible for many forms of energy infrastructure.</p>	<p>This policy accepts that previously developed land may not be possible to use for many forms of infrastructure, as in the case of this Scheme. An assessment of the potential use of previously developed land is included within the Site Selection Report [APP-067].</p>
Paragraph 5.10.5	<p>The ES (see Section 4.2) should identify existing and proposed land uses near the project, any effects of replacing an existing development or use of the site with the proposed project or preventing a development or use on a neighbouring site from continuing. Applicants should also assess any effects of precluding a new development or use proposed in the development plan.</p>	<p>Section 18.5 of Chapter 18: Socio-Economics Tourism and Recreation of the ES [APP-053] identifies the existing baseline land use and socio-economic conditions for the Order limits, including the existing arable agricultural use of the majority of the site, and takes account of these in its assessment.</p> <p>Section 2 of the Planning Statement [EN010133/EX2/C7.5_B] identifies the planning history associated with the Order limits and nearby mineral and waste sites.</p>
Paragraph 5.10.6	<p>Applicants will need to consult the local community on their proposals to build on open space, sports or recreational buildings and land. Taking account of the consultations, applicants should consider providing new or additional open space including green infrastructure, sport or recreation facilities, to substitute for any losses as a result of their proposal. Applicants should use any up to-date local authority assessment or, if there is none, provide an independent assessment to show whether the existing open space, sports and recreational buildings and land is surplus to requirements.</p>	<p>The Scheme does not include any proposals to build on open space, sports or recreational buildings and land.</p>

Paragraph 5.10.8	Applicants should seek to minimise impacts on the best and most versatile agricultural land (defined as land in grades 1, 2 and 3a of the Agricultural Land Classification) and preferably use land in areas of poorer quality (grades 3b, 4 and 5) except where this would be inconsistent with other sustainability considerations. Applicants should also identify any effects and seek to minimise impacts on soil quality taking into account any mitigation measures proposed. For developments on previously developed land, applicants should ensure that they have considered the risk posed by land contamination.	The majority of the Order Limits comprises Grade 3b agricultural land, and only 4.1% BMV land is included within the Order Limits. This is justified by other sustainability considerations, as explained in Section 6.7 of this Planning Statement [EN010133/EX2/C7.5_B].
Paragraph 5.10.13	Where the project conflicts with a proposal in a development plan, the IPC should take account of the stage which the development plan document in England or local development plan in Wales has reached in deciding what weight to give to the plan for the purposes of determining the planning significance of what is replaced, prevented or precluded. The closer the development plan document in England or local development plan in Wales is to being adopted by the LPA, the greater weight which can be attached to it.	As illustrated in Section 5 of the Planning Statement [EN010133/EX2/C7.5_B], the Scheme does not conflict with any proposals in a Development Plan.
Paragraph 5.10.14	The IPC should not grant consent for development on existing open space, sports and recreational buildings and land unless an assessment has been undertaken either by the local authority or independently, which has shown the open space or the buildings and land to be surplus to requirements or the IPC determines that the benefits of the project (including need), outweigh the potential loss of such facilities, taking into account any positive proposals made by the applicant to provide new, improved or compensatory land or facilities. The loss of playing fields should only be allowed where applicants can demonstrate that they will be replaced with facilities of equivalent or better quantity or quality in a suitable location.	The Scheme does not affect any existing open space, sports and recreational buildings or land.
Paragraph 5.10.15	The IPC should ensure that applicants do not site their scheme on the best and most versatile agricultural land without justification. It should give little weight to the loss of poorer quality agricultural land (in grades 3b, 4 and 5), except in areas	The majority of the Order Limits comprises Grade 3b agricultural land and only 4.1% BMV land is included, This is justified by other sustainability considerations, as explained in

	(such as uplands) where particular agricultural practices may themselves contribute to the quality and character of the environment or the local economy.	Section 6.6 of this Planning Statement [EN010133/EX2/C7.5_B].
Paragraph 5.10.19	Although in the case of much energy infrastructure there may be little that can be done to mitigate the direct effects of an energy project on the existing use of the proposed site (assuming that some at least of that use can still be retained post project construction) applicants should nevertheless seek to minimise these effects and the effects on existing or planned uses near the site by the application of good design principles, including the layout of the project.	The Scheme has been subject to a detailed and sensitive iterative design process. This has taken account of the context and features of the land within the Order limits, nearby sensitive receptors and assets, information emerging from environmental surveys, feedback from stakeholders, and opportunities and constraints in order to develop a good design that balances the need to maximise the energy generation capacity of the Scheme, with the avoidance and mitigation of impacts, and provision of environmental and other enhancements, where practicable. The design process and basis of design decisions taken are described in the Chapter 5: Alternatives and Design Evolution of the ES [APP-040].
Paragraph 5.10.24	Rights of way, National Trails and other rights of access to land are important recreational facilities for example for walkers, cyclists and horse riders. The IPC should expect applicants to take appropriate mitigation measures to address adverse effects on coastal access, National Trails and other rights of way. Where this is not the case the IPC should consider what appropriate mitigation requirements might be attached to any grant of development consent.	<p>There are several PRow within or abutting the Scheme. These are shown in Figures 8.7.13 to 8.7.16 of the ES [APP-187 to APP-190]. These PRow are predominantly used for recreational purposes and form part of a wide network of PRow in the surrounding area providing residents with alternative routes.</p> <p>They will be kept open and on their existing alignment throughout the operational phase of the Scheme. During construction PRow will be kept open, and on their existing alignment as far as possible, with short, convenient, temporary diversions included where this is not possible.</p> <p>The Scheme will also create a permissive path between Stow Village and Stow pastures to be open during the operational</p>

		phase of the Scheme. This will enhance the network of routes and accessibility within and across the Order limits. It is therefore considered that the Scheme accords with this policy.
Paragraph 5.11.1	Excessive noise can have wide-ranging impacts on the quality of human life, health (for example owing to annoyance or sleep disturbance) and use and enjoyment of areas of value such as quiet places and areas with high landscape quality. The Government’s policy on noise is set out in the Noise Policy Statement for England. It promotes good health and good quality of life through effective noise management. Similar considerations apply to vibration, which can also cause damage to buildings. In this section, in line with current legislation, references to “noise” below apply equally to assessment of impacts of vibration.	Chapter 15: Noise & Vibration of the ES [APP-050] recognises and assesses the impacts of noise and vibration of the Scheme on health and quality of life. It is therefore considered that the Scheme is compliant with this policy.
Paragraph 5.11.2	Noise resulting from a proposed development can also have adverse impacts on wildlife and biodiversity. Noise effects of the proposed development on ecological receptors should be assessed by the IPC in accordance with the Biodiversity and Geological Conservation section of this NPS	Section 9.7 of Chapter 9: Ecology and Biodiversity of the ES [APP-044] Includes an assessment of the likely impacts and effects of noise on relevant ecological features. It is therefore considered that the Scheme is compliant with this policy.
Paragraph 5.11.3	Factors that will determine the likely noise impact include: <ul style="list-style-type: none"> <li>• the inherent operational noise from the proposed development, and its characteristics;</li> <li>• the proximity of the proposed development to noise sensitive premises (including residential properties, schools and hospitals) and noise sensitive areas (including certain parks and open spaces);</li> <li>• the proximity of the proposed development to quiet places and other areas that are particularly valued for their acoustic environment or landscape quality; and</li> <li>• the proximity of the proposed development to designated sites where noise may have an adverse impact on protected species or other wildlife.</li> </ul>	Section 15.4 of Chapter 15: Noise of the ES [APP-050] and its supporting appendices explain the noise assessment methodology which has considered the factors identified by this policy.  ES Chapter 15: Noise of the ES [APP-050] describes the noise sensitive premises and areas that have been identified. These have been determined through desktop study during the scoping process and confirmed during site visits. The locations of these receptors have been considered in both the construction and operational noise assessments and are considered representative of adjacent properties.  Noise from the construction, operation and decommissioning of the Scheme is considered throughout Chapter 11 and

		<p>therefore it is considered that the Scheme is compliant with this policy.</p> <p>Section 9.7 of Chapter 9: Ecology and Biodiversity of the ES [APP-044] Includes an assessment of the likely impacts and effects of noise on designated ecological sites.</p> <p>Chapter 8: Landscape and Visual Assessment of the ES [APP-043] considers the impact of the Scheme on tranquillity in its assessments.</p> <p>It is therefore considered that the methodology used in the ES [APP-036 to APP-058] complies with his policy.</p>
<p>Paragraph 5.11.4</p>	<p>Where noise impacts are likely to arise from the proposed development, the applicant should include the following in the noise assessment:</p> <ul style="list-style-type: none"> <li>• a description of the noise generating aspects of the development proposal leading to noise impacts, including the identification of any distinctive tonal, impulsive or low frequency characteristics of the noise;</li> <li>• identification of noise sensitive premises and noise sensitive areas that may be affected;</li> <li>• the characteristics of the existing noise environment;</li> <li>• a prediction of how the noise environment will change with the proposed development;</li> <li>• in the shorter term such as during the construction period;</li> <li>• in the longer term during the operating life of the infrastructure;</li> <li>• at particular times of the day, evening and night as appropriate.</li> </ul>	<p>Chapter 15: Noise and Vibration of the ES [APP-050] presents a noise assessment in accordance with the requirements of this policy.</p> <p>ES Chapter 15: Noise of the ES [APP-050] describes the noise sensitive premises and areas that have been identified. These have been determined through desktop study during the scoping process and confirmed during site visits. The locations of these receptors have been considered in both the construction and operational noise assessments and are considered representative of adjacent properties.</p> <p>Section 15.6 of Chapter 15: Noise and Vibration of the ES [APP-050] describes the embedded design mitigation for the Scheme with respect to noise and vibration, encompassing the construction, operation and decommissioning phases.</p> <p>Section 15.7 of Chapter 15: Noise and Vibration of the ES [APP-050] assesses the noise generated by the Scheme during the construction period and operating life of the infrastructure</p>

	<ul style="list-style-type: none"> <li>• an assessment of the effect of predicted changes in the noise environment on any noise sensitive premises and noise sensitive areas; and</li> <li>• measures to be employed in mitigating noise. The nature and extent of the noise assessment should be proportionate to the likely noise impact.</li> </ul>	(including tonality), including at particular times of the day and at night on the noise sensitive premises and areas outlined.
Paragraph 5.11.5	The noise impact of ancillary activities associated with the development, such as increased road and rail traffic movements, or other forms of transportation, should also be considered.	<p>The construction noise assessments presented in Section 15.5 of Chapter 15: Noise and Vibration of the ES [APP-050] include the assessment of noise resulting from road traffic movements (with there being no rail movements assumed) generated during construction. Traffic movements during operation are not assessed due to there being only up to fifteen FTE staff carrying out operational activities; there will therefore be a negligible effect from operational traffic (which is not significant).</p> <p>It is therefore considered that the Scheme is compliant with this policy.</p>
Paragraph 5.11.6	Operational noise, with respect to human receptors, should be assessed using the principles of the relevant British Standards and other guidance. Further information on assessment of particular noise sources may be contained in the technology-specific NPSs. In particular, for renewables (EN-3) and electricity networks (EN-5) there is assessment guidance for specific features of those technologies. For the prediction, assessment and management of construction noise, reference should be made to any relevant British Standards and other guidance which also give examples of mitigation strategies.	<p>Section 15.6 of Chapter 15: Noise &amp; Vibration of the ES [APP-050] assesses operational noise with respect to human receptors.</p> <p>As outlined in Section 15.6 of Chapter 15: Noise &amp; Vibration of the ES [APP-050], operational plant noise has been assessed.</p> <p>It is therefore considered that the Scheme is compliant with this policy.</p>
Paragraph 5.11.7	The applicant should consult EA and Natural England (NE), or the Countryside Council for Wales (CCW), as necessary and in particular with regard to assessment of noise on protected species or other wildlife. The results of any noise surveys and	The Applicant has taken account of advice from the EA and Natural England throughout the preparation of the Environmental Statement [APP-036 to APP-058]. Chapter 9: Ecology and biodiversity, of the ES [APP-044] takes account of



	predictions may inform the ecological assessment. The seasonality of potentially affected species in nearby sites may also need to be taken into account.	noise in its assessment of the impact of the Scheme on protected species and other wildlife.
Paragraph 5.11.8	The project should demonstrate good design through selection of the quietest cost-effective plant available; containment of noise within buildings wherever possible; optimisation of plant layout to minimise noise emissions; and, where possible, the use of landscaping, bunds or noise barriers to reduce noise transmission.	<p>As detailed in Section 15.6 of Chapter 15: Noise &amp; Vibration of the ES [APP-050], embedded mitigation measures for the operational phase have been considered with reference to this policy.</p> <p>The concept design of the Scheme has incorporated measures such as distancing of inverters away from sensitive receptors, and locating the BESS compound in an area away from large concentrations of receptors where existing ambient noise levels are higher (such that noise emissions from the BESS are less impactful).</p> <p>The embedded design will ensure the use of acoustic barriers around inverters within 250m of residential dwellings.</p> <p>Solar PV modules will be mounted on fixed structures which will not produce any noise emissions.</p>
Paragraph 5.11.9	<p>The IPC should not grant development consent unless it is satisfied that the proposals will meet the following aims:</p> <ul style="list-style-type: none"> <li>• avoid significant adverse impacts on health and quality of life from noise;</li> <li>• mitigate and minimise other adverse impacts on health and quality of life from noise; and</li> <li>• where possible, contribute to improvements to health and quality of life through the effective management and control of noise.</li> </ul>	<p>Section 15.11 of Chapter 15: Noise &amp; Vibration of the ES [APP-050] concludes that the magnitude of change from the construction, decommissioning or operation is negligible which results in a moderate/minor residual effect</p> <p>It also sets out mitigation measures to be incorporated into the Scheme to mitigate and minimise noise impacts. No noise existing issues that the Scheme could contribute to improving have been identified. The Scheme is therefore considered to accord with this policy.</p>
Paragraph 5.11.11	The IPC should consider whether mitigation measures are needed both for operational and construction noise over and above any which may form part of the	Given the outcome of the noise and vibration assessment for the Scheme and the proposed mitigation it is not anticipated

	<p>project application. In doing so the IPC may wish to impose requirements. Any such requirements should take account of the guidance set out in Circular 11/95 (see Section 4.1) or any successor to it.</p>	<p>that the Secretary of State will need to consider additional mitigation measures above those already embedded in the design of the Scheme and those set out within the Outline CEMP [EN010133/EX2/C7.1_B], Outline OEMP [APP-353] and the Outline Decommissioning Statement [APP-338].</p> <p>It is considered that the Scheme is compliant with this policy.</p>
<p>Paragraph 5.11.12</p>	<p>Mitigation measures may include one or more of the following:</p> <ul style="list-style-type: none"> <li>• engineering: reduction of noise at point of generation and containment of noise generated;</li> <li>• lay-out: adequate distance between source and noise-sensitive receptors; incorporating good design to minimise noise transmission through screening by natural barriers, or other buildings; and</li> <li>• administrative: restricting activities allowed on the site; specifying acceptable noise limits; and taking into account seasonality of wildlife in nearby designated sites.</li> </ul>	<p>Given the outcome of the noise and vibration assessment for the Scheme and the proposed mitigation it is not anticipated that the Secretary of State will need to consider additional mitigation measures above those already embedded in the design of the Scheme and those set out within the Outline CEMP [EN010133/EX2/C7.1_B], Outline OEMP [APP-353] and the Outline Decommissioning Statement [APP-338].</p> <p>It is considered that the Scheme is compliant with this policy.</p>
<p>Paragraph 5.12.2</p>	<p>Where the project is likely to have socio-economic impacts at local or regional levels, the applicant should undertake and include in their application an assessment of these impacts as part of the ES (see Section 4.2).</p>	<p>Section 18.7 of Chapter 18: Socio-Economics, Tourism and Recreation of the ES [APP-053] includes an assessment of socio-economic impacts at local and regional levels, including employment, the local economy, users of Public Rights of Way (PRoW), residential properties, business properties and community facilities.</p>
<p>Paragraph 5.12.3</p>	<p>This assessment should consider all relevant socio-economic impacts, which may include:</p> <ul style="list-style-type: none"> <li>• the creation of jobs and training opportunities;</li> </ul>	<p>Chapter 18: Socio-Economics, Tourism and Recreation of the ES [APP-053] includes an assessment of socio-economic impacts that fulfils the requirements of this policy.</p>

	<ul style="list-style-type: none"> <li>the provision of additional local services and improvements to local infrastructure, including the provision of educational and visitor facilities; effects on tourism;</li> <li>the impact of a changing influx of workers during the different construction, operation and decommissioning phases of the energy infrastructure. This could change the local population dynamics and could alter the demand for services and facilities in the settlements nearest to the construction work (including community facilities and physical infrastructure such as energy, water, transport and waste). There could also be effects on social cohesion depending on how populations and service provision change as a result of the development; and</li> <li>cumulative effects – if development consent were to be granted to for a number of projects within a region and these were developed in a similar timeframe, there could be some short-term negative effects, for example a potential shortage of construction workers to meet the needs of other industries and major projects within the region.</li> </ul>	
Paragraph 5.12.4	Applicants should describe the existing socio-economic conditions in the areas surrounding the proposed development and should also refer to how the development's socio-economic impacts correlate with local planning policies.	<p>The current socio-economic baseline conditions of the study area have been described in Section 18.5 of Chapter 18: Socio-Economics, Tourism and Recreation of the ES [APP-053].</p> <p>The Scheme's compliance with local planning policies is considered in Appendix C of the Planning Statement [EN010133/EX2/C7.5_B].</p>
Paragraph 5.12.8	The IPC should consider any relevant positive provisions the developer has made or is proposing to make to mitigate impacts (for example through planning obligations) and any legacy benefits that may arise as well as any options for phasing development in relation to the socio-economic impacts.	The development of farmland for solar power generation involves little disturbance of the soil and includes retention of the land resource for future use. After decommissioning, the soil resource is expected to have benefitted from a recovery of

		<p>soil organic matter over the operational duration of the Scheme.</p> <p>Primary mitigation measures are embedded within the Scheme, these measures are set out in the respective chapters of the ES [APP-036 to APP-058], to reduce other construction and operational effects (such as noise, air quality, transport and landscape) which in turn will mitigate the effects on the local community and existing facilities from a socio-economic and land use perspective.</p> <p>Chapter 18: Socio-Economics of the ES [APP-053] identifies that the Scheme will result in beneficial effects that are significant on the local economy as a result of employment generation during the construction and decommissioning periods. During the operational phase a support system to enable local people to be trained in the sustainable development sector will be established.</p> <p>Benefits of the Scheme to the local community (other than the generation of a substantial amount of renewable energy) are set out in Section 6 of the Planning Statement [EN010133/EX2/C7.5_B]. These include:</p> <ul style="list-style-type: none"> <li>- A significant biodiversity net gain of 96.09% provided in habitat, 70.22% gains in hedgerow and 10.69% gains in river units.</li> <li>- New permissive path from Stow Village to Stow Pastures that will be retained during the operational phase of the Scheme, improving connectivity across the Order limits.</li> </ul>
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		<ul style="list-style-type: none"> <li>- Employment during the construction phase. It is expected that an average of 469 jobs will be created during the construction period. During the operational phase, 15 FTE staff would be employed on the site.</li> <li>- An Outline Skills, Supply Chain and Employment Plan [APP-349] will be prepared prior to the commencement of construction. This will set out measures that the Applicant will implement in order to advertise and promote employment opportunities associated with the Scheme in construction and operation locally.</li> </ul>
Paragraph 5.12.9	The IPC should consider whether mitigation measures are necessary to mitigate any adverse socio-economic impacts of the development. For example, high quality design can improve the visual and environmental experience for visitors and the local community alike.	Primary mitigation measures are embedded within the Scheme, these measures are set out in the respective chapters of the ES [APP-036 to APP-058], to reduce other construction and operational effects (such as noise, air quality, transport and landscape) which in turn will mitigate the effects on the local community and existing facilities from a socio-economic and land use perspective.
Paragraph 5.13.3	If a project is likely to have significant transport implications, the applicant's ES (see Section 4.2) should include a transport assessment, using the NATA/WebTAG139 methodology stipulated in Department for Transport guidance, or any successor to such methodology. Applicants should consult the Highways Agency and Highways Authorities as appropriate on the assessment and mitigation.	<p>Appendix 14.2 of the ES [EN010133/EX2/C6.3.14.2_B] contains a transport assessment. As outlined in Chapter 14, Transport and Access, of the ES [APP-049] this is in accordance with the appropriate guidance which includes the Government's Planning Practice Guidance; Travel Plans, Tas and Transport Statements in Decision Taking (2014).</p> <p>The Applicant has consulted with the relevant Highways Authorities and National Highways regarding the assessment and mitigation.</p>

		Comments from these stakeholders are presented in Chapter 14: Transport and Access of the ES [APP-049].
Paragraph 5.13.4	Where appropriate, the applicant should prepare a travel plan including demand management measures to mitigate transport impacts. The applicant should also provide details of proposed measures to improve access by public transport, walking and cycling, to reduce the need for parking associated with the proposal and to mitigate transport impacts.	A Construction Traffic Management Plan (CTMP) is included as Appendix 14.2 of the ES [EN010133/EX2/C6.3.14.2_B]. It outlines measures that will be included in the final CTMP to mitigate transport impact, manage demand, and improve and encourage construction staff to access the Order limits by public transport, cycling and reduce car transport to, and parking at, the Order Limits.
Paragraph 5.13.6	A new energy NSIP may give rise to substantial impacts on the surrounding transport infrastructure and the IPC should therefore ensure that the applicant has sought to mitigate these impacts, including during the construction phase of the development. Where the proposed mitigation measures are insufficient to reduce the impact on the transport infrastructure to acceptable levels, the IPC should consider requirements to mitigate adverse impacts on transport networks arising from the development, as set out below. Applicants may also be willing to enter into planning obligations for funding infrastructure and otherwise mitigating adverse impacts.	Section 14.6 of Chapter 14: Transport and Access of the ES [APP-049] outlines the embedded design mitigation measures in relation to traffic and transport, including HGV deliveries and staff vehicles.  Section 14.7 of Chapter 14: Transport and Access of the ES [APP-049] states that there are anticipated to be no significant adverse effects as a result of the construction, operation or decommissioning of the Scheme. Therefore, it is considered that the Scheme is compliant with this policy.
Paragraph 5.13.7	Provided that the applicant is willing to enter into planning obligations or requirements can be imposed to mitigate transport impacts identified in the NATA/WebTAG transport assessment, with attribution of costs calculated in accordance with the Department for Transport's guidance, then development consent should not be withheld, and appropriately limited weight should be applied to residual effects on the surrounding transport infrastructure.	Section 14.7 of Chapter 14: Transport and Access of the ES [APP-049] states that there are anticipated to be no significant adverse effects as a result of the construction, operation or decommissioning of the Scheme following the implementation of the mitigation measures identified in Section 14.6 of Chapter 14: Transport and Access of the ES [APP-049]. It is therefore considered that the Scheme is compliant with this policy and development consent should not be withheld.

Paragraph 5.13.8	Where mitigation is needed, possible demand management measures must be considered and if feasible and operationally reasonable, required, before considering requirements for the provision of new inland transport infrastructure to deal with remaining transport impacts.	Provision of new transport infrastructure is not required, as Section 14.7 of Chapter 14: Transport and Access of the ES [APP-049] states that there are anticipated to be no significant adverse effects as a result of the construction, operation or decommissioning of the Scheme following the implementation of the mitigation measures identified in Section 14.6 of Chapter 14: Transport and Access of the ES [APP-049].
Paragraph 5.13.9	The IPC should have regard to the cost-effectiveness of demand management measures compared to new transport infrastructure, as well as the aim to secure more sustainable patterns of transport development when considering mitigation measures.	<p>Traffic generated by the Scheme during its operational phase will not be of a level that requires management. No new transport infrastructure is therefore proposed as part of the Scheme.</p> <p>During the construction and decommissioning periods, traffic impact will be managed in accordance with measures set out in the Outline CTMP provided in Appendix 14.2 [EN010133/EX2/C6.3.14.2_B], and the Outline Decommissioning Statement [APP-338].</p>
Paragraph 5.13.10	Water-borne or rail transport is preferred over road transport at all stages of the project, where cost-effective.	Given the context of the Order limits and the requirements for construction deliveries, rail and water borne transports are not considered to be appropriate methods of transport. See Planning Statement [EN010133/EX2/C7.5_B] paragraph 6.13.28.
Paragraph 5.13.11	<p>The IPC may attach requirements to a consent where there is likely to be substantial HGV traffic that:</p> <ul style="list-style-type: none"> <li>control numbers of HGV movements to and from the site in a specified period during its construction and possibly on the routing of such movements;</li> </ul>	Section 14.7 of Chapter 14: Transport and Access of the ES [APP-049] states that there are anticipated to be no significant adverse effects on the wider transport network as a result of the construction, operation or decommissioning of the Scheme following the implementation of the mitigation measures identified in Section 14.7 of Chapter 14: Transport and Access of the ES [APP-049]. The Outline CEMP [EN010133/EX2/C7.1_B]



	<ul style="list-style-type: none"> <li>• make sufficient provision for HGV parking, either on the site or at dedicated facilities elsewhere, to avoid ‘overspill’ parking on public roads, prolonged queuing on approach roads and uncontrolled onstreet HGV parking in normal operating conditions; and</li> <li>• ensure satisfactory arrangements for reasonably foreseeable abnormal disruption, in consultation with network providers and the responsible police force.</li> </ul>	<p>sets out controls that will be applied to manage the impacts of construction of the Scheme.</p> <p>Therefore, it is considered that there is not likely to be a need to attach additional requirements to the DCO consent.</p>
Paragraph 5.14.2	<p>Sustainable waste management is implemented through the “waste hierarchy”, which sets out the priorities that must be applied when managing waste:</p> <ul style="list-style-type: none"> <li>a) prevention;</li> <li>b) preparing for reuse;</li> <li>c) recycling;</li> <li>d) other recovery, including energy recovery; and</li> <li>e) disposal.</li> </ul>	<p>As detailed in Section 20.8 of Chapter 20: Waste of the ES [APP-055], waste arisings will be prevented and designed out where possible. Opportunities to re-use material resources will be sought where practicable. Where re-use and prevention are not possible, waste arisings will be managed in line with the Waste Hierarchy and detailed Construction Resource Management Plan (CRMP).</p> <p>It is therefore considered that the Scheme is compliant with this policy.</p>
Paragraph 5.14.3	<p>Disposal of waste should only be considered where other waste management options are not available or where it is the best overall environmental outcome.</p>	<p>As detailed in Section 20.8 of Chapter 20: Waste of the ES [APP-055], waste arisings will be prevented and designed out where possible. Opportunities to re-use material resources will be sought where practicable. Where re-use and prevention are not possible, waste arisings will be managed in line with the Waste Hierarchy and detailed Construction Resource Management Plan (CRMP).</p> <p>It is therefore considered that the Scheme is compliant with this policy.</p>
Paragraph 5.14.4	<p>All large infrastructure projects are likely to generate hazardous and non-hazardous waste. The EA’s Environmental Permitting (EP) regime incorporates operational</p>	<p>Potential sources of waste associated with the Scheme are set out by Section 20.7 of Chapter 20: Waste of the ES [APP-055].</p>

	waste management requirements for certain activities. When an applicant applies to the EA for an Environmental Permit, the EA will require the application to demonstrate that processes are in place to meet all relevant EP requirements.	The Consents and Agreements Position Statement [APP-340] sets out information on the additional consents and licences that are or may be required to construct and operate the Scheme.
Paragraph 5.14.6	The applicant should set out the arrangements that are proposed for managing any waste produced and prepare a Site Waste Management Plan. The arrangements described and Management Plan should include information on the proposed waste recovery and disposal system for all waste generated by the development, and an assessment of the impact of the waste arising from development on the capacity of waste management facilities to deal with other waste arising in the area for at least five years of operation. The applicant should seek to minimise the volume of waste produced and the volume of waste sent for disposal unless it can be demonstrated that this is the best overall environmental outcome.	As detailed in Section 20.5. of Chapter 20: Waste of the ES [APP-055], it is proposed that a CRMP will be prepared to ensure recycling and reuse of materials is maximised. The CRMP will be finalised with specific measures to be implemented prior to the start of construction.  It is not anticipated that there would be a significant effect on waste during the construction operation or decommissioning of the Scheme. The Scheme is therefore considered to be compliant.
Paragraph 5.14.7	The IPC should consider the extent to which the applicant has proposed an effective system for managing hazardous and non-hazardous waste arising from the construction, operation and decommissioning of the proposed development. It should be satisfied that: <ul style="list-style-type: none"> <li>any such waste will be properly managed, both on-site and off-site;</li> <li>the waste from the proposed facility can be dealt with appropriately by the waste infrastructure which is, or is likely to be, available. Such waste arisings should not have an adverse effect on the capacity of existing waste management facilities to deal with other waste arisings in the area; and</li> <li>adequate steps have been taken to minimise the volume of waste arisings, and of the volume of waste arisings sent to disposal, except where that is the best overall environmental outcome.</li> </ul>	During the construction, operation and decommissioning of the Scheme, the re-use or recycling of materials will be explored before resorting to landfill options.  As detailed in Section 20.6 of Chapter 20: Waste of the ES [APP-055], waste arisings will be prevented and designed out where possible. Opportunities to re-use material resources will be sought where practicable. Where re-use and prevention are not possible, waste arisings will be managed in line with the Waste Hierarchy and detailed CRMP. Sections 20.7 and 20.8 of Chapter 20: Waste of the ES [APP-055] also sets out potential sources of waste arising from the Scheme and states that any toxic and/or hazardous waste must be treated by an authorised operator. Transportation of hazardous waste will also require an authorised carrier. Materials are to be dealt with in accordance with the CEMP and Construction Resource

		<p>Management Plan (CRMP) which will be secured through a DCO Requirement. With these in place and the appropriate control measures followed, no significant effects are anticipated.</p> <p>It is not anticipated that there would be no significant effect on waste from the Scheme and the Scheme is therefore considered to be compliant.</p>
Paragraph 5.15.2	<p>Where the project is likely to have effects on the water environment, the applicant should undertake an assessment of the existing status of, and impacts of the proposed project on, water quality, water resources and physical characteristics of the water environment as part of the ES or equivalent. (See Section 4.2.)</p>	<p>Chapter 10, Hydrology, Flood Risk and Drainage of the ES [APP-045] presents the existing status of the water environment and the likely effects of the Scheme upon it. This concludes that with appropriate mitigation there are likely to be no significant adverse effects on water quality, water resources or physical characteristics of the water environment as a result of the Scheme.</p>
Paragraph 5.15.3	<p>The ES should in particular describe:</p> <ul style="list-style-type: none"> <li>the existing quality of waters affected by the proposed project and the impacts of the proposed project on water quality, noting any relevant existing discharges, proposed new discharges and proposed changes to discharges;</li> <li>existing water resources affected by the proposed project and the impacts of the proposed project on water resources, noting any relevant existing abstraction rates, proposed new abstraction rates and proposed changes to abstraction rates (including any impact on or use of mains supplies and reference to Catchment Abstraction Management Strategies);</li> <li>existing physical characteristics of the water environment (including quantity and dynamics of flow) affected by the proposed project and any impact of physical modifications to these characteristics; and</li> </ul>	<p>Section 10.5 of Chapter 10: Hydrology, Flood Risk and Drainage of the ES [APP-045] provides an assessment of the baseline that complies with this policy.</p> <p>The ES Chapter [APP-045] includes a Water Framework Directive (WFD) Assessment, which assesses impacts on water bodies or protected areas under the WFD and SPZs.</p> <p>It is therefore considered that the Scheme is compliant with this policy.</p>

	<ul style="list-style-type: none"> <li>any impacts of the proposed project on water bodies or protected areas under the Water Framework Directive and source protection zones (SPZs) around potable groundwater abstractions.</li> </ul>	
Paragraph 5.15.5	The IPC will generally need to give impacts on the water environment more weight where a project would have an adverse effect on the achievement of the environmental objectives established under the Water Framework Directive.	The ES [APP-045] provides a WFD Assessment. This concludes that the Scheme is compliant with the objectives of the WFD: it would not cause deterioration in status of the water bodies, and would not prevent the water bodies achieving Good Ecological Status. The Scheme also contributes to the delivery of WFD objectives.
Paragraph 5.15.6	The IPC should satisfy itself that a proposal has regard to the River Basin Management Plans and meets the requirements of the Water Framework Directive (including Article 4.7) and its daughter directives, including those on priority substances and groundwater. The specific objectives for particular river basins are set out in River Basin Management Plans. The IPC should also consider the interactions of the proposed project with other plans such as Water Resources Management Plans and Shoreline/Estuary management Plans.	Chapter 10, Hydrology, Flood Risk and Drainage of the ES [APP-045] takes into account the Humber River Basin District River Basin Management Plan.  The Scheme is therefore compliant with this policy.
Paragraph 5.15.8	The IPC should consider whether mitigation measures are needed over and above any which may form part of the project application. (See Sections 4.2 and 5.1.) A construction management plan may help codify mitigation at that stage.	Mitigation measures during the construction of the Scheme will be according to Best Practical Means that are included within the Outline CEMP [EN010133/EX2/C7.1_B]. Therefore, it is considered that the Scheme is compliant with this policy.

1.2 Table 2: National Policy Statement EN-3

Relevant Paragraph/ Policy Reference	Policy Requirement	Compliance with Policy
Paragraph 1.1.1	Electricity generation from renewable sources of energy is an important element in the Government's development of a low carbon economy. There are ambitious renewable energy targets in place and a significant increase in generation from large-scale renewable energy infrastructure is necessary to meet the 15% renewable energy target (see Section 3.4 of EN-1).	<p>As explained in the Statement of Need [APP-350], the Scheme is a substantial infrastructure asset, capable of delivering large amounts of low-carbon electricity to help meet the UK's urgent need to decarbonise with solar technology supported by recent government policy. Its proposed National Electricity Transmission System (NETS) connection means that it would play its part in helping National Grid ESO (NGESO) manage the national electricity system to ensure security of supply and bring cost benefits to electricity consumers, both of which are identified in government policy as being required for resilient energy supplies in the future.</p> <p>The meaningful and timely contributions offered by the Scheme to UK decarbonisation and security of supply, while helping lower bills for consumers throughout its operational life, will be critical on the path to Net Zero. Without the Scheme, a significant and vital opportunity to develop a large-scale low-carbon generation scheme will have been passed over, increasing materially the risk that future Carbon Budgets and Net Zero 2050 will not be achieved.</p>
Paragraph 2.4.2	Proposals for renewable energy infrastructure should demonstrate good design in respect of landscape and visual amenity, and in the design of the project to mitigate impacts such as noise and effects on ecology.	As detailed in Section 6.3 of the Planning Statement [EN010133/EX2/C7.5_B], the Scheme has been subject to a detailed and sensitive iterative design process. This has taken account of the context and features of the land within the

		<p>Order limits, nearby sensitive receptors and assets, information emerging from environmental surveys, feedback from stakeholders, and opportunities and constraints in order to develop a good design that balances the need to maximise the energy generation capacity of the Scheme, with the avoidance and mitigation of impacts, and provision of environmental and other enhancements, where practicable. The design process and basis of design decisions taken are described in the Chapter 5: Alternatives and Design Evolution of the ES [APP-067] and the Design and Access Statement [APP-342 to APP-345].</p>
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1.3 Table 3: National Policy Statement EN-5

Relevant Paragraph/ Policy Reference	Policy Requirement	Compliance with Policy
Paragraph 2.2.5	There will usually be some flexibility around the location of the associated substations and applicants will give consideration to how they are placed in the local landscape taking account of such things as local topography and the possibility of screening. See Section 2.8 below and Section 5.9 in EN-1.	As detailed in Section 6.3 of the Planning Statement [EN010133/EX2/C7.5_B], the Scheme has been subject to a detailed and sensitive iterative design process. This has taken account of the context and features of the land within the Order limits, nearby sensitive receptors and assets, information emerging from environmental surveys, feedback from stakeholders, and opportunities and constraints in order to develop a good design that balances the need to maximise the energy generation capacity of the Scheme, with the avoidance and mitigation of impacts, and provision of environmental and other enhancements, where practicable. The design process and basis of design decisions taken are described in the Chapter 5: Alternatives and Design Evolution of the ES [APP-067] and the Design and Access Statement [APP-342 to APP-345].
Paragraph 2.3.4	If the IPC believes it needs to probe further then factors it may wish to consider include whether the project would make a significant contribution to the promotion of renewable energy, the achievement of climate change objectives, the maintenance of an appropriate level of security of electricity supply or whether it helps achieve other energy policy objectives.	As explained in the Statement of Need [APP-350], the meaningful and timely contributions offered by the Scheme to UK decarbonisation and security of supply, while helping lower bills for consumers throughout its operational life, will be critical on the path to Net Zero. Without the Scheme, a significant and vital opportunity to develop a large-scale low-carbon generation scheme will have been passed over,



		<p>increasing materially the risk that future Carbon Budgets and Net Zero 2050 will not be achieved.</p> <p>The Applicant, as a private sector organisation, has developed proposals for the Scheme, which will be a substantial infrastructure asset, capable of delivering large amounts of low-carbon electricity to help meet the UK's urgent need to decarbonise, with solar technology supported by recent government policy. Its proposed National Electricity Transmission System (NETS) connection means that it would play its part in helping National Grid ESO (NGESO) manage the national electricity system to ensure security of supply and bring cost benefits to electricity consumers, both of which are identified in government policy as being required for resilient energy supplies in the future.</p> <p>The Scheme will quickly deliver significant amounts of low carbon power. Solar is also relatively quick to construct compared to other technologies which have longer construction timeframes or have potentially not yet been proven at scale.</p> <p>The Scheme therefore directly responds to the Government's objective of delivering a major and rapid change to the energy system through the delivery of infrastructure by private sector developers in the market system.</p>
Paragraph 2.3.5	The IPC should also take into account that National Grid, as the owner of the electricity transmission system in England and Wales, as well as Distribution Network Operators (DNOs), are required under section 9 of the Electricity Act 1989 to bring forward efficient and economical proposals in terms of network design, taking into account current and reasonably anticipated future generation demand.	The Applicant has secured a connection to the National Grid via a new below ground cable corridor route located within the Grid Connection Route. This will connect the Cottam Substation with the existing Cottam Substation. Further details

	<p>National Grid is also required to facilitate competition in the supply and generation of electricity and so has a statutory duty to provide a connection whenever or wherever one is required.</p>	<p>of this are included in the Grid Connection Statement [APP-346].</p> <p>As outlined in Section 7.8 of Chapter 7: Climate Change of the ES [REP-014], account of the effects of climate change have been taken in the design of the Scheme, and its construction and decommissioning. This includes:</p> <ul style="list-style-type: none"> <li>- The effect of projected temperature increases on electrical equipment over the course of the Scheme's design life has been taken into account. Inverters (PV and BESS) will have a cooling system installed to control the temperature and allow the inverters to operate efficiently in warmer conditions. The PV modules and transformers have a wide range of acceptable operating temperatures, and it has been determined that increasing temperatures will not adversely affect their operation.</li> <li>- Any health and safety plans developed for construction and decommissioning activities will be required to account for potential climate change impacts on workers, such as flooding and heatwaves.</li> <li>- The design of drainage systems will ensure that there will be no significant increases in flood risk downstream during storms up to and including the 1 in 100 (1%) annual probability design flood, with an allowance of 40% for climate change. A Decommissioning Environmental Management Plan (DEMP) (taking account of climate change risks at the time) will be prepared prior to decommissioning. An</li> </ul>
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		<p>Outline Decommissioning Statement [APP-338] is provided as part of the Application.</p> <p>Flood Risk Screening is provided within Appendices 10.1 to 10.6 of the ES [APP-090 to APP-095]. The Flood Risk Screening provides a detailed assessment of the risk of flooding to the Scheme, taking account of climate change, and concludes that the Scheme is resilient to flood risk. It is therefore considered that the Scheme is compliant with this policy.</p>
Paragraph 2.4.2	Section 4.8 of EN-1 advises that the resilience of the project to climate change should be assessed in the Environmental Statement (ES) accompanying an application. For example, future increased risk of flooding would be covered in any flood risk assessment (see Section 5.7 in EN-1).	Chapter 7: Climate Change of the ES [REP-014] assesses the resilience of the Scheme to climate change, including increased risk of flooding, as required by this policy.
Paragraph 2.9.7	Audible noise effects can also arise from substation equipment such as transformers, quadrature boosters and mechanically switched capacitors. Transformers are installed at many substations, and generate low frequency hum. Whether the noise can be heard outside a substation depends on a number of factors, including transformer type and the level of noise attenuation present (either engineered intentionally or provided by other structures).	Chapter 15: Noise & Vibration of the ES [APP-050] has assessed the impacts of all aspects of the Scheme including substations in accordance with this policy.

#### 1.4 Table 4: Draft National Policy Statement EN-1

1.4.1 Table 4 considers the Scheme in the context of policy in Draft NPS EN-1 (2023) where that policy differs from policy set out in NPS EN-1. Where the policy set out by Draft NPS EN-1 is to the same or similar effect as policy in NPS EN-1, it is not included in this table.

Relevant Paragraph/ Policy Reference	Policy Requirement	Compliance with Policy
Paragraph 2.1.2	To produce enough energy required for the UK and ensure it can be transported to where it is needed, a significant amount of infrastructure is needed at both local and national scale. High quality infrastructure is crucial for economic growth, boosting productivity and competitiveness. Part 3 of this NPS provides further details on the need for and importance of energy to economic prosperity and social well-being	As explained in the Statement of Need [APP-350], and summarised in Sections 3 and 6 of the Planning Statement [EN010133/EX2/C7.5_B], the Scheme is a substantial infrastructure asset, capable of delivering large amounts of low-carbon electricity to help meet the UK's urgent need to develop a secure, affordable and low carbon electricity generation system which is sufficient to meet future demand. This will help to meet the need for new energy structure that is crucial for economic growth, boosting productivity and competitiveness, as identified by this policy.
Paragraph 2.2.1	In June 2019, the UK became the first major economy to legislate for a 2050 net zero Greenhouse Gases ('GHG') emissions target through the Climate Change Act 2008 (2050 Target Amendment) Order 2019. In December 2020, the UK communicated its Nationally Determined Contributions to reduce GHG emissions by at least 68 per cent from 1990 levels by 2030. In April 2021, the Government legislated for the sixth carbon budget (CB6), which requires the UK to reduce GHG emissions by 78 per cent by 2035 compared to 1990 levels.	As explained in the Statement of Need [APP-350], and summarised in Sections 3 and 6 of the Planning Statement [EN010133/EX2/C7.5_B], the Scheme is a substantial infrastructure asset, capable of delivering large amounts of low-carbon electricity to help meet the UK's urgent need to develop a secure, affordable electricity generation system which is sufficient to meet future demand and contribute to meeting the government's objectives in respect of carbon

		<p>reduction and climate change, including the legally binding emissions reduction target for 2050 and carbon budgets described by this policy.</p> <p>Chapter 7 Climate change of the ES [REP-014] presents a lifecycle greenhouse gas (GHG) impact assessment which considers the impact of GHG emissions arising over the lifetime of the Scheme on the climate. This concludes that over its 40-year operational lifetime the Scheme will produce 35,590,658 MWh of electricity with an average operational greenhouse gas intensity of 21.2grams of carbon dioxide equivalent per kWh (gCO<sub>2</sub>e/kWh). This demonstrates its very low carbon attributes compared to other non-renewable forms of electricity generation, providing an overall major beneficial impact in relation to the UK meeting its carbon reduction targets and therefore represents a major beneficial effect on the climate.</p>
<p>Paragraph 2.3.3</p>	<p>Our objectives for the energy system are to ensure our supply of energy always remains secure, reliable, affordable, and consistent with meeting our target to cut GHG emissions to net zero by 2050, including through delivery of our carbon budgets and Nationally Determined Contribution. This will require a step change in the decarbonisation of our energy system.</p>	<p>As explained in the Statement of Need [APP-350], and summarised in Sections 3 and 6 of the Planning Statement [EN010133/EX2/C7.5_B], the Scheme is a substantial infrastructure asset, capable of delivering large amounts of low-carbon electricity to help meet the UK's urgent need to develop a secure, affordable electricity generation system which is sufficient to meet future demand and contribute to meeting the government's objectives in respect of carbon reduction and climate change, including the legally binding emissions reduction target for 2050 and carbon budgets described by this policy.</p>

<p>Paragraph 2.3.4</p>	<p>Meeting these objectives necessitates a significant amount of energy infrastructure, both large and small-scale. This includes the infrastructure needed to convert primary sources of energy (e.g. wind) into energy carriers (e.g. electricity or hydrogen), and to store and transport these energy carriers into and around the country. It also includes the infrastructure needed to capture, transport and store carbon dioxide. The requirement for new energy infrastructure will present opportunities for the UK and contributes towards our ambition to support jobs in the UK's clean energy industry and local supply chains.</p>	<p>As explained in the Statement of Need [APP-350], and summarised in Sections 3 and 6 of the Planning Statement [EN010133/EX2/C7.5_B], the Scheme is a substantial infrastructure asset, capable of delivering large amounts of low-carbon electricity to help meet the UK's urgent need to develop a secure, affordable electricity generation system which is sufficient to meet future demand and contribute to meeting the government's objectives in respect of carbon reduction and climate change, including the legally binding emissions reduction target for 2050 and carbon budgets described by this policy.</p>
<p>Paragraph 2.3.5</p>	<p>The sources of energy we use will also need to change. Today, our energy system is dominated by fossil fuels. Although representing a record low, fossil fuels still accounted for just over 76 per cent of energy supply in 2020. We will need to dramatically increase the volume of energy supplied from low carbon sources and reduce the amount provided by fossil fuels.</p>	<p>As explained in the Statement of Need [APP-350], the Scheme is a substantial infrastructure asset, capable of delivering large amounts of low-carbon electricity, in direct accordance with this policy, to help meet the UK's urgent need to develop a secure, affordable electricity generation system which is sufficient to meet future demand and contribute to meeting the government's objectives in respect of carbon reduction and climate change.</p>
<p>Paragraph 2.3.7</p>	<p>Decarbonisation means we are likely to become more dependent on some forms of energy compared to others. Using electrification to reduce emissions in large parts of transport, heating and industry could lead to more than half of final energy demand being met by electricity in 2050, up from 17 per cent in 2019, representing a doubling in demand for electricity. Low carbon hydrogen is also likely to play an increasingly significant role.</p>	<p>As explained in the Statement of Need [APP-350], and summarised in Sections 3 and 6 of the Planning Statement [EN010133/EX2/C7.5_B], the Scheme is a substantial infrastructure asset, capable of delivering large amounts of low-carbon electricity to help meet the UK's urgent need to develop a secure, affordable electricity generation system which is sufficient to meet future demand and contribute to meeting the government's objectives in respect of carbon reduction and climate change, including the legally binding emissions reduction target for 2050 and carbon budgets</p>

		described by this policy. The Statement of Need [APP-350] also explains that solar generation is expected to be an important part of the future energy mix.
Paragraph 3.1.1  3.1.2	<p>This Part of the NPS explains why the government sees a need for significant amounts of new large-scale energy infrastructure to meet its energy objectives and why the government considers that the need for such infrastructure is urgent.</p> <p>However, as noted in Section 1.7, it will not be possible to develop the necessary amounts of such infrastructure without some significant residual adverse impacts. These effects will be minimised by the application of policy set out in Parts 4 and 5 of this NPS. See also Part 2 of each technology specific NPS.</p>	<p>As explained in the Statement of Need [APP-350], and summarised in Sections 3 and 6 of the Planning Statement [EN010133/E21/C7.5_B], the Scheme is a substantial infrastructure asset, capable of delivering large amounts of low-carbon electricity to help meet the UK's urgent need to develop a secure, affordable electricity generation system which is sufficient to meet future demand and contribute to meeting the government's objectives in respect of carbon reduction and climate change.</p> <p>An EIA has been undertaken to assess the environmental impacts of the Scheme and an ES [APP-036 to APP-058] prepared to report the findings. Overall, with appropriate mitigation implemented, this identifies the residual significant adverse effects of the Scheme. When considered relative to the large-scale nature of the Scheme these effects are considered to be outweighed by the significant national benefits that the Scheme will provide by providing much needed large scale renewable energy generation. Section 6 of the Planning Statement [EN010133/EX2/C7.5_B] sets out detailed consideration the Scheme's compliance with policy, taking account of the significant effects identified in the ES [APP-036 to APP-058], and Section 7 considers the planning balance taking account of its benefits and effects.</p>
Paragraph 3.2.4	It is for industry to propose new energy infrastructure projects within the strategic framework set by government. With the exception of new coal or large-scale oil-fired electricity generation, the government does not consider it appropriate for	As per this policy, the Applicant proposes the Scheme.



	planning policy to set limits on different technologies but planning policy can be used to support the government's ambitions in energy policy and other policy areas.	
Paragraph 3.2.5	The Secretary of State should assess all applications for development consent for the types of infrastructure covered by the energy NPS on the basis that the government has demonstrated that there is a need for those types of infrastructure which is urgent, as described for each of them in this Part.	<p>As explained in the Statement of Need [APP-350], and summarised in Sections 3 and 6 of the Planning Statement [EN010133/EX1/C7.5_A], the Scheme is a substantial infrastructure asset, capable of delivering large amounts of low-carbon electricity to help meet the UK's urgent need to develop a secure, affordable electricity generation system which is sufficient to meet future demand and contribute to meeting the government's objectives in respect of carbon reduction and climate change.</p> <p>The Applicant notes that, in accordance with this policy, the need infrastructure such the Scheme is acknowledged, and the application should be considered on the basis that the need has been demonstrated.</p>
Paragraph 3.2.6	In addition, the Secretary of State has determined that substantial weight should be given to this need when considering applications for development consent under the Planning Act 2008.	<p>As explained in the Statement of Need [APP-350], and summarised in Sections 3 and 6 of the Planning Statement [EN010133/EX2/C7.5_B], the Scheme is a substantial infrastructure asset, capable of delivering large amounts of low-carbon electricity to help meet the UK's urgent need to develop a secure, affordable electricity generation system which is sufficient to meet future demand and contribute to meeting the government's objectives in respect of carbon reduction and climate change.</p> <p>As per this policy, the established urgent need for the Scheme should be given substantial weight in the decision.</p> <p>The Applicant notes that, in accordance with this policy, the need for infrastructure such as the Scheme is urgent and</p>

		considers that the SoS should give substantial weight to this in their decision.
Paragraph 3.3.3	To ensure that there is sufficient electricity to meet demand, new electricity infrastructure will have to be built to replace output from retiring plants and to ensure we can meet increased demand. Our analysis suggests that even with major improvements in overall energy efficiency, and increased flexibility in the energy system, demand for electricity is likely to increase significantly over the coming years and could more than double by 2050 as large parts of transport, heating and industry decarbonise by switching from fossil fuels to low carbon electricity. The Impact Assessment for CB6 shows an illustrative range of 465-515TWh in 2035 and 610- 800TWh in 2050.	As explained in the Statement of Need [APP-350], and summarised in Sections 3 and 6 of the Planning Statement [EN010133/EX2/C7.5_B] the Scheme will help meet the demand for energy which is expected to rise substantially in the future.
Paragraph 3.3.8	The government has considered alternatives to the need for new large-scale electricity infrastructure and concluded that these would be limited to reducing total demand for electricity through efficiency measures or through greater use of low carbon hydrogen in decarbonising the economy; reducing maximum demand through demand side response; and, increasing the contribution of decentralised and smaller-scale electricity infrastructure.	The Statement of Need [APP-350] provides detailed information on why large scale solar is needed alongside other forms of generation.  As per paragraph 3.2.6, the Scheme should be considered on the basis that its need is established and this established and urgent need should be given substantial weight in the decision.
Paragraph 3.3.10	The precise level of electricity demand during the transition to net zero is uncertain and could be affected by alternative means of decarbonising these sectors, such as the use of low carbon hydrogen, and the pace of that decarbonisation. However, it is prudent to plan on a conservative basis to ensure that there is sufficient supply of electricity to meet demand across a wide range of future scenarios, including where the use of hydrogen is limited.	The Statement of Need [APP-350] provides detailed information on future energy demand and how this is identified.  As per paragraph 3.2.6, the Scheme should be considered on the basis that its need is established and this established and urgent need should be given substantial weight in the decision.
Paragraph 3.3.12	Decentralised and community energy systems such as micro-generation contribute to our targets on reducing carbon emissions and increasing energy security. These technologies could also lead to some reduction in demand on the main generation and transmission system. However, the government does not believe they will	As also explained in the Statement of Need [APP-350], this policy acknowledges that large scale electricity generation facilities are needed and are complementary to decentralised and community energy systems.

	replace the need for new large-scale electricity infrastructure to meet our energy objectives. This is because connection of large-scale, centralised electricity generating facilities via a high voltage transmission system enables the pooling of both generation and demand, which in turn offers a number of economic and other benefits, such as more efficient bulk transfer of power and enabling surplus generation capacity in one area to be used to cover shortfalls elsewhere.	<p>The Scheme would connect directly to the NETS, to enable the transfer of the electricity it generates over a wide geographical area, as per this policy.</p> <p>As per paragraph 3.2.6, the Scheme should be considered on the basis that its need is established and this established and urgent need should be given substantial weight in the decision.</p>
Paragraph 3.3.20	Wind and solar are the lowest cost ways of generating electricity, helping reduce costs and providing a clean and secure source of electricity supply (as they are not reliant on fuel for generation). Our analysis shows that a secure, reliable, affordable, net zero consistent system in 2050 is likely to be composed predominantly of wind and solar.	<p>As explained in the Statement of Need [APP-350], the Scheme is a substantial infrastructure asset, capable of delivering large amounts of low-carbon electricity to help meet the UK's urgent need to develop a secure, affordable and low carbon electricity generation system which is sufficient to meet future demand.</p> <p>This policy sets out that the government expects solar technology to play a major role in delivery of these objectives. The Scheme is in direct accordance with this expectation.</p>
Paragraph 3.3.25	Storage has a key role to play in achieving net zero and providing flexibility to the energy system, so that high volumes of low carbon power, heat and transport can be integrated.	This paragraph explains the need for energy storage systems to compliment generation. In accordance with this need, the Scheme includes a Battery Energy Storage System (BESS) to control the release of energy to the NETS, enabling it to be released when it is most needed.
Paragraph 3.3.26	Storage is needed to reduce the costs of the electricity system and increase reliability by storing surplus electricity in times of low demand to provide electricity when demand is higher. There is currently around 4GW of electricity storage operational in GB, around 3GW of which is pumped hydro storage and around 1GW is battery storage.	This paragraph explains the need for energy storage systems to compliment generation. In accordance with this need, the Scheme includes a Battery Energy Storage System (BESS) to control the release of energy to the NETS, enabling it to be released when it is most needed.

3.3.27	Storage can provide various services, locally and at the national level. These include maximising the usable output from intermittent low carbon generation (e.g. solar and wind), reducing the total amount of generation capacity needed on the system; providing a range of balancing services to the NETSO and Distribution Network Operators (DNOs) to help operate the system; and reducing constraints on the networks, helping to defer or avoid the need for costly network upgrades as demand increases.	
Paragraph 3.3.56	<p>All the generating technologies mentioned above are urgently needed to meet the government's energy objectives by:</p> <ul style="list-style-type: none"> <li>• providing security of supply (by reducing reliance on imported oil and gas, avoiding concentration risk and not relying on one fuel or generation type)</li> <li>• providing an affordable, reliable system (through the deployment of technologies with complementary characteristics)</li> <li>• ensuring the system is net zero consistent (by remaining in line with our carbon budgets and maintaining the options required to deliver for a wide range of demand, decarbonisation and technology scenarios, including where there are difficulties with delivering any technology)</li> </ul>	<p>As explained in the Statement of Need [APP-350], the Scheme is a substantial infrastructure asset, capable of delivering large amounts of low-carbon electricity to help meet the UK's urgent need to develop a secure, affordable electricity generation system which is sufficient to meet future demand and contribute to meeting the government's objectives in respect of carbon reduction and climate change.</p> <p>As per paragraph 3.2.6, the Scheme should be considered on the basis that its need is established and this established and urgent need should be given substantial weight in the decision.</p>
Paragraph 3.3.57	<p>Known generation technologies that are included within the scope of this NPS (and would be classed as an NSIP if above the relevant capacity thresholds set out under the Planning Act 2008) include:</p> <ul style="list-style-type: none"> <li>• Offshore Wind (including floating wind),</li> <li>• Solar PV,</li> <li>• Wave,</li> <li>• Tidal Range,</li> </ul>	<p>This confirms that solar PV generation facilities, such as the Scheme, are covered by the emerging suite of draft Energy NPPs.</p> <p>As explained in the Statement of Need [APP-350], the Scheme is a substantial infrastructure asset, capable of delivering large amounts of low-carbon electricity to help meet the UK's urgent need to develop a secure, affordable electricity generation system which is sufficient to meet future demand and contribute to meeting the government's objectives in respect of carbon reduction and climate change.</p>

<p>3.3.58</p> <p>3.3.61</p>	<ul style="list-style-type: none"> <li>• Tidal Stream,</li> <li>• Pumped Hydro,</li> <li>• Energy from Waste (including ACTs) with or without CCS,</li> <li>• Biomass with or without CCS,</li> <li>• Natural Gas with or without CCS,</li> <li>• Low carbon hydrogen,</li> <li>• Large-scale nuclear, Small Modular Reactors, Advanced Modular Reactors, and fusion power plants,</li> <li>• Geothermal</li> </ul> <p>The need for all these types of infrastructure is established by this NPS and is urgent.</p> <p>New coal or large-scale oil-fired electricity generation are not consistent with the trajectory of our carbon budgets and the transition to net zero and so are not included within this NPS, and we are taking active steps to phase them out of the energy system.</p>	<p>As per paragraph 3.2.6, the Scheme should be considered on the basis that its need is established and this established and urgent need should be given substantial weight in the decision.</p>
<p>Paragraph 3.3.79</p>	<p>Government has committed to reduce GHG emission by 78 per cent by 2035 under carbon budget 6. According to the Net Zero Strategy this means that by 2035, all our electricity will need to come from low carbon sources, subject to security of supply, whilst meeting a 40-60 per cent increase in demand.</p>	<p>As explained in the Statement of Need [APP-350], the Scheme is a substantial infrastructure asset, capable of delivering large amounts of low-carbon electricity to help meet the UK's urgent need to develop a secure, affordable electricity generation system which is sufficient to meet future demand.</p>
<p>Paragraph 3.3.80</p>	<p>Given the urgent need for new electricity infrastructure and the time it takes for electricity NSIPs to move from design conception to operation, there is an urgent need for new (and particularly low carbon) electricity NSIPs to be brought forward</p>	<p>As explained in the Statement of Need [APP-350], solar generation is a proven technology that can be delivered quickly in comparison to other forms of generation technology. The</p>

	as soon as possible, given the crucial role of electricity as the UK decarbonises its economy.	<p>Scheme therefore has great potential to deliver a substantial amount of low-carbon electricity in a short timescale.</p> <p>This paragraph further emphasises that the substantial benefits of the Scheme in making a substantial contribution to meeting the UK's urgent energy needs.</p>
Paragraph 3.3.81  3.3.82  3.3.83	<p>It is not the government's intention in presenting any of the figures or targets in this NPS to propose limits on any new electricity infrastructure that can be consented in accordance with the energy NPSs.</p> <p>It is not the role of the planning system to deliver specific amounts or limit any form of electricity infrastructure covered by this NPS.</p> <p>A large number of consented projects can help deliver an affordable electricity system, by driving competition and reducing costs within and amongst different technology and infrastructure types. Consenting new projects also enables projects utilising more advanced technology and greater efficiency to come forward.</p>	<p>As explained in the Statement of Need [APP-350], the Scheme is a substantial infrastructure asset, capable of delivering large amounts of low-carbon electricity to help meet the UK's urgent need to develop a secure, affordable electricity generation system which is sufficient to meet future demand and contribute to meeting the government's objectives in respect of carbon reduction and climate change.</p> <p>This paragraph further emphasises the scale of the urgent need and establishes that the fact there may be other similar schemes in the planning system is not a reason to limit the number of approvals and a large number of approved schemes is beneficial in terms of enabling the market to efficiently deliver the infrastructure that is needed.</p>
Paragraph 3.3.84	The delivery of an affordable energy system does not always mean picking the least cost technologies. A diversity of supply can aid in ensuring affordability for the system overall and relative costs can change over time, particularly for new and emerging technologies. It is not the role of the planning system to compare the costs of individual developments or technology types.	<p>As explained in the Statement of Need [APP-350], the Scheme is a substantial infrastructure asset, capable of delivering large amounts of low-carbon electricity to help meet the UK's urgent need to develop a secure, affordable electricity generation system which is sufficient to meet future demand and contribute to meeting the government's objectives in respect of carbon reduction and climate change.</p> <p>This paragraph emphasises that a range of generation technologies are needed and the delivery of the overall balance of technology in the generation system should</p>

		respond to market forces and is not something for the planning system to seek to control.
Paragraph 4.2.21	<p>Given the level and urgency of need for new energy infrastructure, the Secretary of State should, subject to any relevant legal requirements (e.g. under the Habitats Regulations) which indicate otherwise, be guided by the following principles when deciding what weight should be given to alternatives:</p> <ul style="list-style-type: none"> <li>the consideration of alternatives in order to comply with policy requirements should be carried out in a proportionate manner</li> <li>only alternatives that can meet the objectives of the proposed development need be considered</li> </ul>	<p>Section 6.3 of the Planning Statement [EN010133/EX2/C7.5_B] sets out the consideration of the Scheme in the context of relevant policy that is applicable to alternatives. This sets out how the Scheme accords with policies and legislation where consideration of alternatives may be relevant. In doing so it notes the requirements of this policy, including that consideration of alternatives should be proportionate, take account of an alternative’s ability to deliver the same infrastructure capacity as the Scheme, and that Development Consent should not be rejected on one site simply because fewer adverse impacts would result from developing similar infrastructure on another suitable site. Consideration of alternatives and Design evolution is also addressed within ES Chapter 5: [APP-040]</p>
4.2.22	<p>The Secretary of State should be guided in considering alternative proposals by whether there is a realistic prospect of the alternative delivering the same infrastructure capacity (including energy security, climate change, and other environmental benefits) in the same timescale as the proposed development.</p>	
4.2.23	<p>The Secretary of State should not refuse 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.</p>	
4.2.24	<p>Alternatives not among the main alternatives studied 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 the decision.</p>	
4.2.25	<p>As the Secretary of State must assess an application in accordance with the relevant NPS (subject to the exceptions set out in section 104 of the Planning Act 2008), if the Secretary of State concludes that a decision to grant consent to a hypothetical alternative proposal would not be in accordance with the policies set out in the</p>	



<p>4.2.26</p> <p>4.2.27</p> <p>4.2.28</p>	<p>relevant NPS, the existence of that alternative is unlikely to be important and relevant to the Secretary of State’s decision.</p> <p>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 Secretary of State’s decision.</p> <p>Alternative proposals which are vague or inchoate can be excluded on the grounds that they are not important and relevant to the Secretary of State’s decision.</p> <p>It is intended that potential alternatives to a proposed development should, wherever possible, be identified before an application is made to the Secretary of State (so as to allow appropriate consultation and the development of a suitable evidence base in relation to any alternatives which are particularly relevant). Therefore, where an alternative is first put forward by a third party after an application has been made, the Secretary of State may place the onus on the person proposing the alternative to provide the evidence for its suitability as such and the Secretary of State should not necessarily expect the applicant to have assessed it.</p>	
<p>Paragraph</p> <p>4.3.7</p> <p>4.3.8</p>	<p>Generally, those aspects of energy infrastructure which are most likely to have a significantly detrimental impact on health are subject to separate regulation (for example for air pollution) which will constitute effective mitigation of them, so that it is unlikely that health concerns will either by themselves constitute a reason to refuse consent or require specific mitigation under the Planning Act 2008.</p> <p>However, not all potential sources of health impacts will be mitigated in this way and the Secretary of State may want to take account of health concerns when setting requirements relating to a range of impacts such as noise.</p>	<p>This is addressed across numerous ES Chapters with a human health summary contained within Section 21.2 of Chapter 21: Other Environmental Matters [APP-056].</p> <p>Primary mitigation measures are embedded within the Scheme, as set out in the respective chapters, to reduce other operational effects (such as noise, air quality and landscape) which in turn will mitigate the effects on the local community and existing facilities from a human health perspective.</p>

		It is therefore considered that the Scheme is compliant with this policy.
Paragraph 4.5.1	Environmental net gain is an approach to development that aims to leave the natural environment in a measurably better state than beforehand. Projects should therefore not only mitigate harms, following mitigation hierarchy, but also consider whether there are opportunities for enhancements.	A Biodiversity Net Gain (BNG) assessment, using Defra’s Metric 3.0, has been provided within the DCO application [EN010133/EX1/C6.4.9.12].
4.5.2	Biodiversity net gain is an essential component of environmental net gain. Projects in England should consider and seek to incorporate improvements in natural capital, ecosystem services and the benefits they deliver when planning how to deliver biodiversity net gain.	For the purposes of BNG, the Scheme will result in an overall significant net gain of 96.09% provided in habitat, 70.22% gains in hedgerow and 10.69% gains in river units  . The Scheme has therefore taken advantage of opportunities to conserve and enhance biodiversity and accords with this policy.  The Scheme has therefore incorporated improvements in biodiversity and accords with this policy. See also Section 6.9 of the Planning Statement [EN010133/EX2/C7.5_B]. for further detail on the biodiversity measures incorporated and compliance with planning policy.
Paragraph 4.5.4	Energy NSIP proposals, whether onshore or offshore, should seek opportunities to contribute to and enhance the natural environment by providing net gains for biodiversity, or the wider environment where possible.	A Biodiversity Net Gain (BNG) assessment, using Defra’s Metric 3.0, has been provided with the DCO application [EN010133/EX1/C6.4.9.12].
4.5.5	In England applicants for onshore elements of any development are encouraged to use the most current version of the Defra biodiversity metric to calculate their biodiversity baseline and present planned biodiversity net gain outcomes. This calculation data should be presented in full as part of their application.  Biodiversity net gain should be applied after compliance with the mitigation hierarchy and does not change or replace existing environmental obligations.	For the purposes of BNG, the Scheme will result in an overall significant net gain of 96.09% provided in habitat, 70.22% gains in hedgerow and 10.69% gains in river units. The Scheme has therefore taken advantage of opportunities to conserve and enhance biodiversity and accords with this policy.  The Scheme has therefore incorporated improvements in biodiversity and accords with this policy. See also Section 6.9 of the Planning Statement [EN010133/EX2/C7.5_B]. for further

4.5.8		detail on the biodiversity measures incorporated and compliance with planning policy.
<p>Paragraph 4.5.11</p>	<p>In addition to delivering biodiversity net gain, developments may also deliver wider environmental gains and benefits to communities relevant to the local area, and to national policy priorities, such as</p> <ul style="list-style-type: none"> <li>• reductions in GHG emissions,</li> <li>• reduced flood risk,</li> <li>• improvements to air or water quality,</li> <li>• climate adaption,</li> <li>• landscape enhancement, or</li> <li>• increased access to natural greenspace including trees and woodlands.</li> </ul> <p>The scope of potential gains will be dependent on the type, scale, and location of specific projects. Applicants should look for a holistic approach to delivering wider environmental net gains and benefits through the use of nature-based solutions and Green Infrastructure.</p>	<p>The Scheme will deliver a substantial reduction in greenhouse gas emissions over its lifetime, as explained by Chapter 7, Climate Change, of the ES [EN010133/EX1/C6.2.7_A]. In addition, it has taken other opportunities to provide enhancements, including by providing and connecting green infrastructure (as set out by the OLEMP [EN010133/EX2/7.3_B].</p>
4.5.13	<p>Applications for development consent should be accompanied by a statement demonstrating how opportunities for delivering wider environmental net gains have been considered, and where appropriate, incorporated into proposals as part of good design (including any relevant operational aspects) of the project.</p>	
4.5.14	<p>Applicants should make use of available guidance and tools for measuring natural capital assets and ecosystem services, such as the Natural Capitals Committee's 'How to Do it: natural capital workbook', Defra's guidance on Enabling a Natural</p>	

4.5.15	<p>Capital Approach (ENCA), and other tools that aim to enable wider benefits for people and nature.</p> <p>Where environmental net gain considerations have featured as part of the strategic options appraisal process to select a project, the statement should reference that information to supplement the site-specific details.</p>	
<p>Paragraph</p> <p>4.6.3</p> <p>4.6.4</p>	<p>Good design is also a means by which many policy objectives in the NPS can be met, for example the impact sections show how good design, in terms of siting and use of appropriate technologies, can help mitigate adverse impacts such as noise.</p> <p>Given the benefits of “good design” in mitigating the adverse impacts of a project, applicants should consider how “good design” can be applied to a project during the early stages of the project lifecycle.</p>	<p>As detailed in Section 6.3 of the Planning Statement [EN010133/EX2/C7.5_B], the Scheme has been subject to a detailed and sensitive iterative design process. This has taken account of the context and features of the land within the Order limits, nearby sensitive receptors and assets, information emerging from environmental surveys, feedback from stakeholders, and opportunities and constraints in order to develop a good design that balances the need to maximise the energy generation capacity of the Scheme, with the avoidance and mitigation of impacts, and provision of environmental and other enhancements, where practicable. The design process and basis of design decisions taken are described in the Chapter 5: Alternatives and Design Evolution of the ES [APP-040] and the Design and Access Statement [APP-342 to APP-345].</p>
Paragraph 4.9.5	<p>In certain circumstances, measures implemented to ensure a scheme can adapt to climate change may give rise to additional impacts, for example as a result of protecting against flood risk, there may be consequential impacts on coastal change (see Section 5.6). In preparing measures to support climate change adaptation applicants should take reasonable steps to maximise the use of nature-based solutions alongside other conventional techniques.</p>	<p>Consideration has been given to incorporating nature-based climate change adaption into the Scheme, and proposals for SuDS have been included.</p>

4.9.7	In addition to avoiding further GHG emissions when compared with some more traditional adaptation approaches, nature-based solutions can also result in biodiversity benefits and net gain, as well as increasing absorption of carbon dioxide from the atmosphere (see also Section 5.11 on the role of green infrastructure and Section 4.5 on environmental and biodiversity net gain).	
Paragraph 4.9.10  4.9.11	<p>Applicants should assess the impacts on and from their proposed energy project across a range of climate change scenarios, in line with appropriate expert advice and guidance available at the time.</p> <p>Applicants should demonstrate that proposals have a high level of climate resilience built-in from the outset and should also demonstrate how proposals can be adapted over their predicted lifetimes to remain resilient to a credible maximum climate change scenario. These results should be considered alongside relevant research which is based on the climate change projections.</p>	<p>As outlined in Section 7.8 of Chapter 7: Climate Change of the ES [REP-014], account of the effects of climate change have been taken in the design of the Scheme, and its construction and decommissioning. This includes:</p> <ul style="list-style-type: none"> <li>- The effect of projected temperature increases on electrical equipment over the course of the Scheme's design life has been taken into account. Inverters (PV and BESS) will have a cooling system installed to control the temperature and allow the inverters to operate efficiently in warmer conditions. The PV modules and transformers have a wide range of acceptable operating temperatures, and it has been determined that increasing temperatures will not adversely affect their operation.</li> <li>- Any health and safety plans developed for construction and decommissioning activities will be required to account for potential climate change impacts on workers, such as flooding and heatwaves.</li> <li>- The design of drainage systems will ensure that there will be no significant increases in flood risk downstream during storms up to and including the 1 in 100 (1%) annual probability design flood, with an allowance of 40% for climate change. A</li> </ul>

		<p>Decommissioning Environmental Management Plan (DEMP) (taking account of climate change risks at the time) will be prepared prior to decommissioning. An Outline Decommissioning Statement [APP-338] is provided as part of the Application.</p> <p>A Flood Risk Assessment (FRA) is provided at Appendices 10.1 – 10.6 of the ES [APP-045]. The FRA provides a detailed assessment of the risk of flooding to and from the Scheme (taking account of climate change) and concludes that the risk of flooding will not be increased as a result of the construction, operation or decommissioning of the Scheme. It is therefore considered that the Scheme is compliant with this policy.</p> <p>Chapter 7 Climate change of the ES [REP-014] presents a lifecycle greenhouse gas (GHG) impact assessment which considers the impact of GHG emissions arising over the lifetime of the Scheme on the climate. This concludes that over its 40-year operational lifetime the Scheme will produce 35,590,658 MWh of electricity with an average operational greenhouse gas intensity of 21.2grams of carbon dioxide equivalent per kWh (gCO<sub>2</sub>e/kWh). This demonstrates its very low carbon attributes compared to other non-renewable forms of electricity generation, providing an overall major beneficial impact in relation to the UK meeting its carbon reduction targets and therefore represents a major beneficial effect on the climate.</p>
<p>Paragraph 5.2.15</p>		<p>The Scheme is not located in or near to an education or healthcare facility, sensitive or protected habitat. Residential uses are located adjacent and near to part of the Order Limits. However, mitigation measures, including offsets , are</p>

<p>5.2.16</p> <p>5.2.17</p>	<p>The Secretary of State should give air quality considerations substantial weight where a project is proposed near a sensitive receptor site, such as an education or healthcare facility, residential use or a sensitive or protected habitat.</p> <p>Where a project is proposed near to a sensitive receptor site of air quality, if the applicant cannot provide justification for this location, and a suitable mitigation plan, the Secretary of State should refuse consent.</p> <p>In all cases, the Secretary of State must take account of any relevant statutory air quality limits and statutory air quality objectives. If a project will lead to noncompliance with a statutory limit the Secretary of State should refuse consent.</p>	<p>embedded onto the design of the proposals and are set out within Section 15.6 Environmental Statement Chapter 15 Noise and Vibration [APP-050]. Air quality limits are not in danger of being exceeded. Therefore, mitigation measures are not required.</p>
<p>Paragraph 5.3.4</p>	<p>All proposals for energy infrastructure projects should include a GHG assessment as part of their ES (See Section 4.2). This should include:</p> <ul style="list-style-type: none"> <li>• A whole life GHG assessment showing construction, operational and decommissioning GHG impacts.</li> <li>• An explanation of the steps that have been taken to drive down the climate change impacts at each of those stages.</li> <li>• Measurement of embodied GHG impact from the construction stage.</li> </ul>	<p>Chapter 7, Climate change, of the ES [REP-014] presents a lifecycle greenhouse gas (GHG) impact assessment which considers the impact of GHG emissions arising over the lifetime of the Scheme on the climate.</p> <p>The Outline CEMP [EN010133/EX2/C7.1_B] and the Outline OEMP [APP-353] set out measures to control and drive down carbon emissions during construction and operation of the Scheme.</p>



	<ul style="list-style-type: none"> <li>• How reduction in energy demand and consumption during operation has been prioritised in comparison with other measures.</li> <li>• How operational emissions have been reduced as much as possible through the application of best available technology for that type of technology.</li> <li>• Calculation of operational energy consumption and associated carbon emissions.</li> <li>• Whether and how any residual GHG emissions will be (voluntarily) offset or removed using a recognised framework.</li> <li>• Where there are residual emissions, the level of emissions and the impact of those on national and international efforts to limit climate change, both alone and where relevant in combination with other developments at a regional or national level, or sector level, if sectoral targets are developed.</li> </ul>	
<p>Paragraph 5.4.19  5.4.20  5.4.21</p>	<p>The applicant should show how the project has taken advantage of opportunities to conserve and enhance biodiversity and geological conservation interests.</p> <p>Applicants should consider wider ecosystem services and benefits on natural capital when designing enhancement measures.</p> <p>As set out in Section 4.6, the design process should embed opportunities for nature inclusive design. Energy infrastructure projects have the potential to deliver significant benefits and enhancements beyond Biodiversity Net Gain, which result in wider environmental gains (see Section 4.5 on Environmental and Biodiversity Net Gain). The scope of potential gains will be dependent on the type, scale, and location of each project.</p>	<p>The Design and Access Statement [APP-342 to APP-345] explains how opportunities to protect and enhance biodiversity have been incorporated into the Scheme.</p> <p>A Biodiversity Net Gain (BNG) assessment, using Defra’s Metric 3.0, has been provided with the DCO application [EN010133/EX1/C6.4.9.12].</p> <p>For the purposes of BNG, the Scheme will result in an overall significant net gain of 96.09% provided in habitat, 70.22% gains in hedgerow and 10.69% gains in river units.</p> <p>The Scheme has therefore taken advantage of opportunities to conserve and enhance biodiversity and accords with this policy.</p> <p>The Scheme has therefore incorporated improvements in biodiversity and accords with this policy. See also Section 6.9 of</p>

		the Planning Statement [EN010133/EX2/C7.5_B]. for further detail on the biodiversity measures incorporated and compliance with planning policy.
Paragraph 5.4.39	The government's 25 Year Environment Plan and the Environment Act 2021 mark a step change in ambition for wildlife and the natural environment. The Secretary of State should have regard to the aims and goals of the government's Environmental Improvement Plan and any relevant measures and targets, including statutory targets set under the Environment Act elsewhere.	Chapter 9: Ecology and Biodiversity of the ES [APP-044] has been produced with regard to the aims and goals of the 25 Year Environment Plan, as evidenced by the extensive habitat to be provided pursuant to the Outline LEMP. It is therefore considered that the Scheme is compliant with this policy.
5.4.41	The benefits of nationally significant low carbon energy infrastructure development may include benefits for biodiversity and geological conservation interests and these benefits may outweigh harm to these interests. The Secretary of State may take account of any such net benefit in cases where it can be demonstrated.	
Paragraph 5.4.42	As a general principle, and subject to the specific policies below, development should, in line with the mitigation hierarchy, aim to avoid significant harm to biodiversity and geological conservation interests, including through consideration of reasonable alternatives (as set out in Section 4.2 above). Where significant harm cannot be avoided, impacts should be mitigated and as a last resort, appropriate compensation measures should be sought.	As outlined in Section 9.6 and 9.9 of Chapter 9: Ecology and Biodiversity of the ES [APP-044], there are anticipated to be moderate adverse impacts upon harvest mice (at site level) and skylark (at local level). These will be mitigated as far as possible through the provision and management of appropriate habitat to be secured through the LEMP.  Embedded design mitigation measures are outlined in Section 9.6 of Chapter 9: Ecology and Biodiversity of the ES [APP-044], and are illustrated within the outline LEMP [EN010133/EX2/7.3_B], Outline CEMP [EN010133/EX2/C7.1_B], Outline OEMP [APP-353] and Outline Decommissioning Statement [APP-338]. These include habitat avoidance, creation and replacement measures; mitigation relating to protected and notable species; and standard mitigation
5.4.43	If significant harm to biodiversity resulting from a development cannot be avoided (for example through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then the Secretary of State will give significant weight to any residual harm and consent may be refused.	

		<p>measures that comply with industry good practice and environmental legislation.</p> <p>Production of a final LEMP, CEMP, OEMP and DEMP are secured by way of a requirement in the draft DCO.</p> <p>It is therefore considered that the Scheme is compliant with this policy.</p>
<p>Paragraph 5.4.4</p> <p>5.4.5</p>	<p>The highest level of biodiversity protection is afforded to sites identified through international conventions. The Habitats Regulations set out sites for which an HRA will assess the implications of a plan or project, including Special Areas of Conservation and Special Protection Areas.</p> <p>As a matter of policy, the following should be given the same protection as sites covered by the Habitat’s Regulations and an HRA will also be required:</p> <p>(a) potential Special Protection Areas and possible Special Areas of Conservation;</p> <p>(b) listed or proposed Ramsar sites; and</p> <p>(c) sites identified, or required, as compensatory measures for adverse effects on any of the other sites covered by this paragraph.</p>	<p>Section 9.6 of Chapter 9: Ecology and Biodiversity of the ES [APP-044] sets out that no such sites are present within the study area.</p>
<p>Paragraph 5.4.8</p>	<p>Development on land within or outside a SSSI, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits (including need) of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of SSSIs.</p>	<p>The assessment in Section 9.6 of Chapter 9: Ecology and Biodiversity of the ES [APP-044] considers the impacts of the Scheme on designated sites and concludes that there are no potential significant adverse effects as a result of the construction or operation of the Scheme on any SSSIs. The Scheme therefore accords with this policy.</p>
<p>Paragraph 5.4.12</p>	<p>Sites of regional and local biodiversity and geological interest, which include Regionally Important Geological Sites, Local Nature Reserves and Local Wildlife Sites, are areas of substantive nature conservation value and make an important</p>	<p>The assessment in Section 9.6 of Chapter 9: Ecology and Biodiversity of the ES [APP-044] considers of the likely significant impacts of the Scheme on designated sites, and</p>

5.4.13	<p>contribution to ecological networks and nature’s recovery. They can also provide wider benefits including public access (where agreed), climate mitigation and helping to tackle air pollution.</p> <p>National planning policy expects plans to identify and map Local Wildlife sites, and to include policies that not only secure their protection from harm or loss but also help to enhance them and their connection to wider ecological networks.</p>	<p>concludes that there are no potential significant adverse effects as a result of the construction or operation of the Scheme on any sites of regional and local biodiversity and geological interest. The Scheme therefore accords with this policy.</p>
Paragraph 5.4.35	<p>Applicants should include appropriate avoidance, mitigation, compensation and enhancement measures as an integral part of the proposed development. In particular, the applicant should demonstrate that:</p> <ul style="list-style-type: none"> <li>• during construction, they will seek to ensure that activities will be confined to the minimum areas required for the works</li> <li>• the timing of construction has been planned to avoid or limit disturbance</li> <li>• during construction and operation best practice will be followed to ensure that risk of disturbance or damage to species or habitats is minimised, including as a consequence of transport access arrangements</li> <li>• habitats will, where practicable, be restored after construction works have finished</li> <li>• opportunities will be taken to enhance existing habitats rather than replace them, and where practicable, create new habitats of value within the site landscaping proposals. Where habitat creation is required as mitigation, compensation, or enhancement the location and quality will be of key importance. In this regard habitat creation should be focused on areas where the most ecological and ecosystems benefits can be realised.</li> </ul>	<p>Embedded design mitigation measures of the kind set out in this policy are outlined in Section 9.6 of Chapter 9: Ecology and Biodiversity of the ES [APP-044], and are illustrated within the Outline LEMP [EN010133/EX2/7.3_B], Outline CEMP [EN010133/EX2/C7.1_B], Outline OEMP [APP-353] and Outline Decommissioning Statement [APP-338]. These include habitat avoidance, creation, and replacement measures; mitigation relating to protected and notable species; and standard mitigation measures that comply with industry good practice and environmental legislation.</p> <p>Production of a final LEMP, CEMP, OEMP and DEMP are secured by way of a requirement in the draft DCO.</p> <p>The Outline CEMP [EN010133/EX2/C7.1_B] includes best practice measures to ensure that activities will be confined to the minimum areas required for the works during construction, in accordance with this part of the policy.</p> <p>Section 9.6 of Chapter 9: Ecology and Biodiversity of the ES [APP-044] outlines mitigation measures pertaining to habitat avoidance, creation and replacement measures that comply with this part of the policy.</p>

<p>Paragraph 5.4.36</p>	<p>Applicants should produce and implement a Biodiversity Management Strategy as part of their development proposals. This could include provision for biodiversity awareness training to employees and contractors so as to avoid unnecessary adverse impacts on biodiversity during the construction and operation stages.</p>	<p>The management of Biodiversity throughout the life of the Scheme is covered by the Outline LEMP [EN010133/EX2/7.3_B] Outline CEMP [EN010133/EX2/C7.1_B], Outline OEMP [APP-353] and Outline Decommissioning Statement [APP-338].</p> <p>The Outline CEMP [EN010133/EX2/C7.1_B] sets out that an Environmental Clerk of Works (ECoW) will provides advice about environmental and ecological issues during construction including for example, management of protected species, surface water management, pollution, air quality and noise.</p> <p>It is therefore considered that the Scheme is compliant with this policy.</p>
<p>Paragraph 5.4.44</p>	<p>The Secretary of State should consider what appropriate requirements should be attached to any consent and/or in any planning obligations entered into, in order to ensure that any mitigation or biodiversity net gain measures, if offered, are delivered and maintained. Any habitat creation or enhancement delivered including linkages with existing habitats for compensation or biodiversity net gain should generally be maintained for a minimum period of 30 years, or for the lifetime of the project, if longer.</p>	<p>The Outline Landscape and Ecology Management Plan (LEMP) [EN010133/EX2/7.3_B] outlines proposed habitat creation at the site and the Biodiversity Design Strategy.</p> <p>The Scheme is covered by the Outline CEMP [EN010133/EX2/C7.1_B]), Outline OEMP [APP-353] and Outline Decommissioning Statement [APP-338]. Production of a final CEMP, OEMP and DEMP are secured by way of a requirement in the draft DCO.</p> <p>Habitat created by the Scheme would be managed and maintained through the operational life of the Scheme, which is expected to exceed 30 years.</p> <p>It is therefore considered that the Scheme is compliant with this policy.</p>
<p>Paragraph</p>		<p>A Flood Risk Assessment (FRA) is provided at Appendices 10.1 – 10.6 of the ES [APP-045]. The FRA provides a detailed</p>

<p>5.8.13</p>	<p>A site-specific flood risk assessment should be provided for all energy projects in Flood Zones 2 and 3 in England or Zones B and C in Wales. In Flood Zone 1 in England or Zone A in Wales, an assessment should accompany all proposals involving:</p> <ul style="list-style-type: none"> <li>• sites of 1 hectare or more</li> <li>• land which has been identified by the EA or NRW as having critical drainage problems</li> <li>• land identified (for example in a local authority strategic flood risk assessment) as being at increased flood risk in future</li> <li>• land that may be subject to other sources of flooding (for example surface water)</li> <li>• where the EA or NRW, Lead Local Flood Authority, Internal Drainage Board or other body have indicated that there may be drainage problems.</li> </ul>	<p>assessment of the risk of flooding to and from the Scheme (taking account of climate change) and concludes that the risk of flooding will not be increased as a result of the construction, operation or decommissioning of the Scheme. It is therefore considered that the Scheme is compliant with this policy.</p>
<p>5.8.14</p>	<p>This assessment should identify and assess the risks of all forms of flooding to and from the project and demonstrate how these flood risks will be managed, taking climate change into account.</p>	
<p>Paragraph 5.8.15</p>	<p>The minimum requirements for Flood Risk Assessments (FRA) are that they should:</p> <ul style="list-style-type: none"> <li>• be proportionate to the risk and appropriate to the scale, nature and location of the project;</li> <li>• consider the risk of flooding arising from the project in addition to the risk of flooding to the project;</li> <li>• take the impacts of climate change into account, across a range of climate scenarios, clearly stating the development lifetime over which the assessment has been made;</li> </ul>	<p>A Flood Risk Assessment (FRA) is provided at Appendices 10.1 – 10.6 of the ES [APP-090 to APP-095]. The FRA provides a detailed assessment of the risk of flooding to and from the Scheme (taking account of climate change) and concludes that the risk of flooding will not be increased as a result of the construction, operation or decommissioning of the Scheme. It is therefore considered that the Scheme is compliant with this policy.</p>

	<ul style="list-style-type: none"> <li>• be undertaken by competent people, as early as possible in the process of preparing the proposal;</li> <li>• consider both the potential adverse and beneficial effects of flood risk management infrastructure, including raised defences, flow channels, flood storage areas and other artificial features, together with the consequences of their failure and exceedance;</li> <li>• consider the vulnerability of those using the site, including arrangements for safe access and escape;</li> <li>• consider and quantify the different types of flooding (whether from natural and human sources and including joint and cumulative effects) and include information on flood likelihood, speed-of-onset, depth, velocity, hazard and duration;</li> <li>• identify and secure opportunities to reduce the causes and impacts of flooding overall, making as much use as possible of natural flood management techniques as part of an integrated approach to flood risk management;</li> <li>• consider the effects of a range of flooding events including extreme events on people, property, the natural and historic environment and river and coastal processes;</li> <li>• include the assessment of the remaining (known as 'residual') risk after risk reduction measures have been taken into account and demonstrate that these risks can be safely managed, ensuring people will not be exposed to hazardous flooding;</li> <li>• consider how the ability of water to soak into the ground may change with development, along with how the proposed layout of the project may affect drainage systems. Information should include:</li> </ul>	
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	<ul style="list-style-type: none"> <li>i. Describe the existing surface water drainage arrangements for the site</li> <li>ii. Set out (approximately) the existing rates and volumes of surface water run-off generated by the site. Detail the proposals for restricting discharge rates</li> <li>iii. Set out proposals for managing and discharging surface water from the site using sustainable drainage systems and accounting for the predicted impacts of climate change. If sustainable drainage systems have been rejected, present clear evidence of why their inclusion would be inappropriate</li> <li>iv. Demonstrate how the hierarchy of drainage options has been followed.</li> <li>v. Explain and justify why the types of SuDS and method of discharge have been selected and why they are considered appropriate. Where cost is a reason for not including SuDS, provide information to enable comparison with the lifetime costs of a conventional public sewer connection</li> <li>vi. Explain how sustainable drainage systems have been integrated with other aspects of the development such as open space or green infrastructure, so as to ensure an efficient use of the site</li> <li>vii. Describe the multifunctional benefits the sustainable drainage system will provide</li> <li>viii. Set out which opportunities to reduce the causes and impacts of flooding have been identified and included as part of the proposed sustainable drainage system</li> </ul>	
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	<p>ix. Explain how run-off from the completed development will be prevented from causing an impact elsewhere</p> <p>x. Explain how the sustainable drainage system been designed to facilitate maintenance and, where relevant, adoption. Set out plans for ensuring an acceptable standard of operation and maintenance throughout the lifetime of the development</p> <ul style="list-style-type: none"> <li>• detail those measures that will be included to ensure the development will be safe and remain operational during a flooding event throughout the development's lifetime without increasing flood risk elsewhere;</li> <li>• identify and secure opportunities to reduce the causes and impacts of flooding overall during the period of construction; and</li> <li>• be supported by appropriate data and information, including historical information on previous events.</li> </ul>	
<p>Paragraph 5.8.22</p>	<p>The technology specific NPSs set out some exceptions to the application of the Sequential Test. However, when seeking development consent on a site allocated in a development plan through the application of the Sequential Test, informed by a strategic flood risk assessment, applicants need not apply the Sequential Test, provided the proposed development is consistent with the use for which the site was allocated and there is no new flood risk information that would have affected the outcome of the test.</p> <p>Consideration of alternative sites should take account of the policy on alternatives set out in Section 4.2 above. All projects should apply the Sequential Test to locating development within the site.</p>	<p>A Flood Risk Assessment (FRA) is provided at Appendices 10.1 – 10.6 of the ES [APP-090 to APP-095]. The FRA provides a detailed assessment of the risk of flooding to and from the Scheme (taking account of climate change) and concludes that the risk of flooding will not be increased as a result of the construction, operation or decommissioning of the Scheme. It is therefore considered that the Scheme is compliant with this policy.</p>

5.8.23		
Paragraph 5.8.9	<p>If, following application of the Sequential Test, it is not possible, (taking into account wider sustainable development objectives), for the project to be located in areas of lower flood risk the Exception Test can be applied, as required by Annex 3 of the Planning Practice Guidance. The test provides a method of allowing necessary development to go ahead in situations where suitable sites at lower risk of flooding are not available.</p>	<p>As stated in ES Appendix 10.1 Flood Risk Assessment [APP-090] the majority of the Sites are located out of Flood Zones 2 and 3 (including climate change allowance). The Flood Zone 3 area within the Sites equates to 9.79% of the total site area. The Flood Risk Assessment [APP-090] demonstrates that the Scheme accords with the objectives of the Sequential and Exception tests. Where development is proposed within Flood Zones 2 and 3, inverters will be raised by 600mm.</p>
Paragraph 5.8.10	<p>The Exception Test is only appropriate for use where the Sequential Test alone cannot deliver an acceptable site. It would only be appropriate to move onto the Exception Test when the Sequential Test has identified reasonably available, lower risk sites appropriate for the proposed development where, accounting for wider sustainable development objectives, application of relevant policies would provide a clear reason for refusing development in any alternative locations identified. Examples could include alternative site(s) that are subject to national designations such as landscape, heritage and nature conservation designations, for example Areas of Outstanding Natural Beauty (AONBs), SSSIs and World Heritage Sites (WHS) which would not usually be considered appropriate.</p>	<p>As stated in ES Appendix 10.1 Flood Risk Assessment [APP-090] the majority of the Sites are located out of Flood Zones 2 and 3 (including climate change allowance). The Flood Zone 3 area within the Sites equates to 9.79% of the total site area. The Flood Risk Assessment [APP-090] demonstrates that the Scheme accords with the objectives of the Sequential and Exception tests. Where development is proposed within Flood Zones 2 and 3, inverters will be raised by 600mm.</p>
Paragraph 5.8.11	<p>Both elements of the Exception Test will have to be satisfied for development to be consented. To pass the Exception Test it should be demonstrated that:</p> <ul style="list-style-type: none"> <li>• the project provides wider sustainability benefits to the community that outweigh flood risk; and</li> <li>• the project will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible will reduce flood risk overall.</li> </ul>	<p>As stated in ES Appendix 10.1 Flood Risk Assessment [APP-090] the majority of the Sites are located out of Flood Zones 2 and 3 (including climate change allowance). The Flood Zone 3 area within the Sites equates to 9.79% of the total site area. The Flood Risk Assessment [APP-090] demonstrates that the Scheme accords with the objectives of the Sequential and Exception tests. Where development is proposed within Flood Zones 2 and 3, inverters will be raised by 600mm.</p>

		The Scheme provides substantial sustainability benefits in terms of generating renewable energy and contributing to meeting carbon reduction commitments and will control run-off. The Scheme therefore accords with the objectives of the Sequential and Exception tests.
Paragraph 5.9.6	Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to Scheduled Monuments should be considered subject to the same policies for designated heritage assets. The absence of designation for such heritage assets does not indicate lower significance.	<p>Non designated heritage assets with archaeological interest are identified in ES Chapter 13: Cultural Heritage of the ES [APP-048]. Section 13.1 of Chapter 13: Cultural Heritage of the ES describes these assets and their significance.</p> <p>ES Chapter 13: Cultural Heritage of the ES [APP-048]. identifies some significant effects upon non-designated heritage assets as a result of the Scheme. As none of the non-designated assets are of equal significance to designated assets, then the substantial harm test does not apply. The significant public benefits of the Scheme clearly and demonstrably outweigh the reversible, low level, less than substantial harm to non-designated heritage assets, that would result.</p>
Paragraph 5.9.9	The applicant should undertake an assessment of any likely significant heritage impacts of the proposed development as part of the EIA and describe these in the ES (see Section 4.2). This should include consideration of heritage assets above, at, and below the surface of the ground. Consideration will also need to be given to the possible impacts, including cumulative, on the wider historic environment. The assessment should include reference to any historic landscape or seascape character assessment and associated studies as a means of assessing impacts relevant to the proposed project.	Section 13.7 of Chapter 13: Cultural Heritage of the ES [APP-048] contains a clear and detailed assessment of likely impacts and effects of the Scheme on cultural heritage.
Paragraph 5.9.12	The applicant should ensure that the extent of the impact of the proposed development on the significance of any heritage assets affected can be adequately understood from the application and supporting documents. Studies will be	Section 13.5 of Chapter 13: Cultural Heritage of the ES [APP-048] describes the heritage assets within the study area for the

	<p>required on those heritage assets affected by noise, vibration, light and indirect impacts, the extent and detail of these studies will be proportionate to the significance of the heritage asset affected.</p>	<p>Scheme and their significance and the contribution of their setting to that significance.</p> <p>Section 13.7 of Chapter 13: Cultural Heritage of the ES [APP-048] contains a clear and detailed assessment of likely impacts and effects of the Scheme on cultural heritage.</p> <p>The ES [APP-036 to APP-058] is therefore in full compliance with this policy.</p>
<p>Paragraph 5.9.13</p>	<p>The applicant is encouraged, where opportunities exist, to prepare proposals which can make a positive contribution to the historic environment, and to consider how their scheme takes account of the significance of heritage assets affected. This can include, where possible:</p> <ul style="list-style-type: none"> <li>• enhancing, through a range of measures such a sensitive design, the significance of heritage assets or setting affected</li> <li>• considering measures that address those heritage assets which are at risk or which may become at risk, as a result of the scheme</li> <li>• considering how visual or noise impacts can affect heritage assets, and whether there may be opportunities to enhance access to, or interpretation, understanding and appreciation of, the heritage assets affected by the scheme.</li> </ul>	<p>Section 13.8 of Chapter 13: Cultural Heritage of the ES [APP-048] outlines the mitigation measures embedded within the Scheme design pertaining to cultural heritage. This includes the provision of stand-offs between the Scheme and heritage assets in order to help to preserve their setting during the construction, operational and decommissioning periods.</p> <p>Appropriate and sensitive screening has also been developed and implemented to minimise the visual intrusion of the Scheme, while avoiding obscuring or intruding upon key views and relationships between heritage assets.</p> <p>The Scheme will also be decommissioned at the end of its operational life. Following decommissioning, any impacts on the setting of heritage assets as a result of the solar farm will have been reversed.</p>
<p>Paragraph 5.9.14</p>	<p>Careful consideration in preparing the scheme will be required on whether the impacts on the historic environment will be direct or indirect, temporary or permanent.</p>	<p>Section 13.7 of Chapter 13: Cultural Heritage of the ES [APP-048] contains a clear assessment of likely impacts and effects of the Scheme on cultural heritage, including whether such effects are likely to be direct or indirect, temporary or permanent. Generally, impacts of the Scheme on built heritage</p>

		assets would be indirect, on their setting, and would be reversed following decommissioning.
Paragraph 5.9.15	Applicants should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.	There are no World Heritage Sites affected by the Scheme.
Paragraph 5.9.25	When considering the impact of a proposed development on the significance of a designated heritage asset, the Secretary of State should give great weight to the asset's conservation. The more important the asset, the greater the weight should be. This is irrespective of whether any potential harm amounts to substantial harm, total loss, or less than substantial harm to its significance.	Section 13.9 of Chapter 13: Cultural Heritage [APP-048] sets out the impacts upon designated heritage assets, including their value. Thorpe Medieval Settlement (NHLE 1016978) will experience a moderate adverse effect following mitigation. This is the only designated heritage asset for which the ES concludes a significant effect.  Section 6.6 (paragraphs 6.6.18 – 6.6.24) of the Planning Statement [EN010133/EX2/C7.5_B], set out the harm policy test. The significant public benefits of the Scheme clearly and demonstrably outweigh the reversible, low level, less than substantial harm to the designated heritage asset, that would result.
Paragraph 5.9.26  5.9.27	The Secretary of State should give considerable importance and weight to the desirability of preserving all heritage assets. Any harm or loss of significance of a designated heritage asset (from its alteration or destruction, or from development within its setting) should require clear and convincing justification.  Substantial harm to or loss of significance of a grade II Listed Building park or grade II Registered Park or Garden should be exceptional.	Section 13.9 of Chapter 13: Cultural Heritage [APP-048] sets out the impacts upon designated heritage assets, including their value. Thorpe Medieval Settlement (NHLE 1016978) will experience a moderate adverse effect following mitigation. This is the only designated heritage asset for which the ES concludes a significant effect.  Section 6.6 (paragraphs 6.6.18 – 6.6.24) of the Planning Statement [EN010133/EX2/C7.5_B], set out the harm policy test. The significant public benefits of the Scheme clearly and

5.9.28	Substantial harm to or loss of significance of assets of the highest significance, including Scheduled Monuments; Protected Wreck Sites; Registered Battlefields; grade I and II* Listed Buildings; grade I and II* Registered Parks and Gardens; and World Heritage Sites, should be wholly exceptional.	<p>demonstrably outweigh the reversible, low level, less than substantial harm to the designated heritage asset, that would result.</p> <p>The design of the Scheme has taken proportionate measures to minimise and mitigate the impacts of the Scheme on heritage assets whilst enabling the generation of a large amount of renewable electricity. This includes the incorporation of stand-offs between scheme structures and heritage assets, and the retention of important views and relationships between heritage assets.</p>
Paragraph 5.9.29	<p>Where the proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage 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, or all of the following apply:</p> <ul style="list-style-type: none"> <li>• the nature of the heritage asset prevents all reasonable uses of the site</li> <li>• no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation</li> <li>• conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible</li> <li>• the harm or loss is outweighed by the benefit of bringing the site back into use</li> </ul>	<p>Section 13.9 of Chapter 13: Cultural Heritage [APP-048] sets out the impacts upon designated heritage assets, including their value. Thorpe Medieval Settlement (NHLE 1016978) will experience a moderate adverse effect following mitigation. This is the only designated heritage asset for which the ES concludes a significant effect.</p> <p>Section 6.6 (paragraphs 6.6.18 – 6.6.24) of the Planning Statement [EN010133/EX1/C7.5_A], set out the harm policy test and concludes that the Moderate Adverse harm assessed in the ES would equate with less than substantial harm. This is due to the fact that the field immediately to the north of the monument within the DCO Limits that contributes to the significance of the Scheduled Monument only retains slight legibility of the former medieval field pattern. Consequently, the contribution of this to the understanding and appreciation of the significance of the Scheduled Monument is relatively modest.</p>



<p>Paragraph 5.9.31</p>	<p>In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.</p>	<p>Non designated heritage assets with archaeological interest are identified in Chapter 13: Cultural Heritage of the ES [APP-048]. Section 13.1 of Chapter 13: Cultural Heritage of the ES describes these assets and their significance.</p> <p>It identifies some significant effects upon non-designated heritage assets as a result of the Scheme. As none of the non-designated assets are of equal significance to designated assets, then the substantial harm test does not apply. The significant public benefits of the Scheme clearly and demonstrably outweigh the reversible, low level, less than substantial harm to non-designated heritage assets, that would result.</p>
<p>Paragraph 5.9.33</p>	<p>Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the Secretary of State should not take its deteriorated state into account in any decision.</p>	<p>There are no heritage assets identified in the study area where evidence was found of deliberate neglect of, or damage to, the asset.</p>
<p>Paragraph 5.10.21</p>	<p>The assessment should also demonstrate how noise and light pollution, and other emissions (see Section 5.2 and Section 5.7), from construction and operational activities on residential amenity and on sensitive locations, receptors and views, will be minimised.</p>	<p>Artificial lighting will be required during construction and decommissioning in areas where natural lighting is unable to reach (sheltered/confined areas), and during core working hours within winter months. All construction lighting will be deployed in accordance with the recommendations set out in the Outline CEMP [EN010133/EX2/C7.1_B].</p> <p>Details of operational lighting are set out by Chapter 4, Scheme Description, of the ES [APP-039]. This explains that no part of the Scheme will be continuously lit. Manually operated, and motion-detection lighting will be utilised for operational and security purposes around electrical infrastructure. Lighting will be directed downward and away from boundaries. No visible</p>

		<p>lighting will be utilised at the site perimeter fence, aside from the site entrance points.</p> <p>The impact of lighting is taken into account in the visual assessment for residential receptors set out in Chapter 8, Landscape and Visual Impact of the ES [APP-043].</p> <p>The impact of noise from the Scheme on residential receptors is assessed in Chapter 15, Noise and Vibration, of the ES [APP-050].</p>
<p>Paragraph 5.10.23</p>	<p>Applicants should consider how landscapes can be enhanced using landscape management plans, as this will help to enhance environmental assets where they contribute to landscape and townscape quality.</p>	<p>Good design has been a key consideration from the outset. The LVIA has informed the iterative design process, including taking account of published landscape character assessment guidance and fieldwork analysis.</p> <p>The overall objective of the landscape design is to integrate the Scheme into its landscape setting and avoid or minimise adverse landscape and visual effects as far as practicable. The design has been developed in collaboration with the wider design team, other specialists and the Host Authorities landscape advisors to achieve a solution that achieves this objective whilst maximising opportunities to deliver net gains in biodiversity gain. Accordingly, the landscape design aims to achieve the following:</p> <ul style="list-style-type: none"> <li>• To integrate the Scheme into the existing landscape pattern as far as possible by retaining and following existing features, including vegetation, where practicable.</li> <li>• To replace vegetation lost because of construction of the Scheme through areas of new planting.</li> </ul>

		<ul style="list-style-type: none"> <li>To filter and screen more prominent components of the Scheme in views from visual receptors</li> </ul> <p>Details of the landscape measures embedded into the Scheme design, including a summary of their environmental functions, is presented in the Outline LEMP [EN010133/EX2/7.3_B].</p>
<p>Paragraph 5.12.6</p>	<p>Where noise impacts are likely to arise from the proposed development, the applicant should include the following in the noise assessment:</p> <ul style="list-style-type: none"> <li>a description of the noise generating aspects of the development proposal leading to noise impacts, including the identification of any distinctive tonal, impulsive, low frequency or temporal characteristics of the noise</li> <li>identification of noise sensitive receptors and noise sensitive areas that may be affected</li> <li>the characteristics of the existing noise environment</li> <li>a prediction of how the noise environment will change with the proposed development <ul style="list-style-type: none"> <li>in the shorter term, such as during the construction period</li> <li>in the longer term, during the operating life of the infrastructure</li> <li>at particular times of the day, evening and night (and weekends) as appropriate, and at different times of year</li> </ul> </li> <li>an assessment of the effect of predicted changes in the noise environment on any noise-sensitive receptors, including an assessment of any likely impact on health and well-being where appropriate, and noise-sensitive areas</li> <li>if likely to cause disturbance, an assessment of the effect of underwater or subterranean noise</li> </ul>	<p>Chapter 15: Noise &amp; Vibration of the ES [APP-050] presents a noise assessment in accordance with the requirements of this policy.</p> <p>Table 15.3 of Chapter 15: Noise &amp; Vibration of the ES [APP-050] describes the noise sensitive premises and areas that have been identified. These have been determined through desktop study during the scoping process and confirmed during site visits. The locations of these receptors have been considered in both the construction and operational noise assessments and are considered representative of adjacent properties.</p> <p>Section 15.5 of Chapter 15: Noise and Vibration of the ES [APP-050] outlines the characteristics of the existing noise environment for the Scheme and surrounding areas.</p> <p>Section 15.6 of Chapter 15: Noise and Vibration of the ES [APP-050] describes the embedded design mitigation for the Scheme with respect to noise and vibration, encompassing the construction, operation and decommissioning phases.</p> <p>Section 15.7 of Chapter 15: Noise and Vibration of the ES [APP-050] assesses the noise generated by the Scheme during the construction period and operating life of the infrastructure (including tonality), including at particular times of the day and at night, on the noise sensitive premises and areas outlined in</p>

	<ul style="list-style-type: none"> <li>measures to be employed in mitigating the effects of noise using best available techniques to reduce noise impacts</li> </ul>	Table 15.3 of Chapter 15: Noise & Vibration of the ES [APP-050].
Paragraph 5.12.10	Some noise impacts will be controlled through environmental permits and parallel tracking is encouraged where noise impacts determined by an environmental permit interface with planning issues (i.e., physical design and location of development). The applicant should consult EA and/or the SNCB, as necessary, and in particular regarding assessment of noise on protected species or other wildlife. The results of any noise surveys and predictions may inform the ecological assessment. The seasonality of potentially affected species in nearby sites may also need to be taken into account.	<p>Chapter 9: Ecology and Biodiversity of the ES [APP-044] assesses the likely significant effects of the Scheme on protected species and other wildlife. The assessment takes account of noise impact and concludes that no significant effects arise. It is not expected that a protected species Environmental Permit will be needed.</p> <p>The Applicant has taken account of advice from the EA and Natural England in preparing the Environmental Statement [APP-036 to APP-058]. Chapter 9, Ecology and Biodiversity, of the ES [APP-044] takes account of noise in its assessment of the impact of the Scheme on protected species and other wildlife.</p>
5.12.12	Applicants should submit a detailed impact assessment and mitigation plan as part of any development plan, including the use of noise mitigation and noise abatement technologies during construction and operation.	<p>Chapter 15: Noise &amp; Vibration of the ES [APP-050] presents a noise assessment in accordance with the requirements of this policy.</p> <p>Table 15.3 of Chapter 15: Noise &amp; Vibration of the ES [APP-050] describes the noise sensitive premises and areas that have been identified. These have been determined through desktop study during the scoping process and confirmed during site visits. The locations of these receptors have been considered in both the construction and operational noise assessments and are considered representative of adjacent properties.</p> <p>Section 15.5 of Chapter 15: Noise and Vibration of the ES [APP-050] outlines the characteristics of the existing noise environment for the Scheme and surrounding areas.</p>

		<p>Section 15.6 of Chapter 15: Noise and Vibration of the ES [APP-050] describes the embedded design mitigation for the Scheme with respect to noise and vibration, encompassing the construction, operation and decommissioning phases.</p> <p>Section 15.7 of Chapter 15: Noise and Vibration of the ES [APP-050] assesses the noise generated by the Scheme during the construction period and operating life of the infrastructure (including tonality), including at particular times of the day and at night, on the noise sensitive premises and areas outlined in Table 15.3 of Chapter 15: Noise &amp; Vibration of the ES [APP-050].</p>
<p>Paragraph 5.13.4</p>	<p>The applicants assessment should consider all relevant socio-economic impacts, which may include:</p> <ul style="list-style-type: none"> <li>• the creation of jobs and training opportunities. Applicants may wish to provide information on the sustainability of the jobs created, including where they will help to develop the skills needed for the UK’s transition to Net Zero</li> <li>• the contribution to the development of low-carbon industries at the local and regional level as well as nationally</li> <li>• the provision of additional local services and improvements to local infrastructure, including the provision of educational and visitor facilities</li> <li>• any indirect beneficial impacts for the region hosting the infrastructure, in particular in relation to use of local support services and supply chains</li> <li>• effects on tourism</li> <li>• the impact of a changing influx of workers during the different construction, operation and decommissioning phases of the energy infrastructure. This could change the local population dynamics and could alter the demand for</li> </ul>	<p>Chapter 18: Socio-Economics, Tourism and Recreation of the ES [APP-053] includes an assessment of socio-economic impacts that fulfils the requirements of this policy.</p>

	<p>services and facilities in the settlements nearest to the construction work (including community facilities and physical infrastructure such as energy, water, transport and waste). There could also be effects on social cohesion depending on how populations and service provision change as a result of the development</p> <ul style="list-style-type: none"> <li>• cumulative effects - if development consent were to be granted to for a number of projects within a region and these were developed in a similar timeframe, there could be some short-term negative effects, for example a potential shortage of construction workers to meet the needs of other industries and major projects within the region</li> </ul>	
<p>Paragraph 5.13.6</p>	<p>Socio-economic impacts may be linked to other impacts, for example visual impacts considered in Section 5.10 but may also have an impact on tourism and local businesses. Applicants are encouraged, where possible, to demonstrate that local suppliers are considered in any supply chain.</p>	<p>Chapter 18, Socio-economics, Recreation and Tourism, of the ES [APP-053] considers the socio-economic impact of the Scheme. It also sets out that in procurement of the contractor to complete the construction works, strong consideration will be given to their strategy for engaging the local supply chain and using local materials where possible and practical. The permanent jobs created to support the Scheme are a reflection of the requirements to maintain the infrastructure.</p> <p>An Outline Skills, Supply Chain and Employment Plan [APP-349] will be prepared prior to the commencement of construction. This will set out measures that the Applicant will implement in order to</p> <ul style="list-style-type: none"> <li>- advertise and promote employment opportunities associated with the Scheme in construction and operation locally.</li> <li>- advertise those elements of the supply chain required for the construction and operation of the authorised</li> </ul>

		development and which provide opportunities for Local Companies
Paragraph 5.13.11	The Secretary of State should consider any relevant positive provisions the applicant has made or is proposing to make to mitigate impacts (for example through planning obligations) and any legacy benefits that may arise as well as any options for phasing development in relation to the socio-economic impacts.	<p>Section 4.6 of the Planning Statement [EN010133/EX2/C7.5_B] describes some of the other the benefits of the Scheme, in addition to the energy and climate change benefits. Benefits of the Scheme to the local community (other than the generation of a substantial amount of renewable energy) are set out in Section 4.6 of the Planning Statement [EN010133/EX2/C7.5_B]. These include:</p> <ul style="list-style-type: none"> <li>- A significant biodiversity net gain of 96.09% for habitats (delivered through the creation of other neutral grasslands within the sites), a net gain of 70.22% for hedgerows, ad a net gain of 10.69% for river units as shown within the Biodiversity Net Gain Assessment [EN010133/EX1/C6.4.9.2_A].</li> <li>- New permissive path between Stow Village and Stow Pastures that will be retained during the operational phase of the Scheme, improving connectivity across the Order limits.</li> <li>- Employment during the construction phase. It is expected that an average of 469 jobs will be created during the construction period. During the operational phase, 15 FTE staff would be employed on the site.</li> <li>- An Outline Skills, Supply Chain and Employment Plan will be prepared prior to the commencement of construction. This will set out measures that the Applicant will implement in order to advertise and</li> </ul>
5.13.12	The Secretary of State may wish to include a requirement that specifies the approval by the local authority of an employment and skills plan detailing arrangements to promote local employment and skills development opportunities, including apprenticeships, education, engagement with local schools and colleges and training programmes to be enacted.	



		promote employment opportunities associated with the Scheme in construction and operation locally.
Paragraph 5.14.7	<p>The applicant should prepare a travel plan including demand management and monitoring measures to mitigate transport impacts. The applicant should also provide details of proposed measures to improve access by active, public and shared transport to:</p> <ul style="list-style-type: none"> <li>• reduce the need for parking associated with the proposal;</li> <li>• contribute to decarbonisation of the transport network;</li> <li>• reduce the need to travel; and</li> <li>• secure behavioural change and modal shift through an offer of genuine modal choice to mitigate transport impacts.</li> </ul>	An Outline Construction Traffic Management Plan (CTMP) is included as Appendix 14.2 of the ES [EN010133/EX2/C6.3.14.2_B]. It outlines measures that will be included in the final CTMP to mitigate transport impact, manage demand, and improve and encourage construction staff to access the Order limits by public transport, cycling and reduce car transport to, and parking at, the Order Limits.
5.14.8	The assessment should also consider any possible disruption to services and infrastructure (such as road, rail and airports).	
Paragraph 5.14.21	The Secretary of State should only consider refusing development on highways grounds if there would be an unacceptable impact on highway safety, residual cumulative impacts on the road network would be severe, or it does not show how consideration has been given to the provision of adequate active public or shared transport access and provision.	<p>Section 14.7 of Chapter 14: Transport and Access of the ES [APP-049] states that there are anticipated to be no significant adverse effects on vehicle travellers, Non-Motorised Users (NMUs) or public transport users as a result of the construction, operation or decommissioning of the Scheme.</p> <p>The Scheme is also expected to have a negligible impact on accidents and safety for the remainder of the highway network.</p> <p>Therefore, it is considered that the Scheme is compliant with this policy.</p>

<p>Paragraph 5.16.5</p>	<p>Where possible, applicants are encouraged to manage surface water during construction by treating surface water runoff from exposed topsoil prior to discharging and to limit the discharge of suspended solids e.g., from car parks or other areas of hard standing, during operation.</p>	<p>The Outline CEMP [EN010133/EX2/C7.1_B] sets out measures to manage surface water runoff during the construction period, including limiting the discharge of suspended solids. This includes:</p> <ul style="list-style-type: none"> <li>- appropriate pollution control measures as agreed with the sewerage undertaker or the Environment Agency as appropriate;</li> <li>- following the relevant sections of BS 6031: Code of Practice for Earthworks for the general control of site drainage;</li> <li>- where practical, undertaking earthworks during the drier months of the year;</li> <li>- topsoil/subsoil will be stored a minimum of 20m from watercourses on flat lying land. Where this is not practicable, and it is to be stockpiled for longer than a two-week period, the material will either be covered with geotextile mats, seeded to promote vegetation growth, or runoff prevented from draining to a watercourse without prior treatment; and</li> <li>- runoff storage areas for the settlement of excessive fine particulates in runoff will be provided.</li> </ul>
<p>Paragraph 5.16.6</p>	<p>Applicants are encouraged to consider protective measures to control the risk of pollution to groundwater beyond those outlined in River Basin Management Plans and Groundwater Protection Zones - this could include, for example, the use of protective barriers.</p>	<p>The Outline CEMP [EN010133/EX2/C7.1_B] details the measures that would be undertaken during construction to mitigate the temporary effects on the water environment. This includes good practice methods which would also focus on managing the risk of pollution to surface waters and the</p>

		groundwater environment. It is therefore considered that the Scheme is compliant with this policy.
Paragraph 5.16.7	<p>The ES should in particular describe:</p> <ul style="list-style-type: none"> <li>• the existing quality of waters affected by the proposed project and the impacts of the proposed project on water quality, noting any relevant existing discharges, proposed new discharges and proposed changes to discharges</li> <li>• existing water resources affected by the proposed project and the impacts of the proposed project on water resources, noting any relevant existing abstraction rates, proposed new abstraction rates and proposed changes to abstraction rates (including any impact on or use of mains supplies and reference to Catchment Abstraction Management Strategies) and also demonstrate how proposals minimise the use of water resources and water consumption in the first instance</li> <li>• existing physical characteristics of the water environment (including quantity and dynamics of flow) affected by the proposed project and any impact of physical modifications to these characteristics</li> <li>• any impacts of the proposed project on water bodies or protected areas (including shellfish protected areas) under the Water Environment (Water Framework Directive) (England and Wales) Regulations 2017 and source protection zones (SPZs) around potable groundwater abstractions</li> <li>• how climate change could impact any of the above in the future</li> <li>• any cumulative effects</li> </ul>	Section 10.5 of Chapter 10: Hydrology, Flood Risk and Drainage of the ES [APP-045] sets out the baseline conditions of water receptors for all the sites and surrounding areas with regards to water quality, including the existing quality and physical characteristics of waters nearby and potentially affected by the Scheme.

1.5 Table 5: Draft National Policy Statement EN-3

1.5.1 Table 5 considers the Scheme in the context of policy in Draft NPS EN-3 (2023) where that policy differs from policy set out in NPS EN-3. Where the policy set out by Draft NPS EN-3 is to the same or similar effect as policy in NPS EN-3, it is not included in this table.

Relevant Paragraph/ Policy Reference	Policy Requirement	Compliance with Policy
Paragraph 3.4.10	<p>Solar photovoltaic PV sites may also be proposed in low lying exposed sites. For these proposals, applicants should consider, in particular, how plant will be resilient to:</p> <ul style="list-style-type: none"> <li>• increased risk of flooding; and</li> <li>• impact of higher temperatures</li> </ul>	<p>As outlined in Section 7.8 of Chapter 7: Climate Change of the ES [REP-014], account of the effects of climate change have been taken in the design of the Scheme, and its construction and decommissioning. This includes:</p> <ul style="list-style-type: none"> <li>- The effect of projected temperature increases on electrical equipment over the course of the Scheme's design life has been taken into account. Inverters (PV and BESS) will have a cooling system installed to control the temperature and allow the inverters to operate efficiently in warmer conditions. The PV modules and transformers have a wide range of acceptable operating temperatures, and it has been determined that increasing temperatures will not adversely affect their operation.</li> <li>- Any health and safety plans developed for construction and decommissioning activities will be required to account for potential climate change impacts on workers, such as flooding and heatwaves.</li> </ul>

		<ul style="list-style-type: none"> <li>- The design of drainage systems will ensure that there will be no significant increases in flood risk downstream during storms up to and including the 1 in 100 (1%) annual probability design flood, with an allowance of 40% for climate change.</li> </ul> <p>A Decommissioning Environmental Management Plan (DEMP) (taking account of climate change risks at the time) will be prepared prior to decommissioning. AN Outline Decommissioning Statement [APP-338] is provided as part of the Application.</p>
<p>Section 3.5 Consideration of good design for energy infrastructure</p>	<p>Section 4.6 of EN-1 sets out the criteria for good design that should be applied to all energy infrastructure.</p> <p>3.5.2 Proposals for renewable energy infrastructure should demonstrate good design, particularly in respect of landscape and visual amenity, opportunities for co-existence/co-location with other marine uses, and in the design of the project to mitigate impacts such as noise and effects on ecology and heritage</p>	<p>Good design has been a key consideration from the outset. The LVIA has informed the iterative design process, including taking account of published landscape character assessment guidance and fieldwork analysis.</p> <p>The overall objective of the landscape design is to integrate the Scheme into its landscape setting and avoid or minimise adverse landscape and visual effects as far as practicable. The design has been developed in collaboration with the wider design team, other specialists and the Host Authorities landscape advisors to achieve a solution that achieves this objective whilst maximising opportunities to deliver net gains in biodiversity gain. Accordingly, the landscape design aims to achieve the following:</p> <ul style="list-style-type: none"> <li>• To integrate the Scheme into the existing landscape pattern as far as possible by retaining and following existing features, including vegetation, where practicable.</li> </ul>

		<ul style="list-style-type: none"> <li>• To replace vegetation lost because of construction of the Scheme through areas of new planting.</li> <li>• To filter and screen more prominent components of the Scheme in views from visual receptors.</li> </ul> <p>Details of the landscape measures embedded into the Scheme design, including a summary of their environmental functions, is presented in the Outline LEMP [EN010133/EX2/7.3_B].</p>
<p>Section 3.6 Flexibility in the project details</p>	<p>3.6.1 Where details are still to be finalised applicants should explain in the application which elements of the proposal have yet to be finalised, and the reason why this is the case.</p> <p>3.6.2 Where flexibility is sought in the consent as a result, applicants should, to the best of their knowledge, assess the likely worst-case environmental, social and economic effects of the proposed development to ensure that the impacts of the project as it may be constructed have been properly assessed.10</p> <p>3.6.3 Full guidance on how applicants and the Secretary of State should manage flexibility is set out in Section 4.2 of EN-1</p>	<p>The Applicant is seeking flexibility in the Scheme as set out in Section 4.3 in Environmental Statement Chapter 4 [APP-039]. The flexibility is to address uncertainties in the Scheme design and to allow for the most up to date technology possible to be utilised at the time of construction.</p> <p>The flexibility is sought by using the ‘Rochdale Envelope’ approach which allows assessment of the maximum parameters for the Scheme, while ensuring all potentially significant effects (positive or adverse) are considered. The maximum design scenarios are identified from the range of potential options for each design parameter for the Scheme.</p> <p>The maximum design scenario assessed is therefore the scenario which would give rise to the greatest potential impact. The maximum design scenarios are set out in the Concept Design Parameters and Principles [APP-352] which is secured by a Requirement in the draft DCO.</p>
<p>Paragraph 3.9.47</p>	<p>Good design that contributes positively to the character and quality of the area will go some way to mitigate adverse landscape/visual effects.</p>	<p>The Scheme complies with the landscape-related criteria since consideration has been given from the outset to development layout, massing, and colouring. Landscape mitigation measures include the retention and enhancement of existing</p>

		landscape features and the introduction of new areas of planting. Native species will be selected, and the planting will be designed to give softening and screening where appropriate whilst reinforcing local landscape character and biodiversity. This is undertaken within the LVIA Chapter 8 [APP-043] - see sections 8.6 and 8.8 and is also set out in the Outline Landscape and Ecological Management Plan.
Paragraph 3.9.49	Mitigation is achieved primarily through aesthetic aspects of the site layout and building design including size and external finish and colour of the generating station to minimise intrusive appearance on the landscape as far as engineering requirements permit.	The Scheme complies with the landscape-related criteria of EN-3 since consideration has been given at the outset to development layout, massing, and colouring. Details of the Mitigation are included within the LVIA Chapter 8 [APP-043] as part of the Mitigation section 8.6 and 8.8 and in line with the Outline Landscape and Ecological Management Plan [APP-339].
Section 3.10	<p>3.10.1 The government has committed to sustained growth in solar capacity to ensure that we are on a pathway that allows us to meet net zero emissions. As such solar is a key part of the government's strategy for low-cost decarbonisation of the energy sector.</p> <p>3.10.2 Solar also has an important role in delivering the government's goals for greater energy independence and the British Energy Security Strategy states that government expects a five-fold increase in solar deployment by 2035 (up to 70GW). It sets out that government is supportive of solar that is co-located with other functions (for example, agriculture, onshore wind generation, or storage) to maximise the efficiency of land use.</p> <p>3.10.3 Government is also supporting solar through the Contracts for Difference Scheme and will include it in future rounds.</p>	<p>As explained in the Statement of Need [APP-350], the Scheme is a substantial infrastructure asset, capable of delivering large amounts of low-carbon electricity to help meet the UK's urgent need to develop a secure, affordable and low carbon electricity generation system which is sufficient to meet future demand. The government expects solar technology to play a major role in delivery of these objectives.</p> <p>This paragraph further emphasises that large scale solar development, in particular, is needed to meet the government's objectives. The Scheme directly accords with this.</p>



	<p>3.10.4 Solar farms are one of the most established renewable electricity technologies in the UK and the cheapest form of electricity generation.</p> <p>3.10.5 Solar farms can be built quickly and, coupled with consistent reductions in the cost of materials and improvements in the efficiency of panels, large-scale solar is now viable in some cases to deploy subsidy-free.</p>	
<p>Paragraph 3.10.10</p>	<p>Irradiance will be a key consideration for the applicant in identifying a potential site as the amount of electricity generated on site is directly affected by irradiance levels. Irradiance of a site will in turn be affected by surrounding topography, with an uncovered or exposed site of good elevation and favourable south-facing aspect more likely to increase year-round irradiance levels. This in turn affects the carbon emission savings and the commercial viability of the site.</p>	<p>As shown in Figure 8.1 of the Statement of Need [APP-350], the Scheme is proposed to be located in one of the higher solar irradiation areas of the UK. This increases the benefit it will bring to the UK, in relation to the bulk generation of low-carbon electricity per MW installed. The Statement of Need [APP-350] also concludes that the site is of a size and has topography which meets the requirements of the Scheme to generate significant amounts of electricity and store it.</p>
<p>Paragraph 3.10.38  3.10.39</p>	<p>To maximise existing grid infrastructure, minimise disruption to existing local community infrastructure or biodiversity and reduce overall costs applicants may choose a site based on nearby available grid export capacity.</p> <p>Where this is the case, applicants should consider the cumulative impacts of situating a solar farm in proximity to other energy generating stations and infrastructure.</p>	<p>The Scheme proposes to connect to an existing National Grid substation (Cottam Power Station) which is located on one of the major connections. As explained at paragraph 8.4 and Chapter 9 of the Statement of Need [APP-350], by connecting at Cottam Power Station, the Scheme is making use of an existing connection point and existing transmission infrastructure in a way which does not present the risk of overload or congestion on the NETS during any period of foreseen operation, and provides a regional source of locally generated bulk low carbon supplies of electricity to consumers in Nottinghamshire and the wider midlands area. Section 9.1 of the Statement of Need [APP-350] discusses this point further and provides additional evidence which underpins Cottam Power Station National Grid Substation as an excellent point of connection for The Scheme. The site Selection</p>

		Assessment [APP-350] sets out the detailed site selection process undertaken by the Applicant.
Paragraph 3.10.13  3.10.14	<p>Solar is a highly flexible technology and as such can be deployed on a wide variety of land types.</p> <p>While land type should not be a predominating factor in determining the suitability of the site location applicants should, where possible, utilise previously developed land, brownfield land, contaminated land and industrial land. Where the proposed use of any agricultural land has been shown to be necessary, poorer quality land should be preferred to higher quality land (avoiding the use of “Best and Most Versatile” cropland where possible).</p>	<p>The majority of the Order Limits comprises Grade 3b agricultural land, and only 4.1% BMV land is included within the Order Limits. This is justified by other sustainability considerations, as explained in Section 6.7 of this Planning Statement [EN010133/EX2/C7.5_B].</p> <p>As stipulated by this policy, land type should not be a predominating factor in determining the suitability of the site location.</p>
Paragraph 3.10.18	The Agricultural Land Classification (ALC) is the only approved system for grading agricultural quality in England and Wales and, if necessary, field surveys should be used to establish the ALC grades in accordance with the current, or any successor to it, grading criteria and identify the soil types to inform soil management at the construction, operation and decommissioning phases in line with the Defra Construction Code.	The ALC survey is provided in Appendix 19.2 of the ES [APP-146]. Some of the Grid Connection Route is outside of the ALC survey area, however, some of this is not agricultural land, and the installation of the grid connection cable will be short term and will not be an impediment to the reestablishment of its existing agricultural use following laying of the grid connection cable.
Paragraph 3.10.15  3.10.16	<p>Whilst the development of ground mounted solar arrays is not prohibited on agricultural land classified 1, 2 and 3a, or sites designated for their natural beauty, or recognised for ecological or archaeological importance, the impacts of such are expected to be considered and are discussed under paragraphs 2.10.66 – 2.10.83 and 2.10.98 – 2.10.110.</p> <p>It is recognised that at this scale, it is likely that applicants’ developments may use some agricultural land. Applicants should explain their choice of site, noting the preference for development to be on brownfield and non-agricultural land.</p>	The majority of the Order Limits comprises Grade 3b agricultural land, and only 4.1% BMV land is included within the Order Limits. This is justified by other sustainability considerations, as explained in Section 6.7 of this Planning Statement [EN010133/EX2/C7.5_B]. The Site Selection Assessment [APP-067] explains the choice of site as required by this paragraph.

<p>Paragraph 3.10.20</p> <p>3.10.21</p>	<p>Applicants will need to consider the suitability of the access routes to the proposed site for both the construction and operation of the solar farm with the former likely to raise more issues.</p> <p>Given that potential solar farm sites are largely in rural areas, access for the delivery of solar arrays and associated infrastructure during construction can be a significant consideration for solar farm siting.</p>	<p>A Transport Assessment, Appendix 14.1 of the ES [EN010133/EX2/C6.3.14.1_B] has been prepared to assess the suitability and impact of the necessary access to the Order limits. This concludes that the Scheme with respect to transport and access is considered to be in accordance with relevant national and local policy and that it avoids any adverse impacts on highway safety or any severe residual cumulative impacts on the road network.</p>
<p>Paragraph 3.10.25</p> <p>3.10.26</p> <p>3.10.27</p> <p>3.10.28</p> <p>3.10.29</p>	<p>Proposed developments may affect the provision of public rights of way.</p> <p>Public rights of way may need to be temporarily stopped up to enable construction, however, applicants should keep, as far as is practicable and safe, all public rights of way that cross the proposed development site open during construction and to protect users where a public right of way borders or crosses the site.</p> <p>Applicants are encouraged to design the layout and appearance of the site to ensure continued recreational use of public rights of way, where possible during construction, and in particular during operation of the site.</p> <p>Applicants are encouraged where possible to minimise the visual outlook from existing public rights of way, considering the impacts this may have on any other visual amenities in the surrounding landscape.</p> <p>Applicants should consider and maximise opportunities to facilitate enhancements to the public rights of way and the adoption of new public rights of way through site layout and design of access.</p>	<p>There are several PRoW within or abutting the Scheme. These are shown in Appendix 14.3 of the ES [EN010133/EX2/C6.3.14.3_B] These PRoW are predominantly used for recreational purposes and form part of a wide network of PRoW in the surrounding area providing residents with alternative routes.</p> <p>As detailed in the Public Rights of Way Management Plan provided as Appendix 14.3 to the ES [EN010133/EX2/C6.3.14.3_B], PRoW will be kept open throughout all phases of the Scheme, with appropriate safety measures in place. Where diversions cannot be avoided during the construction period, these would be convenient, clearly signed and for as short a duration as is necessary, usually overnight.</p> <p>The creation of the permissive footpath from Stow village to Stow Pastures is assessed to have localised moderate-minor beneficial effect on recreational walking and cycling, and this resultantly on health and wellbeing.</p>

Paragraph 3.10.30	Applicants should set out detail on how public rights of way would be managed to ensure they are safe to use is set out in an outline Public Rights of Way Management Plan.	A Public Rights of Way Management Plan is provided as Appendix 14.3 to the ES [EN010133/EX2/C6.3.14.3_B].
Paragraph 3.10.54  3.10.55	<p>It is likely that underground and overhead cabling will be required to connect the electrical assets of the site, such as from the substation to the panel arrays or storage facilities.</p> <p>In the case of underground cabling, applicants are expected to provide a method statement describing cable trench design, installation methodology, as well as details of the operation and maintenance regime.</p>	Details of cables, cable trenches and construction methodology are provided in Chapter 4, Scheme Description, of the ES [APP-039] and a section of a cable trench is shown by Figure 4.2 of the ES: Scheme Description [APP-039].
Paragraph 3.10.31  3.10.32	<p>Security of the site is a key consideration for developers. Applicants may wish to consider not only the availability of natural defences such as steep gradients, hedging and rivers but also perimeter security measures such as fencing, electronic security, CCTV and lighting, with the measures proposed on a site-specific basis.</p> <p>Applicants should assess the visual impact of these security measures, as well as the impacts on local residents, including for example issues relating to intrusion from CCTV and light pollution in the vicinity of the site.</p>	Security measures, including fencing and CCTV are described Chapter 4, Scheme Description, of the ES [APP-039] and are taken into account in the assessment presented in the ES [APP-036 to APP-058].
Paragraph 3.10.60	Applicants should set out what would be decommissioned and removed from the site at the end of the operational life of the generating station, considering instances where it may be less harmful for the ecology of the site to keep or retain certain types of infrastructure, for example underground cabling, and where there may be socio-economic benefits in retaining site infrastructure after the operational life, such as retaining pathways through the site or a site substation.	Details of the decommissioning phase, including which elements will be decommissioned and which will be retained are provided in Chapter 4, Scheme Description, of the ES [APP-039]. This sets out that the Solar PV Array Works Area and related components, Ancillary Infrastructure, Cottam Substation and the BESS Compound will be removed and recycled or disposed of in accordance with good practice and market conditions at that time. The underground cable within the Grid Connection Route would be removed to a depth of

		1m, otherwise would remain in situ. The Cottam Power Substation would remain operational.
Paragraph 3.10.138	Where the consent for a solar farm is to be time-limited, the DCO should impose a requirement setting that time-limit from the date the solar farm starts to generate electricity.	Requirement 21 of Schedule 2 to the draft DCO <b>[APP/C3.1_A]</b> requires that latest date that decommissioning of the Scheme can take place is 60 years from the date of final commissioning. The Scheme will be decommissioned at the end of its operational life in accordance with a decommissioning environmental management plan, as secured by requirement 21 of the Draft DCO [EN010133/EX2/C3.1_C].  In light of these controls contained in the draft DCO <b>[APP/C3.1_A]</b> , it is considered that the Scheme is compliant with this policy.
3.10.139	Such a requirement should also secure the decommissioning of the generating station after the expiration of its permitted operation to ensure that inoperative plant is removed after its operational life.	
3.10.140	An upper limit of 40 years is typical, although applicants may seek consent without a time period or for differing time-periods for operation.	
Paragraph 3.10.141	The time limited nature of the solar farm, where a time limit is sought as a condition of consent, is likely to be an important consideration for the Secretary of State.	The Scheme will be decommissioned at the end of its operational life in accordance with a decommissioning environmental management plan, as secured by requirement 21 of the Draft DCO [EN010133/EX2/C3.1_C]. Decommissioning must take place no later than 60 years from the date of final commissioning.  Decommissioning of the Scheme at the end of its operational life is be secured by a requirement 21 in Schedule 2 to the DCO, and the assessments in the ES [APP-036 to APP-058] have taken account of this. Chapter 4: Scheme Description, of the ES [APP-039] describes how the Order limits would be left on completion of decommissioning.
3.10.142	The Secretary of State should consider the period of time the applicant is seeking to operate the generating station as well as the extent to which the site will return to its original state when assessing impacts such as landscape and visual effects and potential effects on the settings of heritage assets and nationally designated landscapes.	
Paragraph 3.10.61		Chapter 2: EIA Process and Methodology [APP-037] and Chapter 4: Scheme Description of the ES [APP-039] explain that the parameters for the project are defined by the Outline

3.10.62	<p>In many cases, not all aspects of the proposal may have been settled in precise detail at the point of application. Such aspects may include:</p> <ul style="list-style-type: none"> <li>• the type, number and dimensions of the panels;</li> <li>• layout and spacing;</li> <li>• the type of inverter or transformer; and</li> <li>• whether storage will be installed (with the option to install further panels as a substitute).</li> </ul> <p>Applicants should set out a range of options based on different panel numbers, types and layout, with and without storage.</p>	<p>Design Principles, which have informed the assessments in the ES [APP-036 to APP-058].</p> <p>The Works Plans [AS-007] and Design Principles of the Design and Access Statement [APP-342 to APP-345] define parameters for the Scheme. The approach to flexibility is explained in Chapter 4, Scheme Description, of the ES [APP-039].</p>
<p>Paragraph</p> <p>3.10.67</p> <p>3.10.68</p> <p>3.10.69</p> <p>3.10.70</p>	<p>The applicant's ecological assessments should identify any ecological risk from developing on the proposed site.</p> <p>Issues that need assessment may include habitats, ground nesting birds, wintering and migratory birds, bats, dormice, reptiles, great crested newts, water voles and badgers.</p> <p>The applicant should use an advising ecologist during the design process to ensure that adverse impacts are avoided, minimised or mitigated in line with the mitigation hierarchy and biodiversity enhancements are maximised.</p> <p>The assessment may be informed by a 'desk study' of existing ecological records, an evaluation of the likely impacts of the solar farm upon ecological features and should specify mitigation to avoid or minimise these impacts, and any further surveys required.</p>	<p>Section 9.5 of Chapter 9: Ecology and Biodiversity of the ES [APP-044] sets out all the protected species, habitats and other species identified as being of principal importance for the conservation of biodiversity within the study area for the Scheme.</p> <p>Sections 9.7 and 9.9 of Chapter 9: Ecology and Biodiversity of the ES [APP-044] clearly set out the expected effects on the above receptors during the construction, operation and decommissioning phases of the Scheme. This concludes that there are anticipated to be no significant adverse effects on any of these protected species as a result of the Scheme.</p>
Paragraph 3.10.71		<p>Earthworks required for the Scheme are described in Chapter 4, Scheme Description, of the ES [APP-039] and are taken into account by the assessments in the ES [APP-036 to APP-058].</p>

3.10.72	<p>Applicants should consider earthworks associated with construction compounds, access roads and cable trenching.</p> <p>Where soil stripping occurs topsoil and subsoil should be stripped, stored, and replaced separately to minimise soil damage and to provide optimal conditions for site restoration. Further details on minimising impacts on soil and soil handling above at paragraphs 2.10.18 and 2.10.19.</p>	<p>There are minimal earthworks identified for the Solar Farm Site. The Grid Connection Route will require the redistribution and management of soil, and the Cottam substation extension will require site reprofiling and levelling.</p> <p>An Outline Soil Management Plan is provided as an Appendix 19.2 to ES Chapter 19 [APP-146 and APP-355]. This sets out principles for how soils will be managed and protected during construction, operation and decommissioning of the Scheme. A detailed soil resource management plan will be prepared prior to the commencement of construction, prior to operation, and prior to decommissioning, as set out by the Requirements of the draft DCO [EN010133/EX2/C3.1_C].</p>
Paragraph 3.10.73	<p>Applicants should consider how security and lighting installations may impact on the local ecology. Where pole mounted CCTV facilities are proposed the location of these facilities should be carefully considered to minimise impact. If lighting is necessary, it should be minimised and directed away from areas of likely habitat.</p>	<p>Lighting and CCTV required for the Scheme are described in Chapter 4, Scheme Description, of the ES [APP-039] and are taken into account by the assessments in the ES [APP-036 to APP-058].</p>
Paragraph 3.10.74	<p>Applicants should consider how site boundaries are managed. If any hedges/scrub are to be removed, further surveys may be necessary to account for impacts. Buffer strips between perimeter fencing and hedges may be proposed, and the construction and design of any fencing should account for enabling mammal, reptile and other fauna access into the site if required to do so in the ecological report.</p>	<p>The ES [APP-036 to APP-058] takes account of all works to boundaries, and any works to hedgerows. Buffers to woodland and hedgerow are included, and proposals for fencing incorporate features to enable the movement of mammals, reptiles and other fauna.</p>
Paragraph 3.10.75	<p>Where a Flood Risk Assessment has been carried out this must be submitted alongside the applicant's ES. This will need to consider the impact of drainage. As solar PV panels will drain to the existing ground, the impact will not in general be significant.</p>	<p>An FRA is included in Appendix 10.1 of the Environmental Statement [APP-090]. The FRA is accompanied by a Drainage Strategy appended to Appendix 10.1 of the ES [APP-090] includes details of the provision of above ground SuDS in the drainage design. Culverting of watercourses is avoided as part</p>



3.10.76	Where access tracks need to be provided, permeable tracks should be used, and localised Sustainable Drainage Systems (SuDS), such as swales and infiltration trenches, should be used to control any run-off where recommended.	of the Scheme except where this cannot practically be avoided. The Scheme design has sought to minimise the requirement for culverting for access. It is therefore considered that the Scheme is compliant with this policy.
3.10.77	Given the temporary nature of solar PV farms, sites should be configured or selected to avoid the need to impact on existing drainage systems and watercourses.	
3.10.78	Culverting existing watercourses/drainage ditches should be avoided.	
3.10.79	Where culverting for access is unavoidable, applicants should demonstrate that no reasonable alternatives exist and where necessary it will only be in place temporarily for the construction period.	
Paragraph 3.10.81	For projects in England, applicants should consider enhancement, management, and monitoring of biodiversity in line with the ambition as set out in the Environmental Improvement Plan and any relevant measures and targets, including statutory targets set under the Environment Act or elsewhere.	The Scheme has taken advantage of opportunities to conserve and enhance biodiversity and accords with this paragraph.  A Biodiversity Net Gain (BNG) assessment, using Defra's Metric 3.0, has been provided with the DCO application [EN010133/EX1/C6.3.9.12_A]. For the purposes of BNG, the Scheme will result in an overall significant net gain of 96.09% provided in habitat, 70.22% gains in hedgerow and 10.69% gains in river units.
Paragraph 3.10.83	Applicants should consider whether they need to provide geotechnical and hydrological information (such as identifying the presence of peat at each site) including the risk of landslide connected to any development work.	The Applicant does not consider that the nature of the Order limits or the Scheme is such that this information is required.
Paragraph 3.10.119	In England, proposed enhancements should take account of the above factors and as set out in Section 5.4 of EN-1 aim to achieve environmental and biodiversity net gain in line with the ambition set out in the Environmental Improvement Plan and	A Biodiversity Net Gain (BNG) assessment, using Defra's Metric 3.0, has been provided with the DCO application [EN010133/EX1/C6.3.9.12_A]. For the purposes of BNG, the Scheme will result in an overall significant net gain of 96.09% provided in habitat, 70.22% gains in hedgerow and 10.69% gains in river units.

<p>3.10.120</p> <p>3.10.121</p>	<p>any relevant measures and targets, including statutory targets set under the Environment Act or elsewhere.</p> <p>This might include maintaining or extending existing habitats and potentially creating new important habitats, for example by installing cultivated strips/plots for rare arable plants, rough grassland margins, bumble bee plant mixes, and wild bird seed mixes.</p> <p>Applicants are advised to develop an ecological monitoring programme to monitor impacts upon the flora of the site and upon any particular ecological receptors (such as bats and wintering birds). Results of the monitoring will then inform any changes needed to the land management of the site, including, if appropriate, any livestock grazing regime.</p>	<p>The Scheme has taken advantage of opportunities to conserve and enhance biodiversity and accords with this policy.</p>
<p>Paragraph 3.10.145</p> <p>3.10.146</p>	<p>Water management is a critical component of site design for ground mount solar plants. Where previous management of the site has involved intensive agricultural practice, solar sites can deliver significant ecosystem services value in the form of drainage, flood attenuation, natural wetland habitat, and water quality management.</p> <p>The Secretary of State will consider the worst-case effects in its consideration of the application and consent.</p>	<p>Appendix 10.1 of the ES [APP-090] sets out how water and drainage will be managed as part of the Scheme.</p>
<p>Paragraph 3.10.88</p>	<p>Applicants should carry out a landscape and visual assessment and report it in the ES. Visualisations may be required to demonstrate the effects of a proposed solar farm on the setting of heritage assets and any nearby residential areas or viewpoints.</p>	<p>An assessment of the potential landscape and visual impacts associated with the construction, operation and decommissioning of the Scheme has been carried out and is presented in Chapter 8: Landscape and Visual Impact of the ES [APP-043].</p> <p>Visualisations have been produced for both summer and winter photography and visualisations have been produced for</p>

		<p>Winter views at year 1 of operation to represent a worst-case scenario and summer at year 15 post construction to represent the effects of mature mitigation. The visualisation are verifiable and provide a variety of representative views where significant effects are considered likely. Accurate Visual Representations (AVR's) have been produced at AVR level 1 and 3. AVR Level 1 shows the location, size and the degree of visibility of the proposals alongside a verifiable photograph with the Scheme represented by a wireframe. Level 3 visualisations show the same as level 1 AVR's but include the use of materials and are fully rendered. A list of the visualisation produced is provided in the LVIA Chapter 8 and figure sheets are shown in Appendix 8.14 [APP-199 to APP-288]. of the ES.</p>
<p>Paragraph 3.10.89  3.10.90</p>	<p>Applicants should follow the criteria for good design set out in Section 4.6 of EN-1 when developing projects and will be expected to direct considerable effort towards minimising the landscape and visual impact of solar PV arrays especially within nationally designated landscapes.</p> <p>Whilst there is an acknowledged need to ensure solar PV installations are adequately secured, required security measures such as fencing should consider the need to minimise the impact on the landscape and visual impact (see paragraphs 2.10.31 – 2.10.33 above).</p>	<p>Good design has been a key consideration from the outset. The LVIA has informed the iterative design process, including taking account of published landscape character assessment guidance and fieldwork analysis.</p> <p>The overall objective of the landscape design is to integrate the Scheme into its landscape setting and avoid or minimise adverse landscape and visual effects as far as practicable. The design has been developed in collaboration with the wider design team, other specialists and the Host Authorities landscape advisors to achieve a solution that achieves this objective whilst maximising opportunities to deliver net gains in biodiversity gain. Accordingly, the landscape design aims to achieve the following:</p> <ul style="list-style-type: none"> <li>• To integrate the Scheme into the existing landscape pattern as far as possible by retaining and following</li> </ul>

		<p>existing features, including vegetation, where practicable.</p> <ul style="list-style-type: none"> <li>• To replace vegetation lost because of construction of the Scheme through areas of new planting.</li> <li>• To filter and screen more prominent components of the Scheme in views from visual receptors.</li> </ul> <p>Details of the landscape measures embedded into the Scheme design, including a summary of their environmental functions, is presented in the Outline LEMP [EN010133/EX2/7.3_B].</p> <p>Refer also to the LVIA Chapter 8 and Landscape and Ecology Mitigation &amp; Enhancement Measures which are shown in Figures 8.16.1 [REP-024] to Figure 8.16.10 [REP-034] of the ES.</p>
Paragraph 3.10.91  3.10.92	<p>The applicant should consider as part of the design, layout, construction and future maintenance plans how to protect and retain, wherever possible, the growth of vegetation on site boundaries, as well as the growth of existing hedges, established vegetation, including mature trees within boundaries. Applicants should also consider opportunities for individual trees within the boundaries to grow on to maturity.</p> <p>The impact of the proposed development on established trees and hedges should be informed by a tree survey and arboricultural/hedge assessment as appropriate.</p>	<p>Refer to the LVIA Chapter 8 and Landscape Mitigation Plans which are shown in Figures 8.16.1 [REP-024] to Figure 8.16.10 [REP-034] of the ES. The Landscape Mitigation Plans illustrate the use of extensive landscape mitigation to screen the Scheme from sensitive views. Site fencing has been proposed in proximity to existing hedgerows to allow the hedgerows to grow into the fencing to screen it where possible. This approach is secured through the Outline Landscape and Ecological Management Plan (LEMP) [EN010133/EX2/7.3_B] with the management of existing and proposed hedgerows prescribed in this document.</p>
Paragraph 3.10.122	<p>Applicants should consider the potential to mitigate landscape and visual impacts through, for example, screening with native hedges, trees and woodlands.</p>	<p>Refer to the LVIA Chapter 8 and Landscape Mitigation Plans which are shown in Figures 8.16.1 [REP-024] to Figure 8.16.10 [REP-034] of the ES.</p>

<p>3.10.123</p> <p>3.10.124</p>	<p>Applicants should aim to minimise the use and height of security fencing. Where possible applicants should utilise existing features, such as hedges or landscaping, to assist in site security or screen security fencing.</p> <p>Applicants should minimise the use of security lighting. Any lighting should utilise a passive infra-red (PIR) technology and should be designed and installed in a manner which minimises impact.</p>	<p>The Landscape Mitigation Plans illustrate the use of extensive landscape mitigation to screen the Scheme from sensitive views. Site fencing has been proposed in proximity to existing hedgerows to allow the hedgerows to grow into the fencing to screen it where possible. This approach is secured through the Outline Landscape and Ecological Management Plan (LEMP) [EN010133/EX2/7.3_B] with the management of existing and proposed hedgerows prescribed in this document.</p> <p>Details of operational lighting are set out by Chapter 4, Scheme Description, of the ES [APP-039]. This explains that no part of the Scheme will be continuously lit. Manually operated, and motion-detection lighting will be utilised for operational and security purposes around electrical infrastructure. Lighting will be directed downward and away from boundaries. No visible lighting will be utilised at the site perimeter fence, aside from the site entrance points.</p>
<p>Paragraph 3.10.148</p>	<p>The Secretary of State will consider the landscape and visual impact of any proposed solar PV farm, taking account of any sensitive visual receptors, and the effect of the development on landscape character, together with the possible cumulative effect with any existing or proposed development. Nationally designated landscapes (National Parks, The Broads and Areas of Outstanding Beauty) are afforded extra protection due to their statutory purpose. Development in these areas needs to satisfy policy as set out in EN-1 Section 5.10.</p>	<p>The Scheme complies with this requirement through the provision of an LVIA chapter within the PEIR and ES. The impacts on landscape and visual amenity have influenced the iterative design of the Scheme. The proposals have considered the need to mitigate landscape and visual impacts. Details of the identified mitigation required are included within the LVIA Chapter 8 [APP-043] - see sections 8.6 and 8.8, and the Outline Landscape and Ecological Management Plan [APP-339].</p>
<p>Paragraph 3.10.94</p>	<p>Applicants should map receptors to qualitatively identify potential glint and glare issues and determine if a glint and glare assessment is necessary as part of the application.</p>	<p>A glint and glare assessment has been undertaken for the Scheme and is presented in Appendix 16.1 of the ES [APP-140] and ES Addendum, Appendix 16.1 Solar Photovoltaic Glint and Glare Study [REP-077].</p>

<p>3.10.96</p> <p>3.10.97</p>	<p>The extent of reflectivity analysis required to assess potential impacts will depend on the specific project site and design. This may need to account for 'tracking' panels if they are proposed as these may cause differential diurnal and/or seasonal impacts.</p> <p>When a glint and glare assessment is undertaken, the potential for solar PV panels, frames and supports to have a combined reflective quality may need to be assessed, although the glint and glare of the frames and supports is likely to be significantly less than the panels.</p>	<p>The glint and glare assessment concludes that with the inclusion of mitigation in the form of hedgerow planting and maintenance in the locations outlined, only a small number of glint and glare impacts, which are assessed to be 'low', on residential receptors would result and that there would be no glint and glare impact on aviation, rail or road receptors. The glint and glare assessment report explains that the 'low' glint and glare impacts occur when the sun is directly behind the Scheme and low in the sky and that reflections from the Scheme will be much less intense than the suns direct glare and therefore it will be this which will be the main impact on the residential receptor, not the reflections from the Proposed Development.</p>
<p>Paragraph 3.10.125</p>	<p>Applicants should consider using, and in some cases the Secretary of State may require, solar panels to comprise of (or be covered) with anti-glare/non-reflective coating with a specified angle of maximum reflection attenuation for the lifetime of the permission.</p>	<p>Chapter 4, Scheme Description, of the ES [APP-039]. sets out that the solar PV panels will consist of a series of photovoltaic cells beneath a layer of toughened and anti-reflective glass.</p>
<p>Paragraph 3.10.149</p>	<p>Solar PV panels are designed to absorb, not reflect, irradiation. However, the Secretary of State should assess the potential impact of glint and glare on nearby homes, motorists, public rights of way, and aviation infrastructure (including aircraft departure and arrival flight paths).</p>	<p>A glint and glare assessment has been undertaken for the Scheme and is presented in Appendix 16.1 of the ES [EN010133/EX1/C6.3.16.1_A] and ES Addendum, Appendix 16.1 Solar Photovoltaic Glint and Glare Study [REP-077]. It concludes that with the inclusion of mitigation in the form of hedgerow planting and maintenance in the locations outlined, only a small number of glint and glare impacts, which are assessed to be 'low', on residential receptors would result and that there would be no glint and glare impact on aviation, rail or road receptors. The glint and glare assessment report explains that the 'low' glint and glare impacts occur when the sun is directly behind the Scheme and low in the sky and that</p>

		reflections from the Scheme will be much less intense than the suns direct glare and therefore it will be this which will be the main impact on the residential receptor, not the reflections from the Proposed Development.
Paragraph 3.10.150	Whilst there is some evidence that glint and glare from solar farms can be experienced by pilots and air traffic controllers in certain conditions, there is no evidence that glint and glare from solar farms results in significant impairment on aircraft safety. Therefore, unless a significant impairment can be demonstrated, the Secretary of State is unlikely to give any more than limited weight to claims of aviation interference because of glint and glare from solar farms.	As stated in the glint and glare assessment [EN010133/EX1/C6.3.16.1_A] and ES Addendum, Appendix 16.1 Solar Photovoltaic Glint and Glare Study [REP-077], impacts on aviation were assessed in detail by the glint and glare assessment. Consistent with the statement in this policy, this concluded that there would be no impacts on aviation receptors.
Paragraph 3.10.98	The impacts of solar PV developments on the historic environment will require expert assessment in most cases and may have effect both above and below ground.	Heritage assets as defined in this policy have been considered and where relevant assessed in Chapter 13: Cultural Heritage of the ES [APP-048]. Section 13.5 of Chapter 13: Cultural Heritage of the ES [APP-048] describes the significance of these assets.
3.10.99	Above ground impacts may include the effects on the setting of Listed Buildings and other designated heritage assets as well as on Historic Landscape Character.	Archaeological evaluations were undertaken to in addition to a desk-based assessment, including a geophysical survey (detailed magnetometry) of the whole scheme and targeted trial trenching.
3.10.100	Below ground impacts, although generally limited, may include direct impacts on archaeological deposits through ground disturbance associated with trenching, cabling, foundations, fencing, temporary haul routes etc.	The ES [APP-036 to APP-058] has therefore identified a suitable baseline from which to assess the Scheme in relation to this policy.
3.10.101	Equally solar PV developments may have a positive effect, for example archaeological assets may be protected by a solar PV farm as the site is removed from regular ploughing and shoes or low-level piling is stipulated.	
Paragraph 3.10.103	Applicant assessments should be informed by information from Historic Environment Record (HERs) or the local authority.	The assessment set out in Chapter 13: Cultural Heritage of the ES [APP-048] has been informed by the HER.



3.10.104	Where a site on which development is proposed includes, or has the potential to, include heritage assets with archaeological interest, the applicant should submit an appropriate desk-based assessment and, where necessary, a field evaluation. These are expected to be carried out, using expertise where necessary and in consultation with the local planning authority, and should identify archaeological study areas and propose appropriate schemes of investigation, and design measures, to ensure the protection of relevant heritage assets.	
Paragraph 3.10.105  3.10.106	In some instances, field studies may include investigative work (and may include trial trenching beyond the boundary of the proposed site) to assess the impacts of any ground disturbance, such as proposed cabling, substation foundations or mounting supports for solar panels on archaeological assets.  The extent of investigative work should be proportionate to the sensitivity of, and extent of proposed ground disturbance in, the associated study area.	Archaeological evaluations were undertaken to in addition to a desk-based assessment, including a geophysical survey (detailed magnetometry) of the whole scheme and targeted trial trenching. The scope and specification of each field investigation have been set out in Written Scheme of Investigations (WSI).  The results of these surveys (Appendix 13.1 and Appendix 13.2 of the ES [APP-109 & APP-109 to APP-122]) have been incorporated in Section 13.6 of Chapter 13: Cultural Heritage of the ES [APP-048].
Paragraph 3.10.107  3.10.108  3.10.109	Applicants should take account of the results of historic environment assessments in their design proposal.  Applicants should consider what steps can be taken to ensure heritage assets are conserved in a manner appropriate to their significance, including the impact of proposals on views important to their setting.  As the significance of a heritage asset derives not only from its physical presence but also from its setting, careful consideration should be given to the impact of large-scale solar farms which depending on their scale, design and prominence, may cause substantial harm to the significance of the asset.	Section 13.8 of Chapter 13: Cultural Heritage of the ES [APP-048] outlines the mitigation measures embedded within the Scheme design pertaining to cultural heritage. This includes the provision of stand-offs between the Scheme and heritage assets in order to help to preserve their setting during the construction, operational and decommissioning periods.  Appropriate and sensitive screening has also been developed and implemented to minimise the visual intrusion of the Scheme, while avoiding obscuring or intruding upon key views and relationships between heritage assets.

3.10.110	Applicants may need to include visualisations to demonstrate the effects of a proposed solar farm on the setting of heritage assets.	
Paragraph 3.10.128  3.10.129	<p>The ability of the applicants to microsite specific elements of the proposed development during the construction phase should be an important consideration by the Secretary of State when assessing the risk of damage to archaeology.</p> <p>Where requested by the applicant, the Secretary of State should consider granting consents which allow for the micrositing within a specified tolerance of elements of the permitted infrastructure so that precise locations can be amended during the construction phase if unforeseen circumstances, such as the discovery of previously unknown archaeology, arise.</p>	The final layout of the components of the Scheme is required to be within the Works Areas identified by the Works Plans [AS-007] and within the Design and Access Statement [APP-342 to APP-345]. These enable micro-siting. The approach to flexibility is explained in Chapter 4, Scheme Description, of the ES [APP-039].
Paragraph 3.10.151	Solar farms are generally consented on the basis that they will be time-limited in operation. The Secretary of State should therefore consider the length of time for which consent is sought when considering the impacts of any indirect effect on the historic environment, such as effects on the setting of designated heritage assets.	The design life of the Scheme is 40 years; however, if equipment is still operating successfully and safely, the developer may choose to operate beyond the Scheme's design life. The maximum operational lifetime of the Scheme is 60 years following the date of final commissioning, as secured in requirement 21 in Schedule 2 to the DCO. This is a common occurrence for generating stations; many stations operate beyond the design life if they are well maintained. It would not be beneficial to impose a Requirement that secures decommissioning after a specified time period, as this could lead to the important renewable energy generation capacity from a functional and efficient asset being arbitrarily removed. Nonetheless, due to the nature of its component parts, the operational life of the Scheme is finite, and it will be decommissioned in accordance with the Outline Decommissioning Statement [APP-338] once it has ceased to operate effectively.

<p>Paragraph 3.10.111  3.10.112</p>	<p>Modern solar farms are large sites that are mainly comprised of small structures that can be transported separately and constructed on-site, with developers designating a compound on-site for the delivery and assemblage of the necessary components.</p> <p>Many solar farms will be sited in areas served by a minor road network. Public perception of the construction phase of solar farm will derive mainly from the effects of traffic movements, which is likely to involve smaller vehicles than typical onshore energy infrastructure but may be more voluminous.</p> <p>It is important that all sections of roads and bridges on the proposed delivery route can accommodate the weight and volume of the loads.</p>	<p>A CTMP is provided in Appendix 14.2 of the ES [EN010133/EX2/C6.3.14.2_b]. This sets out the proposals to manage construction traffic and staff vehicles during the construction of the Scheme. It identifies the management of freight traffic i.e., HGVs to and from the designated construction compounds, as well as staff vehicles. The CTMP has been informed by extensive consultation with Lincolnshire and Nottinghamshire County Councils Highways and National Highways.</p>
<p>Paragraph 3.10.114  3.10.115</p>	<p>Applicants should assess the various potential routes to the site for delivery of materials and components where the source of the materials is known at the time of the application and select the route that is the most appropriate.</p> <p>Where the exact location of the source of construction materials, such as crushed stone or concrete is not be known at the time of the application applicants should assess the worst-case impact of additional vehicles on the likely potential routes.</p>	<p>A CTMP is provided in Appendix 14.2 of the ES [EN010133/EX2/C6.3.14.2_B]. This sets out the proposals to manage construction traffic and staff vehicles during the construction of the Scheme. It identifies the management of freight traffic i.e., HGVs to and from the designated construction compounds, as well as staff vehicles. The CTMP has been informed by extensive consultation with Lincolnshire and Nottinghamshire County Councils Highways and National Highways.</p>
<p>Paragraph 3.10.116</p>	<p>Applicants should ensure all sections of roads and bridges on the proposed delivery route can accommodate the weight and volume of the loads and width of vehicles. Although unlikely, where modifications to roads and/or bridges are required, these should be identified, and potential effects addressed in the ES</p>	<p>As stated in the Transport Assessment provided in Appendix 14.1 of the ES [EN010133/EX2/C6.3.14.1_B], other than to provide the two new access points for the Cottam Substation extension and to accommodate the installation of the Grid Connection Route, there is not expected to be a requirement for any off-site road modifications as a result of construction works.</p>

		A CTMP is provided in Appendix 14.2 of the ES [EN010133/EX2/C6.3.14.2_B]. This sets out the proposals to manage construction traffic and staff vehicles during the construction of the Scheme. It identifies the management of freight traffic i.e., HGVs to and from the designated construction compounds, as well as staff vehicles. The CTMP has been informed by extensive consultation with Lincolnshire and Nottinghamshire County Councils Highways and National Highways.
Paragraph 3.10.117	Where a cumulative impact is likely because multiple energy infrastructure developments are proposing to use a common port and/or access route and pass through the same towns and villages, applicants should include a cumulative transport assessment as part of the ES. This should consider the impacts of abnormal traffic movements relating to the project in question in combination with those from any other relevant development. Consultation with the relevant local highways authorities is likely to be necessary.	Cumulative schemes for consideration have been agreed in consultation with NCC, LCC and National Highways and have been considered in the ES. These are detailed in Section 14.9 of Chapter 14: Transport and Access of the ES [APP-049].  Chapter 14: Transport and Access of the ES [APP-049] concludes that no cumulative impacts upon the highway network are envisaged based on the assessment in the ES. The cumulative effects are therefore expected to remain negligible.
Paragraph 3.10.130  3.10.131	In some cases, the local highway authority may request that the Secretary of State impose controls on the number of vehicle movements to and from the solar farm site in a specified period during its construction and, possibly, on the routeing of such movements particularly by heavy vehicles.  Where the Secretary of State agrees that this is necessary, requirements could be imposed on development consent.	As stated in the Transport Assessment provided in Appendix 14.1 of the ES [EN010133/EX2/C6.3.14.1_B], as agreed with LCC, NCC, Highways, construction HGVs will travel to/ from the Solar Farm Site via agreed routes to avoid passing along any Protected Lanes. Local off-site highway improvements (e.g., verge clearance, hedge cutting and/ or carriageway widening) will be carried out at the required locations to provide the desired 6.0m carriageway width for HGVs along routes where possible. A vehicle routing plan showing the agreed routing strategy for HGVs is contained within the CTMP

		[EN010133/EX2/C6.3.14.2_B] of the ES [EN010133/EX2/C6.3.14.1_B].
Paragraph 3.10.132	Where cumulative effects on the local road network or residential amenity are predicted from multiple solar farm developments, it may be appropriate for applicants for various projects to work together to ensure that the number of abnormal loads and deliveries are minimised, and the timings of deliveries are managed and coordinated to ensure that disruption to residents and other highway users is reasonably minimised.	Cumulative schemes for consideration have been agreed in consultation with NCC, LCC and National Highways and have been considered in the ES. These are detailed in Section 14.9 of Chapter 14: Transport and Access of the ES [APP-049].  Chapter 14: Transport of the ES [APP-049] concludes that no cumulative impacts upon the highway network are envisaged based on the assessment in the ES. The cumulative effects are therefore expected to remain negligible.
3.10.133	It may also be appropriate for the highway authority to set limits for and coordinate these deliveries through active management of the delivery schedules through the abnormal load approval process.	
Paragraph 3.10.134	Once consent for a scheme has been granted, applicants should liaise with the relevant local highway authority (or other coordinating body) regarding the start of construction and the broad timing of deliveries. Applicants may need to agree a planning obligation to secure appropriate measures, including restoration of roads and verges.	A CTMP is provided in Appendix 14.1 of the ES [EN010133/EX2/6.3.14.2_B]. This sets out the proposals to manage construction traffic and staff vehicles during the construction of the Scheme. It identifies the management of freight traffic i.e., HGVs to and from the designated construction compounds, as well as staff vehicles. The CTMP has been informed by extensive consultation with Lincolnshire and Nottinghamshire County Councils Highways and National Highways. It includes proposals for the Scheme's Transport Coordinator to liaise as appropriate with local transport and traffic groups, local planning authorities, local highway authorities and Highways England.
3.10.135	Further, it may be appropriate for any non-permanent highway improvements carried out for the development (such as temporary road widening) to be made available for use by other subsequent solar farm developments.	

## 1.6 Table 6: National Planning Policy Framework

1.6.1 Table 6 considers the Scheme in the context of policy in the National Planning Policy Framework (2023). The relevant paragraphs and compliance with policy is considered below.

Relevant Paragraph/ Policy Reference	Policy Requirement	Compliance with Policy
Paragraph 5	<p>The Framework does not contain specific policies for nationally significant infrastructure projects. These are determined in accordance with the decisionmaking framework in the Planning Act 2008 (as amended) and relevant national policy statements for major infrastructure, as well as any other matters that are relevant (which may include the National Planning Policy Framework). National policy statements form part of the overall framework of national planning policy, and may be a material consideration in preparing plans and making decisions on planning applications.</p>	<p>The NPPF is considered to be important and relevant where policies are applicable to the Scheme but is to be given less weight in the SoS's decision making process than the relevant policies in the adopted Energy NPSs and Draft Energy NPSs.</p>
Paragraph 7	<p>The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs<sup>4</sup>. At a similarly high level, members of the United Nations – including the United Kingdom – have agreed to pursue the 17 Global Goals for Sustainable Development in the period to 2030. These address social progress, economic well-being and environmental protection<sup>5</sup>.</p>	<p>Scheme will deliver wider sustainability benefits, being a renewable energy development that will make a substantial contribution to the country achieving net-zero carbon emissions.</p> <p>Other sustainability considerations are explained in Section 6.7 of this Planning Statement [EN010133/EX2/C7.5_B].</p>

1.7 Table 7: NSIP Action Plan (February 2023)

1.7.1 Table 7 considers the Scheme in the context of the NSIP Action Plan (February 2023).

Relevant Paragraph/ Policy Reference	Policy Requirement	Compliance with Policy
	<p>Nationally Significant Infrastructure: action plan for reforms to the planning process published in February 2023, sets out an extensive plan to reform the planning process for nationally significant infrastructure projects (NSIPs). The actions are grouped under give broad reform areas: setting a clear strategic direction, bringing forward operational reforms to support faster consenting, realising better outcomes for the environment, recognising the role of local authorities and strengthening community engagement with NSIPs and improving system-wide capacity and capability.</p>	<p>It is considered that the proposed changes to the NSIP Action Plan do not alter the assessment of the Scheme presented in the Planning Statement [EN010133/EX2/C7.5_B]. Given the early stages of the reform with the Government’s aim to publish consultation responses by Spring 2024, the NSIP Action Plan (February 2023) should be given limited weight at this stage.</p>



1.8 Table 8: Powering Up Britain Security Plan (March 2023)

1.8.1 Table 8 considers the Scheme in the context of Powering Up Britain Security Plan (March 2023). The relevant paragraphs and compliance with policy is considered below.

Relevant Paragraph/ Policy Reference	Policy Requirement	Compliance with Policy
Page 37	The UK has huge deployment potential for solar power, and we are aiming for 70 gigawatts of ground and rooftop capacity together by 2035. This amounts to a fivefold increase on current installed capacity. We need to maximise deployment of both types of solar to achieve our overall target.	<p>Section 6.2 of C7.5_A Planning Statement [EN010133/EX2/C7.5_B] sets out how the Scheme will meet the compelling need for renewable energy in accordance with relevant national planning policies. In summary, the Scheme would:</p> <ul style="list-style-type: none"> <li>• Deliver a large amount of renewable generation capacity (35,590,658 MWh over the estimated 40-year assessed lifetime) to deliver the Government’s energy objectives and legally binding net zero commitments in line with the requirements of paragraph 1.1.1 of NPS EN-3, paragraph 3.3.21 of draft NPS EN-1, section 3.4 of NPS EN-1 and the National Infrastructure Strategy 2020 (para. 6.2.32);</li> <li>• Deliver a reduction of 5,974,155 tCO<sub>2</sub>e over the lifetime of the Scheme compared to if it did not go ahead which would make a significant contribution towards reducing carbon emissions as required by paragraph 1.1.1 of NPS EN-1, paragraph 2.3.2 of Draft NPS EN-1, the National Infrastructure Strategy 2020 and the Energy White Paper: “Powering our net zero future” (para. 6.2.35);</li> </ul>

		<ul style="list-style-type: none"> <li>• Deliver in a timescale that is short in the context of the delivery of other forms of energy generation in line with the urgent need to decarbonise set out in paragraphs 3.3.5, 3.3.15 and 3.4.5 of NPS EN-1, Paragraph 2.3.2 of Draft NPS EN-1 and the National Infrastructure Strategy 2020 (paras. 6.2.1, 6.2.4 and 6.2.8);</li> <li>• Enable all consumers to benefit from the effect of low-marginal cost solar generation by reducing market prices, in line with the aim to provide affordable energy for consumers set out at Paragraph 2.3.2, Paragraph 2.3.5 and 3.3.21 of Draft NPS EN-1 (para 6.2.8, 6.2.9, and 6.2.10); and</li> <li>• Help ensure security and reliability of energy supply in line with Paragraph 2.3.2 and 2.3.5 of the Draft NPS EN-1 (para 6.2.8 and 6.2.9).</li> </ul>
Page 37	<p>Deploying rooftop solar remains a key priority for the Government, and it continues to be one of the most popular and easily deployed renewable energy sources; over a million homes now have solar panels installed. Solar can benefit households and businesses by allowing them to reduce electricity bills significantly and receive payment for excess electricity generated. Warehouses, distribution centres and industrial buildings with high electricity demand can offer significant potential for solar deployment, which can rapidly pay for itself by means of energy bill savings. The Government is looking to facilitate and promote extensive deployment of rooftop solar on industrial and commercial property in order to make maximum use of available surfaces for business as well as environmental and climate benefits.</p>	<p>C6.2.5 ES Chapter 5 Alternatives and Design Evolution [APP-040] and its accompanying appendix C6.3.5.1 ES Appendix 5.1 Site Selection Assessment [APP-067] explain how the site was chosen in light of that need. Specifically, paragraph 2.1.10 of C6.3.5.1 ES Appendix 5.1 Site Selection Assessment [APP-067] explains the reasons why a site of the size proposed is required to meet the 600MW grid connection offer. The methodology used for the site selection process is considered reasonable and proportionate and complies with the requirements of NPS EN-1 4.4.3 as explained at Section 2.1 [APP-067].</p>

		<p>The consideration of alternatives has been undertaken within C6.2.5 ES Chapter 5 Alternatives and Design Evolution [APP-040] and its accompanying appendix C6.3.5.1 ES Appendix 5.1 Site Selection Assessment [APP-067]. Specifically, paragraphs 2.1.23 to 2.1.32 detail the consideration of brownfield land and roof tops and sets out why these were discounted as unsuitable. The methodology used for the site selection process is considered reasonable and proportionate and complies with the requirements of NPS EN-1 4.4.3.</p>
Page 37 and 38	<p>Ground-mounted solar is one of the cheapest forms of electricity generation and is readily deployable at scale. The Government seeks large scale ground-mount solar deployment across the UK, looking for development mainly on brownfield, industrial and low and medium grade agricultural land. Solar and farming can be complementary, supporting each other financially, environmentally and through shared use of land. We consider that meeting energy security and climate change goals is urgent and of critical importance to the country, and that these goals can be achieved together with maintaining food security for the UK. We encourage deployment of solar technology that delivers environmental benefits, with consideration for ongoing food production or environmental improvement. The Government will therefore not be making changes to categories of agricultural land in ways that might constrain solar deployment.</p>	<p>The clarification makes it clear that there is no intention to change the definitions of BMV land. It also states that it expects solar developments to take place on low/medium grade agricultural land.</p> <p>95.9% of the Site, utilises 'low' grade, non-best and most versatile (BMV) agricultural land and is considered to be in a location supported by the Powering Up Britain Plan. Only 4.1% of the Site is located on best and most versatile land with clear justification for why these small areas remain within the scheme set out in Section 5.7 of ES Chapter 5: Alternatives and Design Evolution [APP-040]. Given the reversible nature of the Scheme, BMV land will not be permanently lost and the Applicant therefore considers that the Scheme accords with this policy.</p>
Page 38	<p>The Government considers that there is a strong need for increased solar deployment, as reflected in the latest draft of the Energy National Policy Statements. We recognise that as with any new development, solar projects may impact on communities and the environment. The planning system allows all views</p>	<p>NPS EN-1 paragraph 3.2.3. and Draft NPS EN-1 paragraph 3.1.1 acknowledge that it will not be possible to develop the necessary amounts of such infrastructure to deliver these benefits without some significant residual adverse impacts, as</p>

	<p>to be taken into account when decision makers balance local impacts with national need.</p>	<p>explained at paragraph 6.2.20 of C7.5_A Planning Statement [EN010133/EX1/C7.5_A].</p> <p>Whilst it has not been possible for the Scheme to avoid all significant residual adverse impacts, these have been identified within the Environmental Statement [APP-036 to APP-058] and have been minimised, where possible, through careful and sensitive design and detailed mitigation strategies.</p> <p>Section 6 of C7.5_A Planning Statement [EN010133/EX2/C7.5_B] demonstrates that when considered against national planning policies, the Scheme accords with the relevant policies. With regard to specific policy tests, the substantial benefits of the Scheme are considered, on balance, to outweigh its limited number of significant residual adverse impacts. Therefore, it is considered that development consent for the Scheme should be granted.</p>
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# Cottam Solar Project

## Planning Statement Appendix 4:

### Local Planning Policy Accordance Table Revision B

Prepared by: Lanpro Services  
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## Issue Sheet

Report Prepared for: Cottam Solar Project Ltd.  
Planning Statement

## Appendix 4

Local Planning Policy Accordance Table Revision B

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A	17 October 2023	GV	BR
B	21 November 2023	GV	BR





## 1 Local Planning Policy Accordance Table

## 1.1 Central Lincolnshire Local Plan (CLLP) Adopted April 2023.

Relevant Paragraph/ Policy Reference	Policy Requirement	Compliance with Policy
Policy S1	<p>The spatial strategy will focus on delivering sustainable growth for Central Lincolnshire that meets the needs for homes and jobs, regenerates places and communities, and supports necessary improvements to facilities, services and infrastructure.</p> <p>Development should create strong, sustainable, cohesive and inclusive communities, making the most effective use of previously developed land and enabling a larger number of people to access jobs, services and facilities locally.</p> <p>Development should provide the scale and mix of housing types and a range of new job opportunities that will meet the identified needs of Central Lincolnshire in order to secure balanced communities.</p> <p>Decisions on investment in services and facilities, and on the location and scale of development, will be assisted by the Central Lincolnshire Settlement Hierarchy.</p> <p>8. Countryside</p> <p>Unless allowed by:</p> <p>a) policy in any of the levels 1-7 above; or</p> <p>b) any other policy in the Local Plan (such as Policies S4, S5, S34, or S43) or a relevant policy in a neighbourhood plan, development will be regarded as being in the countryside and as such restricted to:</p>	<p>Due to the scale of the land required to deliver the substantial renewable energy generation capacity that the Scheme will provide, and the need to be in sufficient proximity of the connection point to the National Electricity Transmission System (NETS), the Scheme could not be located within an urban area or settlement boundary as explained within the Site Selection Assessment [APP-067].</p> <p>In terms of the specific S1 policy requirements:</p> <ol style="list-style-type: none"> <li>A solar development of this scale is not allowed by policy in any of the levels 1-7 above;</li> <li>The Scheme is allowed by Policy S14 as demonstrated at 6.2.21 of the Planning Statement and Policy S14 below. It meets the criteria for renewable energy development set out therein.</li> </ol> <p>The Scheme meets other requirements of Policy LP2, which are relevant to the type of development proposed, as follows:</p> <ul style="list-style-type: none"> <li>The application is for renewable energy generation as specifically allowed within Policy S1.</li> </ul> <p>The Scheme therefore complies with Policy S1.</p>

	<ul style="list-style-type: none"> <li>• that which is demonstrably essential to the effective operation of agriculture, horticulture, forestry, outdoor recreation, transport or utility services;</li> <li>• delivery of infrastructure;</li> <li>• renewable energy generation; and</li> <li>• minerals or waste development in accordance with separate Minerals and Waste Local Development Documents.</li> </ul>	<p>As explained in the Statement of Need [APP-350] and summarised in Sections 3 and 5 of the Planning Statement [EN010133/EX2/C7.5_B], the Scheme is a substantial infrastructure asset, capable of delivering large amounts of low-carbon electricity to help meet the UK's urgent need to decarbonise with solar technology supported by recent government policy. As well as more recently to provide security of supply as well as affordability for end consumers.</p> <p>The contribution the Scheme would make to meeting the established urgent need for renewable energy generation infrastructure warrants its location in a rural area.</p>
Policy S5	<p>Part E: Non-residential development in the countryside</p> <p>Proposals for non-residential development will be supported provided that:</p> <ul style="list-style-type: none"> <li>a) The rural location of the enterprise is justifiable to maintain or enhance the rural economy or the location is justified by means of proximity to existing established businesses or natural features;</li> <li>b) The location of the enterprise is suitable in terms of accessibility;</li> <li>c) The location of the enterprise would not result in conflict with neighbouring uses; and</li> <li>d) The development is of a size and scale commensurate with the proposed use and with the rural character of the location.</li> </ul> <p>Part F: Agricultural diversification</p> <p>Proposals involving farm-based diversification to non-agricultural activities or operations will be permitted, provided that the proposal will support farm enterprises and providing that the development is:</p>	<ul style="list-style-type: none"> <li>a) Due to the scale of the land required to deliver the substantial renewable energy generation capacity that the Scheme will provide, and the need to be in sufficient proximity of the connection point to the National Electricity Transmission System (NETS), the Scheme could not be located within an urban area or settlement boundary as explained within the Site Selection Assessment [APP-067]. The rural location is therefore justified.</li> <li>b) There are no significant adverse impacts on the local highway network as demonstrated by ES Chapter 14: Transport and Access [APP-049]. The location is therefore suitable.</li> <li>c) The Scheme is acceptable in terms of neighbour amenity as detailed at Section 6.4 (paragraphs 6.4.26-6.4.30) of the Planning Statement [EN010133/EX2/C7.5_B]. The location has been</li> </ul>

	<p>a) In an appropriate location for the proposed use; b) Of a scale appropriate to its location; and c) Of a scale appropriate to the business need.</p> <p>Part G: Agricultural, forestry, horticultural or other rural land-based development</p> <p>Proposals which will help farms modernise and/or adapt to funding changes or climate change will be supported in principle and any such proposals will be considered against relevant design, landscape and natural environment policies in this plan. Where permission is required, development proposals for buildings required for agriculture or other rural land based development purposes will be supported where:</p> <p>a) It is demonstrated that there is a functional need for the building which cannot be met by an existing, or recently disposed of, building; b) the building is of a scale that is proportionate to the proposed functional need; c) the building is designed specifically to meet the functional need identified; d) the site is well related to existing buildings in terms of both physical and functional location, design and does not introduce isolated structures away from existing buildings; and e) significant earthworks are not required, and there will be no harm to natural drainage and will not result in pollution of soils, water or air.</p>	<p>carefully chosen to minimise impacts on surrounding land uses (see Site Selection Assessment [APP-067]).</p> <p>d) The scale is required in order to provide the 600MW of electricity generation allowed via the grid connection offer from National Grid and in order to provide the significant benefits in terms of renewable energy generation as set out at Section 4 of the Planning Statement [EN010133/EX2/C7.5_B].</p> <p>In terms of agricultural diversification, the Scheme allows the landowner to diversify the uses within the land holding and use some of the lower grade agricultural land for solar generation. This helps to support the agricultural side of the business. See ES Chapter 19: Soils and Agriculture [REP-010].</p> <p>The Scheme is therefore considered to comply with Policy S5.</p>
Policy S11	<p>All development should, where practical and viable, take opportunities to reduce the development's embodied carbon content, through the careful choice, use and sourcing of materials.</p> <p>Major development proposals:</p>	<p>The Scheme makes a significant contribution towards limiting climate change and ES Chapter 7: Climate change [REP-014] concludes it will have a significant beneficial effect in terms of climate change. Large scale solar farms, and the Scheme in particular, directly respond to the urgent need to deliver a large amount of renewable generation capacity quickly. The</p>

	<p>All major development proposals should explicitly set out what opportunities to lower a building's embodied carbon content have been considered, and which opportunities, if any, are to be taken forward.</p> <p>In the period to 31 December 2024, there will be no requirement (unless mandated by Government) to use any specific lower embodied carbon materials in development proposals, provided the applicant has at least demonstrated consideration of options and opportunities available.</p> <p>From 1 January 2025, there will be a requirement for a development proposal to demonstrate how the design and building materials to be used have been informed by a consideration of embodied carbon, and that reasonable opportunities to minimise embodied carbon have been taken. Further guidance is anticipated to be issued by the local planning authorities on this matter prior to 1 January 2025.</p>	<p>Scheme therefore represents a significant contribution to the zero-carbon hierarchy on a national scale.</p> <p>The construction of the Scheme has considered the impacts of the resource use and climate change. Mitigation includes the use of lower carbon construction methods, the recycling of waste and the reuse of materials is maximised wherever possible. Measures are detailed in the Outline CEMP [EN010133/EX2/C7.1_B]. The Scheme therefore demonstrates compliance with this aspect of the policy.</p> <p>In addition, large scale solar farms, and the Scheme in particular, directly respond to the urgent need to deliver a large amount of renewable generation capacity quickly as set out in the Statement of Need [APP-350]. The Scheme therefore represents a significant contribution to the zero-carbon hierarchy on a national scale.</p>
Policy S14	<p>The Central Lincolnshire Joint Strategic Planning Committee is committed to supporting the transition to a net zero carbon future and will seek to maximise appropriately located renewable energy generated in Central Lincolnshire (such energy likely being wind and solar based).</p> <p>Proposals for renewable energy schemes, including ancillary development, will be supported where the direct, indirect, individual and cumulative impacts on the following considerations are, or will be made, acceptable. To determine whether it is acceptable, the following tests will have to be met:</p> <p>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 settings and the historic landscape; and highway safety and railway safety; and</p>	<p>In terms of the specific requirements of this policy, robust evidence is provided within the application submission. Direct, indirect and cumulative impacts of the Scheme have been assessed within the ES [APP-350] and help demonstrate the following:</p> <ul style="list-style-type: none"> <li>• scale siting and design has been given careful consideration and is acceptable as set out at Section 6.4 of the Planning Statement [EN010133/EX2/C7.5_B].</li> </ul> <p>Impacts upon landscape Character and Visual amenity are assessed within ES Chapter 8: Landscape and Visual Impact [EN010133/EX2/C7.5_B]. Section 6.5 of the Planning Statement concludes the 'acceptability' of the Scheme's limited landscape and visual impacts need to be weighed against the nationally</p>

	<p>ii) The impacts are acceptable on aviation and defence navigation system/communications; and</p> <p>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;</p> <p>Testing compliance with part (i) above will be via applicable policies elsewhere in a development plan document for the area (i.e. this Local Plan; a Neighbourhood Plan, if one exists; any applicable policies in a Minerals or Waste Local Plan); and any further guidance set out in a Supplementary Planning Document.</p> <p>In order to test compliance with part (ii) above will require, for relevant proposals, the submission by the applicant of robust evidence of the potential impact on any aviation and defence navigation system/communication, and within such evidence must be documented areas of agreement or disagreement reached with appropriate bodies and organisations responsible for such infrastructure.</p> <p>In order to test compliance with part (iii) above will require, for relevant proposals, the submission by the applicant of a robust assessment of the potential impact on such users, and the mitigation measures proposed to minimise any identified harm.</p> <p>For all matters in (i)-(iii), the applicable local planning authority may commission its own independent assessment of the proposals, to ensure it is satisfied what the degree of harm may be and whether reasonable mitigation opportunities are being taken.</p> <p>Where significant adverse effects are concluded by the local planning authority following consideration of the above assessment(s), such effects will be weighed against the wider environmental, economic, social and community benefits provided by the proposal. In this regard, and as part of the 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 areas that have been designated for their national importance, as identified in the National Planning</p>	<p>significant benefits of the Scheme and acknowledge that with NSIP scale generation schemes, some landscape and visual impacts are acceptable. In this context it is considered that the landscape and visual effects that would result are not unacceptable, and that the Scheme is therefore generally compliant with S14.</p> <p>Assessment of Ecological impacts is set out in ES Chapter 9: Ecology and Biodiversity [APP-044]. Section 6.9 of the Planning Statement [EN010133/EX2/C7.5_B] concludes the two significant impacts identified on harvest mice (at a site level) and skylark (at a local level) will be mitigated as far as possible through appropriate habitat provision and management and the impacts are justified by the substantial public benefits of the Scheme outlined at Section 4 of the Planning Statement. The Scheme is therefore generally in accordance with S14.</p> <p>These local policies must be considered in the context of the nationally significant benefits that the Scheme will bring, and the likely increased level of effect that is associated with, and acceptable for, a scheme of this scale in comparison with a smaller scheme that would deliver only locally or regionally significant benefits and for which the local policies are designed to deal with.</p> <p>Flood Risk impacts are assessed in ES Chapter 10: [APP-045] and are concluded not significant.</p> <p>ES Chapter 13: Cultural Heritage [APP-048] assesses the heritage impacts of the Scheme. Section 6.6 of the Planning Statement sets out the harm assessment in respect of one designated heritage asset where the ES concludes a significant</p>
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<p>Policy Framework, renewable energy infrastructure will only be permitted where it can be demonstrated that it would be appropriate in scale, located in areas that do not contribute positively to the objectives of the designation, is sympathetically designed and includes any necessary mitigation measures.</p> <p>Additional matters for solar based energy proposals</p> <p>Proposals for solar thermal or photovoltaics panels and associated infrastructure to be installed on existing property will be under a presumption in favour of permission unless there is clear and demonstrable significant harm arising.</p> <p>Proposals for ground-based photovoltaics and associated infrastructure, including commercial large scale proposals, will be under a presumption in favour unless:</p> <ul style="list-style-type: none"> <li>• there is clear and demonstrable significant harm arising; or</li> <li>• the proposal is (following a site specific soil assessment) to take place on Best and Most Versatile (BMV) agricultural land and does not meet the requirements of Policy S67; or</li> <li>• the land is allocated for another purpose in this Local Plan or other statutory based document (such as a nature recovery strategy or a Local Transport Plan), and the proposal is not compatible with such other allocation.</li> </ul> <p>Proposals for ground based photovoltaics should be accompanied by evidence demonstrating how opportunities for delivering biodiversity net gain will be maximised in the scheme taking account of soil, natural features, existing habitats, and planting proposals accompanying the scheme to create new habitats linking into the nature recovery strategy.</p> <p>Decommissioning renewable energy infrastructure</p> <p>Permitted proposals will be subject to a condition that will require the submission of an End of Life Removal Scheme within one year of the facility becoming non-</p>	<p>adverse impact. The harm assessment concludes less than substantial harm. This scale of harm is attributed, due to the fact that the field immediately to the north of the monument within the DCO Limits that contributes to the significance of the Scheduled Monument only retains slight legibility of the former medieval field pattern. Consequently, the contribution of this to the understanding and appreciation of the significance of the Scheduled Monument is relatively modest. The significant public benefits of the Scheme clearly and demonstrably outweigh the reversible, low level, less than substantial harm. None of the non-designated assets are of equal significance to designated assets, so the substantial harm test does not apply. The significant public benefits of the Scheme clearly and demonstrably outweigh the reversible, low level, less than substantial harm to non-designated heritage assets, that would result.</p> <p>The Scheme will be adequately served by highways infrastructure and there will be no significant impacts upon highway safety as demonstrated by ES Chapter 14: Transport and Access [APP-049].</p> <ul style="list-style-type: none"> <li>• The impacts are acceptable on aviation and defence navigation system/communications as set out within Section 6.12 of the Planning Statement [EN010133/EX2/C7.5_B].</li> <li>• 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,</li> </ul>
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	<p>operational, and the implementation of such a scheme within one year of the scheme being approved. Such a scheme should demonstrate how any biodiversity net gain that has arisen on the site will be protected or enhanced further, and how the materials to be removed would, to a practical degree, be re-used or recycled.</p>	<p>air quality and traffic as demonstrated in Good design (section 6.4 paragraphs 6.4.26-6.4.30) Landscape and Visual Impact (section 6.5), Noise and Vibration (section 6.11), Glint and Glare (section 6.12), Air Quality (section 6.18) of the Planning Statement [EN010133/EX2/C7.5_B].</p> <p>Additional Matters for solar based energy proposals</p> <p>Policy S15s presumption in favour of permission unless there is clear and demonstrable significant harm arising from solar developments is noted.</p> <ul style="list-style-type: none"> <li>• In this case, as set out above, the level of harm arising from the Scheme is limited and must be considered in the context of the nationally significant benefits that the Scheme will bring, and the likely increased level of effect that is associated with, and acceptable for, a scheme of this scale in comparison with a smaller scheme that would deliver only locally or regionally significant benefits as recognised by NPS EN-1 paragraph 3.2.3 and Draft NPS EN-1 paragraph 3.1.1.</li> <li>• The Scheme is largely located on Grade 3b agricultural land with only 4.1% of the Sites comprising BMV agricultural land. This is justified by other sustainability considerations, as explained in Section 6.7 of this Planning Statement [EN010133/EX2/C7.5_B].</li> <li>• The land is not allocated for another purpose within the Plan.</li> </ul>
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<p>Policy S16</p>	<p>The Joint Committee is committed to supporting the transition to net zero carbon future and, in doing so, recognises and supports, in principle, the need for significant investment in new and upgraded energy infrastructure.</p> <p>Where planning permission is needed from a Central Lincolnshire authority, support will be given to proposals which are necessary for, or form part of, the transition to a net zero carbon sub-region, which could include: energy storage facilities (such as battery storage or thermal storage); and upgraded or new electricity facilities (such as transmission facilities, sub-stations or other electricity infrastructure).</p> <p>However, any such proposals should take all reasonable opportunities to mitigate any harm arising from such proposals, and take care to select not only appropriate locations for such facilities, but also design solutions (see Policy S53) which minimises harm arising.</p>	<p>The construction of the Scheme has considered the impacts of the resource use and climate change. Mitigation includes the use of lower carbon construction methods, the recycling of waste and the reuse of materials is maximised wherever possible. Measures are detailed in the Outline CEMP [EN010133/EX2/C7.1_B]. The Scheme therefore demonstrates compliance with this aspect of the policy.</p> <p>In addition, large scale solar farms, and the Scheme in particular, directly respond to the urgent need to deliver a large amount of renewable generation capacity quickly. The Scheme therefore represents a significant contribution to the zero-carbon hierarchy on a national scale.</p> <p>As detailed in Section 3 of the Planning Statement [EN010133/EX2/C7.5_B], the Scheme has been subject to a detailed and sensitive iterative design process. This has taken account of the context and features of the land within the Order limits, nearby sensitive receptors and assets,</p>

		<p>information emerging from environmental surveys, feedback from stakeholders, and opportunities and constraints in order to develop a good design that balances the need to maximise the energy generation capacity of the Scheme, with the avoidance and mitigation of impacts, and provision of environmental and other enhancements, where practicable. The design process and basis of design decisions taken are described in the Chapter 5: Alternatives and Design Evolution of the ES [APP-040].</p> <p>The Scheme is considered to comply with Policy S16.</p>
Policy S17	<p><b>Carbon Sequestration</b></p> <p>The demonstration of meaningful carbon sequestration through nature-based solutions within a proposal will be a material consideration in the decision-making process. Material weight in favour of a proposal will be given where the net situation is demonstrated to be a significant gain in nature-based carbon sequestration as a consequence of the proposal. Where a proposal will cause harm to an existing nature based carbon sequestration process, weight against such a proposal will be given as a consequence of the harm, with the degree of weight dependent on the scale of net loss.</p>	<p>During Construction and Decommissioning, measures have been instated to ensure that lower carbon construction measures are used and that the recycling of materials occurs wherever possible. These points have been addressed within the Outline CEMP [EN010133/EX2/C7.1_B] and the Outline Decommissioning Statement [APP-338].</p> <p>In tandem with ensuring a biodiversity net gain, planting schemes and the gapping of hedgerows is considered to contain carbon. This is due to the embodied carbon that is expected to be captured as the plantations mature.</p> <p>The Scheme is considered to comply with Policy S17.</p>
Policy S21	<p><b>Protecting the Water Environment</b></p> <p>Development proposals that are likely to impact on surface or ground water should consider the requirements of the Water Framework Directive.</p> <p>Development proposals should demonstrate:</p> <p>g) that water is available to support the development proposed;</p>	<p>As detailed in ES Chapter 10: Hydrology, Flood Risk and Drainage [APP-045], the main risks relating to water and drainage are silt laden runoff, spillages, leaks and pollutants during the construction / decommissioning stage and diffuse pollution contained in urban runoff during the operation phase from a water quality / resource perspective. Mitigation</p>

<p>h) that adequate mains foul water treatment and disposal already exists or can be provided in time to serve the development. Non mains foul sewage disposal solutions should only be considered where it can be shown to the satisfaction of the local planning authority that connection to a public sewer is not feasible;</p> <p>i) that they meet the Building Regulation water efficiency standard of 110 litres per occupier per day or the highest water efficiency standard that applies at the time of the planning application (see also Policy S12);</p> <p>j) that water reuse and recycling and rainwater harvesting measures have been incorporated wherever possible in order to reduce demand on mains water supply as part of an integrated approach to water management (see also Policy S11);</p> <p>k) that they have followed the surface water hierarchy for all proposals:</p> <ul style="list-style-type: none"> <li>i. surface water runoff is collected for use;</li> <li>ii. discharge into the ground via infiltration;</li> <li>iii. discharge to a watercourse or other surface water body;</li> <li>iv. discharge to a surface water sewer, highway drain or other drainage system, discharging to a watercourse or other surface water body;</li> <li>v. discharge to a combined sewer;</li> </ul> <p>l) that no surface water connections are made to the foul system;</p> <p>m) that surface water connections to the combined or surface water system are only made in exceptional circumstances where it can be demonstrated that there are no feasible alternatives (this applies to new developments and redevelopments) and where there is no detriment to existing users;</p> <p>n) that no combined sewer overflows are created in areas served by combined sewers, and that foul and surface water flows are separated;</p>	<p>measures are to be included within a CEMP and DEMP. There is considered to be a low risk of pollution from the Scheme.</p> <p>The mitigation measures are considered to comply with the details of this policy.</p>
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	<p>o) that development contributes positively to the water environment and its ecology where possible and does not adversely affect surface and ground water quality in line with the requirements of the Water Framework Directive;</p> <p>p) that development with the potential to pose a risk to groundwater resources is not located in sensitive locations to meet the requirements of the Water Framework Directive;</p> <p>q) how Sustainable Drainage Systems (SuDS)/ Integrated Water Management to deliver improvements to water quality, the water environment and to improve amenity and biodiversity net gain wherever possible have been incorporated into the proposal unless they can be shown to be impractical;</p> <p>r) that relevant site investigations, risk assessments and necessary mitigation measures for source protection zones around boreholes, wells, springs and water courses have been agreed with the relevant bodies (e.g. the Environment Agency and relevant water companies);</p> <p>s) that suitable access is safeguarded for the maintenance of watercourses, water resources, flood defences and drainage infrastructure; and</p> <p>t) that adequate provision is made to safeguard the future maintenance of water bodies to which surface water and foul water treated on the site of the development is discharged, preferably by an appropriate authority (e.g. Environment Agency, Internal Drainage Board, Water Company, the Canal and River Trust or local Council).</p> <p>In order to allow access for the maintenance of watercourses, development proposals that include or abut a watercourse should ensure no building, structure or immovable landscaping feature is included that will impede access within 8m of a watercourse, or within 16m of a tidal watercourse. Conditions may be included where relevant to ensure this access is maintained in perpetuity and may seek to ensure responsibility for maintenance of the watercourse including land ownership</p>	
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	details up to and of the watercourse is clear and included in maintenance arrangements for future occupants.	
Policy S28	<p>In principle, employment related development proposals should be consistent with meeting the following overall spatial strategy for employment.</p> <p>The strategy is to strengthen the Central Lincolnshire economy offering a wide range of employment opportunities focused mainly in and around the Lincoln urban area and the towns of Gainsborough and Sleaford, with proportionate employment provision further down the Settlement Hierarchy (see Policy S1).</p> <p>Aligned to the Greater Lincolnshire Local Industrial Strategy, and as a key component of the Midlands Engine, there will be significant growth in a number of sectors, most notably agri-food, manufacturing, business services and the visitor economy, including accommodation and food services.</p> <p>Land has been made available in appropriate locations in this plan to meet the strategic needs identified in Central Lincolnshire. Strategic Employment Sites (SES), and existing Important Established Employment Areas (IEEA) will be protected for their importance to the economy. Employment development will mainly be directed to these SES and IEEA and at Sustainable Urban Extensions (SUEs) as part of mixed-use communities being created.</p> <p>Elsewhere, policies will seek to protect Local Employment Areas (LEA) to help ensure there are jobs and services available to meet the local needs of the community and to allow enterprises to flourish at suitable sites across Central Lincolnshire.</p> <p>Outside of existing employment areas and allocated sites, economic development will typically be limited to small-scale proposals which satisfy the requirements of Policy S33 or Policy S34.</p>	<p>The Scheme would have a positive impact on employment in the renewable energy sector. This includes the following:</p> <ul style="list-style-type: none"> <li>- Employment during the construction phase. It is expected that 350 net FTE jobs will be created during the construction period. During the operational phase, 15 FTE staff would be employed for operation and maintenance of the site.</li> <li>- Diversification of local employment from a predominantly agricultural and tourism base.</li> </ul> <p>Due to the scale of the land required to deliver the substantial renewable energy generation capacity that the Scheme will provide, it is considered reasonable that the Scheme could not be located within an SES, IEEA or SUEs.</p> <p>Chapter 18: Socio-Economics, Tourism and Recreation of the ES [APP-053] includes an assessment of socio-economic impacts of the Scheme, including employment.</p>
Policy S42	Development proposals which result in the loss of facilities or attractions that support the visitor economy, including hotels and guesthouses, will not be permitted unless:	There will be no loss of facilities or attractions that support the visitor economy as a result of the Scheme.

	<p>e) there are overriding sustainability and regeneration benefits from the proposal; or</p> <p>f) the existing use is demonstrated to be unviable and with no reasonable prospect of becoming viable; or</p> <p>g) the facility has been appropriately marketed for a continuous period of 12 months or more without successful conclusion on terms that reflect the lawful use and condition of the premises – this evidence will be considered in the context of the local market conditions and state of the wider national economy.</p>	<p>Chapter 18: Socio-Economics, Tourism and Recreation of the ES [APP-053] includes an assessment of socio-economic impacts of the Scheme, including impacts upon tourism.</p>
Policy S45	<p>New Development should be supported by, and have good access to infrastructure. Development Contributions</p> <p>Developers will be expected to contribute towards the delivery of relevant infrastructure, either through direct provision or contribution towards the provision of local and strategic infrastructure to meet the needs arising from the development either alone or cumulatively with other developments.</p>	<p>The Scheme will be adequately served by highways infrastructure and there will be no significant impacts upon highway safety as demonstrated by ES Chapter 14: Transport and Access [APP-049].</p> <p>No offsite developer contributions towards infrastructure are necessary as a result of the development and no S106 agreement is proposed.</p>
Policy S49	<p>Parking Provision Non-Residential Development</p> <p>All other types of development should incorporate a level of car parking that is suitable for the proposed development taking into account its location, its size and its proposed use, including the expected number of employees, customers or visitors. Infrastructure relating to electric vehicle charging points should be provided in accordance with Policy NS18.</p>	<p>During Construction, when it is proposed that there will be 469 FTE Staff on Site, the provision of parking compounds has been detailed within the Outline CTMP [EN010133/EX2/C6.3.14.2_B]. It is considered that a suitable allocation, in the form of temporary compounds, has been provisioned in relation to meeting parking needs. The Scheme therefore complies with this policy.</p>
Policy S53	<p>All development, including extensions and alterations to existing buildings, must achieve high quality sustainable design that contributes positively to local character, landscape and townscape, and supports diversity, equality and access for all. Good design will be at the centre of every development proposal, and this will be required</p>	<p>As detailed in Section 3 and Section 6.4 of the Planning Statement [EN010133/EX2/C7.5_B] and by the Design and Access Statement [APP-342 to APP-345], the Scheme has been subject to a detailed and sensitive iterative design process, resulting in a high standard of design as required by this</p>



<p>to be demonstrated through evidence supporting planning applications to a degree proportionate to the proposal.</p> <p>All development proposals will be assessed against, and will be expected to meet the following relevant design and amenity criteria. All development proposals will:</p> <p>1. Context</p> <p>a) Be based on a sound understanding of the context, integrating into the surroundings and responding to local history, culture and heritage;</p> <p>b) Relate well to the site, its local and wider context and existing characteristics including the retention of existing natural and historic features wherever possible and including appropriate landscape and boundary treatments to ensure that the development can be satisfactorily assimilated into the surrounding area;</p> <p>c) Protect any important local views into, out of or through the site;</p> <p>2. Identity</p> <p>a) Contribute positively to the sense of place, reflecting and enhancing existing character and distinctiveness;</p> <p>5. Nature</p> <p>a) Incorporate and retain as far as possible existing natural features including hedgerows, trees, and waterbodies particularly where these features offer a valuable habitat to support biodiversity, aligned with policies in the Natural Environment chapter of the Local Plan;</p> <p>b) Incorporate appropriate landscape and boundary treatments to ensure that the development can be satisfactorily assimilated into the surrounding area, maximising opportunities to deliver diverse ecosystems and biodiverse habitats, strengthening wildlife corridors and green infrastructure networks, and helping to</p>	<p>policy. This has taken account of the context and features of the land within the Order limits, nearby sensitive receptors and assets, information emerging from environmental surveys, feedback from stakeholders, and opportunities and constraints in order to develop a good design that balances the need to maximise the energy generation capacity of the Scheme, with the avoidance and mitigation of impacts, and provision of environmental and other enhancements, where practicable. The design process and basis of design decisions taken are described in the Chapter 5: Alternatives and Design Evolution of the ES [APP-040].</p> <p>As explained by the Design and Access Statement [APP-342 to APP-345], the design of the Scheme and its components will be sensitive to its surroundings. Maximum height parameters seek to deliver a scheme that integrates with its surroundings, whilst delivering the technical requirements that enable the efficient generation of a large amount of electricity. For example: the maximum heights of solar arrays have been designed to deliver the technical requirements whilst enabling effective screening by hedgerows; BESS units are not proposed to be double stacked in order to minimise height; and where possible, fencing will comprise deer fence or other wire mesh security fencing on timber poles that is in-keeping with the character of the Order limits. The extent and layout of the Scheme is also sensitive to landscape character and locating the largest structures in the less tranquil and most well screened areas of the Order limits.</p> <p>Careful consideration will be given to the selection of materials, including, for example, the use of deer fence or</p>
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	<p>achieve wider goals for biodiversity net gain, climate change mitigation and adaptation and water management;</p> <p>9. Resources</p> <p>a) Minimise the need for resources both in construction and operation of buildings and be easily adaptable to avoid unnecessary waste in accordance with Policies S10 and S11;</p> <p>b) Use high quality materials which are not only suitable for the context but that are durable and resilient to impacts of climate change in accordance with the requirements of Policy S20;</p>	<p>other wire mesh security fencing on timber poles that is in-keeping with the character of the Order limits.</p> <p>As explained by the Design and Access Statement [APP-342 to APP-345], the design of the Scheme has been sensitive to the visual amenity of residential properties and the setting of heritage assets, incorporating stand-offs between these and PV Arrays where to mitigate potential impacts.</p> <p>The Outline CEMP [EN010133/EX2/C7.1_B], Outline OEMP [APP-353] and Decommissioning Statement [APP-338] set out measures for the efficient use of resources.</p> <p>The ES Chapter, Waste, [APP-055] details how waste arisings will be prevented and designed out where possible. Opportunities to re-use material resources will be sought where practicable. Where re-use and prevention are not possible, waste arisings will be managed in line with the Waste Hierarchy and detailed Construction Resource Management Plan (CRMP) (see Outline CEMP [EN010133/EX2/C7.1_B]).</p> <p>The Scheme will enhance the PRoW network within Order limits with additional permissive paths which will help to enhance the identity of the local area. A minimum width has been incorporated into the Scheme design for PRoW and permissive paths, as well as the corridor in which they will be provided (between Scheme infrastructure). In all cases the PRoW and new permissive paths will be of typical width, 1.5–3.0m, with at least 5m spacing either side of the centreline of the PRoW and therefore delivering a minimum 10m space. This will avoid the perception of being channelled into narrow</p>
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		<p>passages between PV Arrays. The details of these are explored within the Public Rights of Way Plan [AS-008].</p> <p>Planting proposals set out in the Outline LEMP [EN010133/EX2/7.3_B] will use native species. This also sets out maintenance arrangements for planting.</p> <p>The construction of the Scheme has considered the impacts of the resource use and climate change. Mitigation includes the use of lower carbon construction methods, segregation of materials for recycling and the reuse of materials wherever possible. Measures are detailed in the Outline CEMP [EN010133/EX2/C7.1_B]. The Scheme therefore demonstrates compliance with this aspect of the policy.</p> <p>Chapter 7 Climate Change of the ES [REP-014] presents a lifecycle greenhouse gas (GHG) impact assessment which considers the impact of GHG emissions arising over the lifetime of the Scheme on the climate. This concludes that over its 40-year operational lifetime the Scheme will produce 35,590,658 MWh of electricity with an average operational greenhouse gas intensity of 21.2 grams of carbon dioxide equivalent per kWh (gCO<sub>2</sub>e/kWh). This demonstrates its very low carbon attributes compared to other non-renewable forms of electricity generation, providing an overall major beneficial impact in relation to the UK meeting its carbon reduction targets and therefore represents a major beneficial effect on the climate.</p> <p>On the basis of the above, the Scheme is considered to comply with Policy S53.</p>
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<p>Policy S56</p>	<p>Development proposals must take into account the potential environmental impacts on people, biodiversity, buildings, land, air and water arising from the development itself and any former use of the site, including, in particular, adverse effects arising from pollution.</p> <p>Where development is proposed on a site which is known to be or has the potential to be affected by contamination, a preliminary risk assessment should be undertaken by the developer and submitted to the relevant Central Lincolnshire Authority as the first stage in assessing the risk of contamination.</p> <p>Proposals will only be permitted if:</p> <ul style="list-style-type: none"> <li>• it can be demonstrated that the site is suitable for its proposed use;</li> <li>• layout and drainage have taken adequate account of ground conditions, contamination and gas risks arising from previous uses and any proposed sustainable land remediation and</li> <li>• there are no significant impacts on future users, neighbouring users, groundwater or surface water.</li> </ul>	<p>Geo-Environmental Risk Assessments [APP-098 to APP-108] have been prepared for the Scheme and demonstrate that there are no significant constraints to development as a result of ground conditions and contamination.</p> <p>The Scheme includes embedded mitigation for ground conditions and contamination in the form of a Construction Environmental Management Plan (CEMP) and Decommissioning Strategy, which will include procedures for the identification and mitigation of contaminant risks associated with the construction. An Outline CEMP [EN010133/EX2/C7.1_B] and Outline Decommissioning Strategy [APP-338] form part of the application. Maintenance works will require similar mitigation measures.</p> <p>ES Chapter 11: Ground conditions and contamination [APP-046] concludes no potential significant effects have been identified after the implementation of embedded well-established good industry practices in construction for managing contaminated land which will be incorporated into a CEMP and Decommissioning Strategy and utilised in all phases of the Scheme. It is considered that the potential effects of contamination or risk of contamination will not be significant.</p>
<p>Policy S57</p>	<p>Development proposals should protect, conserve and seek opportunities to enhance the historic environment of Central Lincolnshire.</p> <p>In instances where a development proposal would affect the significance of a heritage asset (whether designated or non-designated), including any contribution made by its setting, the applicant will be required to undertake and provide the following, in a manner proportionate to the asset's significance:</p>	<p>ES Chapter 13: Cultural Heritage [APP-048] assesses the heritage impacts of the Scheme. Section 6.6 of the Planning Statement [EN010133/EX2/C7.5_B] sets out the harm assessment in respect of one designated heritage asset where the ES concludes a significant adverse impact. The harm assessment concludes less than substantial harm. This scale of harm is attributed due to the fact that the field immediately to</p>

<p>a) describe and assess the significance of the asset, including its setting, to determine its architectural, historical or archaeological interest; and</p> <p>b) identify the impact of the proposed works on the significance and special character of the asset, including its setting; and</p> <p>c) provide a clear justification for the works, especially if these would harm the significance of the asset, including its setting, so that the harm can be weighed against public benefits.</p> <p>Development proposals will be supported where they:</p> <p>d) protect the significance of heritage assets (including where relevant their setting) by protecting and enhancing architectural and historic character, historical associations, landscape and townscape features and through consideration of scale, design, architectural detailing, materials, siting, layout, mass, use, and views and vistas both from and towards the asset;</p> <p>e) promote opportunities to better reveal significance of heritage assets, where possible;</p> <p>f) take into account the desirability of sustaining and enhancing non-designated heritage assets and their setting.</p> <p>Proposals to alter or to change the use of a heritage asset, will be supported provided:</p> <p>g) the proposed use is compatible with the significance of the heritage asset, including its fabric, character, appearance, setting and, for listed buildings, interior; and</p> <p>h) such a change of use will demonstrably assist in the maintenance or enhancement of the heritage asset; and</p>	<p>the north of the monument within the DCO Limits that contributes to the significance of the Scheduled Monument only retains slight legibility of the former medieval field pattern. Consequently, the contribution of this to the understanding and appreciation of the significance of the Scheduled Monument is relatively modest. The significant public benefits of the Scheme clearly and demonstrably outweigh the reversible, low level, less than substantial harm.</p> <p>None of the non-designated assets are of equal significance to designated assets, so the substantial harm test does not apply. The significant public benefits of the Scheme clearly and demonstrably outweigh the reversible, low level, less than substantial harm to non-designated heritage assets, that would result.</p> <p>Clear and convincing justification for the works is provided within Section 4 of the Planning Statement [EN010133/EX2/C7.5_B], the Statement of Need [APP-350] and design evolution of the Scheme is explained within the Design and Access Statement [APP-342 to APP-345].</p> <p>Section 13.8 of Chapter 13: Cultural Heritage of the ES [APP-048] outlines the mitigation measures embedded within the Scheme design pertaining to cultural heritage. This includes the provision of stand-offs between the Scheme and heritage assets in order to help to preserve their setting during the construction, operational and decommissioning periods. By providing the embedded mitigation and stand-offs the Scheme respects and responds to the local context of heritage assets, in accordance with this policy.</p>
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<p>i) features essential to the special interest of the individual heritage asset are not harmed to facilitate the change of use.</p> <p>Development proposals 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, and the following criteria can be satisfied:</p> <p>j) the nature of the heritage asset prevents all reasonable uses of the site; and</p> <p>k) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and</p> <p>l) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and</p> <p>m) the harm or loss is outweighed by the benefit of bringing the site back into use</p> <p>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.</p> <p>Where a non-designated heritage asset is affected by development proposals, there will be a presumption in favour of its retention, though regard will be had to the scale of any harm or loss and the significance of the heritage asset. Any special features which contribute to an asset's significance should be retained and reinstated, where possible.</p> <p>Listed Buildings</p> <p>Permission to change the use of a Listed Building or to alter or extend such a building will be granted where the local planning authority is satisfied that the proposal is in the interest of the building's conservation and does not involve</p>	<p>Chapter 13: Cultural Heritage of the ES [APP-048] confirms that there are no significant adverse impacts arising from the Scheme on Listed Buildings.</p> <p>The Scheme does not involve any internal or external alterations, or extensions to a listed building or listed structure, nor does it involve change of use of a listed building or listed structure.</p> <p>Section 13.5 of the ES Chapter 13: Cultural Heritage [APP-048] includes an assessment of the impact of the Scheme upon conservation areas within 5km of the Order Limits.</p> <p>Archaeological evaluations were undertaken in addition to a desk-based assessment, including a geophysical survey of the whole scheme and targeted trial trenching. The scope and specification of each field investigation have been set out in Written Scheme of Investigations (WSI). The results of these surveys (Appendix 13.2 the ES [APP-110 to APP-122]) have been incorporated in Section 13.5 of Chapter 13, Cultural Heritage, of the ES [APP-048].</p> <p>The Scheme is considered to comply with the requirements of Policy S57.</p>
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	<p>activities or alterations prejudicial to the special architectural or historic interest of the Listed Building or its setting.</p> <p>Development proposals that affect the setting of a Listed Building will, in principle, be supported where they make a positive contribution to, or better reveal the significance of the Listed Building.</p> <p>Conservation Areas</p> <p>Significant weight will be given to the protection and enhancement of Conservation Areas.</p> <p>Development within, affecting the setting of, or affecting views into or out of, a Conservation Area should conserve, or where appropriate enhance, features that contribute positively to the area’s special character, appearance and setting, including as identified in any adopted Conservation Area appraisal. Proposals should:</p> <ul style="list-style-type: none"> <li>n) retain buildings/groups of buildings, existing street patterns, historic building lines and ground surfaces and architectural details that contribute to the character and appearance of the area;</li> <li>o) where relevant and practical, remove features which have a negative impact on the character and appearance of the Conservation Area;</li> <li>p) retain and reinforce local distinctiveness with reference to height, massing, scale, form, materials and plot widths of the existing built environment;</li> <li>q) assess, and mitigate against, any negative impact the proposal might have on the townscape, roofscape, skyline and landscape; and</li> <li>r) aim to protect trees, or where losses are proposed, demonstrate how such losses are appropriately mitigated against.</li> </ul> <p>Archaeology</p>	
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	<p>Development affecting archaeological remains, whether known or potential, designated or undesignated, should take every practical and reasonable step to protect and, where possible, enhance their significance.</p> <p>Planning applications for such development should be accompanied by an appropriate and proportionate assessment to understand the potential for and significance of remains, and the impact of development upon them.</p> <p>If initial assessment does not provide sufficient information, developers will be required to undertake field evaluation in advance of determination of the application. This may include a range of techniques for both intrusive and non-intrusive evaluation, as appropriate to the site.</p> <p>Wherever possible and appropriate, mitigation strategies should ensure the preservation of archaeological remains in-situ. Where this is either not possible or not desirable, provision must be made for preservation by record according to an agreed written scheme of investigation submitted by the developer and approved by the planning authority.</p> <p>Any work undertaken as part of the planning process must be appropriately archived in a way agreed with the local planning authority.</p>	
Policy S59	<p>Proposals that cause loss or harm to the green and blue infrastructure network will not be supported unless the need for and benefits of the development demonstrably outweigh any adverse impacts. Where adverse impacts on green infrastructure are unavoidable, development will only be supported if suitable mitigation measures for the network are provided.</p> <p>Development proposals should ensure that existing and new green and blue infrastructure is considered and integrated into the scheme design from the outset. Where new green infrastructure is proposed, the design and layout should take opportunities to:</p>	<p>An assessment of the potential landscape and visual impacts associated with the construction, operation and decommissioning of the Scheme has been carried out and is presented in Chapter 8: Landscape and Visual Impact of the ES [APP-043]. Section 8.7 of Chapter 8: Landscape and Visual Impacts of the ES [APP-043] outlines and identifies the likely significant effects of the Scheme before addressing mitigation measures in section 8.8. No loss or harm to the green and blue infrastructure network is anticipated.</p> <p>The Scheme delivers a significant net gain in biodiversity of 96.09% gains provided in habitat, 70.22% gains in hedgerow</p>

	<p>a) incorporate a range of types and sizes of green and blue spaces, green routes and environmental features that are appropriate to the development and the wider green and blue infrastructure network to maximise the delivery of multi-functionality;</p> <p>b) deliver biodiversity net gain and support ecosystem services;</p> <p>c) respond to landscape/townscape and historic character;</p> <p>d) support climate change adaptation and resilience including through use of appropriate habitats and species; and</p> <p>e) encourage healthy and active lifestyles.</p> <p>Development proposals must protect the linear features of the green and blue infrastructure network that provide connectivity between green infrastructure assets, including public rights of way, bridleways, cycleways and waterways, and take opportunities to improve and expand such features.</p> <p>Development will be expected to make a contribution proportionate to their scale towards the establishment, enhancement and on-going management of green and/or blue infrastructure by contributing to the development of the strategic green infrastructure network within Central Lincolnshire, in accordance with the Developer Contributions SPD.</p>	<p>and 10.69% gains in river units as detailed within the Biodiversity Net Gain Assessment [EN010133/EX1/C6.2.9.12_A].</p> <p>The Scheme delivers a new permissive path between Stow Village and Stow Pastures.</p> <p>Where possible, the Scheme has been designed to minimise its impacts on the landscape, townscape and historic character of surrounding areas. Analysis has been conducted and mitigation measures assessed within ES Chapter 8 Landscape and Visual Impact [APP-043] and ES Chapter 13 Cultural Heritage [APP-048].</p> <p>The construction of the Scheme has considered the impacts of the resource use and climate change. Mitigation includes the use of lower carbon construction methods, segregation of materials for recycling and the reuse of materials wherever possible. Measures are detailed in the Outline CEMP [EN010133/EX2/C7.1_B]. The Scheme therefore demonstrates compliance with this aspect of the policy.</p> <p>The Scheme will not result in the closure of any PRoW during the operation. PRoW diversions may be required during construction. These would be short in terms of distance and duration. Appendix 14.3 of the ES [EN010133/EX2/C6.3.14.3_B] provides a PRoW Management Plan, setting out how PRoW will be managed. Through the management plan, it is proposed that the PRoWs which traverse the Scheme are to be improved. This is considered to constitute a contribution which is proportionate to the Scheme. The enhancements to the PRoWs encourage healthy and active lifestyles.</p>
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<p>Policy S60</p>	<p>All development should:</p> <ul style="list-style-type: none"> <li>a) protect, manage, enhance and extend the ecological network of habitats, species and sites of international, national and local importance (statutory and non-statutory), including sites that meet the criteria for selection as a Local Site;</li> <li>b) minimise impacts on biodiversity and features of geodiversity value;</li> <li>c) deliver measurable and proportionate net gains in biodiversity in accordance with Policy S61; and</li> <li>d) protect and enhance the aquatic environment within or adjoining the site, including water quality and habitat.</li> </ul>	<p>Chapter 9: Ecology of the ES [APP-044] sets out all the designated sites of ecological or geological conservation importance, including internationally, nationally, and locally designated sites; protected species; and habitats and other species identified as being of principal importance for the conservation of biodiversity. It assesses the impact of the Scheme upon designated sites, protected species and habitats.</p> <p>The Scheme delivers a significant net gain in biodiversity of 96.09% gains provided in habitat, 70.22% gains in hedgerow and 10.69% gains in river units as detailed within the</p>

<p>Part One:</p> <p>Designated Sites</p> <p>The following hierarchy of sites will apply in the consideration of development proposals:</p> <p>International Sites</p> <p>The highest level of protection will be afforded to internationally protected sites. Development proposals that will have an adverse impact on the integrity of such areas, will not be supported other than in exceptional circumstances, in accordance with the NPPF.</p> <p>Development proposals that are likely to result in a significant adverse effect, either alone or in combination with other proposals, on any internationally designated site, must satisfy the requirements of the Habitats Regulations (or any superseding similar UK legislation). Development requiring Appropriate Assessment will only be allowed where it can be determined, taking into account mitigation, that the proposal would not result in significant adverse effects on the site's integrity.</p> <p>2. National Sites (NNRs and SSSIs)</p> <p>Development proposals should avoid impact on these nationally protected sites. Development proposals within or outside a national site, likely to have an adverse effect, either individually or in combination with other developments, will not normally be supported unless the benefits of the development, at this site, clearly outweigh both the adverse impacts on the features of the site and any adverse impacts on the wider network of nationally protected sites.</p> <p>3. Irreplaceable Habitats</p> <p>Planning permission will be refused for development resulting in the loss, deterioration or fragmentation of irreplaceable habitats, including ancient</p>	<p>Biodiversity Net Gain Assessment [EN010133/EX1/C6.2.9.12_A].</p> <p>Section 6.9 of the Planning Statement [EN010133/EX2/C7.5_B] sets out the Scheme's compliance policy S60.</p>
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	<p>woodland and aged or veteran trees, unless there are wholly exceptional reasons, and a suitable compensation strategy will be delivered.</p> <p>4. Local Sites (LNR, LWS and LGS)</p> <p>Development likely to have an adverse effect on locally designated sites, their features or their function as part of the ecological network, will only be supported where the benefits of the development clearly outweigh the loss, and the coherence of the local ecological network is maintained. Where significant harm cannot be avoided, the mitigation hierarchy should be followed.</p> <p>Where adverse impacts are likely, development will only be supported where the need for and benefits of the development clearly outweigh these impacts. In such cases, appropriate mitigation or compensatory measures will be required.</p> <p>Part Three: Mitigation of Potential Adverse Impacts</p> <p>Development should avoid adverse impact on existing biodiversity and geodiversity features as a first principle, in line with the mitigation hierarchy. Where adverse impacts are unavoidable, they must be adequately and proportionately mitigated. If full mitigation cannot be provided, compensation will be required as a last resort where there is no alternative.</p> <p>Development will only be supported where the proposed measures for mitigation and/or compensation along with details of net gain are acceptable to the Local Planning Authority in terms of design and location, and are secured for the lifetime of the development with appropriate funding mechanisms that are capable of being secured by condition and/or legal agreement.</p> <p>If significant harm to biodiversity resulting from development cannot be avoided, adequately mitigated, or, as a last resort, compensated for, then planning permission will be refused.</p>	
Policy S61	Following application of the mitigation hierarchy, all development proposals should ensure opportunities are taken to retain, protect and enhance biodiversity and	Chapter 9: Ecology of the ES [APP-044] sets out all the designated sites of ecological or geological conservation

<p>geodiversity features proportionate to their scale, through site layout, design of new buildings and proposals for existing buildings with consideration to the construction phase and ongoing site management.</p> <p>Development proposals should create new habitats, and links between habitats, in line with Central Lincolnshire Biodiversity Opportunity and Green Infrastructure Mapping evidence, the biodiversity opportunity area principles set out in Appendix 4 to this Plan and the Local Nature Recovery Strategy (once completed), to maintain and enhance a network of wildlife sites and corridors, to minimise habitat fragmentation and provide opportunities for species to respond and adapt to climate change.</p> <p>Proposals for major and large scale development should seek to deliver wider environmental net gains where feasible.</p> <p>All qualifying development proposals must deliver at least a 10% measurable biodiversity net gain attributable to the development. The net gain for biodiversity should be calculated using Natural England’s Biodiversity Metric.</p> <p>Biodiversity net gain should be provided on-site wherever possible. Off-site measures will only be considered where it can be demonstrated that, after following the mitigation hierarchy, all reasonable opportunities to achieve measurable net gains on-site have been exhausted or where greater gains can be delivered off-site where the improvements can be demonstrated to be deliverable and are consistent with the Local Nature Recovery Strategy.</p> <p>All development proposals, unless specifically exempted by Government, must provide clear and robust evidence for biodiversity net gains and losses in the form of a biodiversity gain plan, which should ideally be submitted with the planning application (or, if not, the submission and approval of a biodiversity gain plan before development commences will form a condition of any planning application approval), setting out:</p>	<p>importance, including internationally, nationally, and locally designated sites; protected species; and habitats and other species identified as being of principal importance for the conservation of biodiversity. It assesses the impact of the Scheme upon designated sites, protected species and habitats.</p> <p>The Scheme delivers a significant net gain in biodiversity of 96.09% gains provided in habitat, 70.22% gains in hedgerow and 10.69% gains in river units as detailed within the Biodiversity Net Gain Assessment [EN010133/EX1/C6.2.9.12_A].</p> <p>Section 6.9 of the Planning Statement [EN010133/EX2/C7.5_B] sets out the Scheme’s compliance policy S60.</p>
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	<ul style="list-style-type: none"> <li>a) information about the steps to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;</li> <li>b) the pre-development biodiversity value of the onsite habitat;</li> <li>c) the post-development biodiversity value of the onsite habitat following implementation of the proposed ecological enhancements/interventions;</li> <li>d) the ongoing management strategy for any proposals;</li> <li>e) any registered off-site gain allocated to the development and the biodiversity value of that gain in relation to the development; and</li> <li>f) exceptionally any biodiversity credits purchased for the development through a recognised and deliverable offsetting scheme.</li> </ul> <p>Demonstrating the value of the habitat (pre and post-development) with appropriate and robust evidence will be the responsibility of the applicant. Proposals which do not demonstrate that the post-development biodiversity value will exceed the pre-development value of the onsite habitat by a 10% net gain will be refused.</p> <p>Ongoing management of any new or improved onsite and offsite habitats, together with monitoring and reporting, will need to be planned and funded for 30 years after completion of a development.</p>	
Policy S62	<p>Areas of Great Landscape Value</p> <p>Areas of Great Landscape Value (AGLV) are locally designated landscape areas recognised for their intrinsic character and beauty and their natural, historic and cultural importance. A high level of protection will be afforded to AGLV reflecting their locally important high scenic quality, special landscape features and sensitivity.</p> <p>Development proposals within, or within the setting of, AGLV shall:</p>	<p>The Scheme is not located within an Area of Great Landscape Value.</p> <p>An assessment of the potential landscape and visual impacts associated with the construction, operation and decommissioning of the Scheme has been carried out and is presented in Chapter 8: Landscape and Visual Impact of the ES [APP-043].</p>



	<p>e) conserve and enhance the qualities, character and distinctiveness of locally important landscapes; and</p> <p>f) protect, and where possible enhance, specific landscape, wildlife and historic features which contribute to local character and landscape quality; and</p> <p>g) maintain landscape quality and minimise adverse visual impacts through high quality building and landscape design; and</p> <p>h) demonstrate how proposals have responded positively to the landscape character in relation to siting, design, scale and massing and where appropriate have retained or enhanced important views, and natural, historic and cultural features of the landscape; and</p> <p>i) where appropriate, restore positive landscape character and quality.</p> <p>Where a proposal may result in adverse impacts, it may exceptionally be supported if the overriding benefits of the development demonstrably outweigh the harm – in such circumstances the harm should be minimised and mitigated through design and landscaping.</p>	<p>Section 8.7 of Chapter 8: Landscape and Visual Impacts of the ES [APP-043] outlines and identifies the likely significant effects of the Scheme before addressing mitigation measures in section 8.8. Areas of Great Landscape Value where applicable have been considered in this Chapter.</p>
<p>Policy S66</p>	<p>Development proposals should be prepared based on the overriding principle that:</p> <ul style="list-style-type: none"> <li>- the existing tree and woodland cover is maintained, improved and expanded; and</li> <li>- opportunities for expanding woodland are actively considered, and implemented where practical and appropriate to do so.</li> </ul> <p>Existing Trees and Woodland</p> <p>Planning permission will only be granted if the proposal provides evidence that it has been subject to adequate consideration of the impact of the development on any existing trees and woodland found on-site (and off-site, if there are any trees near the site, with 'near' defined as the distance comprising 12 times the stem diameter of the off-site tree). If any trees exist on or near the development site,</p>	<p>As stated in Chapter 9: Ecology of the ES [APP-044], The Scheme will not result in the loss of ancient woodland or veteran trees. The Scheme will also retain existing hedgerow field boundaries and will enhance hedgerows where possible. In order to mitigate against the loss of hedgerows, HDD will be conducted to minimise disruption. Whilst some loss of vegetation will be required, this loss is vastly outweighed by the additional planting and mitigation measures imposed.</p> <p>It is also considered that any hedgerow loss is outweighed by the substantial public benefits of the Scheme set out at Section 4 of the Planning Statement [EN010133/EX2/C7.5_B]and within the Statement of Need [APP-350].</p>

	<p>'adequate consideration' is likely to mean the completion of a British Standard 5837 Tree Survey and, if applicable, an Arboricultural Method Statement.</p> <p>Where the proposal will result in the loss or deterioration of:</p> <p>a) ancient woodland; and/or</p> <p>b) the loss of aged or veteran trees found outside ancient woodland,</p> <p>permission will be refused, unless and on an exceptional basis the need for, and benefits of, the development in that location clearly outweigh the loss.</p> <p>Where the proposal will result in the loss or deterioration of a tree protected by a Tree Preservation Order or a tree within a Conservation Area, then permission will be refused unless:</p> <p>c) there is no net loss of amenity value which arises as a result of the development; or</p> <p>d) the need for, and benefits of, the development in that location clearly outweigh the loss.</p> <p>Where the proposal will result in the loss of any other tree or woodland not covered by the above, then the Council will expect the proposal to retain those trees that make a significant contribution to the landscape or biodiversity value of the area, provided this can be done without compromising the achievement of good design for the site.</p> <p>Mitigating for loss of Trees and Woodland</p> <p>Where it is appropriate for higher value tree(s) (category A or B trees (BS5837)) and/or woodland to be lost as part of a development proposal, then appropriate mitigation, via compensatory tree planting, will be required. Such tree planting should be on-site wherever possible and should:</p>	<p>Undeveloped buffers will be included to protect all hedgerows, veteran/ancient trees, ponds and ancient woodland during construction and operation. Within some of these buffers, particularly around the ancient woodland, natural regeneration of woodland will create additional scrub and woodland habitat. Other areas will be managed as grassland. Tree Root Protection fencing will be erected around retained trees, in line with British Standard BS 5837: Trees in relation to design, demolition and construction.</p> <p>Recommendations and the undeveloped buffers will be of at least 15m from woodlands, trees and hedgerows with trees and 5m from hedgerows without trees.</p> <p>Appropriate and sensitive screening has also been developed and implemented to minimise the visual intrusion of the Scheme, while avoiding obscuring or intruding upon key views and relationships between heritage assets.</p> <p>The Scheme is therefore considered to comply with the requirements of Policy S66.</p>
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	<p>e) take all opportunities to meet the six Tree Planting Principles (see supporting text); and</p> <p>f) unless demonstrably impractical or inappropriate, provide the following specific quantity of compensatory trees:</p> <p>Management and Maintenance</p> <p>In instances where new trees and/or woodlands are proposed, it may be necessary for the council to require appropriate developer contributions to be provided, to ensure provision is made for appropriate management and maintenance of the new trees and/or woodland.</p> <p>Hedgerows</p> <p>Proposals for new development will be expected to retain existing hedgerows where appropriate and integrate them fully into the design having regard to their management requirements.</p> <p>Proposals for new development will not be supported that would result in the loss of hedges of high landscape, heritage, amenity or biodiversity value unless the need for, and benefits of, the development clearly outweigh the loss and this loss can be clearly demonstrated to be unavoidable.</p> <p>Development requiring the loss of a hedgerow protected under The Hedgerow Regulations will only be supported where it would allow for a substantially improved overall approach to the design and landscaping of the development that would outweigh the loss of the hedgerow. Where any hedges are lost, suitable replacement planting or restoration of existing hedges, will be required within the site or the locality, including appropriate provision for maintenance and management.</p>	
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<p>Policy S67</p>	<p>Proposals should protect the best and most versatile agricultural land so as to protect opportunities for food production and the continuance of the agricultural economy.</p> <p>With the exception of allocated sites, significant development resulting in the loss of the best and most versatile agricultural land will only be supported if:</p> <ul style="list-style-type: none"> <li>a) The need for the proposed development has been clearly established and there is insufficient lower grade land available at that settlement (unless development of such lower grade land would be inconsistent with other sustainability considerations); and</li> <li>b) The benefits and/or sustainability considerations outweigh the need to protect such land, when taking into account the economic and other benefits of the best and most versatile agricultural land; and</li> <li>c) The impacts of the proposal upon ongoing agricultural operations have been minimised through the use of appropriate design solutions; and</li> <li>d) Where feasible, once any development which is supported has ceased its useful life the land will be restored to its former use (this condition will be secured by planning condition where appropriate).</li> </ul> <p>Where proposals are for sites of 1 hectare or larger, which would result in the loss of best and most versatile agricultural land, an agricultural land classification report should be submitted, setting out the justification for such a loss and how criterion b has been met.</p>	<p>As demonstrated by ES Chapter 19: Soils and Agriculture and its associated Appendices [APP-145 and APP-146], the Scheme is predominantly located on Grade 3b land. Only 4.1% of the land within the Sites is Best and Most Versatile (BMV) land. This is justified by other sustainability considerations, as explained in Section 6.7 of the Planning Statement [EN010133/EX2/C7.5_B].</p> <ul style="list-style-type: none"> <li>a) The need for the development is clearly established as set out within Section 4 of the Planning Statement [EN010133/EX2/C7.5_B] and the Statement of Need [APP-350].</li> <li>b) There is clear justification for including a small amount of BMV land as explained in Section 6.7 of the Planning Statement [EN010133/EX2/C7.5_B].</li> <li>c) The impacts of the proposal upon ongoing agricultural operations have been minimised through the use of appropriate design solutions. This is also explained within Section 6.7 of the Planning Statement [EN010133/EX2/C7.5_B].</li> <li>d) The land will be restored to its former use upon decommissioning. Paragraph 6.7.1 of Agricultural land (section 6.7) of the Planning Statement [EN010133/EX2/C7.5_B] explains how soil quality will be protected in order to ensure that the above policy requirement is met.</li> </ul> <p>Agricultural Land Classification Reports have been undertaken and are provided at ES Appendix [APP-331 to APP-335].</p>
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		The Scheme is therefore considered to comply with the requirements of this policy.
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## 1.2 Bassetlaw Core Strategy & Development Management Policies (BCSDMP) (Adopted 2011)

Relevant Paragraph/ Policy Reference	Policy Requirement	Compliance with Policy
POLICY DM1	<p>Economic Development in the Countryside</p> <p>A. General Principles</p> <p>Proposals for standalone economic development (e.g., tourist attractions; equine enterprises; rural business) in rural areas will be supported where they can demonstrate that:</p> <ul style="list-style-type: none"> <li>i) any necessary built facilities will be provided by the re-use of existing buildings or, where the re-use of existing buildings is not feasible, new buildings are located and designed to minimise their impact upon the character and appearance of the countryside;</li> <li>ii) the development requires the specific location proposed and there are no other suitable sites in, or close to, settlements covered by policies CS2-CS8 or on brownfield land;</li> <li>iii) they are viable as a long-term business;</li> <li>iv) the scale, design and form of the proposal, in terms of both buildings and operation, will be appropriate for its location and setting and be compatible with surrounding land uses;</li> <li>v) where the proposal includes a retail use, it is demonstrated that this will not have an adverse impact on the vitality or viability of local centres;</li> </ul>	<p>With regard to the specific requirements of this policy:</p> <ul style="list-style-type: none"> <li>i. Due to the scale of the land required to deliver the substantial renewable energy generation capacity that the Scheme will deliver, and the need to be in sufficient proximity of the connection point to the National Electricity Transmission System (NETS), the Scheme could not be located within development boundaries or reuse existing buildings.</li> <li>ii. The Scheme location is justified as set out within the Site Selection Assessment [APP-067] This is within West Lindsey District except for part of the Cable Corridor.</li> <li>iii. The viability of the Scheme is demonstrated by the Statement of Need [APP-350]</li> <li>iv. Section 6.4 of the Planning Statement demonstrates that the scale, design and form of the proposal, in terms of both buildings and operation, will be appropriate for its location and setting and be compatible with surrounding land uses;</li> <li>v. The proposal does not contain a retail use;</li> </ul>

	<p>rural service centres; and shops and services in surrounding villages; and</p> <p>vi) they will not create significant or exacerbate existing environmental or highway safety problems.</p> <p>B. Farm Diversification</p> <p>Proposals to diversify the range of activities operating on a farm will be supported where it can be demonstrated that they meet the above criteria, and that the diversification proposal is required to support the continued viability of the existing farming enterprise.</p>	<p>vi. The Scheme will be adequately served by highways infrastructure and there will be no significant impacts upon highway safety as demonstrated by ES Chapter 14: Transport and Access [APP-049].</p> <p>Although the Scheme does assist in diversifying the landowners' range of activities within their land holdings and will assist in the continued viability of the farms as discussed within ES Chapter 19: Soils and Agriculture [REP-010], the requirement for justification re ensuring the continued viability of the existing farming enterprises is in this case considered to be overridden by the strong need case for the Scheme set out at Section 4 of the Planning Statement [EN010133/EX2/C7.5_B] and within the Statement of Need [APP-350].</p> <p>The Scheme is considered to generally comply with the requirements of the above policy.</p>
POLICY DM4	<p>A. Major Development Principles</p> <p>All major development proposals will need to demonstrate that they:</p> <p>v. Amenity</p> <p>New development should ensure that it does not have a detrimental effect on the residential amenity of nearby residents; provides a decent standard of private amenity space; allows adequate space for waste and recycling storage and collection; and is not to the detriment of highway safety.</p>	<p>Amenity</p> <p>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 as demonstrated in Good design (section 6.4 paragraphs 6.4.26-6.4.30) Landscape and Visual Impact (section 6.5), Noise and Vibration (section 6.11), Glint and Glare (section 6.12), Air Quality (section 6.18) Waste (Section 6.14) of the Planning Statement [EN010133/EX2/C7.5_B].</p>



<p>POLICY DM7</p>	<p>A. Future Development Proposals</p> <p>Particular support will be given to economic development proposals that are able to:</p> <p>ii. guarantee employment programmes for local residents that provide opportunities for training and development and will contribute to raised workforce skills levels within the District; and/or</p> <p>B. Development Affecting Heritage Assets</p> <p>There will be a presumption against development, alteration, advertising or demolition that will be detrimental to the significance of a heritage asset.</p> <p>Proposed development affecting heritage assets, including alterations and extensions that are of an inappropriate scale, design or material, or which lead to the loss of important spaces, including infilling, will not be supported.</p>	<p>A. Within ES Chapter 18: Socioeconomics, Tourism and Recreation [APP-053], the effects of the Scheme on economic development have been assessed. In terms of guaranteeing employment for local residents, the Skills and Supply Chain Plan [APP-349] has been produced to analyse the current economic baseline, the economic effects, opportunities for economic improvement and monitoring and feedback for seeking to secure employment and skills for local people.</p> <p>B. Only part of the grid connection corridor is located within Bassetlaw District.</p> <p>C. ES Chapter 13: Heritage [APP-048] does not conclude any significant impacts upon heritage assets within Bassetlaw District.</p> <p>D. ES Chapter 13: Heritage [APP-048] concludes potentially significant effects (although there is a degree of uncertainty regarding whether or not these will be significant) for Non-Designated Archaeological Remains - AR67 to AR75 along the cable route in Bassetlaw. The significant public benefits of the Scheme clearly and demonstrably outweigh the reversible, low level, less than substantial harm to non-designated heritage assets, that may result.</p> <p>The Scheme is considered to comply with this policy.</p> <p>The Scheme is considered to comply with the requirements of this policy.</p>
<p>POLICY DM9</p>	<p>B. Biodiversity and Geodiversity</p>	<p>B. Biodiversity and Geodiversity</p>

	<p>Development proposals will be expected to take opportunities to restore or enhance habitats and species' populations and to demonstrate that they will not adversely affect or result in the loss of features of recognised importance, including:</p> <ul style="list-style-type: none"> <li>i. Protected trees and hedgerows;</li> <li>ii. Ancient woodlands;</li> <li>iii. Sites of Special Scientific Interest (SSSI);</li> <li>iv. Regionally Important Geodiversity Sites;</li> <li>v. Local Wildlife Sites (Sites of Importance for Nature Conservation (SINC));</li> <li>vi. Local and UK Biodiversity Action Plan Habitats (including Open Mosaic Habitats on Previously Developed Land); and</li> <li>vii. Protected Species.</li> </ul> <p>Development that will result in the loss of such features may be supported where replacement provision is made that is considered to be of equal or greater value than that which will be lost, and which is likely to result in a net gain in biodiversity. Where new development may have an adverse impact on such features, alternative scheme designs that minimise impact must be presented to the Council for consideration before the use of mitigation measures is considered. Where sufficient mitigation measures cannot be delivered, compensation measures must be provided as a last resort.</p> <p>C. Landscape Character</p> <p>New development proposals in and adjoining the countryside will be expected to be designed so as to be sensitive to their landscape setting. They will be expected to enhance the distinctive qualities of the landscape character policy zone in which they would be situated, as identified in the Bassetlaw Landscape Character Assessment<sup>44</sup>. Proposals will be expected to respond to the local recommendations</p>	<p>Assessment of Ecological impacts on all the habitats and species listed i-vii in Policy DM9 is set out in ES Chapter 9: Ecology and Biodiversity [APP-044]. Section 6.9 of the Planning Statement [EN010133/EX2/C7.5_B] concludes the two significant impacts identified on harvest mice (at a site level) and skylark (at a local level) will be mitigated as far as possible through appropriate habitat provision and management and the impacts are justified by the substantial public benefits of the Scheme outlined at Section 4 of the Planning Statement [EN010133/EX2/C7.5_B]. The Scheme is therefore generally in accordance with Policy DM9.</p> <p>This local policy must be considered in the context of the nationally significant benefits that the Scheme will bring, and the likely increased level of effect that is associated with, and acceptable for a scheme of this scale in comparison with a smaller scheme that would deliver only locally or regionally significant benefits and for which the local policies are designed to deal with.</p> <p>C. Landscape Character</p> <p>Impacts upon landscape Character are assessed within ES Chapter 8: Landscape and Visual Impact [APP-043].</p> <p>The Scheme complies with policy DM9 as it protects and enhances green infrastructure assets through retention of existing vegetation and the introduction of a significant quantum of new green infrastructure leading to the creation of new habitats and the long-term management of such features, as secured through the LEMP. This includes the retention of existing protected features and designations outlined in</p>
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	<p>made in the Assessment by conserving, restoring, reinforcing or creating landscape forms and features accordingly.</p>	<p>Section B of the policy. The Scheme will also conserve, restore, and create landscape forms and features which aim to reinforce and enhance landscape character,  The Scheme is considered generally compliant with DM9.</p>
<p>POLICY DM10</p>	<p>A. Carbon Reduction</p> <p>The Council will be supportive of proposals that seek to utilise renewable and low carbon energy to minimise CO2 emissions. Proposals for renewable and low carbon energy infrastructure will also need to demonstrate that they:</p> <ul style="list-style-type: none"> <li>i) are compatible with policies to safeguard the built and natural environment, including heritage assets and their setting, landscape character and features of recognised importance for biodiversity;</li> <li>ii) will not lead to the loss of or damage to high-grade agricultural land (Grades 1 &amp; 2);</li> <li>iii) are compatible with tourism and recreational facilities;</li> <li>iv) will not result in unacceptable impacts in terms of visual appearance; noise; shadow-flicker; watercourse engineering and hydrological impacts; pollution; or traffic generation; and</li> <li>v) will not result in an unacceptable cumulative impact in relation to the factors above.</li> </ul> <p>Large-scale renewable and low carbon energy proposals must provide full details of arrangements for decommissioning and reinstatement of the site if/when it ceases to operate.</p>	<p>Large scale solar farms, and the Scheme in particular, directly respond to the urgent need to deliver a large amount of renewable generation capacity quickly. The Scheme therefore represents a significant contribution to the zero-carbon hierarchy on a national scale. In terms of the specific policy requirements:</p> <ul style="list-style-type: none"> <li>i) It is generally compatible (taking into consideration the nationally significant benefits that the Scheme will bring, and the likely increased level of effect that is associated with, and acceptable for a scheme of this scale in comparison with a smaller scheme) with policies to safeguard the built and natural environment, including heritage assets and their setting, landscape character and features of recognised importance for biodiversity as demonstrated by Section 6.4, 6.5, 6.6 of the Planning Statement [EN010133/EX2/C7.5_B];</li> <li>ii) It will not lead to the loss of or damage to high-grade agricultural land (Grades 1 &amp; 2) as demonstrated by section 6.7 of the Planning Statement [EN010133/EX2/C7.5_B];</li> <li>iii) are compatible with tourism and recreational facilities as demonstrated by Section 6.15 of the Planning Statement [EN010133/EX2/C7.5_B];</li> </ul>

		<p>iv) will not result in unacceptable impacts in terms of visual appearance; noise; shadow-flicker; watercourse engineering and hydrological impacts; pollution; or traffic generation as demonstrated by Section 6.5, 6.11,6.12, 6.10, 6.16, 6.13 of the Planning Statement [EN010133/EX2/C7.5_B];</p> <p>v) will not result in an unacceptable cumulative impact in relation to the factors above as demonstrated within the relevant ES Chapters [APP-036 to APP-058], which have considered the cumulative effects of the Scheme, and within the sections of the Planning Statement [EN010133/EX2/C7.5_B] set out above.</p> <p>An Outline Decommissioning Statement [APP-338] has been produced in order to provide a base from which the decommissioning and reinstatement of the site will be conducted. Given the timescale and nature of the proposal, full details will be provided in time within a Decommissioning Statement, following the Outline Statement.</p> <p>The Scheme is considered to generally accord with the requirements of this policy.</p>
<p>POLICY DM11</p>	<p>All applications will be expected to demonstrate that the necessary infrastructure (social, physical and green) will be in place in advance of, or can be provided in tandem with, new development and, where appropriate, that arrangements are in place for its subsequent maintenance.</p> <p>Arrangements for the provision or improvement of infrastructure required by the proposed development and/or to mitigate the impact of that development will, in line with national guidance and legislation, be secured by Community Infrastructure</p>	<p>Good design has been a key consideration from the outset. The LVIA has informed the iterative design process, including taking account of published landscape character assessment guidance and fieldwork analysis.</p> <p>The overall objective of the landscape design is to integrate the Scheme into its landscape setting and avoid or minimise adverse landscape and visual effects as far as practicable. The design has been developed in collaboration with the wider</p>

	<p>Levy (CIL) charge, planning obligation or, where appropriate, via conditions attached to a planning permission.</p> <p>Obligations may include, but not be limited to:</p> <p>v. Green infrastructure:</p> <ul style="list-style-type: none"> <li>• Open Space (e.g., Play Areas; Sports Fields/Youth and Adult Areas; amenity open space);</li> <li>• Natural Heritage (e.g., mitigation measures; habitat restoration; habitat protection; habitat creation; landscaping; site management; or site interpretation);</li> </ul> <p>viii. Flood mitigation measures (e.g., flood warning measures; re-opening of culverts);</p>	<p>design team, other specialists and the Host Authorities landscape advisors to achieve a solution that achieves this objective whilst maximising opportunities to deliver net gains in biodiversity gain (green infrastructure).</p> <p>Other green infrastructures, in the form of Public Rights of Way have undergone analysis and are to be enhanced during the construction phase as secured within the CEMP [EN010133/EX2/C7.1_B] in order to deliver lasting improvements to the green infrastructure, and indirectly to the social infrastructure that is Public Rights of Way.</p> <p>During construction, the Outline CEMP [EN010133/EX2/C7.1_B] sets out measures to ensure the safety of staff and the Site during construction from flood risk. This includes the appointment of at least one designated Flood Warden who is familiar with the risks and remains vigilant to news reports, Environment Agency flood warnings, relevant weather warnings and water levels of the local waterway. Flood risks during operation will be managed through the instillation of mitigation measures as explored within ES Chapter 10: Hydrology, Flood Risk and Drainage [APP-045] and ES Addendum Chapter 10 [REP-076].</p>
<p>POLICY DM13</p>	<p>C. Parking Standards</p> <p>Non-residential parking should be provided in line with the 6Cs Highway Design Guide adopted by Nottinghamshire County Council on 1 April 2009.</p>	<p>During Construction, when it is proposed that there will be 469 FTE Staff on Site, the provision of parking compounds has been detailed within the Outline CTMP [EN010133/EX1/C6.3.14.2_A]. It is considered that a suitable allocation, in the form of temporary compounds, has been provisioned in relation to meeting parking needs.</p>

### 1.3 Emerging Draft Bassetlaw Local Plan 2020-2037 (DBLP)

Relevant Paragraph/ Policy Reference	Policy Requirement	Compliance with Policy
POLICY ST1	<p>1. Managed sustainable development and growth, appropriate to the size of each settlement to meet the evidenced need for new homes and jobs, regenerate the District's town centres, and support necessary improvements to infrastructure, services and facilities will be achieved by:</p> <p>b) emphasising the need to develop in sustainable locations in close proximity to transport hubs and key public transport nodes, and encourage higher density development in those locations;</p> <p>Places not identified in the settlement hierarchy are considered to be part of the wider countryside, where development will be supported where consistent with other policies in this plan and to address an identified local need and can be justified through a neighbourhood plan or national policy;</p>	<p>Section 1 of this policy is not considered relevant as it relates to settlements.</p> <p>The development of the Scheme is supported in principle by Policy 51 of the Plan. Given the scale of the development, it is considered appropriate that the development is located within the countryside. The Site selection Assessment [APP-067] explains and justifies the site requirements and choice of site.</p> <p>The Scheme is considered to comply with this policy.</p>
POLICY ST6	<p>Land at the former Cottam Power Station Site:</p> <p>Proposals for the development of this Priority Regeneration Area will permitted where they form part of the comprehensive re-development of the site as identified by the masterplan framework and;</p> <p>a) enable the phased reclamation of the site in line with an agreed programme of works and phasing plan;</p>	<p>The cable route corridor is the only aspect of the Scheme which is captured by this policy. The location and means of construction for the Cable Route will not prejudice the comprehensive redevelopment of the site as identified by this policy.</p> <p>Due attention has been given to the Cottam Wetlands Local Wildlife Site within ES Chapter 9: Ecology and Biodiversity [APP-044]. Additionally, the water quality of the river Trent is</p>

<p>b) comprise a scheme of an appropriate scale, layout, form and materials which respects the significance and setting of affected heritage assets, including the Fleet Plantation Scheduled Monument, supported by a heritage statement to include the results of an archaeological assessment;</p> <p>c) protect and enhance the biodiversity value of the Cottam Wetlands Local Wildlife Site, its buffer zone evidenced by an Ecological Impact Assessment; and, promote linkages to the wider green/blue infrastructure network;</p> <p>d) protect and where appropriate enhance the water quality of the River Trent, including through consideration of integrated water management;</p> <p>e) deliver a flood management scheme which incorporates an appropriate Sustainable Drainage System (SuDS), including green/blue infrastructure measures, informed by a Flood Risk Assessment (FRA), a hydrology assessment and, a Surface Water Management Masterplan and Strategy, in accordance with Policy ST52. Whole life management and maintenance arrangements must be agreed through the planning application process;</p> <p>f) demonstrate that the full impact(s) of the proposed regeneration of the site, individually and cumulatively with other development and site allocations in this Plan can be mitigated; and ensure opportunities to reduce transport movements by private vehicles are minimised, and, opportunities to access the site via bus, cycling and walking are maximised, evidenced through a through a comprehensive Transport Assessment and Travel Plan. All proposals must be agreed with the Local Highways Authority;</p> <p>g) ensure the continued operation of the Cottam Development Centre, by providing, through good design and mitigation where necessary, an appropriate standard of amenity for future occupiers and residents;</p> <p>h) ensure wayleave access arrangements to on site third party infrastructure assets and to the River Trent are maintained and long term management and</p>	<p>to be preserved as the Cable Route Corridor will transect the Trent by HDD.</p>
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	<p>maintenance arrangements with relevant bodies is in place before development starts, and that these arrangements are reflected in the design of the site;</p> <p>i) ensure the requirements for non-minerals development in Minerals Safeguarding Areas in the Nottinghamshire Minerals Local Plan<sup>37</sup> have been met;</p> <p>j) protect the Pulverised Fuel Ash North and South Lagoons, and slurry lagoon from inappropriate development, and ensure their appropriate restoration and after care in line with relevant permissions;</p> <p>k) give consideration to utilising the River Trent and existing railway line for the transportation of construction and waste materials to and from the site during redevelopment.</p>	
POLICY ST11	<p>Proposals for the growth of businesses in the rural area and outside established employment sites/allocations will be supported where all of the following are met:</p> <p>a) there is a proven need for the development in terms of a business opportunity or operational requirements;</p> <p>b) in the case of existing sites, the proposed development cannot physically and reasonably be accommodated within the existing curtilage;</p> <p>e) the development will have no adverse impact on the character of the location, the surrounding townscape or landscape, the form and character of the settlement or upon biodiversity and heritage assets;</p>	<p>a) The Statement of Need [APP-350] explains in detail the compelling case for the Scheme in relation to urgently delivering low carbon renewable energy to meet the aim of decarbonising the UK's electricity supplies by 2035; providing security of supply as well as affordability for end consumers. Given the scale of the Scheme, it is considered unavoidable that the Scheme is located anywhere other than in the Countryside. The Site Selection Assessment explains the site requirements and the choice of site [APP-067];</p> <p>b) Not relevant to this proposal;</p> <p>c) The Scheme is generally compatible (taking into consideration the nationally significant benefits that the Scheme will bring, and the likely increased level of effect that is associated with, and acceptable for a scheme of this scale in comparison with a smaller scheme) with policies to safeguard the surrounding landscape, the form and character of the settlement,</p>

		<p>biodiversity and heritage assets as demonstrated by Section 6.4, 6.5, 6.6 of the Planning Statement [EN010133/EX2/C7.5_b];</p> <p>The Scheme generally complies with this policy.</p>
POLICY ST35	<p>1. All development must be of a high-quality design that:</p> <p>a) has a clear function, character and identity based upon a robust understanding of local context, constraints and distinctiveness, while reflecting the principles of relevant national and local design guidance</p> <p>c) where appropriate, positively preserves, enhances and integrates landscape and townscape features, and natural and heritage assets;</p> <p>p) mitigates flood risk and water run-off utilising the drainage hierarchy in accordance with Policy ST52, and integrates water management appropriate to place;</p>	<p>The design rationale for the Scheme is set out within the Design and Access Statement [APP-342 to APP-345]. Section 6.4 of the Planning Statement [EN010133/EX2/C7.5_B] sets out the Scheme's compliance with relevant design policies. In terms of the specific policy requirements:</p> <p>a) As far as is relevant to the type of development proposed, the design is demonstrated to have a clear function and character based upon a robust understanding of local context, constraints and distinctiveness. This has been informed by the Landscape and Visual Impact Assessment work and ecological survey work undertaken. See Planning Statement section 6.4 [EN010133/EX2/C7.5_B].</p> <p>b) It positively preserves, enhances and integrates landscape features, natural and heritage assets. Landscape mitigation measures address the relationship between the Scheme and its surroundings. The mitigation measures have looked to incorporate and retain, as far as possible, existing natural features such as hedgerows, trees, and field patterns. The landscape mitigation measures also incorporate landscape treatment to ensure that the Scheme can be satisfactorily assimilated into the surrounding area. The landscape mitigation measures also look to protect any important local views into, out of or through the Site. Landscape mitigation measures are set</p>

		<p>out in the LVIA Chapter 8 [APP-043] and as illustrated in Figures 8.16.1 [REP-024] to Figure 8.16.10 [REP-025] of the ES.</p> <p>1. It mitigates flood risk and water run-off utilising the drainage hierarchy in accordance with Policy ST52 and integrates water management appropriate to place as set out within the Flood Risk Assessments, Appendix 10.1 of the Environmental Statement [APP-090].</p> <p>The Scheme is considered to be in general compliance with Policy ST35.</p>
POLICY ST37	<p>1. Proposals that contribute to the nature and quality of Bassetlaw's landscapes will be supported where it can be demonstrated that:</p> <p>a) it protects and where possible enhances the distinctive qualities of the relevant landscape character policy zone, as identified in the Bassetlaw Landscape Character Assessment 2009 7 by conserving, restoring, reinforcing or creating relevant landscape forms and features;</p>	<p>The Scheme's impact upon Bassetlaw's Landscape Character has been detailed within ES Chapter 8: Landscape and Visual Assessment [APP-043]. The summary of residual landscape effects is contained within section 8.12 of ES Chapter 8: Landscape and Visual Assessment. Only part of the grid connection corridor is located within Bassetlaw District so there are no long term impacts upon landscape character.</p>
POLICY ST39	<p>The connectivity, quality, multifunctionality, biodiversity and amenity value of the green and blue infrastructure network will be enhanced, extended and managed through:</p> <ol style="list-style-type: none"> <li>protecting and enhancing the landscape character and the distinctiveness of Green Gaps, Registered Parks and Gardens and ornamental parklands, registered Common Lands and Village Greens, and Local Green Spaces;</li> <li>protecting, enhancing and restoring watercourses, ponds, lakes and water dependent habitats where appropriate;</li> <li>providing for biodiversity net gain, including reconnecting vulnerable and priority habitats (see policy ST41);</li> </ol>	<p>Only part of the grid connection corridor is located within Bassetlaw District.</p> <p>As stated in Chapter 9: Ecology of the ES [APP-044], The Scheme will not result in the loss of ancient woodland or veteran trees. It will also retain existing hedgerow field boundaries. Whilst some small loss of hedgerow will be required, this is outweighed by the additional planting that is to be undertaken. Undeveloped buffers will be included to protect all hedgerows, veteran/ancient trees, ponds and ancient woodland during construction and operation. Within some of these buffers, particularly around the ancient</p>

	<ul style="list-style-type: none"> <li>d. protecting and enhancing ancient and mature woodland and hedgerows, and providing for tree planting to secure recreational benefits and/or to aid carbon offsetting;</li> <li>e. making appropriate provision for new green/blue infrastructure in new development including open space, allotments, playing fields and outdoor sports facilities, and natural and semi natural greenspace and bluespace; and/or incorporating and where practicable facilitating the improvement of existing provision through the design of development;</li> <li>g) linking walking and cycling routes, bridleways and public rights of way to and through development, where appropriate;</li> </ul> <p>2. The function, setting, and biodiversity, landscape, access and recreational value of the following main and minor green corridors, as identified on the Policies Map will be protected and enhanced:</p> <ul style="list-style-type: none"> <li>a) Main green corridors</li> <li>iv. River Trent</li> </ul>	<p>woodland, natural regeneration of woodland will create additional scrub and woodland habitat. Other areas will be managed as grassland. Tree Root Protection fencing will be erected around retained trees, in line with British Standard BS 5837: Trees in relation to design, demolition and construction – Recommendations and the undeveloped buffers will be of at least 15m from woodlands, trees and hedgerows with trees and 5m from hedgerows without trees.</p> <p>The Scheme will protect and enhance biodiversity. A Biodiversity Net Gain (BNG) assessment, using Defra’s Metric 3.0, has been provided with the DCO application [EN010133/EX2/C3.1_C]. For the purposes of BNG, the Scheme will result in an overall significant net. Measures to enhance the biodiversity value of the Order limits and enhance the quality and connectivity of habitats are set out by the Outline LEMP [EN010133/EX2/7.3_B].</p> <p>As stated in Chapter 9: Ecology of the ES [APP-044], The Scheme will not result in the loss of ancient woodland or veteran trees. The Scheme will also retain existing hedgerow field boundaries and will enhance hedgerows where possible. In order to mitigate against the loss of hedgerows, HDD will be conducted to minimise disruption.</p> <p>The Scheme is considered to comply with this policy.</p>
POLICY ST40	<p>The Council will seek to protect and enhance the biodiversity and geodiversity of Bassetlaw, including:</p> <p>International Sites</p> <ul style="list-style-type: none"> <li>a) a proposal that may impact on a Special Area of Conservation (SAC), Special Protection Area (SPA), Ramsar site and/or the Sherwood Forest ppSPA will only be</li> </ul>	<p>The Outline CEMP [EN010133/EX2/C7.1_B], Outline OEMP [APP-353] and Outline Decommissioning Strategy [APP-338] set out measures to protect the environment during construction, operation and decommissioning.</p>

<p>supported where it can be demonstrated that there will be no likely significant effects on their integrity, unless there are no alternative solutions, and it is justified by an 'imperative reasons of overriding public interest' assessment under the Habitats Directives.</p> <p>National Designations</p> <p>b) a proposal that may either directly or indirectly adversely impact a Site of Special Scientific Interest (SSSI), National Nature Reserve (NNR) or ancient woodland and their buffer zones will be refused other than in wholly exceptional circumstances. All proposals should seek to protect and enhance these features wherever possible.</p> <p>c) where it can be demonstrated that housing development within the identified zones of influence of Clumber Park SSSI, the Birklands and Bilhaugh SAC, and Sherwood Forest ppSPA will create adverse recreational impacts on the integrity of these designated sites the development will make provision for appropriate mitigation measures including on the development site, and/or as a financial contribution towards mitigation, management and monitoring at the designated asset.</p> <p>Local Designations and Locally Important Ecological Features</p> <p>d) proposals having a direct or indirect adverse effect on a Local Nature Reserve, Local Wildlife Site or Local Geological Site and their buffer zones or other biodiversity/geodiversity asset, will only be supported where there are no reasonable alternatives; and the case for development clearly outweighs the need to safeguard the ecological, recreational and/or educational value of the site.</p> <p>2. In all cases, where the principle of development is considered appropriate the mitigation hierarchy must be applied so that:</p> <p>a) firstly harm is avoided wherever possible; then</p>	<p>The Scheme will protect and enhance biodiversity. A Biodiversity Net Gain (BNG) assessment, using Defra's Metric 3.0, has been provided with the DCO application [EN010133/EX2/C3.1_C]. For the purposes of BNG, the Scheme will result in an overall significant net gain. Measures to enhance the biodiversity value of the Order limits and enhance the quality and connectivity of habitats are set out by the Outline LEMP [EN010133/EX2/7.3_B].</p> <p>ES Chapter 9: Ecology [APP-044] details any designations that are within the Scheme's Order Limits and proposes mitigation measures where needed.</p> <p>The Scheme is considered to generally comply with this policy.</p>
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	<p>b) appropriate mitigation is provided to ensure no net loss or a net gain of priority habitat and local populations of priority species;</p> <p>c) as a last resort, compensation is delivered to offset any residual damage to biodiversity;</p> <p>d) they protect, restore, enhance and provide appropriate buffers around wildlife and geological features at a local and wider landscape-scale to deliver robust ecological networks, to help deliver priorities in the Nottinghamshire Biodiversity Opportunity Model for Bassetlaw and Idle Valley 201814 ; e) they establish additional ecological links to the Nature Recovery Network.</p> <p>Biodiversity Net Gain</p> <p>3. All new development should make provision for at least 10% net biodiversity gain on site, or where it can be demonstrated that for design reasons this is not practicable, off site through an equivalent financial contribution.</p> <p>4. A commuted sum equivalent to 30 years maintenance will be sought to manage the biodiversity assets in the long term.</p>	
POLICY 41	<p>The Council will protect existing trees, woodland and hedgerows and secure additional planting that increases canopy cover in the interests of biodiversity, amenity and climate change adaptation by:</p> <p>a) retaining, protecting and improving woodland and trees subject to Tree Preservation Orders (TPOs), trees within conservation areas, and ‘important’ hedgerows as defined by the Hedgerows Regulations 1997;</p> <p>b) making Tree Preservation Orders;</p> <p>c) giving consideration to trees and hedgerows both on individual merit as well as their contribution to amenity and interaction as part of a group within the broader landscape setting;</p>	<p>Only part of the grid connection corridor is located within Bassetlaw District.</p> <p>As stated in Chapter 9: Ecology of the ES [APP-044], The Scheme will not result in the loss of ancient woodland or veteran trees. It will also retain existing hedgerow field boundaries. Whilst some limited loss of hedgerow vegetation will be required, this is outweighed by the additional planting that is to be undertaken. Undeveloped buffers will be included to protect all hedgerows, veteran/ancient trees, ponds and ancient woodland during construction and operation. Within some of these buffers, particularly around the ancient woodland, natural regeneration of woodland will create</p>

	<p>d) resisting the loss or deterioration of ancient woodland and ancient or veteran trees unless there are wholly exceptional reasons and a suitable compensation strategy exists;</p> <p>e) seeking contributions to the national tree planting target to contribute to net zero emissions in accordance with Policy ST50.</p> <p>2. Where development would adversely affect trees or hedgerows the application must be accompanied by:</p> <p>a) an accurate tree survey and arboriculture assessment, undertaken by an experienced arboriculturist, of all existing trees and hedgerows on site in accordance with BS5837 (Trees in relation to design, demolition and construction – Recommendations) 201217;</p> <p>b) details of protective measures to be put in place during the development to ensure the health and safety of each specimen and hedgerow to be retained;</p> <p>c) an avoidance and mitigation strategy to include replacement planting for specimens of at least equal amenity and ecological value of a local provenance; and</p> <p>d) a detailed management plan providing details of maintenance arrangements for 10 years.</p>	<p>additional scrub and woodland habitat. Other areas will be managed as grassland. Tree Root Protection fencing will be erected around retained trees, in line with British Standard BS 5837: Trees in relation to design, demolition and construction – Recommendations and the undeveloped buffers will be of at least 15m from woodlands, trees and hedgerows with trees and 5m from hedgerows without trees.</p> <p>The construction of the Scheme has considered the impacts of the resource use and climate change. Mitigation includes the use of lower carbon construction methods, segregation of materials for recycling and the reuse of materials wherever possible. Measures are detailed in the Outline CEMP [EN010133/EX2/C7.1_B].</p> <p>The Scheme therefore demonstrates compliance with this policy.</p>
POLICY ST42	<p>1. The historic environment will be conserved and enhanced, sensitively managed, enjoyed and celebrated for its contribution to sustainable communities. Proposals will be supported where they:</p> <p>a) give great weight to the conservation and re-use of heritage assets (designated and non-designated) and their settings, including for appropriate temporary use, based on their significance in accordance with national policy 1;</p> <p>b) make a positive contribution to the character and local distinctiveness of the historic environment, including through the use of innovative design;</p>	<p>Only part of the grid connection corridor is located within Bassetlaw District.</p> <p>ES Chapter 13: Cultural Heritage [APP-048] does not identify any significant adverse impacts upon designated heritage assets within the district.</p> <p>ES Chapter 13: Heritage [APP-048] concludes potentially significant effects (although there is a degree of uncertainty regarding whether or not these will be significant) for Non-Designated Archaeological Remains - AR67 to AR75 along the</p>



	<p>c) positively conserve or enhance a historic designed landscape;</p> <p>d) maintain, conserve, sustain or return to beneficial use designated or non-designated assets;</p> <p>e) capitalise in an appropriate and sensitive manner the regeneration, tourism and energy efficiency potential of heritage assets;</p> <p>f) positively secure the conservation and re-use of 'at risk' heritage assets;</p> <p>g) improve access and enjoyment of the historic environment where appropriate, particularly where they retain, create or facilitate public access to heritage assets to increase understanding of their significance.</p>	<p>cable route in Bassetlaw. The significant public benefits of the Scheme clearly and demonstrably outweigh the reversible, low level, less than substantial harm to non-designated heritage assets, that may result.</p> <p>The Scheme is considered to comply with this policy.</p>
		<p>1.</p>
<p>POLICY 43</p>	<p>Designated Heritage Assets</p> <p>1. Proposals for development, including change of use, that involve a designated heritage asset, or the setting of a designated heritage asset will be expected to:</p> <p>a) conserve, enhance or better reveal those elements which contribute to the heritage significance and/or its setting;</p> <p>b) respect any features of special architectural or historic interest, including where relevant the historic curtilage or context, its value within a group and/or its setting, such as the importance of a street frontage, traditional roofscape, or traditional shopfronts;</p> <p>c) be sympathetic in terms of its siting, size, scale, height, alignment, proportions, design and form, building technique(s), materials and detailing, boundary treatments and surfacing, or are of a high quality contemporary or innovative nature which complements the local vernacular, in order to retain the special interest that justifies its designation;</p>	<p>Only part of the grid connection corridor is located within Bassetlaw District.</p> <p>ES Chapter 13: Heritage [APP-048] does not conclude any significant impacts upon heritage assets within Bassetlaw District.</p> <p>ES Chapter 13: Heritage [APP-048] concludes potentially significant effects (although there is a degree of uncertainty regarding whether or not these will be significant) for Non-Designated Archaeological Remains - AR67 to AR75 along the cable route in Bassetlaw. The significant public benefits of the Scheme clearly and demonstrably outweigh the reversible, low level, less than substantial harm to non-designated heritage assets, that may result.</p> <p>The Scheme is considered to comply with this policy.</p>

	<p>d) ensure significant views away from, through, towards and associated with the heritage asset(s) are conserved or enhanced;</p> <p>e) in the case of a Conservation Area, to have regard to the established urban grain and ensure that spaces between and around buildings, such as paddocks, greens, gardens and other gaps, are preserved where they contribute to the Conservation Area’s character and appearance.</p> <p>2. Proposals that will lead to substantial harm or total loss of significance will be refused unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, where it can be demonstrated that:</p> <p>a) the nature of the heritage asset prevents all reasonable uses of the site;</p> <p>b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;</p> <p>c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible;</p> <p>d) the harm or loss is outweighed by the benefit of bringing the site back into use.</p> <p>3. Proposals that would result in less than substantial harm to the significance of a designated heritage asset will only be supported where it can be demonstrated that the public benefits will outweigh any harm identified.</p> <p>Non-Designated Heritage Assets</p> <p>1. Proposals for development, including change of use, that involve a non-designated heritage asset, or the setting of a non-designated heritage asset will be expected to:</p> <p>a) have regard to the significance of the asset and its relationship with its setting;</p> <p>Archaeological sites</p>	
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	<p>1. Where the 'in situ' preservation of archaeological remains is not possible or desirable, suitable provision shall be made by the developer for the excavation, recording, analysis, storage, relocation of assets and archiving, in accordance with a Written Scheme of Investigation that has been approved by the Local Planning Authority.</p>	
<p>POLICY 48</p>	<p>1. Proposals for development should be designed and constructed to avoid and minimise impacts on the amenity of existing and future users, individually and cumulatively, within the development and close to it. As such, proposals will be expected to:</p> <p>a) not have a significant adverse effect on the living conditions of existing and new residents and future occupiers of the proposed development through loss of privacy, excessive overshadowing or overbearing impact; and</p> <p>b) not generate a level of activity, noise, light, air quality, odour, vibration or other pollution which cannot be mitigated to an appropriate standard.</p>	<p>The Scheme will not adversely affect neighbour amenity as demonstrated by Section 6.4 (paragraphs 6.4.26-6.4.30) Good design Landscape and Visual Impact (section 6.5), Noise and Vibration (section 6.11), Glint and Glare (section 6.12), Air Quality (section 6.18) of the Planning Statement [EN010133/EX2/C7.5_B].</p> <p>The Outline CEMP [EN010133/EX2/C7.1_B], Outline OEMP [EN010133/EX2/C7.16_A] and Outline Decommissioning Strategy [APP-338] set out measures to avoid pollution to land air or water in order to ensure effects on living conditions of neighbours are minimised during construction and decommissioning. The policy tests and indicators set out by the NPSs and draft NPSs should inform how "unacceptable impacts" referred to in this policy are defined for this NSIP.</p> <p>Section 15.11 of Chapter 15: Noise &amp; Vibration of the ES [APP-050] concludes that there are no anticipated significant adverse effects on health and quality of life arising from the noise or vibration impacts from the construction, decommissioning or operation of the Scheme, including effects on health and quality of life from noise.</p> <p>Chapter 17: Air Quality of the ES [APP-052] and updated Air Quality Impact Assessment [REP-078] conclude that there are anticipated to be no significant adverse effects on air quality as</p>

		a result of the construction, operation or decommissioning of the Scheme.
POLICY 49	<p>1. Where development is considered to be on contaminated land and/or unstable land, through an appropriate contamination assessment and/or land instability risk assessment, proposals should:</p> <p>a) ensure that all works, including investigation of the nature of any contamination or land instability, and removal of materials can be undertaken without causing unacceptable risk to health, waterways or to the environment;</p> <p>b) identify the nature and extent of existing unstable land and/or contaminated land and the level of risk that contaminants/instability could pose in relation to the proposed development and its users, and adjoining land;</p> <p>c) ensure appropriate mitigation measures are identified and implemented which are suitable for the proposed use and that the occupiers and neighbouring uses are not exposed to an unacceptable level of risk;</p> <p>d) demonstrate that the developed site will be suitable for the proposed use without risk from contaminants/instability to people, buildings, services or the environment including the apparatus of statutory undertakers.</p>	<p>Two Phase 1 Preliminary Ecological Appraisals (PEA) report have been prepared, covering land within the Order limits, and is available in Appendix 9.2 and 9.4 of the ES [APP-079 and APP-081].</p> <p>The information collected as part of the PEA suggests that there are no significant constraints with regards to contamination of soil and groundwater that would limit the development of the Order limits.</p> <p>The Outline CEMP [EN010133/EX2/C7.1_B] ensures that, during construction, there is a scheme of works should contamination be found on Site. Where contamination is found, construction will cease, a report and risk assessment will be conducted prior to any commencement of development.</p>
POLICY ST50	<p>2. All new development should be designed to improve resilience to the anticipated effects of climate change. Proposals should incorporate measures that address issues of adaptation to climate change through:</p> <p>e) using integrated water management systems to manage runoff and provide a non-potable water supply;</p> <p>f) providing green/blue infrastructure, and where possible, retaining existing trees and woodlands to reduce the ‘urban heating effect’ during warmer summers;</p>	<p>The construction of the Scheme has considered the impacts of the resource use and climate change. Mitigation includes the use of lower carbon construction methods, segregation of materials for recycling and the reuse of materials wherever possible. Measures are detailed in the Outline CEMP [EN010133/EX2/C7.1_B]. The Scheme therefore demonstrates compliance with this aspect of the policy.</p> <p>The Scheme seeks to retain as many existing trees and hedgerows as possible. This is detailed within the Design and Access Statement [APP-342 to APP-345].</p>

		<p>The Scheme will not result in the closure of any PRoW during the operation. PRoW diversions may be required during construction. These would be short in terms of distance and duration. Appendix 14.3 of the ES [EN010133/EX2/C6.3.14.3_B] provides a PRoW Management Plan, setting out how PRoW will be managed and enhanced upon the operation of the Scheme.</p>
<p>POLICY ST51</p>	<p>Development that generates, shares, transmits and/or stores renewable and low carbon energy, including community energy schemes, will be supported subject to the provision of details of expected power generation based upon yield or local self-consumption of electricity and by demonstrating the satisfactory resolution of all relevant wider impacts (including cumulative impacts) upon:</p> <ul style="list-style-type: none"> <li>a) location, setting and position in the wider landscape, resulting from its siting and scale;</li> <li>b) the historic environment and natural environment, the most versatile agricultural land, air and water quality resulting from its location, scale, design, height or construction;</li> <li>c) affected existing dwellings and communities from its scale, noise, light, glare, smell, dust, emissions or flicker;</li> <li>d) existing highway capacity and highway safety.</li> </ul> <p>2. Development should address the cumulative impact that the scheme could have on the area, taking into account operational and approved developments, as well as any extensions to operational or approved proposals. An assessment should address cumulative visual and landscape impacts, as well as heritage, hydrology, hydrogeology, ecology, traffic and transport, noise, recreation and local amenity impacts.</p> <p>3. Community engagement proportionate to the type and scale of the proposal will be required for all commercial scale renewable energy and low carbon energy</p>	<p>Only part of the Cable Corridor is located within Bassetlaw District.</p> <p>The Statement of Need [APP-350] explains in detail the compelling case for the Scheme in relation to urgently delivering low carbon renewable energy to meet the aim of decarbonising the UK's electricity supplies by 2035; providing security of supply as well as affordability for end consumers.</p> <p>The Scheme has been carefully designed to respect the character and appearance of the landscape, biodiversity and the historic environment, as explained by the Design and Access Statement [APP-338].</p> <p>Section 15.11 of Chapter 15: Noise &amp; Vibration of the ES [APP-050] concludes that there are no anticipated significant adverse effects on health and quality of life arising from the noise or vibration impacts from the construction, decommissioning or operation of the Scheme, including effects on health and quality of life from noise.</p> <p>Community engagement has been integral to the Scheme from its inception. Such engagements with the community have been captured within the Consultation Report [APP-021] and Appendix [APP-022].</p>

	<p>proposals to demonstrate how they will deliver environmental, social and economic benefits.</p> <p>4. A decommissioning programme will be required to demonstrate the effective restoration of land and/or buildings to their original use (such as agriculture) and condition three years after cessation of operations.</p>	<p>An Outline Decommissioning Statement has been produced [APP-338]. This will be developed upon to produce a Decommissioning Statement. The information within this Statement will inform the restoration of the land to its previous use.</p> <p>The Scheme is considered to comply with the requirements of this policy.</p>
POLICY ST52	<p>1. All proposals are required to consider and, where necessary, mitigate the impacts of the proposed development on flood risk, on-site and off-site, commensurate with the scale and impact of the development. Proposals, including change of use applications, must be accompanied by a Flood Risk Assessment (where appropriate), which demonstrates that the development, including the access and egress, will be safe for its lifetime, without increasing or exacerbating flood risk elsewhere and where possible will reduce flood risk overall.</p> <p>2. Where relevant, proposals must demonstrate that they pass the Sequential Test and if necessary the Exceptions Test in Flood Zones 2 and 3 and ensure that where land is required to manage flood risk, it is safeguarded from development.</p>	<p>A Flood Risk Assessment (FRA) is provided at Appendices 10.1 – 10.6 [APP-090 to APP-APP-095]. The FRA provides a detailed assessment of the risk of flooding to and from the Scheme (taking account of climate change) and concludes that the risk of flooding will not be increased as a result of the construction, operation or decommissioning of the Scheme. It is therefore considered that the Scheme is compliant with this policy.</p>

## 1.4 Nottinghamshire Minerals Local Plan (NMLP)

Relevant Paragraph/ Policy Reference	Policy Requirement	Compliance with Policy
Policy SP7	<p>Minerals Safeguarding Areas</p> <ol style="list-style-type: none"> <li>1. Locally and nationally important mineral resources, permitted reserves, allocated sites and associated minerals infrastructure will be safeguarded from needless sterilisation by non-minerals development through the designation of minerals safeguarding areas as identified on the Policies Map.</li> <li>2. Non-minerals development within minerals safeguarding areas will have to demonstrate that mineral resources will not be needlessly sterilised as a result of the development and that the development would not pose a serious hindrance to future extraction in the vicinity.</li> <li>3. Where this cannot be demonstrated, and where there is a clear and demonstrable need for the non-minerals development, prior extraction will be sought where practicable.</li> </ol> <p>Minerals Consultation Areas</p> <ol style="list-style-type: none"> <li>4. District and Borough Councils within Nottinghamshire will consult the County Council as Minerals Planning Authority on proposals for non-minerals development within the designated Mineral Consultation Area, as shown on the Policies Map.</li> <li>5. The Minerals Planning Authority will resist inappropriate non-minerals development within the Minerals Consultation Areas.</li> <li>6. Where non-minerals development would cause an unacceptable impact on the development, operation or restoration of a permitted minerals site, mineral</li> </ol>	<p>Minerals Safeguarding has been considered within table 12.2 of ES Chapter 12: Minerals [APP-047]. Within this Chapter, mineral safeguarding has been considered with mitigation measures being concluded. It is concluded that there are no permitted or proposed mineral extraction sites within close proximity of any of the Sites that might be affected by the Scheme. In the case of Cottam 1 and 2, the</p> <p>ES Chapter 12: Minerals [APP-047] states that current assessments report that there is no need for new minerals sites to come forward during the Lincolnshire Minerals and Waste Local Plan period up to 2031. Furthermore, on the basis the scheme has a lifespan of 40 years and due to the Scheme being decommissioned at the end of its operational life, any minerals would not be permanently sterilised and would be available to exploit if required at a future date. Thus, there is not considered to be any conflict with the mineral safeguarding policy.</p> <p>The proposed cabling connecting the individual Sites to each other, and the grid are unlikely to sterilise any significant volume of safeguarded mineral. The proposed Cable Route Corridor particularly those in the Trent Valley, however, do have the potential to introduce additional constraints to future mineral working and sever otherwise economic reserves. This</p>



	<p>allocation, or associated minerals infrastructure, suitable mitigation should be provided by the applicant prior to the completion of the development.</p>	<p>impact has been mitigated wherever possible by cable routes following existing infrastructure corridors or edges of significant landscape features.</p> <p>No significant adverse impacts on minerals safeguarding are identified within ES Chapter 12: Minerals [APP-047]. The Scheme is considered to comply with the requirements of Policy SP7.</p>
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1.5 Lincolnshire Minerals and Waste Local Plan (LMNLP) (Core Strategy & Development Management Policies (June 2016))

Relevant Paragraph/ Policy Reference	Policy Requirement	Compliance with Policy
Policy M2	<p>The County Council will ensure a steady and adequate supply of sand and gravel for aggregate purposes by making provision over the period 2014 - 2031 (inclusive) for the extraction of 42.66 million tonnes of sand and gravel (2.37 million tonnes per annum). This will be divided between the three Production Areas (as shown on the Key Diagram) as follows:</p> <ul style="list-style-type: none"> <li>• 18.00 million tonnes (1.00 million tonnes per annum) from the Lincoln/ Trent Valley Production Area;</li> <li>• 9.00 million tonnes (0.50 million tonnes per annum) from the Central Lincolnshire Production Area; and</li> <li>• 15.66 million tonnes (0.87 million tonnes per annum) from the South Lincolnshire Production Area.</li> </ul> <p>The County Council will make provision for the release of sand and gravel reserves in the Site Locations Document. This will give priority to extensions to existing Active Mining Sites. New quarries will be allocated where they are required to replace existing Active Mining Sites that will become exhausted during the Plan period and where they are located in the relevant Areas of Search as shown on the Policies Map (Figure 5), namely:</p> <ul style="list-style-type: none"> <li>• west of Lincoln and north/ south of Gainsborough for the Lincoln/ Trent Valley Production Area;</li> </ul>	This policy is noted.

	<ul style="list-style-type: none"> <li>• Tattershall Thorpe for the Central Lincolnshire Production Area; and</li> <li>• West Deeping/ Langtoft for the South Lincolnshire Production Area.</li> </ul>	
Policy M4	<p>Sites allocated in the Site locations Document will be granted planning permission for sand and gravel extraction for aggregate purposes provided that:</p> <ul style="list-style-type: none"> <li>• in the case of an extension to an existing Active Mining Site, extraction would follow on after the cessation of sand and gravel extraction from the existing areas supplying the plant site; and</li> <li>• in the case of a new quarry, it is required to replace an existing Active Mining Site that is nearing exhaustion.</li> </ul> <p>For sites not allocated in the Site locations Document, planning permission will be granted for sand and gravel extraction for aggregate purposes where the site is required to meet:</p> <ul style="list-style-type: none"> <li>• a proven need that cannot be met from the existing permitted reserves; or</li> <li>• a specific shortfall in the landbank of the relevant Production Area and either: <ul style="list-style-type: none"> <li>(i) forms an extension to an existing Active Mining Site; or</li> <li>(ii) (ii) is located in the relevant Area of Search as shown on the Policies Map (Figure 5) and will replace an existing Active Mining Site that is nearing exhaustion.</li> </ul> </li> </ul> <p>In all cases the proposal must accord with all relevant Development Management Policies and Restoration Policies set out in the Plan.</p>	<p>ES Chapter 12: Minerals [APP-047] states that current assessments report that there is no need for new minerals sites to come forward during the Lincolnshire Minerals and Waste Local Plan period up to 2031. Furthermore, on the basis the scheme has a lifespan of 40 years and due to the Scheme being decommissioned at the end of its operational life, any minerals would not be permanently sterilised and would be available to exploit if required at a future date. Thus, there is not considered to be any conflict with the mineral safeguarding policy.</p> <p>The proposed cabling connecting the individual Sites to each other, and the grid are unlikely to sterilise any significant volume of safeguarded mineral. The proposed Cable Route Corridor particularly those in the Trent Valley, however, do have the potential to introduce additional constraints to future mineral working and sever otherwise economic reserves. This impact has been mitigated wherever possible by cable routes following existing infrastructure corridors or edges of significant landscape features.</p> <p>No significant adverse impacts on minerals safeguarding are identified within ES Chapter 12: Minerals [APP-047]. The Scheme is considered to comply with the requirements of Policy M4.</p>
Policy M11	<p>Sand and gravel, blown sand and limestone resources that are considered to be of current or future economic importance within the Minerals Safeguarding Areas shown on Figure 1, together with potential sources of dimension stone for use in</p>	<p>ES Chapter 12: Minerals [APP-047] states that current assessments report that there is no need for new minerals sites to come forward during the Lincolnshire Minerals and</p>

<p>building and restoration projects connected to Lincoln Cathedral/Lincoln Castle within the areas shown on Figure 2, and chalk resources included on Figure 3, will be protected from permanent sterilisation by other development.</p> <p>Applications for non-minerals development in a minerals safeguarding area must be accompanied by a Minerals Assessment. Planning permission will be granted for development within a Minerals Safeguarding Area provided that it would not sterilise mineral resources within the Mineral Safeguarding Areas or prevent future minerals extraction on neighbouring land. Where this is not the case, planning permission will be granted when:</p> <ul style="list-style-type: none"> <li>• the applicant can demonstrate to the Mineral Planning Authority that prior extraction of the mineral would be impracticable, and that the development could not reasonably be sited elsewhere; or</li> <li>• the incompatible development is of a temporary nature and can be completed and the site restored to a condition that does not inhibit extraction within the timescale that the mineral is likely to be needed; or</li> <li>• there is an overriding need for the development to meet local economic needs, and the development could not reasonably be sited elsewhere; or</li> <li>• the development is of a minor nature which would have a negligible impact with respect to sterilising the mineral resource; or</li> <li>• the development is, or forms part of, an allocation in the Development Plan.</li> </ul> <p>Exemptions</p> <p>This policy does not apply to the following:</p> <ul style="list-style-type: none"> <li>• Applications for householder development</li> <li>• Applications for alterations to existing buildings and for change of use of existing development, unless intensifying activity on site</li> </ul>	<p>Waste Local Plan period up to 2031. Furthermore, on the basis the scheme has a lifespan of 40 years and due to the Scheme being decommissioned at the end of its operational life, any minerals would not be permanently sterilised and would be available to exploit if required at a future date. Thus, there is not considered to be any conflict with the mineral safeguarding policy.</p> <p>The proposed cabling connecting the individual Sites to each other, and the grid are unlikely to sterilise any significant volume of safeguarded mineral. The proposed Cable Route Corridor particularly those in the Trent Valley, however, do have the potential to introduce additional constraints to future mineral working and sever otherwise economic reserves. This impact has been mitigated wherever possible by cable routes following existing infrastructure corridors or edges of significant landscape features.</p> <p>No significant adverse impacts on minerals safeguarding are identified within ES Chapter 12: Minerals [APP-047]. The Scheme is considered to comply with the requirements of Policy M11.</p>
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	<ul style="list-style-type: none"> <li>• Applications for Advertisement Consent</li> <li>• Applications for Listed Building Consent</li> <li>• Applications for reserved matters including subsequent applications after outline consent has been granted</li> <li>• Prior Notifications (telecommunications; forestry; agriculture; demolition)</li> <li>• Certificates of Lawfulness of Existing or Proposed Use or Development (CLEUDs and CLOPUDs)</li> <li>• Applications for Tree Works</li> </ul>	
<p>Policy M12</p>	<p>Mineral sites (excluding dormant sites) and associated infrastructure that supports the supply of minerals in the County will be safeguarded against development that would unnecessarily sterilise the sites and infrastructure or prejudice or jeopardise their use by creating incompatible land uses nearby.</p> <p>Exemptions</p> <p>This policy does not apply to the following:</p> <ul style="list-style-type: none"> <li>• Applications for householder development</li> <li>• Applications for alterations to existing buildings and for change of use of existing development, unless Intensifying activity on site</li> <li>• Applications for Advertisement Consent</li> <li>• Applications for Listed Building Consent</li> <li>• Applications for reserved matters including subsequent applications after outline consent has been granted</li> <li>• Prior Notifications (telecommunications; forestry; agriculture; demolition)</li> </ul>	<p>ES Chapter 12: Minerals [APP-047] states that current assessments report that there is no need for new minerals sites to come forward during the Lincolnshire Minerals and Waste Local Plan period up to 2031. Furthermore, on the basis the scheme has a lifespan of 40 years and due to the Scheme being decommissioned at the end of its operational life, any minerals would not be permanently sterilised and would be available to exploit if required at a future date. Thus, there is not considered to be any conflict with the mineral safeguarding policy.</p> <p>The proposed cabling connecting the individual Sites to each other, and the grid are unlikely to sterilise any significant volume of safeguarded mineral. The proposed Cable Route Corridor particularly those in the Trent Valley, however, do have the potential to introduce additional constraints to future mineral working and sever otherwise economic reserves. This impact has been mitigated wherever possible by cable routes following existing infrastructure corridors or edges of significant landscape features.</p>

	<ul style="list-style-type: none"> <li>• Certificates of Lawfulness of Existing or Proposed Use or Development (CLEUDs and CLOPUDs)</li> <li>• Applications for Tree Works</li> </ul>	<p>No significant adverse impacts on minerals safeguarding are identified within ES Chapter 12: Minerals [APP-047]. The Scheme is considered to comply with the requirements of Policy M12.</p>
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## 1.6 Lincolnshire Minerals and Waste Local Plan Site Locations (December 2017)

Relevant Paragraph/ Policy Reference	Policy Requirement	Compliance with Policy
Policy SL2	<p>Allocated sites, as set out in Policy SL1, including an area of 250 metres surrounding each site, will be safeguarded against development that would unnecessarily sterilise the sites or prejudice or jeopardise their use by creating incompatible land uses nearby.</p> <p>Exemptions</p> <p>This policy does not apply to the following:</p> <ul style="list-style-type: none"> <li>• Applications for householder development</li> <li>• Applications for alterations to existing buildings and for change of use of existing development, unless intensifying activity on site</li> <li>• Applications for Advertisement Consent</li> <li>• Applications for Listed Building Consent</li> <li>• Applications for reserved matters including subsequent applications after outline consent has been granted</li> <li>• Prior Notifications (telecommunications; forestry; agriculture; demolition)</li> <li>• Certificates of Lawfulness of Existing or Proposed Use or Development (CLUEDS and CLOPUDs)</li> <li>• Applications for Tree Works</li> </ul>	<p>ES Chapter 12: Minerals [APP-047] states that current assessments report that there is no need for new minerals sites to come forward during the Lincolnshire Minerals and Waste Local Plan period up to 2031. Furthermore, on the basis the scheme has a lifespan of 40 years and due to the Scheme being decommissioned at the end of its operational life, any minerals would not be permanently sterilised and would be available to exploit if required at a future date. Thus, there is not considered to be any conflict with the mineral safeguarding policy.</p> <p>The proposed cabling connecting the individual Sites to each other, and the grid are unlikely to sterilise any significant volume of safeguarded mineral. The proposed Cable Route Corridor particularly those in the Trent Valley, however, do have the potential to introduce additional constraints to future mineral working and sever otherwise economic reserves. This impact has been mitigated wherever possible by cable routes following existing infrastructure corridors or edges of significant landscape features.</p> <p>No significant adverse impacts on minerals safeguarding are identified within ES Chapter 12: Minerals [APP-047]. The</p>





		Scheme is considered to comply with the requirements of Policy SL2.
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## 2 Neighbourhood Plans

### 2.1 Corringham Parish Council (2021). Corringham Neighbourhood Plan 2021 to 2036 (Referendum Version October 2021). Gainsborough: West Lindsey District Council.

Relevant Paragraph/ Policy Reference	Policy Requirement	Compliance with Policy
CNP1	<p>Sustainable Development Principles - All proposals for development should:</p> <ul style="list-style-type: none"> <li>(i) Be appropriately located;</li> <li>(ii) Be of an appropriate scale and demonstrate a high standard of design;</li> <li>(iii) Have regard to their setting and the character of the local area;</li> <li>(iv) Take account of the key landscape views identified in Policy CNP5;</li> <li>(v) Not unacceptably affect the amenity of nearby residents;</li> <li>(vi) Where appropriate, provide for sustainable transport modes, including walking and cycling;</li> <li>(vii) Respect the local built, social, cultural, historic and natural heritage assets, and</li> </ul> <p>Support will be given to proposals that seek to achieve (or preferably exceed) design and construction standards for sustainable development and minimise CO2 emissions, including domestic scale green energy solutions and provision for electric vehicles.</p>	<p>The location and maximum parameters of buildings and structures proposed as part of the Scheme has been carefully designed to achieve the technical requirements of the Scheme whilst minimising landscape and other impacts. The design objectives and response of the Scheme is described by the Design and Access Statement [APP-342 to APP-345]. Given the scale of the development, it is considered appropriate that the development is located within the countryside.</p> <p>An assessment of the potential landscape and visual impacts associated with the construction, operation and decommissioning of the Scheme has been carried out and is presented in Chapter 8: Landscape and Visual Impact of the ES [APP-043]. Section 8.7 of Chapter 8: Landscape and Visual Impacts of the ES [APP-043] outlines and identifies the likely significant effects on the local built, social, cultural, historic assets of the Scheme before addressing mitigation measures in section 8.8.</p> <p>Chapter 9: Ecology of the ES [APP-044] sets out all the designated sites of ecological or geological conservation importance, including internationally, nationally, and locally</p>

		designated sites; protected species; and habitats and other species identified as being of principal importance for the conservation of biodiversity. The Chapter states that the Scheme's BNG score is significant. The chapter also ensures that natural assets are accounted for and are duly mitigated for where harm is unavoidable.
CNP5	<p>Local character and the design of new development:</p> <p>(A) Development proposals should recognise and complement the local character of the areas identified and described in the Corringham Character Assessment.</p> <p>(B) Development proposals alongside or serviced from rural lanes (Pilham Lane, Mill Mere Road, the lanes to and around Aisby and Yawthorpe and Springthorpe Road) as shown on the Proposals Map should respect, and where practicable enhance, the rural appearance of the byways and their green verges/hedgerows. Development proposals which would have an unacceptable impact on the rural character and appearance of the identified rural byways will not be supported.</p>	<p>The location and maximum parameters of buildings and structures proposed as part of the Scheme has been carefully designed to achieve the technical requirements of the Scheme whilst minimising landscape and other impacts. The design objectives and response of the Scheme is described by the Design and Access Statement [APP-342 to APP-345].</p> <p>Appropriate and sensitive screening has also been developed and implemented to minimise the visual intrusion of the Scheme, while avoiding obscuring or intruding upon key views and relationships between heritage assets.</p>
CNP6	<p>The Plan identifies the following key views:</p> <ol style="list-style-type: none"> <li>1 - North, from the top end of Middle Street towards the Church of St Laurence.</li> <li>2 - South from the public footpath north of Church Lane towards the Church of St Laurence.</li> <li>3 - East from the public footpath north of Church Lane towards Old Hall.</li> <li>4 - East from Mill Mere Road into the village.</li> <li>5 - West from East Lane into the village.</li> <li>6 - North from Church Lane/public footpath into open countryside.</li> <li>7 - West from Mill Mere Lane into open countryside.</li> </ol>	<p>An assessment of the potential landscape and visual impacts associated with the construction, operation and decommissioning of the Scheme has been carried out and is presented in Chapter 8: Landscape and Visual Impact of the ES [APP-043]. Section 8.7 of Chapter 8: Landscape and Visual Impacts of the ES [APP-043] outlines and identifies the likely significant effects of the Scheme before addressing mitigation measures in section 8.8.</p> <p>Through a thorough assessment of the Landscape and Visual Impacts, it is considered that all views included within this policy have been accounted for and appropriate mitigation/assessment of the impacts has been taken.</p>

	<p>8 - East from the pond/recreation ground into open countryside and across to the windmill.</p> <p>9 - West into open countryside from the public footpath connecting Poplar Lane/Middle Street.</p> <p>10 - East from the village hall into open countryside and across to the windmill.</p> <p>The location, design and scale of new development should take account of any relevant key view and not compromise its integrity or significance.</p> <p>In addition, development proposals should be sensitive to, and designed to maintain the rustic and rural appearance of village approaches to ensure that views of key landmarks on entry to the village in general, and in particular the windmills to the west and east and St Laurence Church, are not compromised.</p> <p>Proposed developments which would have an unacceptable effect on a key view or an approach to Corringham will not be supported.</p>	
CNP7	<p>Development proposals should protect, conserve and seek opportunities to enhance designated heritage assets (and their settings) in general and in terms of the significance of the building, materials, scale, setting and layout in particular. The Listed Buildings covered by this policy and shown on the Proposals Maps are:</p> <ul style="list-style-type: none"> <li>1 - Church of St. Laurence (Grade I)</li> <li>2 - The church lychgate (Grade II)</li> <li>3 - Old Hall, Aisby Lane (Grade II)</li> <li>4 - Corringham Windmill, Harpswell Road (Grade II)</li> <li>5 - No.1 High Street (Grade II)</li> <li>6 - The Mill at Mill House Farm, Mill Lane (Grade II)</li> <li>7 - Mill House Farmhouse, Stables and Barns, Mill Mere Lane (Grade II)</li> </ul>	<p>The Scheme does not involve any internal or external alterations, or extensions to a listed building or listed structures.</p> <p>A heritage statement has been produced [APP-125 to APP-128] in which the layout and form of the Scheme is assessed against potential effects on Heritage Assets and the associated views, significance and setting.</p> <p>The Scheme will not involve internal or external alterations, extensions or partial demolitions to listed buildings or structures, therefore this policy is not applicable to the Scheme.</p>

CNP9	<p>Development proposals affecting Scheduled Monuments, other archaeological sites and areas of archaeological potential and their settings should demonstrate that:</p> <ul style="list-style-type: none"> <li>(i) They have taken into account the impact on above and below ground archaeological deposits.</li> <li>(ii) (ii) They identify mitigation strategies to ensure that evidence which could contribute to the understanding of human activity and past environments is not lost.</li> </ul>	<p>Mitigation measures, reflecting the significance of archaeological sites and areas of archaeological potential, relating to the development proposal have been considered within ES Chapter 13, Cultural Heritage, of the ES [APP-048].</p> <p>Archaeological evaluations were undertaken in addition to a desk-based assessment, including a geophysical survey of the whole scheme and targeted trial trenching. The scope and specification of each field investigation have been set out in Written Scheme of Investigations (WSI). The results of these surveys (Appendix 13.2 the ES [APP-110 to APP-122]) have been incorporated in Section 13.5 of Chapter 13, Cultural Heritage, of the ES [APP-048].</p>
CNP12	<p>Development in the open countryside, related to agriculture, forestry, equine, recreation, tourism, utility infrastructure and other rural land uses, will be supported provided that it does not cause unacceptable harm to:</p> <ul style="list-style-type: none"> <li>(i) Landscape character and quality.</li> <li>(ii) Sites of ecological value, including roadside verges.</li> <li>(iii) Heritage assets and other sites of archaeological interest.</li> <li>(iv) The intrinsic character, beauty and tranquillity of the countryside.</li> <li>(v) The rural quality and character of lanes, including verges.</li> <li>(vi) The “Dark Skies” quality of the Parish.</li> </ul>	<p>An assessment of the potential landscape and visual impacts associated with the construction, operation and decommissioning of the Scheme has been carried out and is presented in Chapter 8: Landscape and Visual Impact of the ES [APP-043]. Section 8.7 of Chapter 8: Landscape and Visual Impacts of the ES [APP-043] outlines and identifies the likely significant effects of the Scheme before addressing mitigation measures in section 8.8.</p> <p>Chapter 9: Ecology of the ES [APP-044] clearly sets out the expected effects during the construction, operation and decommissioning phases of the Scheme.</p> <p>The Scheme has taken advantage of opportunities to conserve and enhance the natural environment, habitats and biodiversity. It accords with this policy.</p> <p>A heritage statement has been produced [APP-125 to APP-128] in which the layout and form of the Scheme is assessed</p>

		<p>against potential effects on Heritage Assets and the associated views, significance and setting.</p> <p>Artificial lighting will be required during construction and decommissioning in areas where natural lighting is unable to reach (sheltered/confined areas), and during core working hours within winter months. All construction lighting will be deployed in accordance with the recommendations set out in the Outline CEMP [EN010133/EX2/C7.1_B].</p> <p>Details of operational lighting are set out in the ES [APP-036 to APP-058]. This explains that no part of the Scheme will be continuously lit. Manually operated, green and motion-detection lighting will be utilised for operational and security purposes around electrical infrastructure. Lighting will be directed downward and away from boundaries. No visible lighting will be utilised at the site perimeter fence, aside from the site entrance points, thus maintaining the Dark Skies Quality.</p>
CNP13	<p>Development proposals which impact on woodland, trees, hedgerows, ponds and watercourses, unimproved and semi-improved grassland should identify how features have been safeguarded and sensitively incorporated within the overall design. Where appropriate any loss of biodiversity should be minimised and mitigated by the creation of new habitats or the enhancement of existing places.</p> <ul style="list-style-type: none"> <li>(i) Development proposals which would result in loss or unacceptable harm to woodland, trees, hedgerows, ponds and watercourses, unimproved and semi-improved grassland will not be supported.</li> <li>(ii) Projects to enhance wildlife habitats and species based on the Lincolnshire Biodiversity Action Plan and the Natural Environment Strategy will be supported.</li> </ul>	<p>Appropriate and sensitive screening has also been developed and implemented to minimise the visual intrusion of the Scheme, while avoiding obscuring or intruding upon key views and relationships between heritage assets.</p> <p>In addition to the proposed mitigation strategy, the Scheme will be decommissioned at the end of its operational life. There will therefore be no permanent loss of the significance of designated assets as a result of the Scheme allowing future generations to retain an understanding of their settings.</p> <p>The Scheme will also enhance the biodiversity value of the Order limits and enhance the quality and connectivity of</p>

	<p>(iii) Insofar as planning permission is required, proposals for tree planting and hedgerow creation aimed at providing a network of wildlife corridors across the Parish will be supported.</p>	<p>habitats through the implementation of the Outline LEMP [EN010133/EX2/7.3_B].</p>
<p>CNP15</p>	<p>(A) Proposals for the development of new small business units, the expansion or diversification of existing small units and tourism related development should be permitted, providing that:</p> <p>i. it can be demonstrated that there will be no significant unacceptable impact from increased traffic, noise, smell, lighting, vibration or other emissions or activities from proposed developments.</p> <p>ii. it would not have an unacceptable impact on the character and scale of the site and/or buildings, by virtue of its scale or design, or on the local landscape including Key Views.</p> <p>iii. where relevant, opportunities are taken to secure the re-use of vacant or redundant historic buildings (designated and non-designated).</p> <p>iv. Traffic generated by proposals, including deliveries by HGVs and larger farm vehicles, will not unacceptably detract from the visual and nature conservation value of the rural lanes identified in Policy CNP5.</p>	<p>Artificial lighting will be required during construction and decommissioning in areas where natural lighting is unable to reach (sheltered/confined areas), and during core working hours within winter months. All construction lighting will be deployed in accordance with the recommendations set out in the Outline CEMP [EN010133/EX2/C7.1_B].</p> <p>All decommissioning activities will be conducted in line with the Decommissioning Statement [APP-338].</p> <p>Details of operational lighting are set out in the ES [APP-036 to APP-058]. This explains that no part of the Scheme will be continuously lit. Manually operated, green and motion-detection lighting will be utilised for operational and security purposes around electrical infrastructure. Lighting will be directed downward and away from boundaries. No visible lighting will be utilised at the site perimeter fence, aside from the site entrance points.</p> <p>The Scheme will protect and enhance biodiversity. A Biodiversity Net Gain (BNG) assessment, using Defra’s Metric 3.0, has been provided with the DCO application [EN010133/EX2/C3.1_C]. For the purposes of BNG, the Scheme will result in an overall significant net gain. Measures to enhance the biodiversity value of the Order limits and enhance the quality and connectivity of habitats are set out by the Outline LEMP [EN010133/EX2/7.3_B].</p>



2.2 Glentworth Parish Council (2019). Glentworth Neighbourhood Plan 2018 – 2036 Approved Plan September 2019. Gainsborough: West Lindsey District Council.

Relevant Paragraph/ Policy Reference	Policy Requirement	Compliance with Policy
Policy 3	<p>3.1 Development proposals will be supported where their design and detailing complement the established character of the village as described in the Neighbourhood Character Profile Report, taking particular account of:</p> <p>3.1.4 the ways in which the development impacts on the Conservation Area, including features and Important Buildings listed in the Glentworth Conservation Area Appraisal (1993)(18), on surrounding and nearby Listed Buildings and Non-designated Heritage Assets as identified in the Neighbourhood Character Profile Report and on Policy Map 3;</p> <p>3.1.7 the importance of retaining existing mature trees, hedgerows and verges, and to incorporate in new development and roads landscaping solutions such as treelines and wide verges.</p> <p>3.1 Development proposals should taken account of flood risk issues in the immediate locality and incorporate solutions appropriate to local circumstances. Proposals which incorporate sustainable urban design drainage measures appropriate to the site will be supported.</p> <p>3.3 Development proposals should provide adequate access and off-street parking. Where development includes a garage or any other form of car shelter, it will need to demonstrate that the garage or car shelter is able to accommodate the vehicle, leaving enough room for the driver to comfortably get in and out of the vehicle.</p>	<p>The Scheme does not involve any internal or external alterations, or extensions to a listed building or listed structure, nor does it involve change of use of a listed building or listed structure. As assessment of local heritage assets has been conducted and is within the ES Chapter 13: Cultural Heritage [APP-048].</p> <p>Section 13.8 of Chapter 13: Cultural Heritage of the ES [APP-048] outlines the significance of heritage assets, significance of the Scheme's impacts and proposed design mitigation measures required pertaining to cultural heritage. This includes the provision of stand-offs between the Scheme and heritage assets in order to help to preserve their setting during the construction, operational and decommissioning periods. By providing the embedded mitigation and stand-offs the Scheme respects and responds to the local context of heritage assets, in accordance with this policy.</p>

		<p>C6.2.9 ES Chapter 9_Ecology and Biodiversity [APP-044] notes, through paragraph 9.7.60, that no mature or semi-mature trees are anticipated to be lost as a result of the Scheme.</p> <p>In certain locations where existing accesses do not exist, some very minor hedgerow removal is necessary to accommodate the access road between fields, land parcels and solar panel areas. Hedgerows to be removed are set out in the Hedgerow Removal Plans in Appendix C of C7.3_A Outline Landscape and Ecological Management Plan Revision A [REP-045]. This removal will involve only very short sections of hedgerow to accommodate internal access roads and will not involve loss of trees, in particular trees protected under any Tree Preservation Orders (TPOs).</p> <p>Where these minor areas of hedgerow removal are required to enable construction only and are not required as operational accesses, vegetation will be reinstated as secured by Requirement 13 of Schedule 2 of C3.1_C Draft Development Consent Order Revision C [EN010133/EX2/C3.1_C] once construction is complete (see table 3.3 of C7.1_A Outline Construction Environmental Management Plan [REP-045]).</p> <p>A Flood Risk Assessment (FRA) is provided at Appendices 10.1 – 10.6 of the ES [APP-045] and ES Addendum: Flood Risk, Hydrology and Drainage [REP-076]. The FRA provides a detailed assessment of the risk of flooding to and from the Scheme (taking account of climate change) and concludes that</p>
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		<p>the risk of flooding will not be increased as a result of the construction, operation or decommissioning of the Scheme. It is therefore considered that the Scheme is compliant with this policy.</p> <p>The Scheme will be adequately served by highways infrastructure as demonstrated by ES Chapter 14: Transport and Access [APP-049].</p>
Policy 5	<p>5.1. A development proposal will be supported where it contributes, where practicable, to:</p> <p>5.1.1. the enhancement and management of existing green infrastructure assets, as presented in Policy Map 5, and</p> <p>5.1.2. the provision of new public green spaces and enhances green infrastructure assets.</p> <p>5.2. A development proposal that will result in a detrimental impact on the purpose or function of existing green infrastructure will be supported only where it demonstrates that:</p> <p>5.2.1. the detrimental impact on the green infrastructure is unavoidable and is significantly and demonstrably outweighed by the benefit of the development; and</p> <p>5.2.2. the implementation of alternative solutions as part of the development, reinstates the green infrastructure’s purpose or function to the previous quality and connectivity.</p>	<p>Due regard has been taken in order to minimise disruption through mitigation measures. Enhancement measures have been put in place and are explored within the Public Rights of Way Management Plan [EN010133/EX2/C6.3.14.3_B].</p>

2.3 Hemswell Parish Council and Harpswell Parish Council (2022). Hemswell & Harpswell Neighbourhood Plan [for examination]. Gainsborough: West Lindsey District Council.

Relevant Paragraph/ Policy Reference	Policy Requirement	Compliance with Policy
Policy 5	<p>Protecting the Wider Landscape Character and Setting of the Neighbourhood Plan Area</p> <p>1). In accordance with the Central Lincolnshire Local Plan policies LP 55 development in the Open Countryside and LP17 Landscape Townscape and Views, development proposals are required to demonstrate how they have taken into account the guidance and recommendations contained within the Hemswell &amp; Harpswell Character Assessment 2018 and the Hemswell Village Design Principles 2019.</p> <p>2) In order to protect the wider landscape character and the AGLV, any new development within the neighbourhood plan area, is required to demonstrate that it has met the following criteria:</p> <p>a) it would not represent a significant visual intrusion into the landscape setting and the landscape designations;</p> <p>b) it would not have a significantly adverse impact on the publicly accessible views summarised on Map 17 and detailed in the Hemswell &amp; Harpswell Character Assessment;</p>	<p>An assessment of the potential landscape and visual impacts associated with the construction, operation and decommissioning of the Scheme has been carried out and is presented in Chapter 8: Landscape and Visual Impact of the ES [APP-043]. Section 8.7 of Chapter 8: Landscape and Visual Impacts of the ES [APP-043] outlines and identifies the likely significant effects of the Scheme before addressing mitigation measures in section 8.8.</p> <p>Appropriate and sensitive screening has also been developed and implemented to minimise the visual intrusion of the Scheme, while avoiding obscuring or intruding upon key views and relationships between heritage assets.</p>

	<p>c) it would not have a significantly adverse impact the integrity, character, and appearance of the open countryside and the setting of the Area of Great Landscape Value.</p> <p>d) it would use soft landscaping to provide generously planted green edges to site boundaries;</p> <p>e) it would not introduce or expose any prominent built forms along the Lincoln Cliff;</p> <p>f) it has explored opportunities to utilise existing tree planting, or, alternatively, proposes to introduce new tree planting as a means to mitigate against any potential harmful impacts on the landscape character; and</p> <p>g) where new tree planting is proposed, the use of sustainable drainage systems, such as tree pits, should be used to sustainably manage surface water.</p>	
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2.4 Sturton by Stow Parish Council and Stow Parish Council (2022). Sturton by Stow and Stow Neighbourhood Plan 2019 – 2036 Final Approved Version March 2022. Gainsborough: West Lindsey District Council.

Relevant Paragraph/ Policy Reference	Policy Requirement	Compliance with Policy
Policy 1	<p>1. To support and enhance the sustainability of the Parishes of Sturton by Stow and Stow, development will be supported where it is consistent with the following principles as appropriate to the proposal's scale, nature and location within the neighbourhood area:</p> <p>c. any necessary physical or social infrastructure or improvements to such infrastructure that may be required to make a particular development proposal acceptable in planning terms are delivered in association with that development;</p> <p>d. development outside the existing or planned built-up areas of Sturton by Stow and Stow villages will only be supported if it:</p> <p>i. is required for agricultural purposes; or</p> <p>ii. is required to support an existing agricultural or non-agricultural use; or</p> <p>iii. makes sustainable use of a previously developed site; or</p> <p>e. development does not increase the risk of flooding and should reduce such risk where possible;</p> <p>f. developments in Sturton by Stow and Stow are located, designed, constructed and operated so as to be consistent with the national target of bringing the United Kingdom's greenhouse gas emissions to net zero by 2050;</p>	<p>The construction of the Scheme has considered the impacts of the resource use and climate change. Mitigation includes the use of lower carbon construction methods, segregation of materials for recycling and the reuse of materials wherever possible. Measures are detailed in the Outline CEMP [EN010133/EX2/C7.1_B]. The Scheme therefore demonstrates compliance with this aspect of the policy.</p> <p>Chapter 7 Climate Change of the ES [REP-014] presents a lifecycle greenhouse gas (GHG) impact assessment which considers the impact of GHG emissions arising over the lifetime of the Scheme on the climate. This concludes that over its 40-year operational lifetime the Scheme will produce 35,590,658 MWh of electricity with an average operational greenhouse gas intensity of 21.2 grams of carbon dioxide equivalent per kWh (gCO<sub>2</sub>e/kWh). This demonstrates its very low carbon attributes compared to other non-renewable forms of electricity generation, providing an overall major beneficial impact in relation to the UK meeting its carbon reduction targets and therefore represents a major beneficial effect on the climate.</p>

	<p>g. development is located and designed so that any potential negative impact on climate change such as increased carbon emissions or flood risk is mitigated.</p> <p>h. developments should incorporate clear measures for adaptation and resilience to climate change</p>	<p>A Flood Risk Assessment (FRA) is provided at Appendices 10.1 – 10.6 [APP-090 to APP-096]. The FRA provides a detailed assessment of the risk of flooding to and from the Scheme (taking account of climate change) and concludes that the risk of flooding will not be increased as a result of the construction, operation or decommissioning of the Scheme. It is therefore considered that the Scheme is compliant with this policy.</p> <p>During construction, the Outline CEMP [EN010133/EX2/C7.1_B] sets out measures to ensure the safety of staff during construction from flood risk. This includes the appointment of at least one designated Flood Warden who is familiar with the risks and remains vigilant to news reports, Environment Agency flood warnings, relevant weather warnings and water levels of the local waterway.</p>
Policy 5	<ol style="list-style-type: none"> <li>1. As appropriate to their scale, nature and location, developments should demonstrate good quality design and respect the character and appearance of the surrounding area. All development proposals will be assessed to ensure that they effectively address the following matters, as described in detail in each Character Area chapter of the Neighbourhood Profile: a. siting and layout; b. density, scale, form and massing; c. detailed design and materials; d. landscaping and streetscape.</li> <li>2. Development proposals will be supported if it is demonstrated that their design solutions: a. apply principles of good design to ensure that both neighbouring users and occupiers of the proposed development will benefit from reasonable standards of amenity, unimpaired by unacceptable overlooking, loss of privacy, loss of light, pollution (including contaminated land, light pollution or emissions), odour, noise and other forms of disturbance;</li> </ol>	<p>As detailed in Section 3 of the Planning Statement [EN010133/EX2/C7.5_B], the Scheme has been subject to a detailed and sensitive iterative design process. This has taken account of the context and features of the land within the Order limits, nearby sensitive receptors and assets, information emerging from environmental surveys, feedback from stakeholders, and opportunities and constraints in order to develop a good design that balances the need to maximise the energy generation capacity of the Scheme, with the avoidance and mitigation of impacts, and provision of environmental and other enhancements, where practicable. The design process and basis of design decisions taken are described in the Chapter 5: Alternatives and Design Evolution of the ES [APP-040].</p>



	<p>c. minimise the waste of resources (e.g. electricity, gas and water) and promote renewable energy generation and energy efficiency, minimise risk of flooding, the design of all aspects of the development should mitigate for climate change impacts and incorporate climate change adaptation and resilience measures that ensure there is no increase in carbon emissions (preferably a reduction), they promote renewable energy generation and energy efficiency and do not increase the risk of local and nearby flooding (including the use of Sustainable Urban Drainage Solutions, permeable surfaces etc.); d. avoid adversely impacting on Heritage Assets listed in Policy 6 and/or the Protected Views of Policy 9</p> <p>g. promote safe access by vehicles, pedestrians, wheelchair users and cyclists, and promote connectivity across and around the development for pedestrians, pushchairs, wheelchair users, cyclists and mobility vehicles;</p>	<p>The Scheme makes a significant contribution towards limiting climate change and ES Chapter 7: Climate change [REP-014] concludes it will have a significant beneficial effect in terms of climate change.</p> <p>The panels are predominantly made from recyclable materials. The Applicant refers the parties to Table 20.7 in C6.2.20 ES Chapter 20 Waste [APP-055] which identifies estimated volumes of waste from decommissioning. Approximately 95% of the panel weight is made from glass and metal frames, which can easily be reused and recycled. The remaining silicon and electrical waste can be partially recycled at Waste Electrical and Electronic Equipment (WEEE) facilities.</p> <p>The Scheme will be adequately served by highways infrastructure and there will be no significant impacts upon highway safety as demonstrated by ES Chapter 14: Transport and Access [APP-049].</p>
Policy 6	<p>1. Proposed developments will be supported where they preserve or enhance the character or appearance of the historic settlements, listed buildings and their settings and any features of special architectural or historic interest, including locally important heritage assets, all as identified in Policy Map 6.</p> <p>2. When considering the impact of a proposed development on the significance of a designated and non-designated heritage asset (as shown on Policy Map 6), great weight will be given to the asset's conservation. The more important the asset, the greater the weight will be.</p>	<p>The Scheme does not involve any internal or external alterations, or extensions to a listed building or listed structure, nor does it involve change of use of a listed building or listed structure. As assessment of local heritage assets has been conducted and is within the ES Chapter 13: Cultural Heritage [APP-048].</p> <p>Section 13.8 of Chapter 13: Cultural Heritage of the ES [APP-048] outlines the significance of heritage assets, significance of the Scheme's impacts and proposed design mitigation measures required pertaining to cultural heritage. This includes the provision of stand-offs between the Scheme and heritage assets in order to help to preserve their setting during the construction, operational and decommissioning periods.</p>

		By providing the embedded mitigation and stand-offs the Scheme respects and responds to the local context of heritage assets, in accordance with this policy.
Policy 7	<p>1. Proposals for new business premises, or the expansion and regeneration of existing business premises will be supported, subject to the following criteria:</p> <p>a) It can be demonstrated that any proposals protect and, where practicable, enhance:</p> <p>(i) the character of the Parishes – including local heritage assets, as detailed in the Neighbourhood Profile, in line with Policy 5: Delivering Good Design.</p> <p>(ii) the local environment and biodiversity.</p> <p>c) The proposal incorporates measures to mitigate any nuisance from increased traffic, noise, smell, lighting, vibration or other emissions or activities generated by the proposed development.</p> <p>d) The proposal improves the visual amenity of the neighbourhood area where it is practicable to do so and relates directly to the development proposed.</p>	<p>The Scheme will protect and enhance biodiversity. A Biodiversity Net Gain (BNG) assessment, using Defra’s Metric 3.0, has been provided with the DCO application [EN010133/EX2/C3.1_C]. For the purposes of BNG, the Scheme will result in an overall significant net gain. Measures to enhance the biodiversity value of the Order limits and enhance the quality and connectivity of habitats are set out by the Outline LEMP [EN010133/EX2/7.3_B].</p> <p>Artificial lighting, traffic, noise, smell, and vibration nuisances will be most prevalent during construction and decommissioning. These issues have been addressed within the Outline CEMP [EN010133/EX2/C7.1_B] and Outline Decommissioning Statement [APP-338]. Mitigation measures such as inward directed lighting, core working hours, no idling of car engines and the forbidding out vehicle reversing sirens.</p> <p>An assessment of the potential landscape and visual impacts associated with the construction, operation and decommissioning of the Scheme has been carried out and is presented in Chapter 8: Landscape and Visual Impact of the ES [APP-043]. Section 8.7 of Chapter 8: Landscape and Visual Impacts of the ES [APP-043] outlines and identifies the likely significant effects of the Scheme before addressing mitigation measures in section 8.8.</p>
Policy 9	The Plan identifies Protected Views as shown on Policy Maps 9.1 and 9.2.	An assessment of protected views relating to the Scheme is presented in Chapter 8: Landscape and Visual Impact of the ES

	<p>Development proposals should be located and designed to take account of the identified Protected Views and, where practicable, to enhance or provide greater accessibility to the views concerned.</p> <p>Development proposals which would have an unacceptable impact on a Protected View will not be supported.</p>	<p>[APP-043]. It is considered that due consideration has been given to all relevant Protected Views and that this application is compliant with this policy.</p>
<p>Policy 11</p>	<p>1. As appropriate to the scale, nature and location, development proposals should:</p> <ul style="list-style-type: none"> <li>a) contribute to the enhancement and management of existing green corridors and infrastructure assets, where practicable; and</li> <li>b) contribute to the provision of new public green spaces and enhance green infrastructure linkages, where practicable.</li> </ul> <p>2. Development proposals that result in an unacceptable impact on the purpose or function of existing green infrastructure will not be supported unless they:</p> <ul style="list-style-type: none"> <li>a) demonstrate that the impact on the purpose or function of the green infrastructure is unavoidable and significantly and demonstrably outweighed by the benefits of the development; and</li> <li>b) provide for the implementation of alternative solutions, as part of the development, to reinstate the green infrastructure's purpose or function to the previous quality and connectivity.</li> </ul> <p>3. Development proposals that result in unacceptable harm to the biodiversity of existing green infrastructure and that cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, will not be supported.</p> <p>4. Developments that enhance and/or connect existing or create new Green Infrastructure will be supported, in particular where they clearly demonstrate mitigation, adaptation and resilience to climate change.</p>	<p>Due regard has been taken in order to minimise disruption through mitigation measures. Enhancement measures have been put in place and are explored within the Public Rights of Way Management Plan (green infrastructure linkages) [EN010133/EX2/C6.3.14.3_B].</p> <p>The Statement of Need [APP-350] explains in detail the compelling case for the Scheme in relation to urgently delivering low carbon renewable energy to meet the aim of decarbonising the UK's electricity supplies by 2035; providing security of supply as well as affordability for end consumers. This is considered a benefit which exceeds any harm caused. As such, the Scheme is considered compliant with this policy.</p>

	<p>5. Proposals for development that create/make provision for new green space (in addition to and not a replacement for existing green space) will be supported. Where practicable, such proposals should provide amenity for residents, be of value for wildlife and provide climate change mitigation, adaptation and resilience.</p>	
<p>Policy 12</p>	<p>1. Development proposals will be supported where the primary objective is to conserve or enhance biodiversity or geodiversity of the environment.</p> <p>2. All developments, projects and activities will be supported which:</p> <ul style="list-style-type: none"> <li>a. provide a practicable level of protection to legally protected sites and species;</li> <li>b. protect irreplaceable habitats, such as ancient woodlands and ancient or veteran trees, except where there are wholly exceptional reasons and a suitable compensation strategy exists;</li> <li>c. maintain and where practicable enhance conditions for priority habitats;</li> <li>d. maintain and where practicable enhance recognised geodiversity assets;</li> <li>e. maintain and where practicable enhance other sites, features, species;</li> <li>f. identify, protect, maintain and expand as appropriate networks of ecological interest and provide for appropriate management;</li> <li>g. identify measures to avoid and/or reduce any potentially adverse impacts on the natural environment to acceptable levels (commensurate with the status of specific sites where applicable);</li> <li>h. mitigate against any necessary impacts through appropriate habitat creation, restoration or enhancement on site or elsewhere.</li> <li>i. seek and exploit opportunity to conserve, augment and reinstate the stock of trees, hedges, woodlands, wetlands and countryside as wildlife habitat and for aesthetic enjoyment, in both the rural and urban environment;</li> </ul>	<p>The Scheme will protect and enhance biodiversity. A Biodiversity Net Gain (BNG) assessment, using Defra's Metric 3.0, has been provided with the DCO application [EN010133/EX2/C3.1_C]. For the purposes of BNG, the Scheme will result in an overall significant net. Measures to enhance the biodiversity value of the Order limits and enhance the quality and connectivity of habitats are set out by the Outline LEMP [EN010133/EX2/7.3_B]. The measures instated within the Scheme seek to ensure species are protected appropriately, irreplaceable habitats are protected, and sites, species and features are enhanced.</p> <p>The Outline CEMP [EN010133/EX2/C7.1_B], Outline OEMP [APP-353] and Outline Decommissioning Strategy [APP-338] set out measures to protect the environment during construction, operation and decommissioning.</p>

	<p>3. As appropriate to their scale, nature and location, development proposals should incorporate environmental protection measures, which clearly demonstrate mitigation, adaptation and resilience to climate change.</p>	
Policy 13	<p>1. Development proposals, including those within areas that have experienced flooding, as shown on accredited flood risk maps, should demonstrate that the proposal has considered the risk of flooding from all sources and will not have an unacceptable impact on existing foul and surface water drainage infrastructure. Development proposals should make use of sustainable drainage systems to manage surface water, wherever practicable.</p> <p>2. Development proposals should not increase the rates of surface water run-off or increase flood risk in the area.</p> <p>3. Development proposals that include de-culverting any culverted watercourses within the development boundary will be particularly supported.</p> <p>4. Development proposals for new dwellings should be designed to minimise the discharge of surface water. Proposals that include the provision of permeable parking spaces and driveways will be particularly supported.</p> <p>5. Drainage strategies for the management of surface water run-off from new development should incorporate Sustainable Drainage Systems and be designed to incorporate ecological benefits where practicable.</p>	<p>A Flood Risk Assessment (FRA) is provided at Appendices 10.1 – 10.6 [APP-090 to APP-096]. The FRA provides a detailed assessment of the risk of flooding to and from the Scheme (taking account of climate change) and concludes that the risk of flooding will not be increased as a result of the construction, operation or decommissioning of the Scheme. It is therefore considered that the Scheme is compliant with this policy.</p> <p>Adequate buffers between development and watercourses are incorporated into the Scheme. These buffers will be enhanced or allowed to enhance by natural regeneration, in accordance with this policy.</p> <p>The OOEMP [APP-353] sets out that Staff on site will undertake regular weather checks to forecast any heavy rain events and to prepare for flooding where necessary. Areas of the Order limits at risk of flooding are not expected to be frequently occupied by staff and access to the Solar Farm Site is located in Flood Zone 1.</p>
Policy 15	<p>1. Development proposals directly related to improving or extending walking and cycling routes, as identified on Policy Map 15, will be supported where they:</p> <p>a) do not have an unacceptable impact on the landscape character or ecological value, as defined in the Sturton by Stow and Stow Neighbourhood Profile.</p> <p>b) do not have an unacceptable impact on the privacy and amenity of nearby or directly adjoining neighbouring properties.</p>	<p>An assessment of the potential landscape and visual impacts associated with the construction, operation and decommissioning of the Scheme has been carried out and is presented in Chapter 8: Landscape and Visual Impact of the ES [APP-043]. Section 8.7 of Chapter 8: Landscape and Visual Impacts of the ES [APP-043] outlines and identifies the likely significant effects of the Scheme before addressing mitigation measures in section 8.8.</p>

	<p>2. Developments that propose improvements or extensions to the existing public rights of way footpaths, as identified on Policy Map 15, from Sturton by Stow to Stow and other nearby settlements, or the creation of new walking and cycling routes, will be strongly supported.</p>	<p>The Scheme will not result in the closure of any PRoW during the operation. PRoW diversions may be required during construction. These would be short in terms of distance and duration. Appendix 14.3 of the ES [EN010133/EX2/C6.3.14.3_B] provides a PRoW Management Plan, setting out how PRoW will be managed. The Scheme is considered compliant with this policy as proposed improvements are included within construction.</p>
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2.5 Rampton & Woodbeck Parish Council (2022). Rampton & Woodbeck Neighbourhood Plan 2019 – 2037.  
Worksop: Bassetlaw District Council.

Relevant Paragraph/ Policy Reference	Policy Requirement	Compliance with Policy
Policy 5	New developments, including the extension to and alteration of existing buildings, should create places of distinct character based upon an appreciation of the site and its surrounding area by responding positively to its natural and built context.	As detailed in Section 3 of the Planning Statement [EN010133/EX2/C7.5_B], the Scheme has been subject to a detailed and sensitive iterative design process. This has taken account of the context and features of the land within the Order limits, nearby sensitive receptors and assets, information emerging from environmental surveys, feedback from stakeholders, and opportunities and constraints in order to develop a good design that balances the need to maximise the energy generation capacity of the Scheme, with the avoidance and mitigation of impacts, and provision of environmental and other enhancements, where practicable. The design process and basis of design decisions taken are described in the Chapter 5: Alternatives and Design Evolution of the ES [APP-040].
Policy 6	Development will be supported where it conserves or enhances the significance of designated and non-designated heritage assets and their setting, through high quality and sensitive design, taking into consideration appropriate scale, siting and materials.	The Scheme does not involve any internal or external alterations, or extensions to a listed building or listed structure, nor does it involve change of use of a listed building or listed structure. As assessment of local heritage assets has been conducted and is within the ES Chapter 13: Cultural Heritage [APP-048].  Section 13.8 of Chapter 13: Cultural Heritage of the ES [APP-048] outlines the significance of heritage assets, significance of



		<p>the Scheme’s impacts and proposed design mitigation measures required pertaining to cultural heritage. This includes the provision of stand-offs between the Scheme and heritage assets in order to help to preserve their setting during the construction, operational and decommissioning periods. By providing the embedded mitigation and stand-offs the Scheme respects and responds to the local context of heritage assets, in accordance with this policy.</p>
<p>Policy 10</p>	<p>1. Insofar as they relate to the scale, nature and the location of the proposed development, proposals for new development within the wider Parish should demonstrate the following:</p> <p>d) Outside of the established settlements of Rampton and Woodbeck, new development forms, such as agricultural buildings, should be carefully sited and designed so as to minimise their visual impact on the landscape setting. New development should explore opportunities to utilise existing tree planting to partially screen the development and help it better integrate into its setting and/or introduce new tree planting as a means to mitigate against any potential harmful impacts on the landscape character;</p>	<p>An assessment of the potential landscape and visual impacts associated with the construction, operation and decommissioning of the Scheme has been carried out and is presented in Chapter 8: Landscape and Visual Impact of the ES [APP-043]. Section 8.7 of Chapter 8: Landscape and Visual Impacts of the ES [APP-043] outlines and identifies the likely significant effects of the Scheme before addressing mitigation measures in section 8.8.</p> <p>Section 8.12 of Landscape and Visual Impact Chapter of the ES [APP-043] concludes there would generally be no likely significant effects for the construction, operation (Year 1) and decommissioning stages of the Scheme. It is assessed that instances of moderate and moderate-major effects are more prevalent across operation (Year 15). See Landscape and Visual Impact Chapter of the ES [APP-043] for further details of compliance.</p>

2.6 Treswell and Cottam Parish Council (2022). Treswell and Cottam Neighbourhood Plan Referendum Version. Worksop: Bassetlaw District Council.

Relevant Paragraph/ Policy Reference	Policy Requirement	Compliance with Policy
Policy 1	<p>3. Developments shall be located within areas at least risk of flooding. Proposals that are located within either flood zones 2 or 3 should undertake a sequential assessment to identify whether there are areas at a lower risk of flooding than the one proposed.</p> <p>5. All development will be designed having regard to the policies and supporting evidence set out in this Neighbourhood Plan and will be located to ensure that the development does not significantly and adversely affect the:</p> <ul style="list-style-type: none"> <li>a) amenity of nearby residents;</li> <li>b) character and appearance of the area in which it is located;</li> <li>c) social, built, historic cultural and natural assets of the parish.</li> </ul>	<p>A Flood Risk Assessment (FRA) is provided at Appendices 10.1 – 10.6 of the ES [APP-045]. The FRA provides a detailed assessment of the risk of flooding to and from the Scheme (taking account of climate change) and concludes that the risk of flooding will not be increased as a result of the construction, operation or decommissioning of the Scheme. It is therefore considered that the Scheme is compliant with this policy.</p> <p>The OOEMP [APP-353] sets out that Staff on site will undertake regular weather checks to forecast any heavy rain events and to prepare for flooding where necessary. Areas of the Order limits at risk of flooding are not expected to be frequently occupied by staff and access to the Solar Farm Site is located in Flood Zone 1.</p>
Policy 6	<p>1 Proposals for new, or the expansion of existing businesses and enterprises, within the Neighbourhood Plan Area, will only be supported, where: a) it can be demonstrated, to the Local Planning Authority, that there will be no unreasonable impact resulting from increased traffic, noise, smell, lighting, vibration or other emissions or activities generated by the proposed development; b) it would have an acceptable impact on the character and scale of the villages and the adjacent landscape in terms of its scale, colour and height; c) where relevant, opportunities are taken to secure the re-use of vacant or redundant buildings as part of the development; d) it is supporting local employment opportunities; e) It is diversifying</p>	<p>The Scheme would have a positive impact on employment in the renewable energy sector. This includes the following:</p> <ul style="list-style-type: none"> <li>- Employment during the construction phase. It is expected that 350 net FTE jobs will be created during the construction period. During the operational phase, 15 FTE staff would be employed for operation and maintenance of the site.</li> </ul>

	<p>or supplementing an established existing business to support its continued economic viability.</p>	<ul style="list-style-type: none"> <li>- Diversification of local employment from a predominantly agricultural and tourism base.</li> </ul> <p>Chapter 18: Socio-Economics, Tourism and Recreation of the ES [APP-053] includes an assessment of socio-economic impacts of the Scheme, including employment.</p>
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### 3 Copies of Development Plan Policies

# Cottam Solar Project

## Planning Statement Appendix 5:

### Development Plan Policies

Prepared by: Lanpro Services

November 2023

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APFP Regulation ref. 5(2)(q)



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EMERGING DRAFT BASSETLAW LOCAL PLAN 2020-2037 (DBLP)

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### **2 NEIGHBOURHOOD PLANS**

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CORRINGHAM PARISH COUNCIL (2021). CORRINGHAM NEIGHBOURHOOD PLAN 2021 TO 2036  
(REFERENDUM VERSION OCTOBER 2021). GAINSBOROUGH: WEST LINDSEY DISTRICT COUNCIL.

GLENTWORTH PARISH COUNCIL (2019). GLENTWORTH NEIGHBOURHOOD PLAN 2018 – 2036 APPROVED  
PLAN SEPTEMBER 2019. GAINSBOROUGH: WEST LINDSEY DISTRICT COUNCIL.

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HEMSWELL PARISH COUNCIL AND HARPSWELL PARISH COUNCIL (2022). HEMSWELL & HARPSWELL  
NEIGHBOURHOOD PLAN [FOR EXAMINATION]. GAINSBOROUGH: WEST LINDSEY DISTRICT  
COUNCIL.

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STURTON BY STOW PARISH COUNCIL AND STOW PARISH COUNCIL (2022). STURTON BY STOW AND STOW  
NEIGHBOURHOOD PLAN 2019 – 2036 FINAL APPROVED VERSION MARCH 2022.  
GAINSBOROUGH: WEST LINDSEY DISTRICT COUNCIL.

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RAMPTON & WOODBECK PARISH COUNCIL (2022). RAMPTON & WOODBECK NEIGHBOURHOOD PLAN 2019 –  
2037. WORKSOP: BASSETLAW DISTRICT COUNCIL.

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TRESWELL AND COTTAM PARISH COUNCIL (2022). TRESWELL AND COTTAM NEIGHBOURHOOD PLAN  
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## 1 Local Planning Policies



# Bassetlaw District Local Development Framework

## CORE STRATEGY & DEVELOPMENT MANAGEMENT POLICIES DPD



## CORE STRATEGY & DEVELOPMENT MANAGEMENT POLICIES DPD

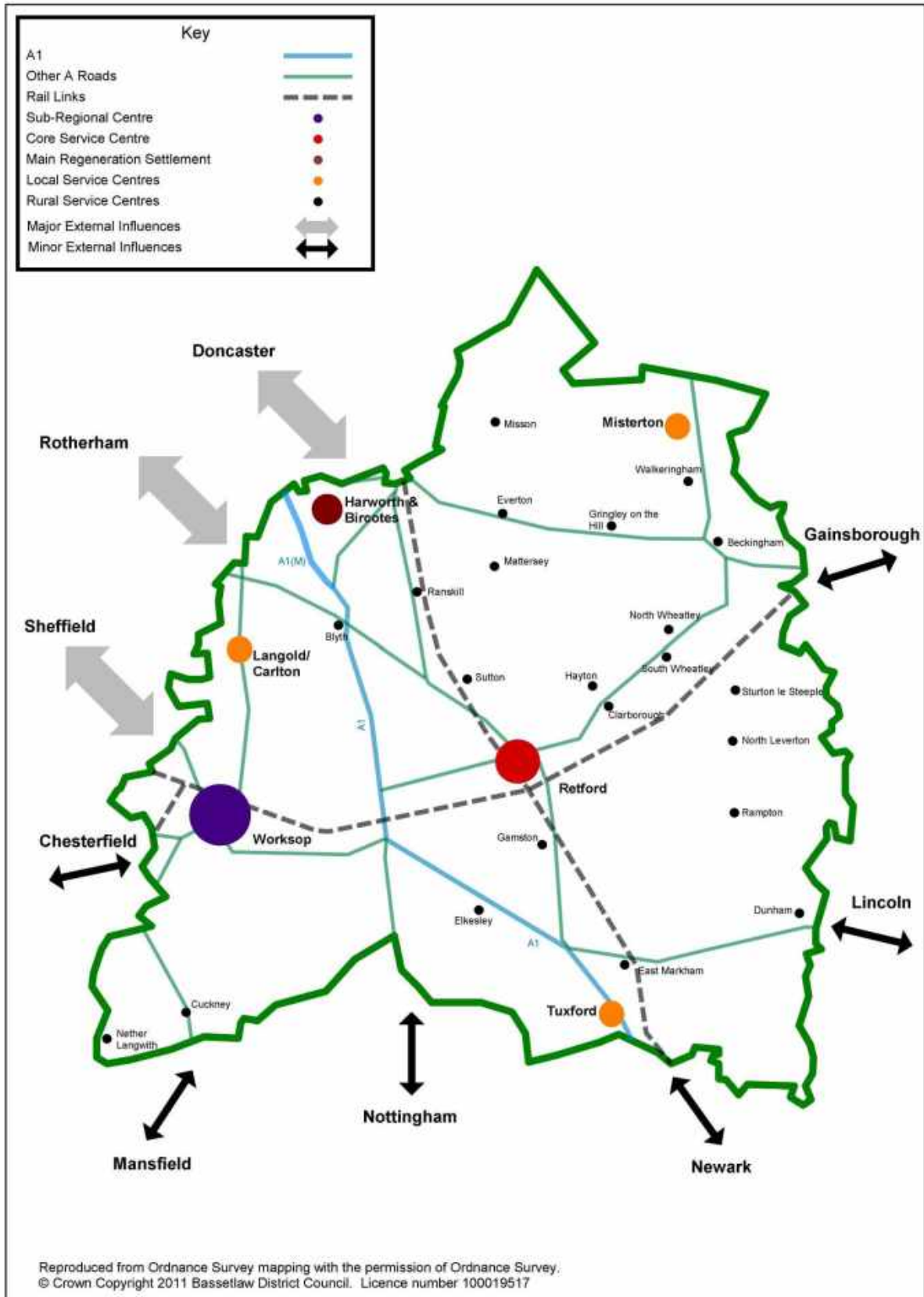


**BASSETLAW**  
DISTRICT COUNCIL  
NORTH NOTTINGHAMSHIRE

Adopted  
December 2011

barriers to development and this positive state of affairs will be beneficial in the delivery of the Core Strategy’s ambitions.

### Key Diagram



Produced by Bassetlaw District Council GIS Team

Figure 4.1: Key diagram

## Development in Rural Areas

5.3 Although Bassetlaw has a number of large settlements, it is primarily a rural District. As such, it faces many problems common to rural areas, which affect the continuing vitality of its communities. Key issues, which are addressed both here and in other policies throughout this DPD, include the need to retain access to local services and facilities; support for rural businesses; the affordability of housing; and pressure for development, which affects the rural landscape and heritage assets. Many of these matters have been considered in the Core Strategy policies, notably CS8-CS9. Others, which, in addition to the above, have an impact on the wider countryside (which, for the purposes of this document is any area outside a development boundary, including the settlements covered by policy CS9), are dealt with in more detail in policies DM1-DM3. These address:

- Economic Development in the Countryside;
- Conversion of Rural Buildings, and;
- General Development in the Countryside.

5.4 Proposals for development in the wider countryside need to be carefully assessed against their impact on the character, role and function of the least sustainable settlements in rural Bassetlaw. Policy also needs to ensure opportunities are available to make the best use of rural buildings and provide for the sustainable expansion/establishment of rural businesses. The following policies address the three main rural development issues.

5.5 These policies will help to achieve Strategic Objectives SO1, SO5, SO7, SO8 and SO9.

### Policy DM1: Economic Development in the Countryside

5.6 While new economic development is usually most appropriately located in the District's larger settlements and rural service centres, there are instances where particular business needs, or the availability of suitable premises, provide opportunities for delivering employment in the countryside or smaller villages. This policy seeks to ensure that such opportunities are delivered appropriately.

#### **POLICY DM1: ECONOMIC DEVELOPMENT IN THE COUNTRYSIDE**

This policy applies to any area outside a Development Boundary (which includes those settlements covered by policy CS9).

##### **A. General Principles**

Proposals for standalone economic development (e.g. tourist attractions; equine enterprises; rural business) in rural areas will be supported where they can demonstrate that:

- i. any necessary built facilities will be provided by the re-use of existing buildings or, where the re-use of existing buildings is not feasible, new buildings are located and designed to minimise their impact upon the character and appearance of the countryside;

- ii. the development requires the specific location proposed and there are no other suitable sites in, or close to, settlements covered by policies CS2-CS8 or on brownfield land;
- iii. they are viable as a long-term business;
- iv. the scale, design and form of the proposal, in terms of both buildings and operation, will be appropriate for its location and setting and be compatible with surrounding land uses;
- v. where the proposal includes a retail use, it is demonstrated that this will not have an adverse impact on the vitality or viability of local centres; rural service centres; and shops and services in surrounding villages; and
- vi. they will not create significant or exacerbate existing environmental or highway safety problems.

#### **B. Farm Diversification**

Proposals to diversify the range of activities operating on a farm will be supported where it can be demonstrated that they meet the above criteria and that the diversification proposal is required to support the continued viability of the existing farming enterprise.

## Policy DM4: Design & Character

- 5.9 “Good design is indivisible from good planning” (Planning Policy Statement 1: Delivering Sustainable Development). Design is more than just the way a building looks. It is about how the development of places, spaces and the buildings in and around them affect the people who use them and how they integrate with their surroundings.
- 5.10 The Commission for Architecture and the Built Environment’s (CABE) 2007 report *Housing audit: assessing the design quality of new housing in the East Midlands, West Midlands and the South West* highlighted the East Midlands as the most disappointing region for new housing design. All of the assessed developments in Bassetlaw were scored as ‘Poor’. CABE now recommends the use of the Building for Life standard by all developers and local authorities.
- 5.11 The Core Strategy Vision set the aim of achieving improvements in all aspects of design quality for new development in Bassetlaw. Strategic Objectives SO7, SO8 and SO9 all have distinct goals that can only be achieved through good design. The following approach reflects the desire for a flexible policy that will take account of site specifics and local circumstance, while at the same time supporting the use of Building for Life and setting a clear design criteria applicable at different scales.
- 5.12 Further detail will be set out in the Council’s Supplementary Planning Document on Design.

### POLICY DM4: DESIGN AND CHARACTER

#### A. Major Development Principles

All major development proposals will need to demonstrate that they:

- i. make clear functional and physical links with the existing settlement and surrounding area and have not been designed as ‘standalone’ additions. Where physical links cannot be made (e.g. for reasons of third party land ownership) provision must be made such that they can be provided in future should the opportunity arise;
- ii. complement and enhance the character of the built, historic and natural environment;
- iii. are of a scale appropriate to the existing settlement and surrounding area and in line with the levels of proposed growth for that settlement as set out in policies CS1-CS9; and
- iv. provide a qualitative improvement to the existing range of houses, services, facilities, open space and economic development opportunities.

Where neighbouring or functionally linked sites will come forward together within the timeframe of this DPD, the Council will expect applicants to work together with the Council to ensure that any proposals are, or can be, properly integrated and will provide complementary development.



Proposals for major<sup>30</sup> residential or mixed-use development will be expected to demonstrate that they score well (allowing for site constraints where applicable) against the design principles established in the Building for Life guidance and any subsequent or complementary best practice guidance on design and placemaking by the Commission for Architecture and the Built Environment (CABE) or comparable organisation.

## **B. General Design Principles**

Individual development proposals, including single buildings, changes of use or extensions to existing buildings, will only be accepted where they are of a high-quality design that addresses the relevant areas below:

### ***i. Local character and distinctiveness***

New development, particularly backland and infill development, should respect its wider surroundings, in relation to historic development patterns or building/plot sizes and forms; density; and landscape character.

### ***ii. Architectural quality***

New development should respect its context, without resorting to negative pastiche<sup>31</sup> architecture, in terms of density, height, scale, mass, materials and detailing. Developments in prominent positions at 'gateways' to settlements or town centres will be of particularly high-quality design that will serve to reinforce a positive perception about the quality of place.

### ***iii. Public realm***

New development should support stimulating and safe streets and public spaces, with active frontages at ground level to public spaces; have appropriate landscaping and boundary treatments (retaining historic walls and hedgerows); integrate crime prevention measures where this will not compromise the other principles of good design; and provide useable and functional open space.

### ***iv. Accessibility***

New development should ensure that all people, including those with disabilities, can easily and comfortably move through and into it; prioritise safe, easy and direct pedestrian movement and the creation of a network of attractive, well-connected public spaces; establish both visual and functional relationships between the different parts of a development and between the development and its wider setting.

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<sup>30</sup> As defined by national guidance. See Town and Country Planning (General Development Procedure) Order 1995 and subsequent updates.

<sup>31</sup> Imitation and amalgamation of earlier architectural styles that creates an incoherent and visually disharmonious whole.

**v. Amenity**

New development should ensure that it does not have a detrimental effect on the residential amenity of nearby residents; provides a decent standard of private amenity space; allows adequate space for waste and recycling storage and collection; and is not to the detriment of highway safety.

**vi. Carbon reduction**

New development will need to demonstrate that careful consideration has been given to minimising CO2 emissions and measures that will allow all new buildings in Bassetlaw to adapt to climate change. Such measures include, but are not limited to: use of suitable construction materials; site layout and building orientation that makes best use of passive heating and cooling, natural light and natural ventilation; minimising water consumption and maximising water recycling; achieving the highest feasible level of energy efficiency; and maximising opportunities to integrate renewable and low carbon energy infrastructure.

Account will also be taken of any relevant Village Design Statement, Conservation Area Appraisal or character appraisal approved or adopted by the District Council and Bassetlaw's Landscape Character Assessment. Where there is obvious tension between the requirements listed above, due to the sensitivity of the location of certain sites, the Council will work with applicants and local residents to achieve a balanced solution. Some factors are likely to outweigh others in reaching a decision in such cases.



## Policy DM7: Securing Economic Development

- 5.20 A significant amount of new employment land will need to be allocated across Bassetlaw over the Core Strategy period to ensure that the District is able to provide sufficient opportunities for business growth and to provide a range of jobs for local residents. The amount of new allocations will grow, leading to increased greenfield land loss, if existing employment sites are redeveloped for other uses.
- 5.21 The Council accepts that not all of the existing employment land in the District is suitable for new employment uses, perhaps due to the costs involved in redevelopment or because of a site's location. As such, it will be important to have mechanisms in place to ensure that key sites remain in employment uses, while less desirable sites are considered for redevelopment.
- 5.22 While taking an approach that protects all employment sites as a matter of principle, this policy sets out the criteria by which protected employment sites may be considered for redevelopment for non-employment creating uses. It takes account of locational and viability issues, which are regarded as being the key issues that can affect the attractiveness of an employment site to the market.
- 5.23 This policy will deliver Strategic Objectives SO2, SO4 and SO5.

### POLICY DM7: SECURING ECONOMIC DEVELOPMENT

#### A. Future Development Proposals

Particular support will be given to economic development<sup>34</sup> proposals that are able to:

- i. harness the educational and research potential of North Nottinghamshire College; and/or
- ii. guarantee employment programmes for local residents that provide opportunities for training and development and will contribute to raised workforce skills levels within the District; and/or
- iii. deliver, or contribute to, opportunities for the growth of indigenous businesses; and/or
- iv. bring significant, good quality inward investment opportunities to the District; and/or
- v. Support and utilise growth opportunities in connection with Robin Hood Airport.

New employment allocations will be expected to deliver, or provide opportunities for the development of, starter units and grow on space for small and medium-sized enterprises.

#### B. Existing Sites

All sites allocated for Economic Development uses in the Site Allocations DPD and existing, or vacant former, employment sites will be protected for economic development purposes.

<sup>34</sup> as defined by national policy (see Glossary)

Notwithstanding the bullet points below, proposals to re-develop a protected economic development site for non-economic development uses, will usually be expected to be for mixed-use development, ensuring the minimum amount of non-economic development uses is proposed to support and deliver the redevelopment of the site for economic development purposes.

Proposals for the redevelopment of protected sites for any other use will only be supported, in line with the Spatial Strategy policies, where:

- i. the Council's most up-to-date employment land assessment(s) recommends their release for another purpose; or
- ii. it can be demonstrated to the Council's satisfaction that a site is no longer capable of accommodating economic development uses (e.g. due to its location or for reasons of development viability); or
- iii. it can be demonstrated to the Council's satisfaction that redevelopment would offer significant benefits to the local area; or
- iv. the site has been allocated for redevelopment for mixed or non-economic development uses through the Site Allocations DPD.

Proposals for non-economic development uses on protected sites based on claims of development viability will need to be accompanied by:

- v. evidence that all reasonable efforts have been made to sell and let the site or premises for economic development purposes at a realistic price for a period of at least 12 months; and
- vi. a detailed viability assessment. (Where there is dispute between the Council and the applicant about the conclusions of the assessment, it will be considered by an independent assessor, to be agreed with the applicant, at the applicant's reasonable expense. This criterion will also apply to proposals, based on claims of development viability, for economic development uses in locations that conflict with national policy).

If the site is outside a Development Boundary, please see also Policy DM3.

## **POLICY DM9: GREEN INFRASTRUCTURE; BIODIVERSITY & GEODIVERSITY; LANDSCAPE; OPEN SPACE AND SPORTS FACILITIES**

### **A. Green Infrastructure**

Development proposals will be expected to support the Council's strategic approach to the delivery, protection and enhancement of multi-functional Green Infrastructure, to be achieved through the establishment of a network of green corridors and assets (please refer to the Council's Green Infrastructure work for a full list of Green Corridors and Nodes within, and running beyond, the District) at local, sub-regional and regional levels. Particular support will be given to proposals that will further the development of:

- The Idle Valley Project;
- The Trent Vale Partnership;
- Sherwood Forest Regional Park.

Development proposals will be expected to demonstrate, in line with the Council's Green Infrastructure work, that:

- i. they protect and enhance green infrastructure assets affected by the development and take opportunities to improve linkages between green corridors;
- ii. where they overlap with or will affect existing green infrastructure nodes or corridors, such assets are protected and enhanced to improve public access and use;
- iii. where opportunities exist, development proposals provide improvements to the green infrastructure network that benefit biodiversity through the incorporation of retained habitats and by the creation of new areas of habitat; and
- iv. they provide robust delivery mechanisms for, and means of ensuring the long-term management of, green infrastructure.

Development that will result in the loss of existing green infrastructure may be supported where replacement provision is made that is considered to be of equal or greater value than that which will be lost. Where new development may have an adverse impact on green infrastructure, alternative scheme designs that minimise impact must be presented to the Council for consideration before the use of mitigation measures (e.g. off-site or through financial contributions for improvements elsewhere) is considered.

### **B. Biodiversity and Geodiversity**

Development proposals will be expected to take opportunities to restore or enhance habitats and species' populations and to demonstrate that they will not adversely affect or result in the loss of features of recognised importance, including:

- i. Protected trees and hedgerows;
- ii. Ancient woodlands;
- iii. Sites of Special Scientific Interest (SSSI);
- iv. Regionally Important Geodiversity Sites;

- v. Local Wildlife Sites (Sites of Importance for Nature Conservation (SINC));
- vi. Local and UK Biodiversity Action Plan Habitats (including Open Mosaic Habitats on Previously Developed Land); and
- vii. Protected Species<sup>43</sup>.

Development that will result in the loss of such features may be supported where replacement provision is made that is considered to be of equal or greater value than that which will be lost and which is likely to result in a net gain in biodiversity. Where new development may have an adverse impact on such features, alternative scheme designs that minimise impact must be presented to the Council for consideration before the use of mitigation measures is considered. Where sufficient mitigation measures cannot be delivered, compensation measures must be provided as a last resort.

### **C. Landscape Character**

New development proposals in and adjoining the countryside will be expected to be designed so as to be sensitive to their landscape setting. They will be expected to enhance the distinctive qualities of the landscape character policy zone in which they would be situated, as identified in the Bassetlaw Landscape Character Assessment<sup>44</sup>. Proposals will be expected to respond to the local recommendations made in the Assessment by conserving, restoring, reinforcing or creating landscape forms and features accordingly.

### **D. Open Space and Sports Facilities**

Development proposals will be expected to demonstrate that they will not adversely affect or result in the loss of open spaces and sports facilities. Exceptions may be made if the open spaces or facilities are identified as surplus to demand in a given location and that alternative provision, or a contribution towards new or improved facilities elsewhere, would be preferable. Alternative scheme designs that minimise impact should be considered before the use of mitigation (on-site, off-site or through contributions as appropriate).

New development proposals will be expected to provide functional on-site open space and/or sports facilities, or to provide contributions towards new or improved facilities elsewhere locally, as well as contributions for on-going maintenance, to meet any deficiencies in local provision (when assessed against locally defined standards) that will be caused by the development.

Areas of protected open space will be identified in the Site Allocations Development Plan Document.

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<sup>43</sup> As defined in Conservation of Habitats and Species Regulations (2010) or any replacement

<sup>44</sup> Please contact the Council for further information

## Policy DM10: Renewable & Low Carbon Energy

- 5.34 International, European and national policy commit the UK to reducing its impact on climate change and increasing the supply of energy from renewable and low carbon sources. Planning is seen as having a significant role to play in delivering on these aspirations, by understanding the local feasibility and potential for renewable and low-carbon technologies, identifying suitable areas for renewable and low-carbon energy sources, supporting infrastructure delivery and setting standards for new development.
- 5.35 National planning guidance states that the Council as a whole has a broader role to play in leading and facilitating action across the District to promote energy efficiency in the existing building stock and to enforce the incremental tightening of provisions of the Building Regulations. Local policy relating to new development needs, therefore, to be set in the context of amendments to Part L of the Building Regulations, which will introduce a zero carbon requirement for new homes and schools in 2016 and other types of non-residential building in 2018.
- 5.36 Bassetlaw District Council has signed the Nottingham Declaration, which commits the local authority to reducing emissions from its own operations, adapting to the impacts of climate change and encouraging all sectors of the local community to take similar action. A1 Housing, which manages the Council's social rented housing, has shown its commitment to the CO2 reduction agenda by implementing a number of renewable energy installations in Council properties.
- 5.37 For new development, the Council's aspiration is to allow Building Regulations to deliver reductions in CO2 emissions, but to take a lead role in delivering the infrastructure required to support the move towards Zero Carbon, both prior to and beyond 2016. The findings of the Bassetlaw Renewable and Low Carbon Energy Study<sup>45</sup> support this aspiration, identifying areas of resource potential for renewable and low carbon energy generation in the District.

### POLICY DM10: RENEWABLE AND LOW CARBON ENERGY

#### A. Carbon Reduction

The Council will be supportive of proposals that seek to utilise renewable and low carbon energy to minimise CO2 emissions. Proposals for renewable and low carbon energy infrastructure will also need to demonstrate that they:

- i. are compatible with policies to safeguard the built and natural environment, including heritage assets and their setting, landscape character and features of recognised importance for biodiversity;
- ii. will not lead to the loss of or damage to high-grade agricultural land (Grades 1 & 2);
- iii. are compatible with tourism and recreational facilities;

<sup>45</sup> Please contact the Council for further information

- iv. will not result in unacceptable impacts in terms of visual appearance; noise; shadow-flicker; watercourse engineering and hydrological impacts; pollution; or traffic generation; and
- v. will not result in an unacceptable cumulative impact in relation to the factors above.

Large-scale renewable and low carbon energy proposals must provide full details of arrangements for decommissioning and reinstatement of the site if/when it ceases to operate.

### **B. District Heating and Co-location**

Proposals for new development in District Heating Opportunity Areas<sup>46</sup> will, where the scale of the proposal permits, be expected to demonstrate consideration of District Heating as a means of achieving carbon compliance. District Heating opportunities include those supplied by heat from waste management sites, power stations, coalmine methane facilities or new standalone infrastructure. Applicants will be expected to engage with the Council at pre-application stage to assess the feasibility of achieving this objective.

Where District Heating Networks are established, all subsequent new development close enough to connect to such a network will be expected to do so where there are no barriers to this connection.

Proposals for heat producing development will be expected to demonstrate consideration of the feasibility of utilising its waste heat for heat consuming development. Support will be given to proposals that will ensure the co-location of compatible heat producing and heat consuming development.

### **C. Major Development**

Major development proposals will be expected to deliver specific low-carbon and renewable energy infrastructure in line with assessments of feasibility and overall viability.

### **D. Community Energy Schemes**

Support will be given to community led energy schemes in line with the Council's Renewable and Low Carbon Energy Study (or subsequent replacement), on exception sites if necessary, where explicit community support is demonstrated.

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<sup>46</sup> Please contact the Council for further information

### **Policy DM11: Developer Contributions & Infrastructure Provision**

- 5.38 Planning obligations are legal agreements offered by developers or negotiated between local planning authorities and developers, or persons with an interest in a piece of land, in the context of planning applications. They are usually designed to ensure that any possible adverse impact of development on local services (e.g. schools or doctors' surgeries); facilities (e.g. play areas); infrastructure (e.g. roads); and the wider environment (e.g. habitat loss) is suitably mitigated.
- 5.39 Statute advises that Councils may seek contributions towards infrastructure and community facilities on the back of new development, but that these must be: necessary to make the proposed development acceptable in planning terms; directly related to the proposed development; and fairly and reasonably related in scale and kind to the development.
- 5.40 Regulations allowing Councils to develop a Community Infrastructure Levy (CIL) have also been passed by Parliament. The CIL is a charge that local authorities in England and Wales can levy on most types of new development in their area. CIL charges will be based on simple formulae that relate the size of the charge to the size and type of the development paying it. The proceeds of the levy will be spent on infrastructure across the entire District, not to mitigate the effects of a particular development, to support the growth of the area.
- 5.41 Our preferred approach is to continue to use Planning Obligations for the short term while we progress the development of a Levy (expected to be in place by Autumn 2012). Once the CIL Charging Schedule is adopted by the Council, all new development covered by its criteria will be obligated to pay a charge (based on new floorspace), which will go towards the delivery of new physical, green and community infrastructure across the District. Some new development may also be liable to specific planning obligations, where necessary, particularly in relation to Affordable Housing provision. This policy will help to deliver Strategic Objectives SO1, SO2, SO3, SO4, SO5, SO6, SO8 and SO9.
- 5.42 Further guidance will be set out in a Developer Contributions SPD and a CIL Charging Schedule.
- 5.43 To ensure that the decision-making process is as swift as possible, applicants are strongly advised to engage with the Council, infrastructure providers and statutory bodies in pre-application discussions to ensure that there is complete clarity over assessments of infrastructure deliverability in advance of applications being submitted.

#### **POLICY DM11: DEVELOPER CONTRIBUTIONS & INFRASTRUCTURE PROVISION**

All applications will be expected to demonstrate that the necessary infrastructure (social, physical and green) will be in place in advance of, or can be provided in tandem with, new development and, where appropriate, that arrangements are in place for its subsequent maintenance.



Arrangements for the provision or improvement of infrastructure required by the proposed development and/or to mitigate the impact of that development will, in line with national guidance and legislation, be secured by Community Infrastructure Levy (CIL) charge, planning obligation or, where appropriate, via conditions attached to a planning permission.

Obligations may include, but not be limited to:

- i. Affordable housing (either on site or as a commuted sum);
- ii. Alternative employment land (e.g. mitigation for granting permission for non-economic development uses on protected sites;
- iii. Healthcare (e.g. additional GP places; new facilities);
- iv. Education (e.g. additional school places; new facilities);
- v. Green infrastructure:
  - Open Space (e.g. Play Areas; Sports Fields/Youth and Adult Areas; amenity open space);
  - Natural Heritage (e.g. mitigation measures; habitat restoration; habitat protection; habitat creation; landscaping; site management; or site interpretation);
- vi. Transport (e.g. improved bus services and facilities; extension and improvement of the cycle network and pedestrian facilities; park and ride; traffic management; highway capacity improvements; or pedestrian schemes);
- vii. Cultural heritage and facilities (e.g. mitigation measures; landscaping; restoration and enhancement of specific historic assets; site management or interpretation; recording, analysing, archiving and reporting on archaeological structures or remains; waterways enhancement (notably the Chesterfield Canal); library provision);
- viii. Flood mitigation measures (e.g. flood warning measures; re-opening of culverts);
- ix. Public realm (e.g. improvements to town centre environments; public art);
- x. Renewable and Low Carbon Energy (e.g. delivery of community scale energy generation projects).

Where it is suggested that development proposals cannot meet their necessary Planning Obligations/CIL requirements due to issues of development viability, applications will need to be accompanied by a detailed viability assessment and/or follow the guidance set out in any Council Statement about CIL relief for exceptional circumstances. Where there is dispute between the Council and the applicant about the conclusions of the assessment it will be considered by an independent assessor, to be agreed with the applicant, at the applicant's reasonable expense.

## **POLICY DM13: SUSTAINABLE TRANSPORT**

### **A. General Principles**

Development proposals will be expected to:

- i. Minimise the need to travel by private car;
- ii. Provide linkages, or develop new, footways, cycle paths and bridleways giving access, to key local facilities (especially town centres); and
- iii. Provide appropriate facilities to support access to high-quality public transport.

Optimisation of the highway network and highway capacity improvements should only be considered once the above criteria have been addressed.

### **B. Nottinghamshire Local Transport Plan**

Development proposals will be required to be consistent with, and contribute to the implementation of, the Nottinghamshire Local Transport Plan. Proposals will not be supported where they will prevent the implementation of schemes identified in the Nottinghamshire Local Transport Plan. Reference should be made to this Plan when considering new proposals.

### **C. Parking Standards**

Residential development proposals will be expected to demonstrate accordance with local parking standards through the provision of the necessary levels of cycle, motorcycle and car parking facilities.

Non-residential parking should be provided in line with the 6Cs Highway Design Guide adopted by Nottinghamshire County Council on 1 April 2009.

A reduction in parking provision will be considered where it is demonstrated that this will not impact adversely on the surrounding area (notably in relation to an increase in on-street parking) and is in the interest of sustainable development, especially in terms of encouraging the use of walking, cycling and/or public transport.

# Bassetlaw District Local Development Framework

## PROPOSALS MAP



## PROPOSALS MAP

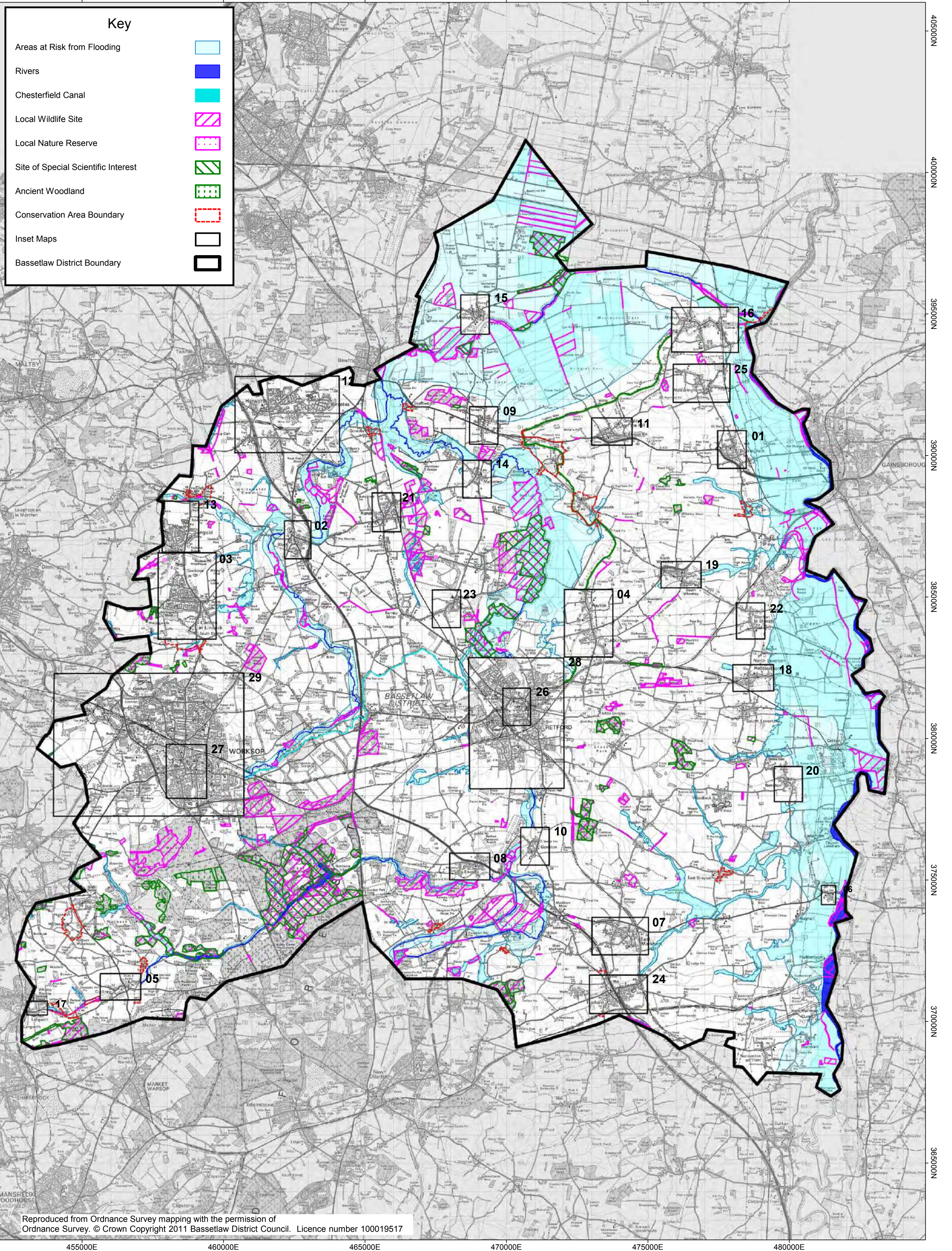


**BASSETLAW**  
DISTRICT COUNCIL  
NORTH NOTTINGHAMSHIRE

Adopted  
December 2011



# Proposals Map





# **Bassetlaw Local Plan 2020-2038**

## **Publication Version COMPOSITE**

**July 2022**



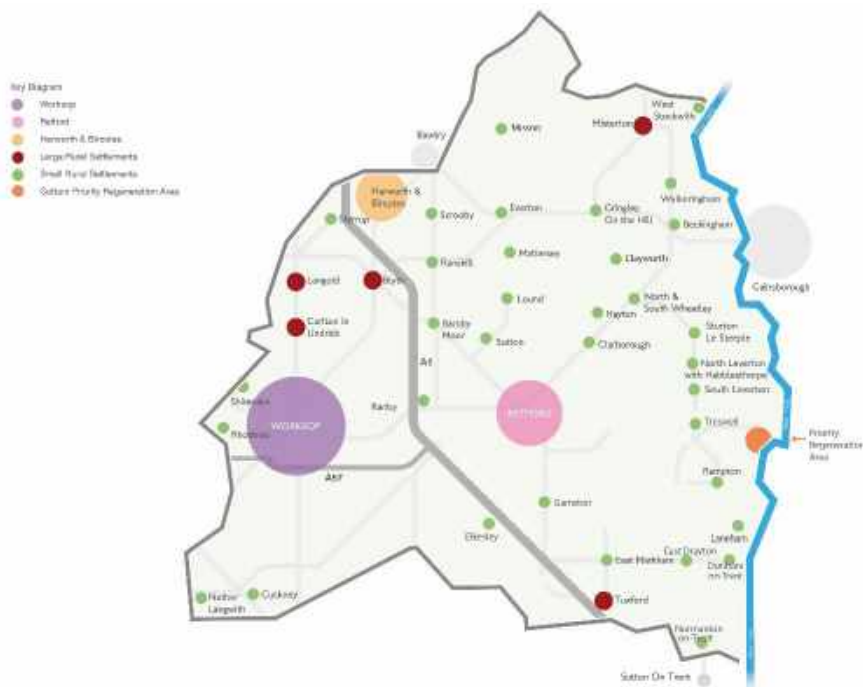


Figure 6: Key Diagram

### Meeting the District’s housing and employment needs

- 5.1.9 The spatial strategy promotes a ‘step change’ in the District’s economy to: retain employment locally, provide opportunities for better paid, higher skilled jobs and increase productivity. It seeks to align economic growth with the housing offer, by providing the right mix of new homes in the right places, so that past trends of out-migration are rebalanced. This will ensure the sustainability of our area in the future as a place to both live and work. This approach reflects the priorities of the D2N2 Recovery and Growth Strategy<sup>5</sup>.
- 5.1.10 The strategy also aims to address housing affordability and the supply of specialist housing to significantly boost the supply of homes to support sustainable communities. It will also help facilitate significant improvements to infrastructure capacity in the District to support the identified growth.
- 5.1.11 National planning practice guidance<sup>6</sup> requires the Council to consider and assess the likely change in the number of jobs over the plan period based on an economic forecast. The Bassetlaw Housing and Economic Development Needs Assessment Addendum 2022 identifies an employment need for 2018-2038 of 196.7ha. Additionally, a Strategic Employment Site is identified to meet sub-regional/regional logistics needs. Totalling 304.3ha, these make up the District’s designated employment land portfolio, which is well progressed and being actively promoted. It is therefore important that this is accurately reflected in the Plan, in terms of jobs growth and the implications for the housing requirement.
- 5.1.12 The Bassetlaw Housing and Economic Development Needs Assessment Addendum 2022<sup>7</sup> therefore recommends a completions trend scenario (rather than a demand led scenario), which considers job assumptions assessed on a site by

Local Plan. This is because these sites will have site-specific infrastructure which may be more effectively secured through section 106 agreements.

- 5.1.67 Policy ST58 sets out the strategic approach to infrastructure delivery in the District and the mechanisms the Council anticipates using to secure infrastructure as part of the development process. The policy seeks to ensure that all new developments will be well-supported by new and improved infrastructure. Site-specific policies identify the key infrastructure requirements identified as necessary to support the delivery of each site. An Infrastructure Delivery Plan<sup>18</sup> (IDP) has been prepared alongside this Plan; this details the key infrastructure requirements, anticipated costs, delivery partners and expected delivery timeframes.

## **POLICY ST1: Bassetlaw's Spatial Strategy**

1. The spatial strategy for Bassetlaw will be delivered over the plan period 2020-2038 through:
  - a) managed sustainable development and growth, appropriate to the size of each settlement to meet the evidenced need for new homes and jobs, to regenerate the District's town centres, and to support necessary improvements to infrastructure, services and facilities by:
    - i. promoting the efficient and effective use of land and the re-use of previously developed land in sustainable locations, unless there are overriding amenity, biodiversity or heritage matters that preclude such use; and by seeking to minimise the use of the most versatile Grade 1-3 agricultural land, where practicable;
    - ii. emphasising the need to develop in sustainable locations in close proximity to transport hubs and key public transport nodes, and encourage higher density development in those locations;
    - iii. ensuring that sufficient physical, social and green/blue infrastructure is delivered to meet identified needs in a timely manner.
  - b) enabling the provision of housing land for a minimum of 10,476 dwellings (582 dwellings per annum), through completed sites, sites with planning permission, new site allocations in this Local Plan, and from site allocations in made neighbourhood plans in accordance with the settlement hierarchy below:
    - a) at the Main Towns:
      1. approximately 2,719 dwellings in Worksop Outer Area;
      2. approximately 725 dwellings in the Worksop Central DPD;
      3. approximately 2,272 dwellings in Retford;
      4. approximately 2,199 in Harworth & Bircotes;
    - b) by supporting the delivery of 1,535 dwellings in the Large Rural Settlements;
    - c) by supporting the delivery of 1,826 dwellings in the eligible Small Rural Settlements;

### **Category**

1. Main Town

### **Settlement**

Worksop, Retford and Harworth & Bircotes



- 5.4.15 Some of the restoration work is underway. One product of the former energy operation is Pulverised Fuel Ash. Planning permission has been granted for this ash to be disposed on site into the North Lagoon and South Lagoon. This area is considered to be unstable so built development will not be appropriate in the lagoon area. The ash disposal must be restored appropriately and will require a 5 year aftercare period. Further investigations should be undertaken to determine the extent of the slurry lagoon in the southern part of the site and to ensure it is appropriately incorporated in any future design. All proposals must be undertaken to the satisfaction of Nottinghamshire County Council, the minerals and waste authority.
- 5.4.16 Several organisations, including the National Grid, have infrastructure assets on or that cross the site. Wayleave access agreements will need to be maintained and reflected in any future masterplan in accordance with relevant organisational guidelines.
- 5.4.17 Additionally, the site adjoins the Cottam Development Centre, a combined cycle gas turbine centre power station which is expected to remain operational over the lifetime of this Plan. Robust measures will need to be put in place, and agreed with the Council's Environmental Health service, to ensure that these operations can continue unhindered, while ensuring that the future amenity of residents and businesses is appropriate.
- 5.4.18 The site's location means that transport accessibility is a key issue. The Bassetlaw Transport Study 2021<sup>32</sup> indicates that the change of use from a coal fired power station to a mixed use development would likely lead to a large increase in traffic flow on the local road network, which goes through several Small Rural Settlements. Significant work is required to demonstrate how the additional traffic flow can be accommodated safely. To ensure the development does not become car dependent, further work will also need to be undertaken to ensure the site is fully accessible by public transport, from an early stage in the development and that residents have the opportunity to move around the site and the surrounding area by active transport.
- 5.4.19 On that basis, the Council would not wish at this stage, to be reliant on the delivery of the Cottam site to meet its development needs, but recognise that once all policy requirements have been complied with, development could come forward. This Local Plan therefore identifies the site as a Priority Regeneration Area and broad location for future growth.
- 5.4.20 The Council is committed to continuing to work with the landowners, future developers and the local community to agree a masterplan framework, phasing and infrastructure plan for this key regeneration site. Additional evidence and up to date information will shape future Local Plan reviews. The requirements of Policy ST6 will need to be met in full to facilitate further detailed discussions relating to the long term future of the site.

## **POLICY ST6: Cottam Priority Regeneration Area**

1. Land at the former Cottam Power Station site is identified as a broad location for mixed use regeneration. As such, the site will be safeguarded from development which would jeopardise the comprehensive remediation, reclamation and redevelopment of the whole site.
2. The proposed development at the Cottam Power Station should deliver a scheme in accordance with a comprehensive masterplan framework, design code and agreed site infrastructure delivery and phasing plan and open book viability assessment. All must be agreed with the Local Planning Authority.
3. Proposals for the development of this Priority Regeneration Area will be permitted where they form part of the comprehensive re-development of the site as identified by the masterplan framework and;
  - a) enable the phased reclamation of the site in line with an agreed programme of works and phasing plan;
  - b) comprise a scheme of an appropriate scale, layout, form and materials which respects the significance and setting of affected heritage assets, including the Fleet Plantation Scheduled Monument, supported by a heritage statement to include the results of an archaeological assessment;
  - c) protect and enhance the biodiversity value of the Cottam Wetlands Local Wildlife Site, its buffer zone evidenced by an Ecological Impact Assessment; and, promote linkages to the wider green/blue infrastructure network;
  - d) protect and where appropriate enhance the water quality of the River Trent, including through consideration of integrated water management;
  - e) deliver a flood management scheme which incorporates an appropriate Sustainable Drainage System (SuDS), including green/blue infrastructure measures, informed by a Flood Risk Assessment (FRA), a hydrology assessment and, a Surface Water Management Masterplan and Strategy, in accordance with Policy ST52. Whole life management and maintenance arrangements must be agreed through the planning application process;
  - f) demonstrate that the full impact(s) of the proposed regeneration of the site, individually and cumulatively with other development and site allocations in this Plan can be mitigated; and ensure opportunities to reduce transport movements by private vehicles are minimised, and, opportunities to access the site via bus, cycling and walking are maximised, evidenced through a comprehensive Transport Assessment and Travel Plan. All proposals must be agreed with the Local Highways Authority;
  - g) ensure the continued operation of the Cottam Development Centre, by providing, through good design and mitigation where necessary, an appropriate standard of amenity for future occupiers and residents;
  - h) ensure wayleave access arrangements to on site third party infrastructure assets and to the River Trent are maintained and long term management and maintenance arrangements with relevant bodies is in place before development starts, and that these arrangements are reflected in the design of the site;
  - i) ensure the requirements for non-minerals development in Minerals Safeguarding Areas in the Nottinghamshire Minerals Local Plan<sup>37</sup> have been met;
  - j) protect the Pulverised Fuel Ash North and South Lagoons, and slurry lagoon from inappropriate development, and ensure their appropriate restoration and after care in line with relevant permissions;
  - k) give consideration to utilising the River Trent and existing railway line for the transportation of construction and waste materials to and from the site during redevelopment.

- 6.5.5 Providing residents with opportunities to expand their skills is an essential element of the Council's vision<sup>1</sup> for the future of the District. Schemes that provide an opportunity for education and training, such as for traditional building skills, are important to the District's rural economy and will be supported, subject to the provisions of this policy.

## **POLICY ST11: Rural Economic Growth and Economic Growth outside Employment Areas**

1. Proposals for the growth of businesses in the rural area and outside established employment sites/allocations will be supported where all of the following are met:
  - a) there is a proven need for the development in terms of a business opportunity or operational requirements;
  - b) in the case of existing sites, the proposed development cannot physically and reasonably be accommodated within the existing curtilage;
  - c) the scale of development is appropriate in the proposed location;
  - d) where appropriate the proposal makes efficient use of previously developed land and re-use of existing buildings;
  - e) the development will have no adverse impact on the character of the location, the surrounding townscape or landscape, the form and character of the settlement or upon biodiversity and heritage assets;
  - f) safe access can be achieved by vehicles, and where appropriate sustainable transport and public transport, and that there will be no unacceptable impact on the safe operation of the highway network; and,
  - g) the development generates no adverse impact on residential amenity in accordance with Policy 48.
  
2. Proposals that support the diversification of the rural economy, including educational facilities to provide training for rural and heritage professions will be supported subject to the provisions of this policy.



## **6.6 The Visitor Economy**

- 6.6.1 The Nottinghamshire visitor economy is worth £1.75 billion and supports around 15,000 jobs. By 2029, the Nottinghamshire Visitor Economy Strategy<sup>14</sup> aims to increase the number of visitors to 5 million and create 2900 full and part time jobs, generating £240 million (direct and indirect) to the economy.
- 6.6.2 Bassetlaw is ideally positioned to capitalise on these benefits. The District has a number of nationally recognised visitor attractions such as Clumber Park, Sundown Adventureland and the Harley Gallery at the Welbeck Estate. More needs to be made of our environment and heritage, including our links with the Pilgrim Roots project and our historic market towns, or by promoting our distinctive food and drink offer. This can promote more overnight stays and visitor spend, helping to drive regeneration and support a regional and local growth sector.

acknowledges that this may not always be appropriate in the Large Rural Settlements or Small Rural Settlements where density should reflect the character of the locality, or that promoted in neighbourhood plans. The National Design Guide 2019<sup>2</sup> recognises that larger scale new developments, such as a garden village or urban extension, may benefit from a variety of characters so that different areas or neighbourhoods each have their own identity.

- 8.1.8 To promote quality, raise standards and ensure development is appropriate to place, all proposals must be consistent with the District-wide design code focussed on a locally distinctive framework that addresses locally important design principles, consistent with the National Design Guide 2019<sup>2</sup> and the National Model Design Code<sup>3</sup>. The Bassetlaw Design Code will be published as part of the Design Quality SPD following adoption of this Local Plan. In the meantime, the principles of national guidance<sup>1</sup> will take effect.
- 8.1.9 Masterplans are an important tool used to set out the strategy for a new development and to demonstrate that the general layout, scale and other aspects of the design are based on good urban design principles. Additionally, in accordance with Policy ST58, masterplans will also ensure the phasing and infrastructure delivery is achieved in an appropriate manner.
- 8.1.10 In the case of the strategic sites at HS1: Peaks Hill Farm, HS13: Ordsall South and the Bassetlaw Garden Village, developers will be expected to prepare a masterplan framework accompanied by a site-specific design code and density plan at a neighbourhood/character area level to ensure the site is delivered in a comprehensive manner, within a coherent design framework.
- 8.1.11 The Council encourages communities preparing neighbourhood plans to consider what the positive features are in their local area and identify them as part of a made Plan and/or design code. Where these local features have been identified as part of a made neighbourhood plan, proposals should demonstrate that they have been incorporated into the design. Where these local features have not been identified, proposals should include a comprehensive contextual analysis that identifies them.
- 8.1.12 Developers should also have regard to the principles and design criteria set out in Sport England's Active Design principles<sup>4</sup> and other relevant guidance including Conservation Area Appraisals and Neighbourhood Plan Character Assessments.
- 8.1.13 Design and Access Statements are an important mechanism for communicating the design of a development. A checklist setting out when a Design and Access Statement is required as part of a planning application can be found on the Council's website.

## **POLICY ST35: Design Quality**

1. All development must be of a high quality design that:
  - a) has a clear function, character and identity based upon a robust understanding of local context, constraints and distinctiveness, while reflecting the principles of relevant national and local design guidance, including Sport England's Active

- Design principles<sup>5</sup>, the Bassetlaw Design Quality SPD and the Bassetlaw Design Code;
- b) uses land efficiently and ensures density reflects local character:
    - i. within the Main Towns of Worksop, Retford and Harworth & Bircotes the density on sites in and adjoining town centres and transport hubs should be maximised, whilst densities elsewhere within the development boundary should be a minimum of 30 dwellings per hectare (net) unless it would result in an adverse effect on the character of the area, including the setting of a heritage asset and/or the integrity of a natural asset;
    - ii. within the Large Rural Settlements and Small Rural Settlements densities should reflect the character of the settlement and local housing needs, unless otherwise promoted through a neighbourhood plan;
    - iii. the density of the Bassetlaw Garden Village, HS1: Peaks Hill Farm and HS13: Ordsall South will be expected to deliver a range of housing densities across each site informed by the site's masterplan framework, design code and density plan;
  - c) where appropriate, positively preserves, enhances and integrates landscape and townscape features, and natural and heritage assets;
  - d) respects the local context and complements the landform, layout, building orientation, scale, height, massing, type, materials, details and landscaping of the surrounding areas;
  - e) maximises opportunities to create mixed-use developments which support the function and vitality of the area in which they are located;
  - f) for housing, provides a high standard of accommodation, and does not differentiate between the design quality of market and affordable housing;
  - g) integrates well with surrounding streets and open spaces, providing a clear and legible hierarchy of streets, routes and spaces that prioritises safe, easy and direct pedestrian, cycle and public transport movement, while ensuring the safe, convenient movement of all highway users;
  - h) ensures that all the community, including those with disabilities, can easily, safely and comfortably access and move around;
  - i) creates safe communities and reduces the likelihood of crime and the fear of crime through maximising natural surveillance and where appropriate use of active ground floor frontages and lighting;
  - j) incorporates and/or links to a well-defined green/blue infrastructure network of well-managed and maintained public and open spaces;
  - k) secures a high quality public realm that is attractive and aesthetically pleasing, that clearly distinguishes between public and private spaces;
  - l) enhances the value of the District's Nature Recovery Network such as through the use of street trees;
  - m) incorporates high quality landscape design and maximises opportunities for greening, particularly where a development site adjoins the countryside;
  - n) is sustainable in design and construction, and utilises modern construction methods and durable materials, where practicable;
  - o) minimises energy consumption by maximising opportunities for passive solar energy and integrating renewable and low carbon technologies where practicable in accordance with Policy ST50;
  - p) mitigates flood risk and water run-off utilising the drainage hierarchy in accordance with Policy ST52, and integrates water management appropriate to place;

## 8.3 Landscape Character

- 8.3.1 Bassetlaw is predominantly a rural District that is characterised by its diverse landscapes and arable countryside.
- 8.3.2 In addition to its agricultural value, the landscape is enjoyed and valued, for its ecological, recreational, conservation and aesthetic aspects.
- 8.3.3 Since human and natural activity evolves over time, landscape character also changes. Positive and beneficial management of that change, including restoration and protection where necessary, is essential to maintaining the quality, distinctiveness and vitality of the local environment.
- 8.3.4 The National Planning Policy Framework<sup>1</sup> advises that a landscape character assessment should inform policy-making and planning decisions. The Bassetlaw Landscape Character Assessment 2009<sup>7</sup> defines five landscape character types in the District - the Magnesian Limestone Ridge, Sherwood, the Mid Nottinghamshire Farmlands, the Idle Lowlands and the Trent Washlands – based upon the visual character of the area. Figure 29 shows the landscape character areas.

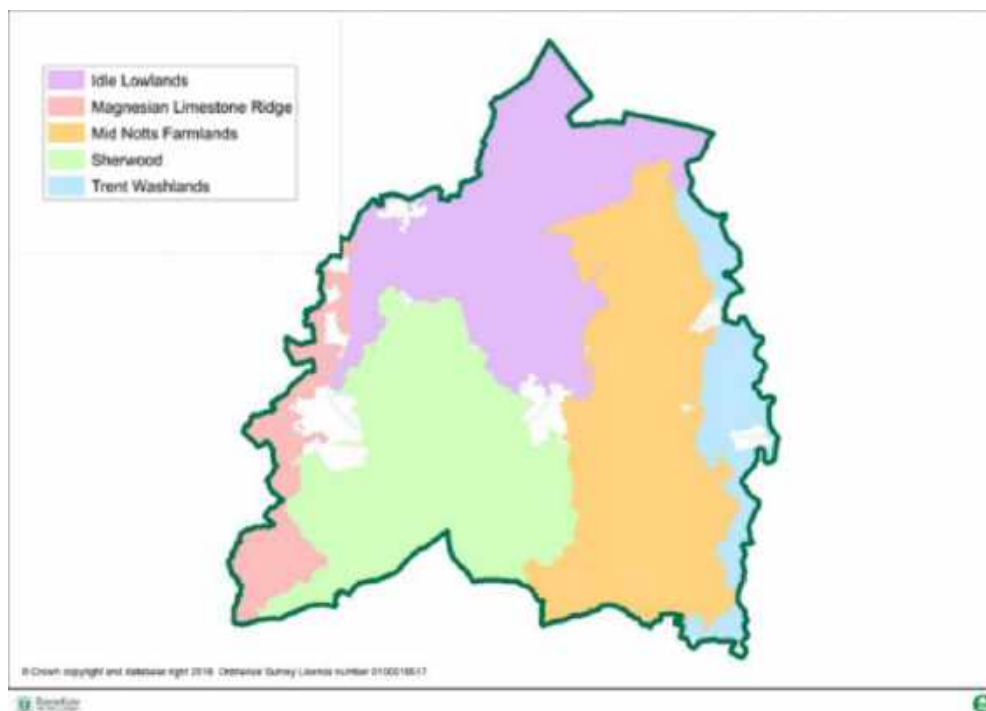


Figure 29: Bassetlaw Landscape Character Areas

- 8.3.5 It recognises types of landscapes with broadly similar combinations of geology, landform, vegetation, land use, field and settlement patterns, to provide an understanding of distinct sense of place and sensitivities to development and change.
- 8.3.6 Each landscape character type is supported by a number of Policy Zones which identify their main characteristics, their condition and ability to accommodate development without significant degradation. The evidence<sup>7</sup> identifies Landscape



Actions for their protection and enhancement through either conserving, reinforcing, restoring or creating landscape quality across the District.

- 8.3.7 National policy<sup>1</sup> provides strong support towards protecting and enhancing valued landscapes. Valued landscapes in Bassetlaw are those areas highlighted by this evidence<sup>7</sup>, and confirmed by the 2019 review (within the Site Allocations: Landscape Study 2019<sup>8</sup> and the Landscape Assessment Addendum 2020<sup>9</sup>). The 2019 review<sup>8</sup> recommends several minor amendments where landscape has changed in the intervening period.
- 8.3.8 Together the Site Allocations: Landscape Study 2019<sup>7</sup> and the Landscape Assessment Addendum 2020<sup>9</sup> provide a more fine grained assessment of the landscape capacity of specific sites to accommodate development. They, therefore, provide a useful starting point for applicants seeking to assess the landscape impacts of their proposals. This includes the recognition that some landscapes are of particular importance - the Green Gaps (Policy ST38).
- 8.3.9 This policy, along with ST38 seeks to maintain and enhance the assets that make a fundamental contribution to the quality of the landscape character in Bassetlaw. Development can make a positive contribution towards conserving, reinforcing, restoring and creating landscape, by being influenced by local context, demonstrating an understanding of how the existing landscape character has evolved and using that understanding to positively and sensitively influence the design of new development.

## **POLICY ST37: Landscape Character**

1. Proposals that contribute to the nature and quality of Bassetlaw's landscapes will be supported where it can be demonstrated that:
  - a) it protects and where possible enhances the distinctive qualities of the relevant landscape character policy zone, as identified in the Bassetlaw Landscape Character Assessment 2009<sup>7</sup> by conserving, restoring, reinforcing or creating relevant landscape forms and features; and
  - b) in the case of the Local Plan site allocations, also promotes the principles of the Site Allocations: Landscape Study 2019<sup>8</sup> and the Landscape Assessment Addendum 2020<sup>9</sup>.
2. Proposals in an edge of settlement location will be expected to create a positive interface between the urban and rural environments. This should be demonstrated through compliance with Part 1 of this Policy, and by giving appropriate consideration to layout, density, scale, massing and form of development in accordance with Policy ST35.



## **8.4 Green Gaps**

- 8.4.1 The countryside and its relationship with the District's settlements contributes to its distinctive character and is highly valued. Whilst supporting suitably located and designed development necessary to facilitate the economic and social well-being of



- 8.5.8 However, Policy ST39 also recognises that the buffer zone should be responsive to local context, the existing quality and features of the green corridor in that location and the nature of the development proposal. On that basis, proposals lying wholly or partly within the buffer zone of a green corridor will be expected to evidence through an Ecological Impact Assessment and landscape statement the extent of the buffer zone, and how the design and layout will make provision for the green/blue infrastructure functions and activities expected to take place. This could be related to landscape, biodiversity, recreation, movement, and/or drainage.
- 8.5.9 Many of the functions of a buffer zone will be necessary to deliver other planning requirements sought by this plan, such as sustainable drainage and biodiversity net gain. Therefore, the buffer zones are seen as delivering quality design, rather than adding an unnecessary burden to development. Further information in relation to priorities will be set out in the Greening Bassetlaw SPD.
- 8.5.10 Development also brings opportunities to enhance the wider green/blue infrastructure network and deliver new assets. The development of site HS1: Peaks Hill Farm (Policy 16) will provide for significant new green/blue infrastructure along Worksop's northern urban fringe; site HS13: Ordsall South (Policy 27) will provide for a new country park along Retford's southern fringe, whilst the Bassetlaw Garden Village (see Policy ST4) will provide 40% green/blue infrastructure on site over its development lifetime.
- 8.5.11 Green/blue infrastructure is considered equal to all other forms of infrastructure and will be viewed as a critical element in bringing forward the site allocations and other planned development over the plan period. The approach to green/blue infrastructure will be informed by the Open Space Assessment Update 2020<sup>12</sup>, the priorities of the draft Nottinghamshire Biodiversity Opportunity Mapping – Bassetlaw and Idle Valley<sup>13</sup>, and the provisions of other relevant national legislation and guidance including that for the areas of Common Land and Registered Village Greens in the District.

## **POLICY ST39: Green and Blue Infrastructure**

1. The connectivity, quality, multifunctionality, biodiversity and amenity value of the green and blue infrastructure network will be enhanced, extended and managed through:
  - a) protecting and enhancing the landscape character and the distinctiveness of Green Gaps, Registered Parks and Gardens and ornamental parklands, registered Common Lands and Village Greens, and Local Green Spaces;
  - b) protecting, enhancing and restoring watercourses, ponds, lakes and water dependent habitats where appropriate;
  - c) providing for biodiversity net gain, including reconnecting vulnerable and priority habitats (see policy ST41);
  - d) protecting and enhancing ancient and mature woodland and hedgerows, and providing for tree planting to secure recreational benefits and/or to aid carbon offsetting;
  - e) making appropriate provision for new green/blue infrastructure in new development including open space, allotments, playing fields and outdoor sports facilities, and natural and semi natural greenspace and bluespace; and/or incorporating and

- where practicable facilitating the improvement of existing provision through the design of development;
- f) applying climate change mitigation and adaptation measures through new development, including flood risk and watercourse management;
  - g) linking walking and cycling routes, bridleways and public rights of way to and through development, where appropriate;
2. The function, setting, and biodiversity, landscape, access and recreational value of the following main and minor green corridors, as identified on the Policies Map will be protected and enhanced:
- a) Main green corridors
    - i. Chesterfield Canal
    - ii. River Idle
    - iii. River Ryton
    - iv. River Trent
  - b) Minor green corridors
    - i. Trent Valley Way
    - ii. Cuckoo Way
    - iii. National Cycle Route 6
    - iv. River Maun
    - v. Robin Hood Way
    - vi. River Meden
    - vii. River Poulter
  - c) All proposals wholly or partly within the minimum buffer zone of a main green corridor (30m width), or a minor green corridor (15m width) should be supported by an Ecological Impact Assessment and landscape statement. This should confirm the extent of the buffer zone in that location and demonstrate how the design and layout of the scheme will positively respond to its green/blue infrastructure location.
3. All new green and blue infrastructure should be accompanied by appropriate management and maintenance arrangements.



## 8.6 Protecting and Enhancing Biodiversity and Geodiversity

- 8.6.1 Biodiversity and geodiversity are important components of the planning system: a high quality, vibrant natural environment helps strengthen the connection between people and nature and contributes to health and well-being. National policy<sup>1</sup> seeks the protection and enhancement of valued biodiversity and geological conservation interests, seeking measurable net gains in biodiversity.
- 8.6.2 Policy ST40 aims to prevent harm to biodiversity and geodiversity from direct impacts such as land take, and from indirect impacts such as recreation, changes to the quality of a watercourse, as well as any potential cumulative impacts.

### Designated sites

## **POLICY ST40: Biodiversity and Geodiversity**

1. The Council will seek to protect and enhance the biodiversity and geodiversity of Bassetlaw, including:

### **International Sites**

- a) a proposal that may impact on a Special Area of Conservation (SAC), Special Protection Area (SPA), Ramsar site and/or the Sherwood Forest ppSPA will only be supported where it can be demonstrated that there will be no adverse effects on their integrity, unless there are no alternative solutions and it is justified by an 'imperative reasons of overriding public interest' assessment under the Habitats Regulations;
- b) any scheme within the 5km buffer zone of the Sherwood Forest ppSPA will require a project level 'shadow level' Habitats Regulations Assessment to ensure any significant adverse effects on the Sherwood Forest ppSPA are identified and appropriately mitigated;

### **National Designations**

- c) a proposal (either individually or in combination with other developments) that may either directly or indirectly adversely impact a Site of Special Scientific Interest (SSSI), National Nature Reserve (NNR) or ancient woodland and their buffer zones will be refused, other than in wholly exceptional circumstances where it can be demonstrated that the benefits of the development in the location proposed clearly outweigh any harm to the special interest features of the asset. In such circumstances measures should be identified through an Ecological Impact Assessment to mitigate the adverse effects resulting from the development.

### **Local Designations and Locally Important Ecological Features**

- d) proposals having a direct or indirect adverse effect on a Local Nature Reserve, Local Wildlife Site or Local Geological Site and their buffer zones or other biodiversity/geodiversity asset, will only be supported where there are no reasonable alternatives; and the case for development clearly outweighs the need to safeguard the ecological, recreational and/or educational value of the site.
2. In all cases, where the principle of development is considered appropriate the mitigation hierarchy must be applied so that:
    - a) firstly harm is avoided wherever possible; then
    - b) appropriate mitigation is provided to ensure no net loss or a net gain of priority habitat and local populations of priority species;
    - c) as a last resort, compensation is delivered to offset any residual damage to biodiversity;
    - d) they protect, restore, enhance and provide appropriate buffers around wildlife and geological features at a local and wider landscape-scale to deliver robust ecological networks, to help deliver priorities in the draft Nottinghamshire Biodiversity Opportunity Model for Bassetlaw and Idle Valley 2018<sup>14</sup>;
    - e) they establish additional ecological links to the Nature Recovery Network.

### **Biodiversity Net Gain**

3. All new development should make provision for at least 10% net biodiversity gain on site, or where it can be demonstrated that for design reasons this is not practicable, off site through an equivalent financial contribution.

4. A commuted sum equivalent to 30 years maintenance will be sought to manage the biodiversity assets in the long term.



## 8.7 Trees, woodland and hedgerows

- 8.7.1 Trees and woodland have long been a part of Bassetlaw's heritage and landscape, going back to the time when Sherwood Forest had significant coverage of the District. Today, trees, whether individually or cumulatively, continue to play a vital role in the environmental quality of the District. They are a valuable resource, supporting biodiversity, contributing to air quality, mitigating the impacts of climate change and delivering wider natural capital and ecosystem service benefits – including the economic benefits of trees and woodland.
- 8.7.2 The Council recognises the quality of life benefits trees can bring through its commitment to tree planting as part of the Sherwood Forest Reforestation Project<sup>6</sup>, helping to reinstate the extent of this significant woodland in the District.
- 8.7.3 Policy 41 reaffirms national policy<sup>1</sup> by recognising ancient woodland and ancient, aged or veteran trees as irreplaceable habitats – development resulting in their loss or deterioration will not be supported, unless in exceptional cases where the public benefit would clearly outweigh the loss or deterioration of the habitat.
- 8.7.4 Tree Preservation Orders (TPOs) legally protect specific trees or groups of trees that provide public amenity, and are particularly useful in protecting the character of Conservation Areas. A TPO is particularly important in controlling the felling and pruning of protected trees or woodlands. Planning permission is required to undertake works to protected trees in accordance with national legislation and guidance<sup>16</sup>. New orders will continue to be made where trees of amenity value are at risk.
- 8.7.5 This Plan protects trees, woodland and hedgerows from loss. On that basis, Policy 41 requires an appropriate design and layout of new development to protect their ongoing growth, including suitable buffers for root protection. Details should be provided with a planning application. This should include appropriate protection during construction reflecting British Standard 5837:2012 Trees in Relation to Design, Demolition and Construction<sup>17</sup>.
- 8.7.6 In cases where the loss of trees or hedgerows cannot be avoided, a suitable compensation strategy should be secured and implemented via planning conditions or obligations. This will be determined on a case by case basis taking into account the scale, nature and impacts of the development. The compensation must include replacements capable of providing at least equal amenity and ecological value of a local provenance should be provided, preferably on site. The level of detail expected with a planning application should be proportionate to the scale of the proposal and the identified impact.
- 8.7.7 All trees provided for through new development will require ongoing management and maintenance to ensure their growth and quality in the long term. The arrangements should be set out in a management plan submitted as part of the

planning application, which will be controlled via a planning condition or legal agreement.

8.7.8 Further information on planting, management and maintenance will be covered by the Greening Bassetlaw SPD to be published following adoption of the Local Plan.

## **POLICY 41: Trees, woodlands and hedgerows**

1. The Council will protect existing trees, woodland and hedgerows and secure additional planting that increases canopy cover in the interests of biodiversity, amenity and climate change adaptation by:

- a) retaining, protecting and improving woodland and trees subject to Tree Preservation Orders (TPOs), trees within conservation areas, and ‘important’ hedgerows as defined by the Hedgerows Regulations 1997;
- b) making Tree Preservation Orders;
- c) giving consideration to trees and hedgerows both on individual merit as well as their contribution to amenity and interaction as part of a group within the broader landscape setting;
- d) resisting the loss or deterioration of ancient woodland and ancient or veteran trees unless there are wholly exceptional reasons and a suitable compensation strategy exists;
- e) seeking contributions to the national tree planting target to contribute to net zero emissions in accordance with Policy ST50.

2. Where development would adversely affect trees or hedgerows the application must be accompanied by:

- a) an accurate tree survey and arboriculture assessment, undertaken by an experienced arboriculturist, of all existing trees and hedgerows on site in accordance with BS5837 (Trees in relation to design, demolition and construction – Recommendations) 2012<sup>17</sup>;
- b) details of protective measures to be put in place during the development to ensure the health and safety of each specimen and hedgerow to be retained;
- c) an avoidance and mitigation strategy to include replacement planting for specimens of at least equal amenity and ecological value of a local provenance; and
- d) a detailed management plan providing details of maintenance arrangements for 10 years.



## **8.8 The Historic Environment**

8.8.1 Bassetlaw’s historic environment is an asset of significant cultural, social and economic value. It contributes significantly to quality of life, to a sense of place, and is a tangible link with the past.

8.8.2 The value of Bassetlaw’s historic environment is its rich variety which plays a major part in the District’s local character and distinctiveness. Informing and managing change to the District’s historic environment is underpinned by the Historic

- 8.8.6 The Council acknowledges the value and importance of Bassetlaw's historic environment and recognises that its heritage assets should be conserved and enhanced in a manner appropriate to their significance. Not all heritage assets have the same degree of significance; the more important a heritage asset is, the greater the weight that should be given to its conservation.
- 8.8.7 To enable planning decisions to be based on a full understanding of the significance of the heritage asset(s) affected, Policy ST42 expects a Heritage Statement to be carried out which fully address the policy requirements. This should describe the significance of the heritage asset and the impact of the proposals on its significance. It should also reflect any relevant national and local guidance, with reference to the Historic Environment Record and, any relevant Characterisation Studies, Conservation Area Appraisals, Statements of Significance, thematic heritage studies and Historic England guidance.
- 8.8.8 In determining applications, the Council will assess the degree of harm to the heritage asset (i.e. no harm, less than substantial or substantial) in line with national policy<sup>1</sup>. For non-designated assets, a balanced view will be reached based on the significance of the asset, the scale of any harm identified and evidence submitted in support of the application.
- 8.8.9 The setting of a heritage asset often makes an important contribution to its significance. Setting may be limited to the physical surroundings of a heritage asset, such as the functional relationship between buildings, but may also include how a heritage asset is experienced, such as significant views towards, within or away from the asset, or whether it is tranquil or noisy. Proposals for development in the setting of a heritage asset should be carefully assessed to ensure that important features and vistas that make a positive contribution to the significance are conserved or the setting is enhanced where it has been compromised. Proposals that harm an assets' setting will not normally be supported.
- 8.8.10 Where a proposal would result in substantial harm or loss of a heritage asset, Policy ST42 requires evidence to demonstrate that there are substantial public benefits that outweigh that harm or loss; or, that there are no other mechanisms for supporting the retention of the asset. Any mitigation measures proposed are not considered to be public benefits.
- 8.8.11 Some of the District's heritage assets are considered to be 'at risk'; addressing heritage 'at risk' is a priority for the Council. Where higher grade assets are found to be 'at risk' - they are identified on Historic England's Heritage at Risk Register<sup>20</sup>. Only Grade II Listed buildings 'at risk' are identified by the Council's Heritage at Risk Register 2020<sup>21</sup>. In accordance with the Council's Heritage at Risk Strategy<sup>21</sup> where assets are considered to be 'at risk', or where they are in danger of falling into this category, the Council will take a proactive approach to their conservation, including by working collaboratively with property owners and developers, to bring the asset into a viable use consistent with its significance. This should acknowledge the wider public and economic benefits that this can bring such as tourism.
- 8.8.12 An example of this proactive approach is the Worksop Townscape Heritage Scheme, a partnership initiative with the National Lottery Heritage Fund and other local



partners that seeks to revive the southern part of Bridge Street, Worksop, so that the buildings make a positive contribution to the vitality of Worksop town centre.

- 8.8.13 Enabling development is that which would normally be unacceptable in planning terms but for the fact that it would bring substantial public benefits – the future conservation of a historic place for example. Such proposals will be considered in accordance with national policy<sup>1</sup> and Historic England’s Enabling Development and Heritage Assets, 2020<sup>22</sup>.
- 8.8.14 To ensure the value of the historic environment is maintained over the plan period, the Council will continue to review existing local heritage designations, such as conservation areas, and make new designations to protect and conserve built heritage assets, where justified, by appropriate surveys and evidence. Other mechanisms, such as Article 4 Directions, will be used where appropriate, to protect features of historic/architectural importance and to restrict harmful minor alterations.

## **POLICY ST42: The Historic Environment**

1. The historic environment will be conserved and enhanced, sensitively managed, enjoyed and celebrated for its contribution to sustainable communities. Proposals will be supported where they:
  - a) give great weight to the conservation and re-use of heritage assets (designated and non-designated) and their settings, including for appropriate temporary use, based on their significance in accordance with national policy<sup>1</sup>;
  - b) make a positive contribution to the character and local distinctiveness of the historic environment, including through the use of innovative design;
  - c) positively conserve or enhance a historic designed landscape;
  - d) maintain, conserve, sustain or return to beneficial use designated or non-designated assets;
  - e) capitalise in an appropriate and sensitive manner the regeneration, tourism and energy efficiency potential of heritage assets;
  - f) positively secure the conservation and re-use of ‘at risk’ heritage assets;
  - g) improve access and enjoyment of the historic environment where appropriate, particularly where they retain, create or facilitate public access to heritage assets to increase understanding of their significance.
2. Applicants will be required to submit evidence in line with best practice and relevant national guidance, examining the significance of any heritage assets affected through a Heritage Statement, including any contribution made by their setting. The level of detail should be proportionate to the asset’s significance, and the results submitted to the Nottinghamshire Historic Environment Record. In some circumstances, further survey, analysis and/or recording will be made a condition of consent.



## **POLICY 43: Designated and Non-Designated Heritage Assets**

### **Designated Heritage Assets**



1. Proposals for development, including change of use, that involve a designated heritage asset, or the setting of a designated heritage asset will be expected to:
  - a) conserve, enhance or better reveal those elements which contribute to the heritage significance and/or its setting;
  - b) respect any features of special architectural or historic interest, including where relevant the historic curtilage or context, its value within a group and/or its setting, such as the importance of a street frontage, traditional roofscape, or traditional shopfronts;
  - c) be sympathetic in terms of its siting, size, scale, height, alignment, proportions, design and form, building technique(s), materials and detailing, boundary treatments and surfacing, or are of a high quality contemporary or innovative nature which complements the local vernacular, in order to retain the special interest that justifies its designation;
  - d) ensure significant views away from, through, towards and associated with the heritage asset(s) are conserved or enhanced;
  - e) in the case of a Conservation Area, to have regard to the established urban grain and ensure that spaces between and around buildings, such as paddocks, greens, gardens and other gaps, are preserved where they contribute to the Conservation Area's character and appearance.
  
2. Proposals that will lead to substantial harm or total loss of significance will be refused unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, where it can be demonstrated that:
  - a) the nature of the heritage asset prevents all reasonable uses of the site;
  - b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;
  - c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible;
  - d) the harm or loss is outweighed by the benefit of bringing the site back into use.
  
3. Proposals that would result in less than substantial harm to the significance of a designated heritage asset will only be supported where it can be demonstrated that the public benefits will outweigh any harm identified.

### **Non-Designated Heritage Assets**

1. Proposals for development, including change of use, that involve a non-designated heritage asset, or the setting of a non-designated heritage asset will be expected to:
  - a) have regard to the significance of the asset and its relationship with its setting;
  - b) be sympathetic to the local vernacular in terms of siting, size, scale, height, alignment, design and form; proportions, materials;
  
2. Proposals that will lead to harm to or loss of significance of a non-designated heritage asset will only be considered where it can be demonstrated that:
  - a) the asset's architectural or historic significance is proven to be minimal; or
  - b) through an up-to-date structural report produced by a suitably qualified person, the asset is not capable of viable repair; or

- c) through appropriate marketing, the asset has no viable use; or
- d) the public benefits of the scheme outweigh the loss of significance.

## Archaeological sites

1. Where the 'in situ' preservation of archaeological remains is not possible or desirable, suitable provision shall be made by the developer for the excavation, recording, analysis, storage, relocation of assets and archiving, in accordance with a Written Scheme of Investigation that has been approved by the Local Planning Authority.



## References

- <sup>1</sup>National Planning Policy Framework, MCHLG, 2021
- <sup>2</sup>National Design Guide, MCHLG, 2019
- <sup>3</sup>National Model Design Code, MCHLG, 2021
- <sup>4</sup>Active Design, Sport England, 2015
- <sup>5</sup>Nottinghamshire Parking Standards, Nottinghamshire County Council, 2010
- <sup>6</sup>Council Plan, BDC, 2019
- <sup>7</sup>Bassetlaw Landscape Character Assessment, fpcr, 2009
- <sup>8</sup>Bassetlaw Site Allocations: Landscape Study, Carroll Planning & Design, 2019
- <sup>9</sup>Landscape Availability Assessment Addendum, Clive Keble Consulting, 2020
- <sup>10</sup>Bassetlaw Green Gaps Report, Carroll Planning & Design, 2019
- <sup>11</sup>Bassetlaw Green Gaps Addendum Report, Clive Keble Consulting, 2020
- <sup>12</sup>Bassetlaw Open Space Assessment, BDC, 2020
- <sup>13</sup>A Green Future: Our 25 Year Plan to Improve the Environment, HM Government, 2018
- <sup>14</sup>Draft Nottinghamshire Biodiversity Opportunity Mapping – Bassetlaw and Idle Valley, Nottinghamshire Biodiversity Action Group, 2018
- <sup>15</sup>Bassetlaw Whole Plan & Community Infrastructure Levy Viability Assessment, NCS, 2021
- <sup>16</sup>Planning Practice Guidance: Tree Preservation Orders and trees in conservation areas, MHCLG, 2014
- <sup>17</sup>British Standard 5837:2012 Trees in Relation to Design, Demolition and Construction, British Standards Institution 2012
- <sup>18</sup>Non-Designated Heritage Assets Criteria, BDC, 2016
- <sup>19</sup>Bassetlaw Unregistered Park & Gardens – A Methodology for Identifying and Surveying, BDC, 2017
- <sup>20</sup>Heritage at Risk Register, Historic England, 2019
- <sup>21</sup>Heritage at Risk Strategy and Updated Heritage at Risk Register, BDC 2020
- <sup>22</sup>Historic Environment Good Practice Advice in Planning 4: Enabling Development and Heritage Assets, Historic England, 2020

9.5.5 Some types of development, such as Houses in Multiple Occupation (see Policy 33) and static caravan sites, are required to have a licence to operate by national legislation. The licence process is separate to the planning system so the Council would expect all relevant development to have appropriate licences, where necessary.

## **POLICY 48: Protecting Amenity**

1. Proposals for development should be designed and constructed to avoid and minimise impacts on the amenity of existing and future users, individually and cumulatively, within the development and close to it. As such, proposals will be expected to:
  - a) not have a significant adverse effect on the living conditions of existing and new residents and future occupiers of the proposed development through loss of privacy, excessive overshadowing or overbearing impact; and
  - b) not generate a level of activity, noise, light, air quality, odour, vibration or other pollution which cannot be mitigated to an appropriate standard.
2. Proposals for development adjacent to, or in the locality of, existing 'bad neighbour' uses such as waste sites, incinerators, chemical production, heavy industry and businesses with out of normal hour (9-5) operations, will need to demonstrate that:
  - a) the ongoing use of the neighbouring site is not compromised; and
  - b) the amenity of future occupiers of the new development can be achieved in accordance with Part 1 of this policy with the ongoing normal use of the neighbouring site;
3. Where the development of a new bad neighbour business or change of use could have a significant adverse effect on residential amenity, appropriate mitigation will be required before the development can be occupied.



## **9.6 Contaminated and Unstable Land**

- 9.6.1 The majority of vacant brownfield land in Bassetlaw is subject to some known contamination issues as a consequence of their development history, including past mining, industrial or power generating activity.
- 9.6.2 Contaminated land is used to describe land that due to its previous development history or geology is considered to be polluted by heavy metals, oils and tars, chemicals, gases or asbestos substances. These could cause significant harm to people, biodiversity and the pollution of surface or groundwater resources.
- 9.6.3 The presence of contamination can affect or restrict the use of land, but if development can address the problem, then it will benefit the wider community and bring the land back into beneficial use. This also reduces the need to use greenfield sites and minimises impact to the environment.

- 9.6.4 This is particularly important for this Local Plan, which consistent with national policy<sup>1</sup> seeks to allocate approximately 100ha of brownfield land for regeneration and re-use, including the former power station site at High Marnham.
- 9.6.5 Unstable land may have various causes but the main concerns in the District relate to past mining activity. There are extensive areas of recorded mining activity where coal mining related hazards will be present such as erosion, sinkholes and open cavities. Whilst mining has ceased in the District, potential public safety and stability problems can be uncovered by development.
- 9.6.6 In accordance with national policy<sup>1</sup> ensuring a site's suitability for its proposed use must consider ground conditions and any risks arising from land instability and contamination. It adds that making the site safe is the responsibility of the developer/landowner and that mitigation should be identified through appropriate site investigations. Policy 49 identifies how this will be managed in the District.

## **POLICY 49: Contaminated and Unstable Land**

1. Where development is considered to be on contaminated land and/or unstable land, through an appropriate contamination assessment and/or land instability risk assessment, proposals should:
  - a) ensure that all works, including investigation of the nature of any contamination or land instability, and removal of materials can be undertaken without causing unacceptable risk to health, waterways, or to the environment;
  - b) identify the nature and extent of existing unstable land and/or contaminated land and the level of risk that contaminants/instability could pose in relation to the proposed development and its users, and adjoining land;
  - c) ensure appropriate mitigation measures are identified and implemented which are suitable for the proposed use and that the occupiers and neighbouring uses are not exposed to an unacceptable level of risk;
  - d) demonstrate that the developed site, will be suitable for the proposed use without risk from contaminants/instability to people, buildings, services or the environment including the apparatus of statutory undertakers.



## **References**

- <sup>1</sup>National Planning Policy Framework, MCHLG, 2021  
<sup>2</sup>Bassetlaw Health Profile, Public Health England, 2019  
<sup>3</sup>Nottinghamshire Joint Strategic Needs Assessment, Nottinghamshire Health and Well-Being Board, 2020  
<sup>4</sup>Nottinghamshire Joint Health and Well-Being Strategy 2018-2022, Nottinghamshire Health and Well-Being Board, 2018  
<sup>5</sup>Active Design, Sport England, 2015  
<sup>6</sup>Bassetlaw Playing Pitch Strategy, KKP Consulting, 2019  
<sup>7</sup>Bassetlaw Open Space Assessment Update, BDC, 2020  
<sup>8</sup>20 Minute Neighbourhoods, Town and Country Planning Association, 2021  
<sup>9</sup>Bassetlaw Infrastructure Delivery Plan Baseline Assessment, BDC, 2021  
<sup>10</sup>Bassetlaw Infrastructure Delivery Plan, BDC, 2021  
<sup>11</sup>Built Sports Facilities Strategy, BDC, 2021

- 10.1.21 The Environment Agency advises that areas identified as ‘Serious’ in the Water Stress Area Classification 2013<sup>9</sup>, should be designated as ‘Areas of serious water stress’ for the purposes of Regulation 4 of the Water Industry (Prescribed Condition) Regulation 1999 (as amended). This includes the area covered by Anglian Water, therefore the majority of Bassetlaw is an area of serious water stress. This means there is pressure on drinking water resources and implications for water quality, particularly in drought conditions. Anglian Water has identified a risk to long term supply and demand in the strategic grid from 2020.
- 10.1.22 Severn Trent Water’s Water Resource Management Plan 2019<sup>10</sup> identifies that ‘measures such as local flow support, river restoration measures to improve environmental resilience, catchment and partnership solutions or localised demand management will help us mitigate against the risk of deterioration’.
- 10.1.23 Although the small part of the District covered by Severn Trent Water is not water stressed, undoubtedly requiring water efficiency measures District wide will have a positive outcome on climate change adaptation, future water supplies, effects of abstraction and prevent future deterioration from occurring.
- 10.1.24 On that basis, Policy ST50 includes the tighter optional water efficiency requirement for residential development: of 110 litres per person per day, including five litres for external water use.
- 10.1.25 Residential developments must therefore be designed to be more water efficient, through the installation of water efficient fittings, appliances and integrated water management systems, which can help reduce water consumption. Capturing and re-using rain water and grey water (i.e. waste water generated from households from streams without faecal contamination) on-site should be considered. These measures can also secure significant benefits from non-residential development, which will be encouraged throughout the District.
- 10.1.26 Urban greening, such as tree planting, green roofs/ walls, plants for pollinators, rain gardens and sustainable drainage systems using natural or semi-natural features, is identified as being an efficient and attractive green measure to introduce climate change adaptation in a distinctive but relatively cost effective way.
- 10.1.27 Further details relating to implementation will be set out in the Greening Bassetlaw Supplementary Planning Document following adoption of this Local Plan.

### **POLICY ST50: Reducing Carbon Emissions, Climate Change Mitigation and Adaptation**

1. All proposals, including the change of use of existing buildings and spaces, should seek to reduce carbon and energy impacts in their design and construction in accordance with Policy ST35. Proposals should incorporate measures that address issues of climate change mitigation through:
  - a) ensuring no adverse impact on local air quality;
  - b) directing development towards locations that minimise the need to travel and maximise the ability to make trips by sustainable modes of transport;

- c) incorporating passive and energy efficient materials and/or technologies where appropriate;
  - d) requiring compliance with relevant national building standards such as meeting BREEAM very good-excellent standards;
  - e) promoting the retrofitting of existing buildings, including incorporating measures to reduce energy consumption;
  - f) providing for electric vehicle charging capability and charging infrastructure in new development, and/or providing infrastructure that supports car-free living, particularly in town centres;
  - g) ensuring that major development makes an appropriate financial contribution to the Bassetlaw carbon offsetting fund;
  - h) making best use of available opportunities to reduce the impact of climate change on biodiversity and the natural environment by providing space for habitats and species to move through the landscape and for the operation of natural processes;
  - i) minimising the use of natural resources over the development's lifetime, such as minerals and consumable products, by reuse or recycling of materials in construction, and by making the best use of existing buildings and infrastructure;
2. All new development should be designed to improve resilience to the anticipated effects of climate change. Proposals should incorporate measures that address issues of adaptation to climate change through:
- a) designing layouts so that the orientation of buildings and spaces take the opportunity to maximise solar gain;
  - b) using appropriate materials that enable buildings to ventilate efficiently by day and night;
  - c) adapting surface materials and drainage design to reduce the risk of flooding to land, property and people as a result of more extreme rainfall in accordance with Policy ST52;
  - d) promoting water efficiency by residential development meeting the tighter Building Regulations optional requirement of 110 litres per person/per day;
  - e) using integrated water management systems to manage runoff and provide a non-potable water supply;
  - f) providing green/blue infrastructure, and where possible, retaining existing trees and woodlands to reduce the 'urban heating effect' during warmer summers; and
  - g) using urban greening methods within the design of new buildings.



## 10.2 Renewable Energy Generation

10.2.1 The UK Government has committed to cut Greenhouse gas emissions by 78% by 2035 and to achieve net zero by 2050<sup>3</sup> in line with the Zero Carbon Strategy. Strategic planning policy can contribute towards this commitment by positively supporting forms of renewable energy developments in the District over the plan period.

intensification of an existing scheme. Policies ST40, ST42 and ST37 are particularly relevant when considering these issues.

- 10.2.17 All proposals will be considered in terms of their impact on neighbouring land uses and the affected community. Developers should demonstrate community support through an appropriate developer led pre-application consultation or through the neighbourhood planning process, where applicable. This should demonstrate the community response, including from the relevant parish/town council, is positive overall.
- 10.2.18 Where planning permission is required for renewable energy projects, this shall include a planning condition requiring the removal of associated infrastructure and the reinstatement of a building or restoration of land to its original condition or appearance within three years of the equipment becoming permanently non-operational.
- 10.2.19 Proposals which include the generation of energy from waste are a County matter and as such will be dealt with by Nottinghamshire County Council.
- 10.2.20 Policy ST51 requires developers to provide evidence based assessments of power generation based upon actual yield rather than installed capacity. This is necessary to enable the Council to have a robust understanding of the district's contribution towards national zero carbon targets. Further details are found in the Local Plan's monitoring framework.
- 10.2.21 More detailed guidance relating to the provision of renewable energy or local carbon technology development will be set out in the Greening Bassetlaw Supplementary Planning Document following the adoption of the Local Plan.

## **POLICY ST51: Renewable Energy Generation**

1. Development that generates, shares, transmits and/or stores zero carbon and/or low carbon renewable energy will be supported in principle at the Area of Best Fit at the former High Marnham power station site, as identified on the Policies Map as a result of the ability of on site development to connect to the on site national electricity grid infrastructure.
2. Proposals for renewable energy development on land at the Area of Best Fit should deliver a scheme in accordance with an agreed masterplan framework, relevant supporting technical assessments, delivery strategy and phasing plan for the site in accordance with Policy ST58, and other relevant policies in this Plan.
3. Outside the Area of Best Fit, development that generates, shares, transmits and/or stores zero carbon and/or low carbon renewable energy including community energy schemes will be supported and expected to demonstrate an operational and/or economic need for the development in that location, and the satisfactory resolution of all relevant site specific and cumulative impacts that the scheme could have on the area, taking into account operational and approved developments, as well as any proposed intensification to operational or approved proposals. An assessment should address cumulative visual and landscape impacts, as well as heritage; hydrology; hydrogeology; ecology; traffic and transport; noise; recreation and local amenity impacts.



4. All renewable energy development will be expected to provide details of the expected power generation based upon yield or local self-consumption to enable effective monitoring of the district's contribution to the national zero carbon targets.
5. A decommissioning programme will be required to demonstrate, the effective restoration of land and/or buildings to their original use (such as agriculture) and condition three years after cessation of operations.



### 10.3 Flood Risk and Drainage

- 10.3.1 Increased flooding can be a consequence of climate change. Increased flood risk can also be caused in one area by development taking place in another. Development must therefore take account of where these issues could arise, and how to mitigate them.
- 10.3.2 It is important that inappropriate development is avoided in areas currently at risk from flooding, or likely to be at risk as a result of climate change, or in areas where development is likely to increase flooding elsewhere. National policy<sup>2</sup> states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where it is necessary, without increasing flood risk elsewhere. Where appropriate, the applicant will be required to demonstrate that they have followed the sequential test or have undertaken a flood risk assessment as per national policy<sup>2</sup>.
- 10.3.3 The Strategic Flood Risk Assessment (SFRA) Level 1<sup>13</sup> and Level 2<sup>14</sup>, and the Outline Water Cycle Study<sup>15</sup>, together with ongoing discussions with relevant stakeholders provide guidance and a framework for the appraisal and management of risk, by classifying all land within the District into one of four Flood Zones. Additionally, they identify those areas within a higher risk from surface water flooding or areas where there could be impacts to the quality of ground water reserves.
- 10.3.4 The Level 2 Strategic Flood Risk Assessment<sup>14</sup> has looked at all relevant site allocations for development and assessed their impacts on fluvial flooding, surface water and drainage. This has informed Policy ST52, the requirements of relevant site allocation policies as well as sites identified through the draft Worksop Central DPD (see Policy ST5).
- 10.3.5 Although there are areas of the District that are vulnerable to fluvial flooding, in general there is no significant pressure to develop land with a high probability of flooding – Flood Zone 3a and 3b - due to the availability of land less vulnerable to flood risk elsewhere. There are a few exceptional cases, where for clear sustainability, infrastructure and regeneration reasons, land is proposed for allocation in a flood zone (see Policy ST5, Policy ST7 and Policy ST8).
- 10.3.6 In these cases, as set out in national policy<sup>2</sup>, development in Flood Zone 3, would be expected to submit a site specific Flood Risk Assessment to identify the main flood risks to the site, including whether a development will increase flood risk

## POLICY ST52: Flood Risk and Drainage

1. All proposals are required to consider and, where necessary, mitigate the impacts of the proposed development on flood risk, on-site and off-site, commensurate with the scale and impact of the development. Proposals, including change of use applications, must be accompanied by a Flood Risk Assessment (where appropriate), which demonstrates that the development, including the access and egress, will be safe for its lifetime, without increasing or exacerbating flood risk elsewhere and where possible will reduce flood risk overall.
2. Where relevant, proposals must demonstrate that they pass the Sequential Test and if necessary the Exceptions Test in Flood Zones 2 and 3 and ensure that where land is required to manage flood risk, it is safeguarded from development.

### River Ryton Flood Management Impact Zone

3. All development within the River Ryton Flood Management Impact Zone, as identified on the Policies Map, will need to demonstrate through a Design and Access Statement that they will not prejudice the delivery of a future flood management scheme for the River Ryton catchment through prior agreement with the Environment Agency.

### Surface Water Flood Risk

4. All development (where appropriate) should incorporate sustainable drainage systems (SuDS) in line with national standards. These should:
  - a) be informed by the Lead Local Flood Authority, sewerage company and relevant drainage board;
  - b) have appropriate minimum operational standards;
  - c) be managed in line with the Government's water strategy<sup>20</sup>;
  - d) have maintenance arrangements in place to ensure an acceptable standard of operation and management for the development's lifetime;
  - e) prevent surface water discharge into the sewerage system;
  - f) maximise environmental gain through: enhancing the green/blue infrastructure network, including urban greening measures, contributing to biodiversity net gain where possible, and, securing amenity benefits along with flood storage volumes;
  - g) seek to reduce runoff rates in areas at risk from surface water flooding, and that any surface water is directed to sustainable outfalls.



## 10.4 Protecting Water Quality

- 10.4.1 Environmental improvements are an important part of delivering growth and improving the attractiveness of the District. Surface and ground water resources are susceptible to a range of threats relating to new development and once contaminated it is difficult, if not impossible, to rehabilitate them.
- 10.4.2 The Water Framework Directive<sup>17</sup> is the primary legislation for matters relating to the water environment and sets out how water bodies will be managed by River Basin Districts. Its primary objectives are to achieve good ecological status in water bodies, and provide protection for drinking water sources and European and nationally protected wildlife sites, such as Special Areas of Conservation and Sites of Special Scientific Interest.

# Bassetlaw Local Plan 2020 - 2038 Submission Library

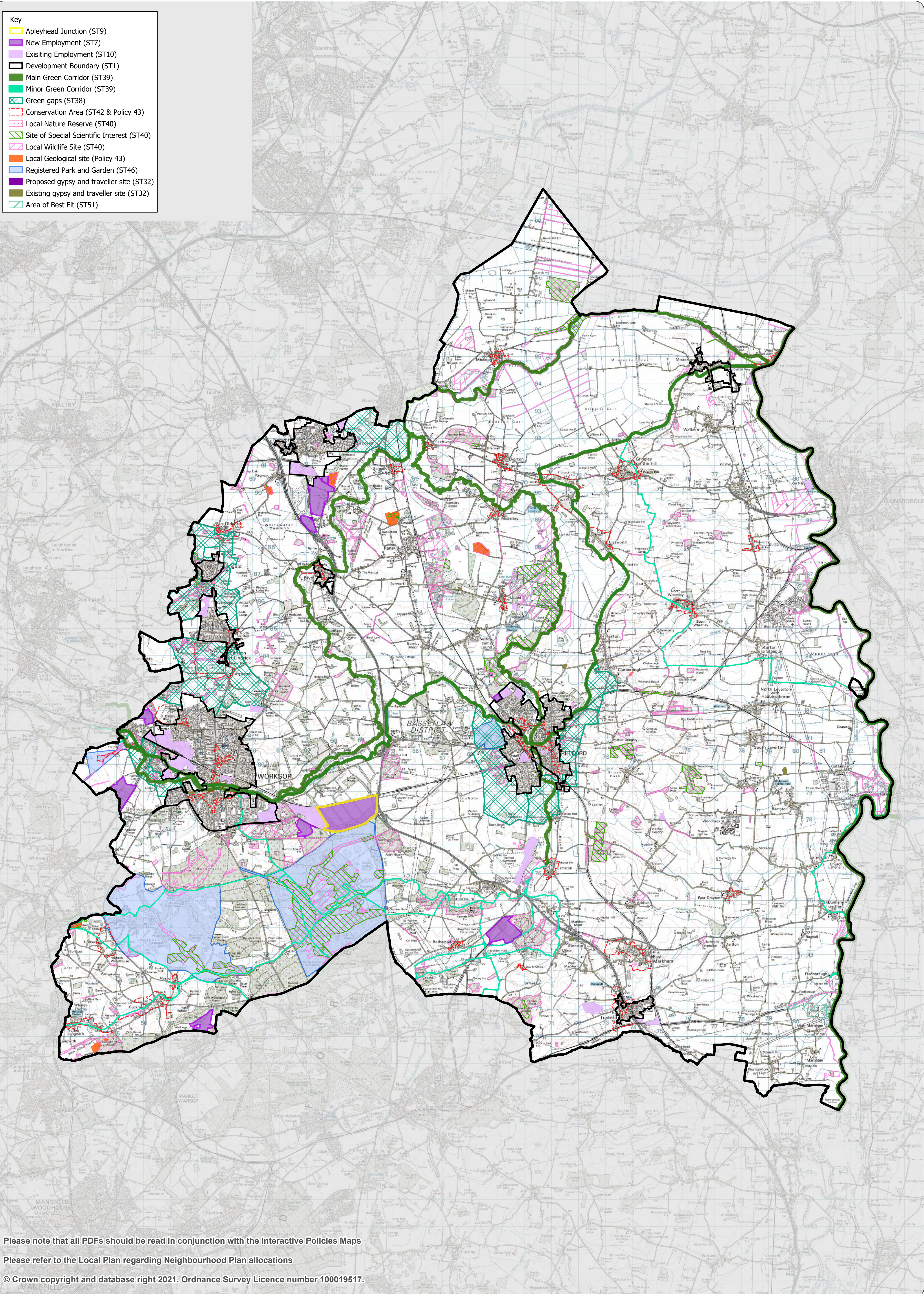
Bassetlaw Local Plan 2020-2038 Composite Policies Maps,  
July 2022



**Bassetlaw**  
DISTRICT COUNCIL  
— North Nottinghamshire —



- Key
- Apleyhead Junction (ST9)
  - New Employment (ST7)
  - Existing Employment (ST10)
  - Development Boundary (ST1)
  - Main Green Corridor (ST39)
  - Minor Green Corridor (ST39)
  - Green gaps (ST38)
  - Conservation Area (ST42 & Policy 43)
  - Local Nature Reserve (ST40)
  - Site of Special Scientific Interest (ST40)
  - Local Wildlife Site (ST40)
  - Local Geological site (Policy 43)
  - Registered Park and Garden (ST46)
  - Proposed gypsy and traveller site (ST32)
  - Existing gypsy and traveller site (ST32)
  - Area of Best Fit (ST51)



Please note that all PDFs should be read in conjunction with the interactive Policies Maps

Please refer to the Local Plan regarding Neighbourhood Plan allocations

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## 2 Neighbourhood Plan Policies



# Corringham Neighbourhood Plan 2021 to 2036

(Referendum Version October 2021)

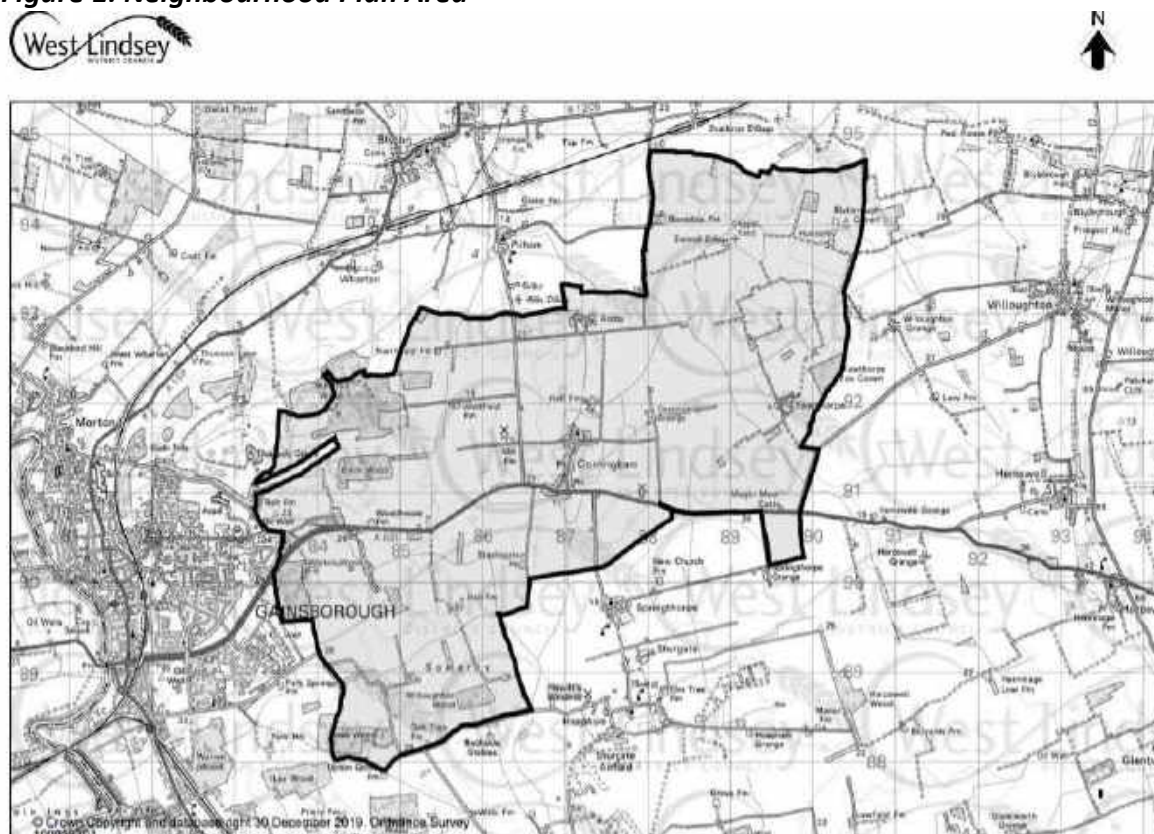


# 1 What is the Corringham Neighbourhood Development Plan?

- 1.1 This Neighbourhood Development Plan, (hereafter referred to as the Corringham Neighbourhood Plan or CNP) has been prepared by the local people of Corringham Parish.
- 1.2 The Localism Act 2011 provided powers for Parish Councils to prepare land use planning documents. The Corringham Neighbourhood Plan Area was designated by West Lindsey District Council (WLDC) in June 2016. However, to correct a drafting error, it was re-designated on 9<sup>th</sup> March 2020, following advertisement and consultation by WLDC. The designated area is shown on Fig.1. The Plan period is 2021 to 2036.

Corringham Parish Council is the qualifying body to prepare the Neighbourhood Plan.

**Figure 1: Neighbourhood Plan Area**



- 1.3 A Neighbourhood Plan is a relatively new type of planning document. Working with and on behalf of its parishioners, through a Neighbourhood Plan Steering Group (SG) the Parish Council has prepared this land use development plan which will shape future growth across the parish. The Parish Council has assessed the development required to enable the village to remain sustainable, serving current and future residents. When the CNP has been 'Made' by WLDC, following further consultation, independent examination and a local referendum, the policies will be used in assessing planning applications in the Parish.
- 1.4 In addition to the main village of Corringham, the Parish (and Plan area) includes the hamlets of Aisby and Yawthorpe, which are set in open countryside. To the west, the Parish boundary adjoins that of Gainsborough Town Council. A tract of land in that area is included in the committed Gainsborough East Sustainable Urban Extension (SUE), but as a strategic planning matter this is not covered by policies in the Neighbourhood Plan, (see Ch. 3 – Policy Context).



## 7 Sustainable Development Policy

***CNP1: Sustainable Development Principles - All proposals for development should:***

- (i) Be appropriately located;***
- (ii) Be of an appropriate scale and demonstrate a high standard of design;***
- (iii) Have regard to their setting and the character of the local area;***
- (iv) Take account of the key landscape views identified in Policy CNP5;***
- (v) Not unacceptably affect the amenity of nearby residents;***
- (vi) Where appropriate, provide for sustainable transport modes, including walking and cycling;***
- (vii) Respect the local built, social, cultural, historic and natural heritage assets, and***

***Support will be given to proposals that seek to achieve (or preferably exceed) design and construction standards for sustainable development and minimise CO2 emissions, including domestic scale green energy solutions and provision for electric vehicles.***

### **Justification**

This policy provides a positive framework for decision making, as required in the National Planning Policy Framework. Development will only be encouraged where it can be shown that the scheme will help to achieve the Vision and Objectives outlined in Section 6. Locally, the concept of sustainability relates particularly to the need for sensitive design such that development reflects the character of the surroundings; meeting environmental, social and economic objectives and better facilities for pedestrians and cyclists, all of which contribute to the quality of life for residents in Corringham Parish.

It is also intended that the policy encourage national efforts, based in part on local action, to address the very real threat of climate change to all communities hence the emphasis placed on sustainable buildings, green energy solutions and provision for less polluting forms of transport.

Whilst the Parish Council supports appropriate development in Corringham, it is important that it does not increase the risk of flooding and/or exacerbate existing drainage problems. This approach takes account of the requirements of national policy, advice from the Environment Agency and the provisions of Policy LP14 of the Central Lincolnshire Local Plan (2017).

In terms of achieving/exceeding sustainable construction standards, proposals will need to reflect the published standards that apply at any time during the Plan period, e.g., the NPPF, the emerging National Design Code, Building Regulations, together with good practice guidance issued by Government Agencies and construction sector groups.

## 9 Local Character and Design Policies

### ***CNP5: Local character and the design of new development***

***(A) Development proposals should recognise and complement the local character of the areas identified and described in the Corringham Character Assessment. As appropriate to their scale and nature proposals should:***

- (i) respect existing plot boundaries, ratios, orientation, historic or traditional forms and the established grain of development within the character area;***
- (ii) respect the predominant materials used in the area which include red brick with red-clay pantiles and natural slate and the occasional use of the local Waterstone;***
- (iii) ensure that the height of new buildings is in keeping with neighbouring properties and not be over-bearing or dominant in the existing street-scene;***
- (iv) reflect the predominant boundary treatments in the immediate area consisting of brick or stone walls or hedges, often behind grass verges;***
- (v) deliver off-road parking provision, servicing and access arrangements in accordance with the most recently-published standards by Lincolnshire County Council;***
- (vi) retain the open character of prominent private gardens within any development; and***
- (vii) protect and retain watercourses as open features, with other sustainable drainage measures.***

***(B) Development proposals alongside or serviced from rural lanes (Pilham Lane, Mill Mere Road, the lanes to and around Aisby and Yawthorpe and Springthorpe Road) as shown on the Proposals Map should respect, and where practicable enhance, the rural appearance of the byways and their green verges/hedgerows. Development proposals which would have an unacceptable impact on the rural character and appearance of the identified rural byways will not be supported.***

### **Justification**

The NPPF confirms that good design is an integral part of successful development. It recognises that well-designed buildings and places improve the quality of people's lives. Accordingly, this Neighbourhood Plan has well evidenced policies on the quality of development that will be expected for the area. The Character Assessment identifies key characteristics in 8 Character Areas, which should be addressed and used to inform the design of new development. In addition, the character of those rural areas not detailed in the Character Assessment should also be taken into account.

Understanding local character and community aspirations is fundamental to achieving high quality sustainable design. The intention of this policy is that all new development must make a positive contribution to the character and appearance of the area. It remains important, however, to apply the criteria to development proposals on merit on a case-by-case basis, according to the proposal.

All new development in the Plan area should seek to promote local character and identity. This will help to protect and enhance what is already there for existing residents and future residents, supporting community and social cohesion. Some private gardens are identified in the Character Assessment and in the Local Plan. This does not prevent all development, but any proposals should retain the open character of the area.

Watercourses (including ditches) are a local feature, conveying water safely through the landscape and providing access to water for wildlife. Culverting or removal of watercourses can cause flooding issues and damage biodiversity. With SuDS, their retention contributes to sustainable development.

The inclusion of the rural lanes in this policy is important because of the positive function they have, both in contributing to landscape quality and providing opportunities for walking, cycling and riding, in the absence of an extensive rights of way network.

## **CNP6: Key views**

*The Plan identifies the following key views:*

- 1 - North, from the top end of Middle Street towards the Church of St Laurence.**
- 2 - South from the public footpath north of Church Lane towards the Church of St Laurence.**
- 3 - East from the public footpath north of Church Lane towards Old Hall.**
- 4 - East from Mill Mere Road into the village.**
- 5 - West from East Lane into the village.**
- 6 - North from Church Lane/public footpath into open countryside.**
- 7 - West from Mill Mere Lane into open countryside.**
- 8 - East from the pond/recreation ground into open countryside and across to the windmill.**
- 9 - West into open countryside from the public footpath connecting Poplar Lane/Middle Street.**
- 10 - East from the village hall into open countryside and across to the windmill.**

*The location, design and scale of new development should take account of any relevant key view and not compromise its integrity or significance.*

*In addition, development proposals should be sensitive to, and designed to maintain the rustic and rural appearance of village approaches to ensure that views of key landmarks on entry to the village in general, and in particular the windmills to the west and east and St Laurence Church, are not compromised.*

*Proposed developments which would have an unacceptable effect on a key view or an approach to Corringham will not be supported.*

### **Justification**

The Character Assessment noted the importance of these views within Corringham and out into the countryside (see para. 5.14, page 62) as part of the character and identity of the settlement. It also considered the importance of the views at the village entry points, especially of key landmarks, including the windmills and the church. Views were identified using desk based and field surveys, taking account of key public locations, including public footpaths, roads/lanes, and gathering places.

Several of the views are focused on the landmark structures of the Church of St Laurence and the outlying historic windmills, the latter of which welcome people as they enter the village and also feature in many of the best views out across the attractive and open rural landscape. The Character Assessments states that; *“Approaches from the surrounding rural landscapes are gradual and generally pleasing, displaying well-managed transition from countryside to village setting”*. It is important that the views of these local landmarks are considered in any development proposals for substantial buildings, structures and earthworks in the open countryside across the Parish.

Along Middle Street, occasional breaks in the building line allow for glimpses of the open landscape setting to the East and West, offering an important visual connection between village and countryside. Future development along Middle Street should be designed to allow for the retention of these views to the surrounding landscape, and where possible, take opportunities to strengthen this visual connection.

In each case, development should seek to retain and enhance the key views identified and explore opportunities to create new, distinct views where the opportunity is presented.

## 10 Heritage Policies

### ***CNP7: Designated heritage assets***

***Development proposals should protect, conserve and seek opportunities to enhance designated heritage assets (and their settings) in general and in terms of the significance of the building, materials, scale, setting and layout in particular. The Listed Buildings covered by this policy and shown on the Proposals Maps are:***

- 1 - Church of St. Laurence (Grade I)***
- 2 - The church lychgate (Grade II)***
- 3 - Old Hall, Aisby Lane (Grade II)***
- 4 - Corringham Windmill, Harpswell Road (Grade II)***
- 5 - No.1 High Street (Grade II)***
- 6 - The Mill at Mill House Farm, Mill Lane (Grade II)***
- 7 - Mill House Farmhouse, Stables and Barns, Mill Mere Lane (Grade II)***

### **Justification**

The Listed Buildings make an important contribution to the quality of the built environment in Corringham. Heritage is understood and appreciated by local people. There is not a Conservation Area in Corringham, but the concentration of the above buildings and structures within a small area means that the relationship linking them and the spaces between them are important. The wider setting therefore needs to be taken into account. In addition, the identification of “Unlisted buildings of positive character” and “Important Green Space” (which are the subject of other Neighbourhood Plan policies), complements the established policy approach to protect and enhance designated heritage assets.

### ***CNP8: Protecting and enhancing non-designated heritage assets***

***Proposals for change of use or other development affecting identified non-designated heritage assets will be required to demonstrate how they would contribute to its conservation, whilst preserving or enhancing its architectural or historic interest. Taking into account local styles, materials and details and the character, context and setting of the asset. The loss of, or substantial harm to a non-designated heritage asset will be resisted, unless exceptional circumstances are demonstrated. The buildings and structures concerned are shown on the Proposals Maps and detailed in Appendix.***

### **Justification**

The Character Study identified over 40 non-designated heritage assets (referred to therein as buildings of positive character) which are part of the character and identity of Corringham and Aisby. They merit consideration in planning decisions, in accordance with the guidance in paras. 127(c) and 130 of the NPPF and, the identification and protection of non-designated heritage is supported in the CLLP Policy LP25 which refers to both designated and non-designated assets.

The buildings and features identified, which may not be of sufficient architectural or historic merit to justify listing, are nevertheless an important part of the character of Corringham and have been highlighted as such through consultation on the Neighbourhood Plan. The policy will help to ensure they are protected. Works to buildings or structures affecting non-designated local heritage assets should be designed sensitively, with careful regard to the historical and architectural interest of the building and its setting. Historic England identify that such buildings play an essential role in building and reinforcing a sense of local character and distinctiveness in the historic environment,

and locally the identification and protection of local assets is supported by the County Council. Photographs of the buildings and structures may be found in the Character Assessment.

#### ***CNP9: Protecting and enhancing archaeological sites***

***Development proposals affecting Scheduled Monuments, other archaeological sites and areas of archaeological potential and their settings should demonstrate that:***

***(i) They have taken into account the impact on above and below ground archaeological deposits.***

***(ii) They identify mitigation strategies to ensure that evidence which could contribute to the understanding of human activity and past environments is not lost.***

#### ***Justification***

The NPPF (Para. 189) states “...Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation”. Details of the rich and important archaeology of the Neighbourhood Plan area can be found in the Lincolnshire County Council Historic Environment Record (HER)

Extracts from the HER giving details on 31 of the records for Corringham Village and Aisby are included in Character Assessment (Appendix 1). Overall, the HER contains 93 records for Corringham Parish, although some of these may straddle or be just outside the Parish/Plan Area. These include; medieval settlements at Dunstall (a Scheduled Monument) and in Aisby, Somerby, Great Corringham, Little Corringham and a possible Romano British industrial site. See the website: [https://www.heritagegateway.org.uk/Gateway/Results\\_Application.aspx?resourceID=1006&index=16](https://www.heritagegateway.org.uk/Gateway/Results_Application.aspx?resourceID=1006&index=16)

The extent of archaeology is a key element of the historic environment and character of the Parish, and this policy will ensure that development takes proper account of archaeological considerations.

*“The Local Green Space designation should only be used where the green space is:*

- a) in reasonably **close proximity to the community it serves;***
- b) demonstrably special to a local community, holding a particular local significance, e.g. because of beauty, historic significance, **recreational value** (inc. playing fields), **tranquillity or richness of wildlife;***
- c) **local in character and is not an extensive tract of land.**”*

Site	Proximity	Local Significance	Local	Not Extensive
<b>LGS 1 Village pond and picnic site</b>	Yes	Beauty, recreation, tranquillity and richness of wildlife	Yes	Yes
<b>LGS 2 Recreation ground</b>	Yes	Recreation, wildlife and historic significance related to form of village and its relationship with the open countryside.	Yes	Yes

**LGS 1**



**LGS 2**



Policy CNP11 follows the matter-of-fact approach in the NPPF. In the event that development proposals come forward on the local green spaces within the Plan period, they can be assessed on a case-by-case basis by the District Council. In particular it will be able to make an informed judgement on the extent to which the proposal concerned demonstrates the ‘very special circumstances’ required by the policy.

**CNP12: Development in the countryside**

**Development in the open countryside, related to agriculture, forestry, equine, recreation, tourism, utility infrastructure and other rural land uses, will be supported provided that it does not cause unacceptable harm to:**

- (i) Landscape character and quality.**
- (ii) Sites of ecological value, including roadside verges.**
- (iii) Heritage assets and other sites of archaeological interest.**
- (iv) The intrinsic character, beauty and tranquillity of the countryside.**
- (v) The rural quality and character of lanes, including verges.**
- (vi) The “Dark Skies” quality of the Parish.**

**Justification**

The Local Plan Policy LP2 enables proposals for housing in the countryside, including exceptional circumstances, to be considered, but this policy address other forms of development. The community consultation showed that residents felt that rural attributes such as: peace and quiet, the quality of the surrounding landscape and biodiversity, should be protected from insensitive and inappropriate



development. This policy builds on the wider planning context provided by CLLP. Any proposal for development is expected to safeguard the landscape character, protect areas of wildlife interest and protect or enhance the historic environment of the surrounding open countryside.

It is recognised that farming leads to considerable investment in environmental improvements each year, including woodland improvement, conservation strips, hedgerow improvements. The local economic importance of agriculture is also acknowledged. Other policies require that care must be taken about the location and design of new agricultural buildings. There must be a focus on site-based factors, but off-site works and wider mitigation measures may create countryside management opportunities. Measures including possible rewilding of areas, or grassland reversion may also be ways of minimising and/or mitigating the impact of proposals.

Lincolnshire is rural and in parishes like Corringham, intrusive lighting of urban areas is not present. As noted by CPRE (What's special to you: Landscape Issues In Your Neighbourhood Plan) it is reasonable, based on the value that the community places on the rural setting of the village and the evidence provided in the Character Assessment, for a Neighbourhood Plan to seek to protect this quality.

In addition, it is recognised that essential utility infrastructure should be deemed acceptable in principle when located in the countryside subject to meeting other policy requirements.

### ***CNP13: Nature conservation and biodiversity***

***Development proposals which impact on woodland, trees, hedgerows, ponds and watercourses, unimproved and semi-improved grassland should identify how features have been safeguarded and sensitively incorporated within the overall design. Where appropriate any loss of biodiversity should be minimised and mitigated by the creation of new habitats or the enhancement of existing places.***

- (i) Development proposals which would result in loss or unacceptable harm to woodland, trees, hedgerows, ponds and watercourses, unimproved and semi-improved grassland will not be supported.***
- (ii) Projects to enhance wildlife habitats and species based on the Lincolnshire Biodiversity Action Plan and the Natural Environment Strategy will be supported.***
- (iii) Insofar as planning permission is required, proposals for tree planting and hedgerow creation aimed at providing a network of wildlife corridors across the Parish will be supported.***

### **Justification**

The policy covers: woodland, trees, hedgerows, ponds and watercourses, unimproved and semi-improved grassland. It is set in a context provided by NPPF Paras. 170, 174 & 175); the Natural Environment & Rural Communities Act 2006 (Secs. 40 & 41) and complements CLLP Policy LP21. The NPPF states that development resulting in the loss or deterioration of irreplaceable habitats should be refused unless there are wholly exceptional reasons and a suitable compensation strategy. Plans should be proactive to mitigate and adapt to climate change, taking into account long-term implications for flood risk, water supply, biodiversity and landscapes.

This reflects the emerging Environment Bill (March 2020), which proposes that development should lead to a net gain in biodiversity. Where it is practical, proposals should seek opportunities to enhance habitat connectivity. Trees woodlands and hedgerows are an important part of the local landscape and contribute greatly to its conservation value. All must be considered and wherever possible retained as part of development proposals. The Hedgerows Regulations (1997) protect most hedgerows from removal, but the Parish also has many mature trees, the protection of which is important.

## 13 Employment Policy

### CNP15: Employment

**(A) Proposals for the development of new small business units, the expansion or diversification of existing small units and tourism related development should be permitted, providing that:**

- (i) it can be demonstrated that there will be no significant unacceptable impact from increased traffic, noise, smell, lighting, vibration or other emissions or activities from proposed developments.**
- (ii) it would not have an unacceptable impact on the character and scale of the site and/or buildings, by virtue of its scale or design, or on the local landscape including Key Views.**
- (iii) where relevant, opportunities are taken to secure the re-use of vacant or redundant historic buildings (designated and non-designated).**
- (iv) Traffic generated by proposals, including deliveries by HGVs and larger farm vehicles, will not unacceptably detract from the visual and nature conservation value of the rural lanes identified in Policy CNP5.**

**(B) Home working, where there is a need for planning permission for buildings or activities, will be supported provided that there is no unacceptable impact on the residential amenity of neighbouring properties or on the character of the local area.**

**(C) The Plan identifies (1) Peacock & Binnington and (2) High Street Garage on High Street as important employment sites, (see Proposals Map – Corringham Inset).**

**Development proposals on sites adjoining either of the important employment sites should be designed and arranged within the application site to ensure that the viability or operational effectiveness of the important employment site concerned is not unacceptably harmed by the new use and/or its activities.**

### Justification

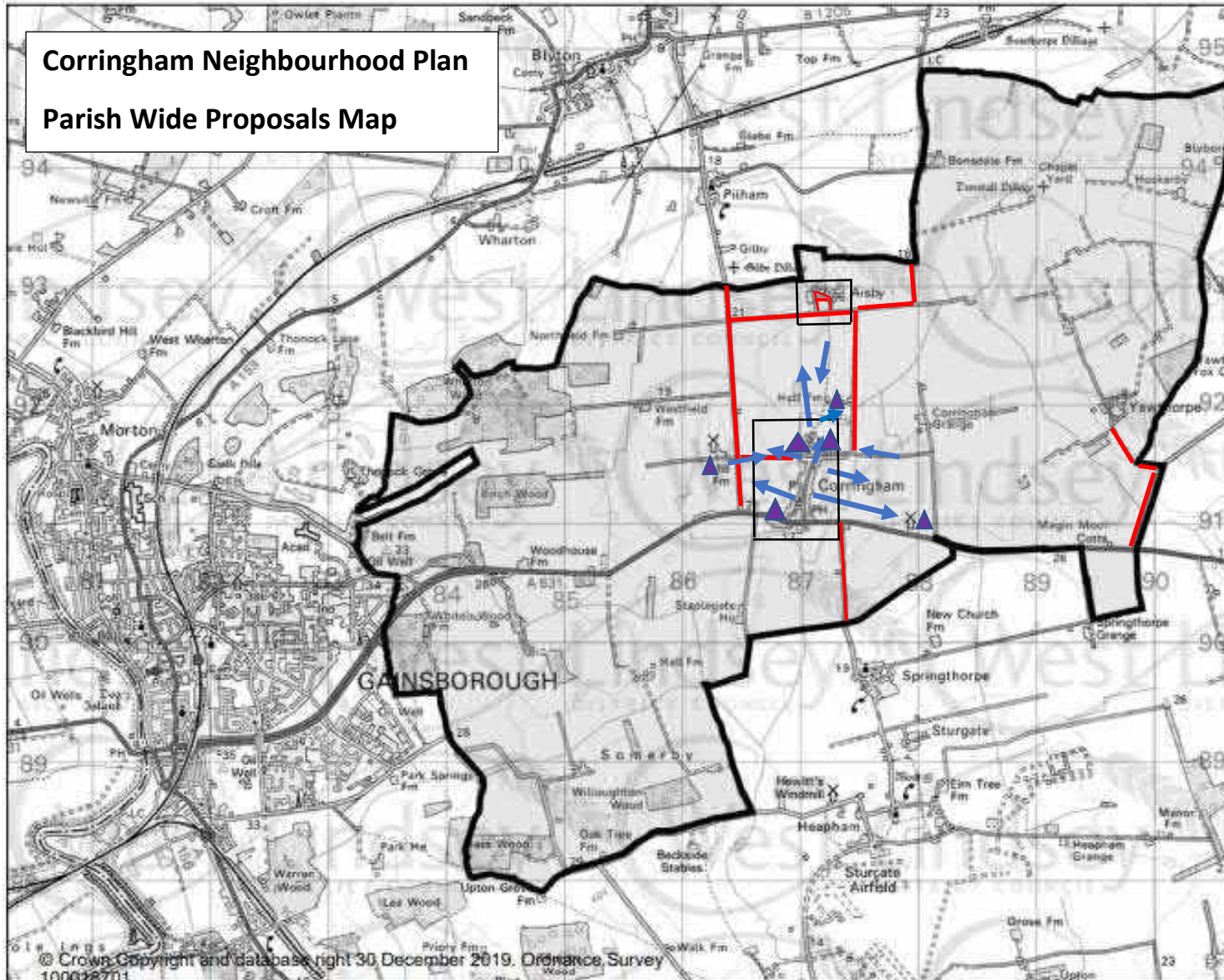
Local employment is an important element of overall sustainability. The Neighbourhood Plan needs to accommodate appropriate proposals for business development. The conversion of former agricultural buildings has enabled farm diversification, led to the sustainable re-use of vacant buildings and provided opportunities for the establishment and development of small businesses which generate wealth and employment opportunities for local people. This is a trend which the Parish Council would like to continue as part of the maintenance of Corringham as a vibrant and balanced community, subject to the proper consideration of residential amenity for nearby houses, visual impact on the countryside and highway safety issues.

The second part of the policy recognises the economic environment and social benefits of home working, which also contributes to the overall sustainability of communities. However, it is also recognised that home working should not lead to the erosion of the character of an area or create an unacceptable impact upon residential amenity.

The third element recognises the importance of existing local business to the economy and to the viability of the village as a location where people can live and work. The agricultural merchant, Peacock and Binnington, exemplifies this and it is reasonable to consider, for example, if new housing and adjoining land is compatible with the long-term success of the business, including potential expansion. The garage, which sells fuel, undertakes repairs and has a small convenience shop is also important. This approach is in accordance with the CLLP Policy LP 26 (Design and Amenity) which requires development proposals to be considered in terms of compatibility with neighbouring land uses.



**Corringham Neighbourhood Plan  
Parish Wide Proposals Map**



**Key**

**CNP5 &16 (Rural Lanes)**

**CNP6 Key views**

**CNP7 Designated Heritage Assets**

- Old Hall, Aisby Lane
- Church of St Laurence and Lychgate
- Mill House Farmhouse (Mill Mere Lane)
- No. 1 High Street
- Mill at Mill House Farm
- Corringham Windmill, Harpswell La.

**Plan Wide Policies**

- CNP1** Sustainable development principles
- CNP3** Consideration of new houses in Aisby hamlet and open countryside
- CNP4** Residential extensions and conversions
- CNP5** Local character and the design of new development
- CNP9** Archaeological sites
- CNP12** Countryside and landscape
- CNP13** Nature conservation and biodiversity
- CNP15** Employment

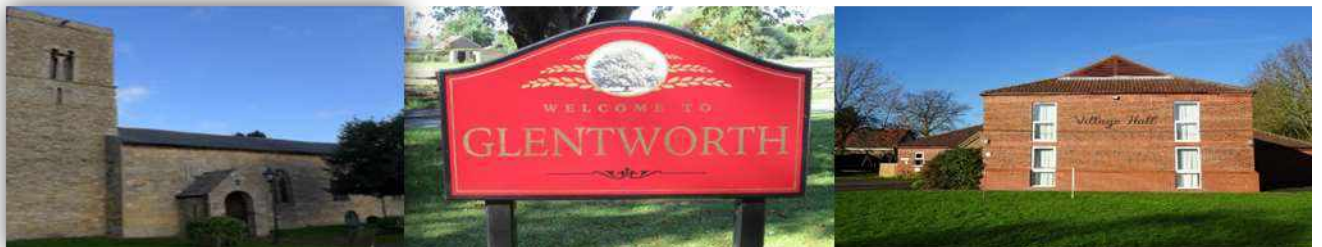
**Corringham & Aisby Insets**

# **Glentworth Neighbourhood Plan**

## **2018 – 2036**

**Approved Plan**  
**September 2019**

**Prepared by:**  
**Glentworth Parish Council**







combining map-based exercises and focussed “walkabouts”. The synthesis of these inputs into the report used elements of Character Assessment and Place-making Assessment.

Policy 3 sets out the way in which new development should take account of key design principles. Applicants should demonstrate the way in which they have addressed the various matters, and their relationship to the Character Profile Report in the details submitted with planning applications.

### **Policy 3: Design and Character of Development**

3.1. Development proposals will be supported where their design and detailing complement the established character of the village as described in the Neighbourhood Character Profile Report, taking particular account of:

- 3.1.1. the ways in which the overall form, scale, massing, and proportions of new buildings and extensions relate to neighbouring buildings and impact on the character and appearance of the village as a whole;
- 3.1.2. the layout of the development, and the desirability of echoing the current layout of Glentworth, characterised by a linear development with buildings facing existing roads, large front gardens and large space in between dwellings;
- 3.1.3. the visual impact of materials used for external walls and roofs, and the desirability of selecting these from a locally distinctive palette such as red brick, vernacular limestone, wooden windows and clay pantiles;
- 3.1.4. the ways in which the development impacts on the Conservation Area, including features and Important Buildings listed in the Glentworth Conservation Area Appraisal (1993)<sup>(18)</sup>, on surrounding and nearby Listed Buildings and Non-designated Heritage Assets as identified in the Neighbourhood Character Profile Report and on Policy Map 3;
- 3.1.5. the desirability of echoing and interpreting locally distinctive architecture and building elements of traditional buildings and heritage assets in the design and construction of new buildings and structures;
- 3.1.6. the visual importance of defining boundaries - particularly boundaries between public and private realms - in ways that are consistent with the mixture of hedges and limestone walls that traditionally contribute to the character and distinctiveness of the village;
- 3.1.7. the importance of retaining existing mature trees, hedgerows and verges, and to incorporate in new development and roads landscaping solutions such as treelines and wide verges.

3.2. Development proposals should take account of flood risk issues in the immediate locality and incorporate solutions appropriate to local circumstances.

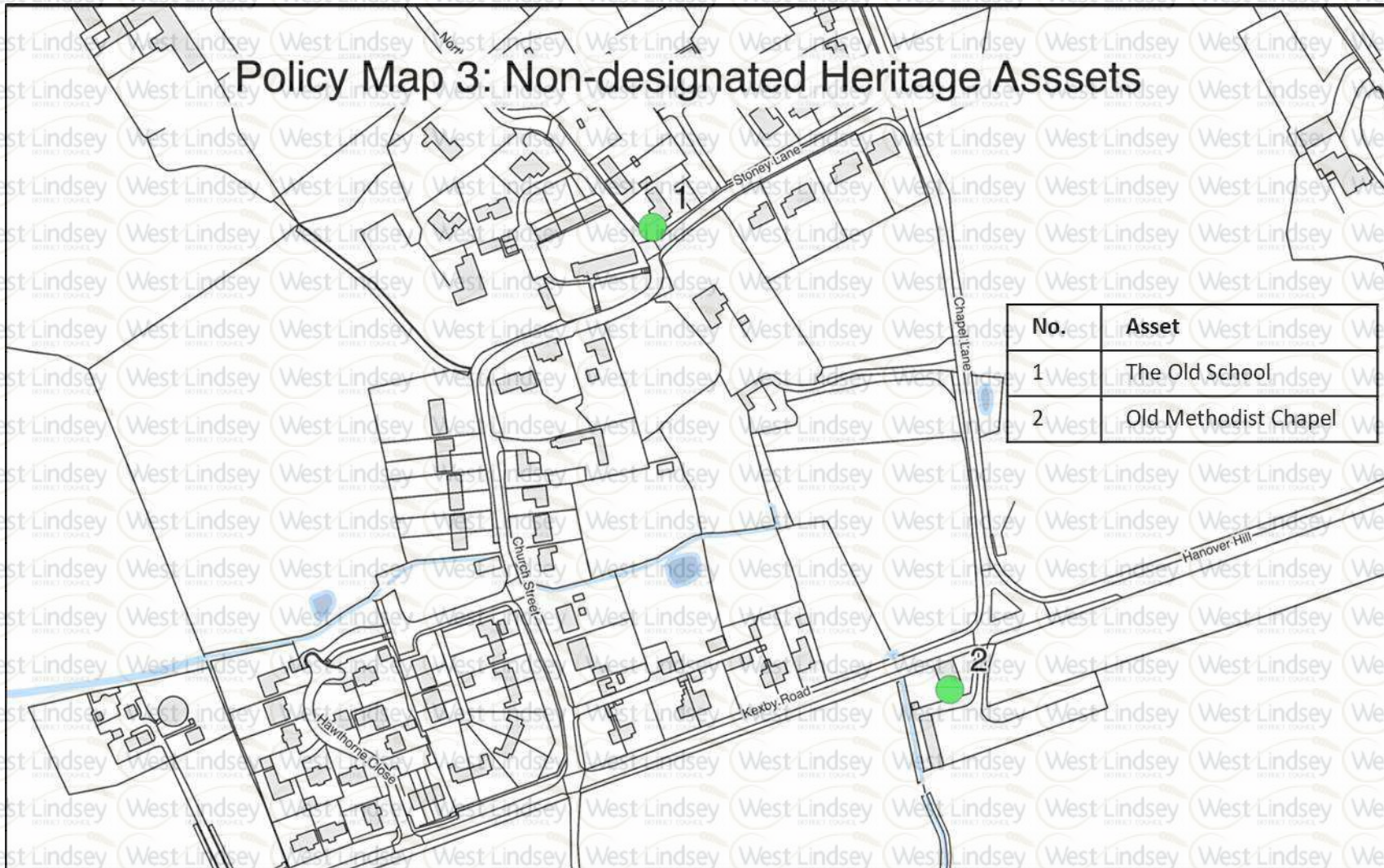


Proposals which incorporate sustainable urban drainage measures appropriate to the site will be supported..

3.3. Development proposals should provide adequate access and off-street parking. Where development includes a garage or any other form of car shelter, it will need to demonstrate that the garage or car shelter is able to accommodate the vehicle, leaving enough room for the driver to comfortably get in and out of the vehicle.

3.4. Development proposals that meet the higher access standards of Part M Building Regulations (Access to and use of buildings)<sup>(19)</sup> will be supported.

# Policy Map 3: Non-designated Heritage Assets



No.	Asset
1	The Old School
2	Old Methodist Chapel



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Horse riders ride on the roads around the Village or heading towards Kexby or use the public bridleways. There are many fields surrounding the Village, but horse riders are not permitted to ride round the perimeters.

In this Policy, “green infrastructure asset” includes green spaces, corridors of natural habitats connecting settlements, footpaths, bridleways and natural ecosystems that provide a benefit to local residents in the form of sporting and recreational facilities, areas for quiet contemplation and visual amenity. Existing Public Rights of Way and important Green Infrastructure are presented in Policy Map 5. The map is not exhaustive, and any facility that meets the description of this Justification Text and of Justification Text of Policy LP20 of the Central Lincolnshire Local Plan should be considered as covered by this Policy.

## **Policy 5: Green Infrastructure**

5.1. A development proposal will be supported where it contributes, where practicable, to:

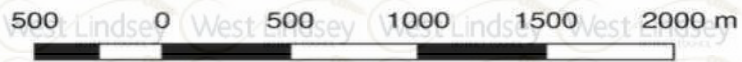
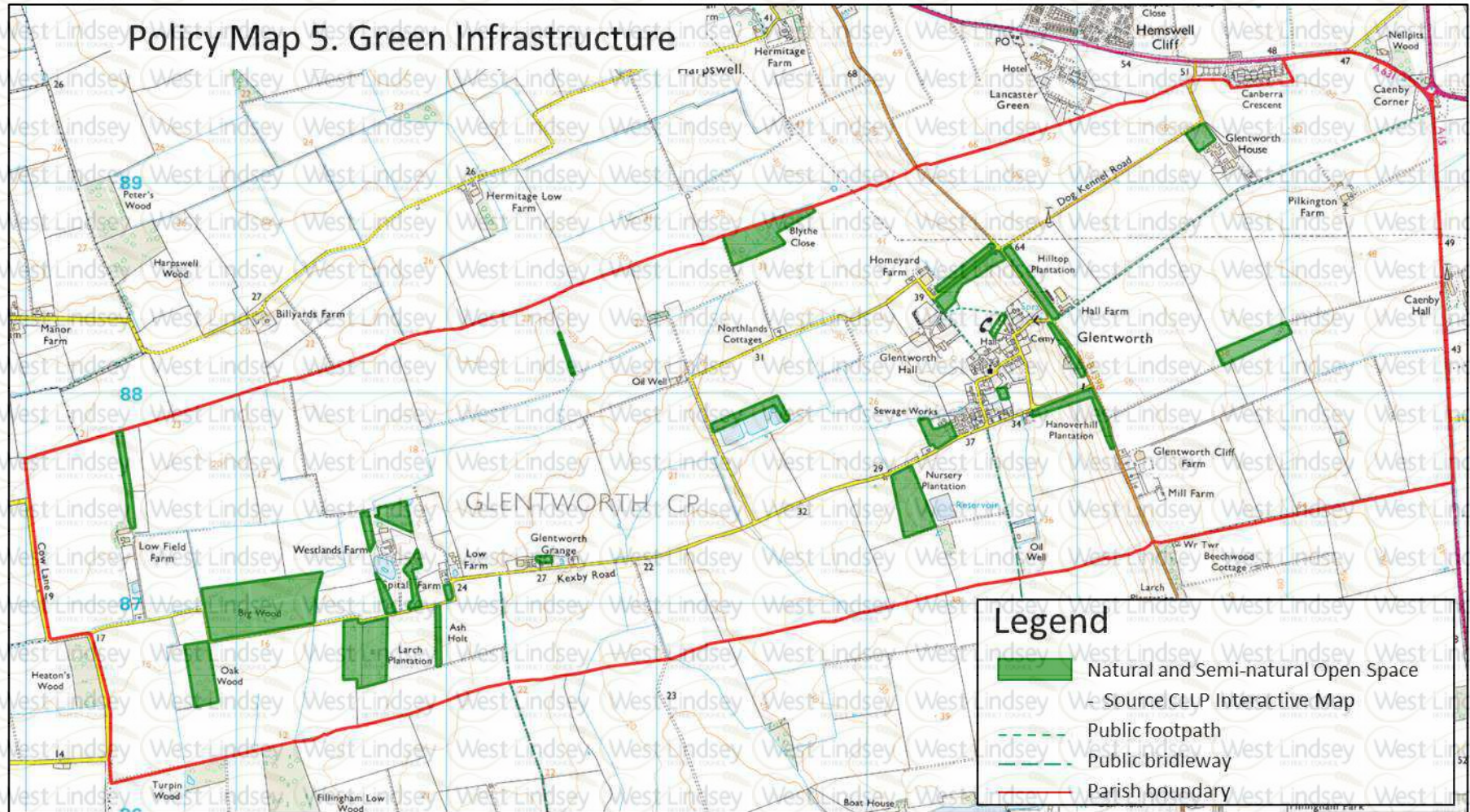
- 5.1.1. the enhancement and management of existing green infrastructure assets, as presented in Policy Map 5, and
- 5.1.2. the provision of new public green spaces and enhances green infrastructure assets.

5.2. A development proposal that will result in a detrimental impact on the purpose or function of existing green infrastructure will be supported only where it demonstrates that:

- 5.2.1. the detrimental impact on the green infrastructure is unavoidable and is significantly and demonstrably outweighed by the benefit of the development; and
- 5.2.2. the implementation of alternative solutions as part of the development, reinstates the green infrastructure’s purpose or function to the previous quality and connectivity.



# Policy Map 5. Green Infrastructure



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**2022 -  
2036**

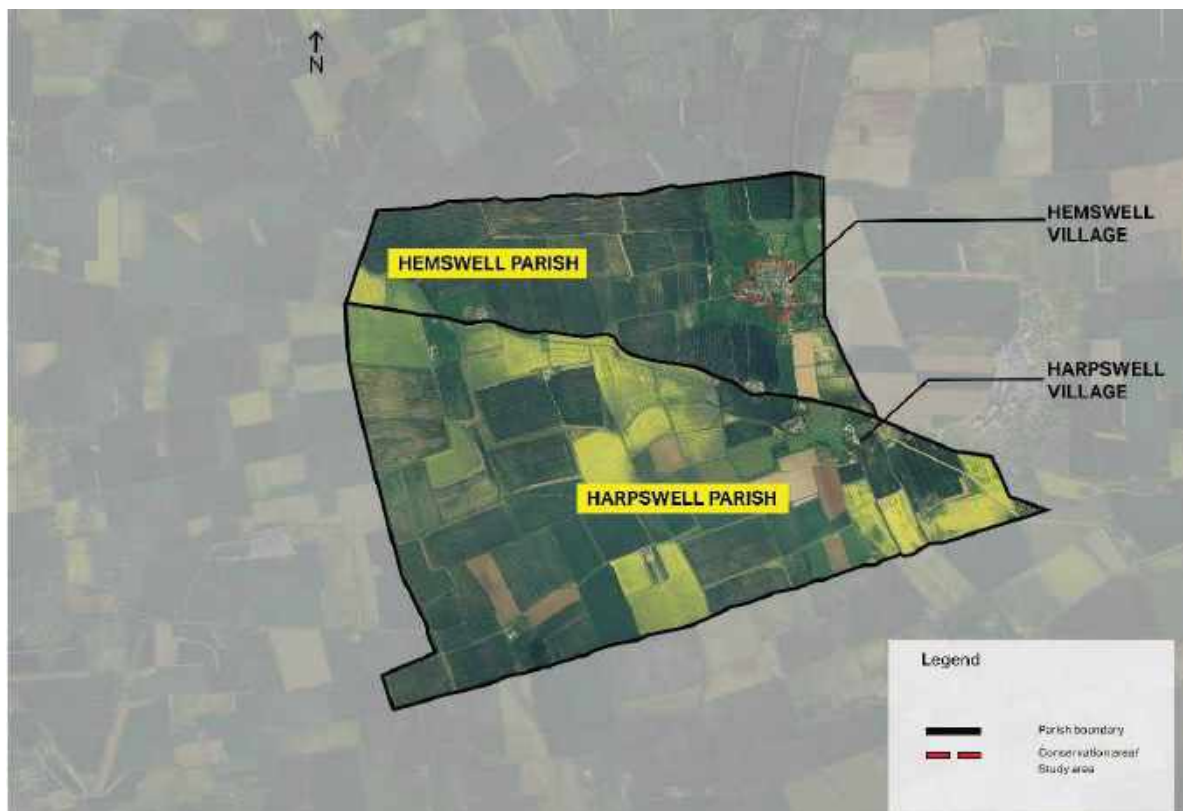
**Hemswell & Harpswell  
Neighbourhood Plan**

# 1 The Hemswell & Harpswell Neighbourhood Development Plan

## What is the Hemswell & Harpswell Neighbourhood Plan?

- 1.1 This neighbourhood plan (NP) is a new type of land use planning document prepared by the Neighbourhood Plan Steering Group (NPSG) to embed local values and concerns at the heart of planning decisions that affect the Neighbourhood plan area. The NPSG is made up of residents and councillors from Hemswell Parish Council and Harpswell Parish Meeting who, in consultation with residents, have developed this plan. It is a legal planning policy document and once it has been 'made' by West Lindsey District Council (WLDC) it must be used by:
- planners at WLDC in assessing planning applications; and
  - developers when preparing planning applications.
- 1.2 The plan has been prepared by Hemswell & Harpswell NPSG on behalf of Hemswell Parish Council and Harpswell Parish Meeting. It covers the whole of both parishes of Hemswell & Harpswell and sets out planning policies for the neighbourhood plan area from 2021 to 2036
- 1.3 The Hemswell & Harpswell NP area is shown on Map 1. The area was designated as a neighbourhood plan area for the development of an NP in November 2016 by WLDC.

**Map 1: Neighbourhood plan area**





## Landscape Character and other Constraints within Hemswell & Harpswell

2.11 The *West Lindsey Landscape Character Assessment 1999*<sup>6</sup>, provides a detailed assessment of the special character and distinct qualities that shape the various landscape types found across the whole of the WLDC district. The settlements of Hemswell and Harpswell are positioned within the narrow boundaries of the Cliff Landscape Character Area (LCA), whilst the western extents of the parishes lie within the Till Vale LCA as shown on Map 5.

**Map 5<sup>7</sup>: WLDC Landscape Character Area**



Map 6 shows the constraints within Hemswell village. The map shows that the majority of Hemswell village is covered by a conservation area and lies within the Area of Great Landscape Value. The map also shows the listed buildings, positive buildings and Tree Preservation Orders within the village.

<sup>6</sup> <https://www.west-lindsey.gov.uk/my-services/planning-and-building/planning-policy/evidence-base-and-monitoring/landscape-character-assessment/>

<sup>7</sup> Taken from the Hemswell & Harpswell Character Assessment 2018

### **Policy 5: Protecting the Wider Landscape Character and Setting of the Neighbourhood Plan Area**

1. In accordance with the Central Lincolnshire Local Plan policies LP 55 development in the Open Countryside and LP17 Landscape Townscape and Views, development proposals should demonstrate how they have responded positively to the guidance and recommendations contained within the *Hemswell & Harpswell Character Assessment 2018* and the *Hemswell Village Design Principles 2019*.
2. In order to protect the wider landscape character and the Cliff Landscape Character Area, development proposals within the neighbourhood plan area, are required to demonstrate that they have met the following criteria:
  - a. it would not represent an unacceptable visual intrusion into the landscape setting and the landscape designations;
  - b. it would not have an unacceptable adverse impact on the publicly accessible views summarised on Map 17 and detailed in the Hemswell & Harpswell Character Assessment;
  - c. it would not have an unacceptable adverse impact on the integrity, character, and appearance of the open countryside and the setting of the Area of Great Landscape Value.
  - d. it would use soft landscaping to provide generously planted green edges to site boundaries;
  - e. it would not introduce or expose any prominent built forms along the Lincoln Cliff;
  - f. it has explored opportunities to utilise existing tree planting, or, alternatively, proposes to introduce new tree planting as a means to mitigate against any potential harmful impacts on the landscape character; and
  - g. where new tree planting is proposed, the use of sustainable drainage systems, such as tree pits, should be used to sustainably manage surface water.

# Sturton by Stow and Stow Neighbourhood Plan 2019 – 2036

**Final Approved Version**

March 2022

Prepared by Sturton by Stow & Stow Neighbourhood Plan

Steering Group

on behalf of

Sturton by Stow Parish Council & Stow Parish Council



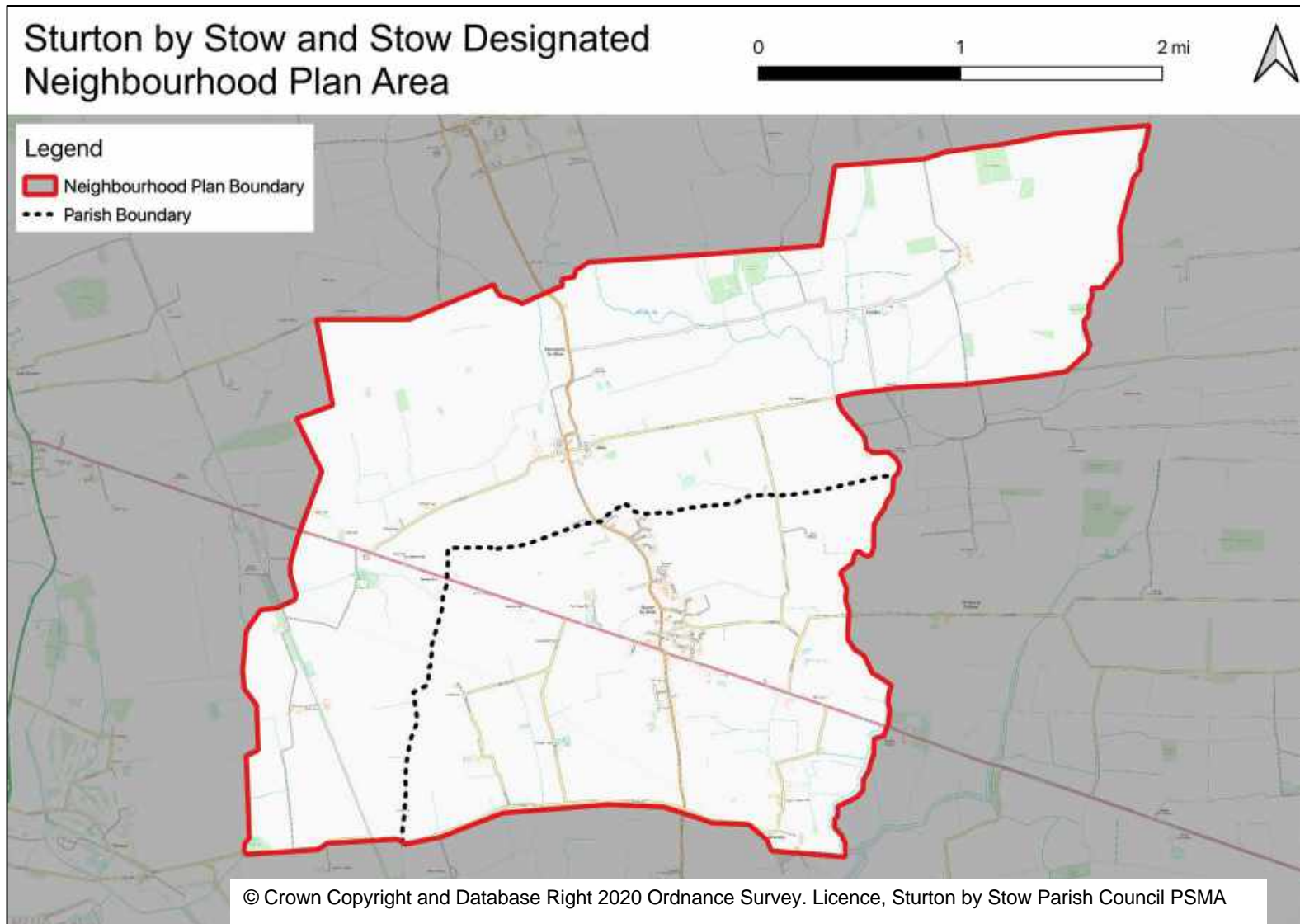
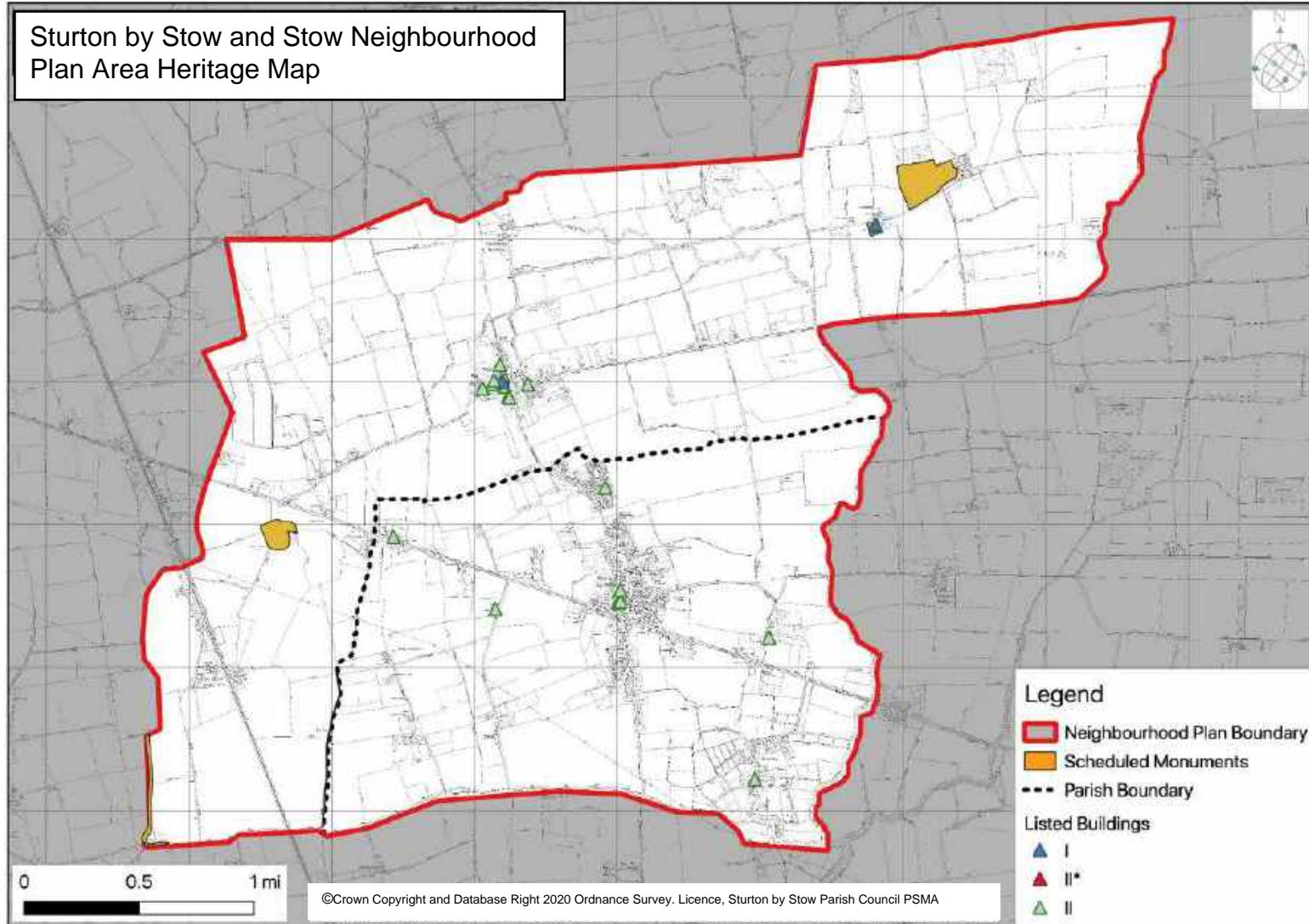


Figure 1 Sturton by Stow and Stow Neighbourhood Plan Area





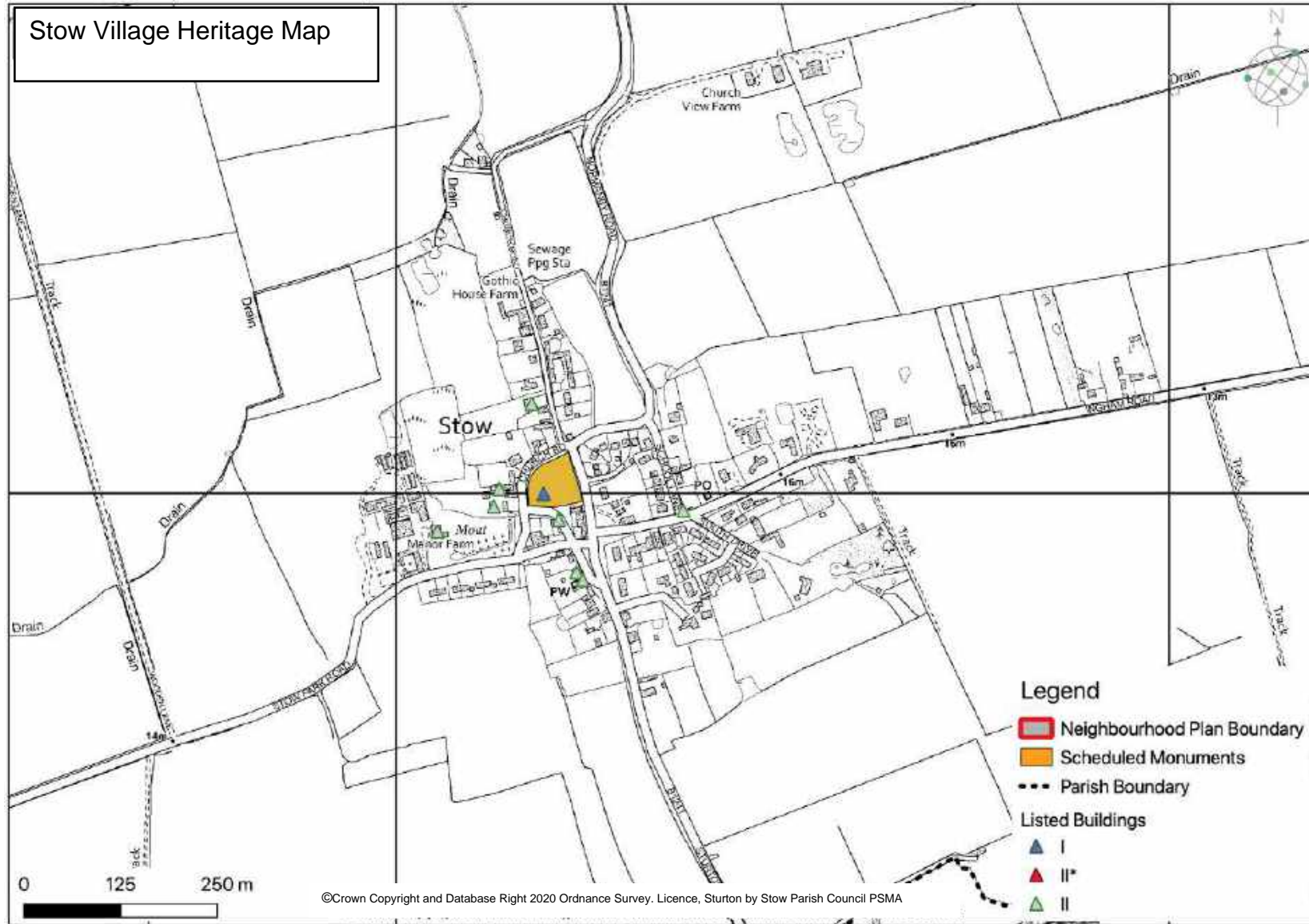


Figure 4 Map of Designated Heritage Assets



For the purposes of the policy “the existing or planned built-up areas” are indicated on Policy Maps 2.1 and 2.2, and include the continuous built form of the settlements but not:

- a) Individual buildings or groups of dispersed buildings which are clearly detached from the continuous built-up area of the settlement;
- b) Gardens, paddocks, and other undeveloped land within the curtilage of buildings on the edge of the settlement where land relates more to the surrounding countryside than to the built-up area of the settlement;
- c) Agricultural buildings and associated land on the edge of the settlement; and;
- d) Outdoor sports and recreation facilities and other formal open spaces on the edge of the settlement.

## **Policy 1: Sustainable Development**

1. To support and enhance the sustainability of the Parishes of Sturton by Stow and Stow, development will be supported where it is consistent with the following principles as appropriate to the proposal’s scale, nature and location within the neighbourhood area:
  - a. new homes are of size, type and tenure that meet local housing requirements;
  - b. through local provision of commercial, public and community services of suitable types and scale, Sturton by Stow and Stow’s residents are enabled to meet a large proportion of their daily requirements within the Parishes;
  - c. any necessary physical or social infrastructure or improvements to such infrastructure that may be required to make a particular development proposal acceptable in planning terms are delivered in association with that development;
  - d. development outside the existing or planned built-up areas of Sturton by Stow and Stow villages will only be supported if it:
    - i. is required for agricultural purposes; or
    - ii. is required to support an existing agricultural or non-agricultural use; or
    - iii. makes sustainable use of a previously developed site; or

- iv. is infrastructure provision required by a utility provider and consistent with the objectives and policies of this Neighbourhood Plan;
- e. development does not increase the risk of flooding and should reduce such risk where possible;
- f. developments in Sturton by Stow and Stow are located, designed, constructed and operated so as to be consistent with the national target of bringing the United Kingdom's greenhouse gas emissions to net zero by 2050;
- g. development is located and designed so that any potential negative impact on climate change such as increased carbon emissions or flood risk is mitigated.
- h. developments should incorporate clear measures for adaptation and resilience to climate change.

## 5.2 Policy 2: Residential Development Management

### Policy Aim

Policy 2: Residential Development Management aims to add more detailed criteria on infill sites within the built-up area of Sturton by Stow and Stow: additional houses in the area will support the economic and social growth of the community, supporting additional commercial and community services in the villages. At the same time, the policy ensures that rural and environmentally valued sites in the countryside are protected from development pressure.

### Justification (NPPF 2021)

Policy 2: The NPPF 2021 is clear that the planning system should contribute to and enhance the natural and local environment, including valued landscapes and heritage assets. The NPPF 2021 supports sustainable development in rural villages, as explicitly mentioned in paragraph 78 and 79.

- 5.2.1 Protecting the intrinsic character and beauty of the countryside is also an NPPF 2021 core planning principle.
- 5.2.2 Policy 2 sets out the scale and location of development that will ensure that growth makes a positive contribution towards the achievement of sustainable development and the enhancement of local assets and facilities. The scale of development considered appropriate in Sturton by Stow and Stow is in accordance with paragraph 17 'which advises that land of lesser environmental value should be used for development.'

combining map-based exercises and focussed “walkabouts”. The synthesis of these inputs into the report used elements of Character Assessment and Place-making Assessment.

- 5.5.4 Policy 5 sets out the way in which new development should take account of key design principles. Applicants should demonstrate the way in which they have addressed the various matters, and their relationship to the Neighbourhood Profile in the details submitted with planning applications. Policy 5 applies to all developments irrespective of their scale and nature. It acknowledges that good design is important for all development. It also acknowledges that the majority of planning applications in the Plan period will be minor or domestic in their nature. In day-to-day terms the policy will be applied as appropriate to the scale, nature and location of the development concerned.

## **Policy 5: Delivering Good Design**

1. As appropriate to their scale, nature and location, developments should demonstrate good quality design and respect the character and appearance of the surrounding area. All development proposals will be assessed to ensure that they effectively address the following matters, as described in detail in each Character Area chapter of the Neighbourhood Profile:
  - a. siting and layout;
  - b. density, scale, form and massing;
  - c. detailed design and materials;
  - d. landscaping and streetscape.
2. Development proposals will be supported if it is demonstrated that their design solutions:
  - a. apply principles of good design to ensure that both neighbouring users and occupiers of the proposed development will benefit from reasonable standards of amenity, unimpaired by unacceptable overlooking, loss of privacy, loss of light, pollution (including contaminated land, light pollution or emissions), odour, noise and other forms of disturbance;
  - b. promote safe and secure neighbourhoods, with natural surveillance and protection, following Secure by Design principles;<sup>9</sup>

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<sup>9</sup> Secure by Design. *Design Guides*, Available at <https://www.securedbydesign.com/guidance/design-guides>

- c. minimise the waste of resources (e.g. electricity, gas and water) and promote renewable energy generation and energy efficiency, minimise risk of flooding, the design of all aspects of the development should mitigate for climate change impacts and incorporate climate change adaptation and resilience measures that ensure there is no increase in carbon emissions (preferably a reduction), they promote renewable energy generation and energy efficiency and do not increase the risk of local and nearby flooding (including the use of Sustainable Urban Drainage Solutions, permeable surfaces etc).;
  - d. avoid adversely impacting on Heritage Assets listed in Policy 6 and/or the Protected Views of Policy 9
  - e. ensure off-street vehicle and cycle parking is adequate for the needs of the proposed development (ensuring that where garages are proposed, they are able to accommodate a vehicle leaving sufficient space for the driver to step in and out of the vehicle);
  - f. where practicable, provide for the introduction of electric car charging points in off-street parking spots;
  - g. promote safe access by vehicles, pedestrians, wheelchair users and cyclists, and promote connectivity across and around the development for pedestrians, pushchairs, wheelchair users, cyclists and mobility vehicles;
  - h. will secure as many green lights and as few red lights as practicable against Building for A Healthy Life design code.<sup>10</sup>
3. All development proposals will need to consider the following aspects in terms of infrastructure provision and impact on community facilities:
- a. ensuring that infrastructure (gas, electricity, water, drainage and sewerage, internet, road capacity and parking) is adequate for each new development, or that firm, approved and funded plans are in place for delivery in a timely manner, to serve the development without overall unacceptable impact on Sturton by Stow and Stow;

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<sup>10</sup> Building for a Healthy Life is a tool for assessing the design quality of homes and neighbourhoods in England. The criteria are based on national planning policy guidance and on urban design principles to achieve functionality, attractiveness and sustainability in homes and neighbourhoods:  
<https://www.designcouncil.org.uk/resources/guide/building-life-12-third-edition>

- b. having no overall unacceptable impact on existing community services, and, where necessary, delivering additional ones to meet any need created by the development;
- c. having no overall unacceptable impact on existing outdoor play areas and open amenity space and where necessary deliver additional ones;
- d. ensuring that, taking account of on-street parking, streets are sufficiently wide to allow for emergency vehicles to proceed in a safe and acceptable manner.

## **Policy 6: Historic Environment**

1. Proposed developments will be supported where they preserve or enhance the character or appearance of the historic settlements, listed buildings and their settings and any features of special architectural or historic interest, including locally important heritage assets, all as identified in Policy Map 6.
2. When considering the impact of a proposed development on the significance of a designated and non-designated heritage asset (as shown on Policy Map 6), great weight will be given to the asset's conservation. The more important the asset, the greater the weight will be.



Policy Map 6: Listed and Non-Designated Heritage Assets (Key on next page)



Ref	Listed buildings
1	Stables and pigeon cote
2	Threshing Barn
3	21 Church Lane
4	Church of St Mary
5	Whipping post
6	Monument at Church of St Edith, Coates
7	Church of St Edith, Coates
8	No 9 Ingham Road
9	Manor Farm House
10	Former Wesleyan Chapel
11	No 6 Sturton Road
12	Church of St Hugh of Avalon
13	Lych gate and wall of Church of St Hugh of Avalon
14	Subscription Mill
15	Old Rectory
16	Old Hall
17	Gallows Dale Farmhouse
18	Barn at Bransby Horses
<b>Scheduled monuments</b>	
19	Site of a college and Benedictine Abbey, St Mary's Church
20	Coates medieval settlement and moated site
21	Medieval Bishop's Palace and deer park
<b>Non listed buildings</b>	
22	Gothic House
23	Old School
24	Thatched House
25	Manor Farm House
26	No 1 White House Farm Cottages
27	The Old School Room
28	Former Wesleyan Chapel
29	The Plough
30	Store room, The Plough
31	Old School

32	The 'White House'
33	Former Friends' Meeting House
34	Home Farm
35	Bransby Horses Visitor Centre
36	Rome Farm
37	Coates Hall
38	Old Granary
39	1-3 Marton Road
40	Old smithy and workshop
41	Nos 38 & 40 High Street
42	West Farm, Normanby
43	No 3 Sturton Rd, Stow
44	No 10 Sturton Rd, Stow
45	No 3 Normanby Rd, Stow
46	The Cross Keys, Stow
47	Mere House, Sturton by Stow
48	No 2 Stow Park Road
49	Whitegates
50	No 1 High Street
51	Pair of Festival of Britain senior citizens' bungalows
<b>Non scheduled monuments</b>	
52	Normanby by Stow deserted medieval village
53	Royal Observer Corps Observation Station
54	Roman villa site
55	Plymouth Brethren & Quaker Cemetery
56	Sturton by Stow War Memorial
<b>Biodiversity and landscape</b>	
RF	Ridge and Furrow fields
57	River Till
58	Road verges at Westwoods
59	Sturton by Stow village cemetery
60	Parish Field, Stow
61	St Mary's Church Yard
62	Stow village cemetery

Key to Policy Map 6: Listed and Non-Designated Heritage Assets

services, this policy, together with Policy 14, will support the growth of remote digital working. Policy 7 addresses these factors through a series of actions, which will benefit both employers and home-based workers.

## **Policy 7: Employment and Business Development**

1. Proposals for new business premises, or the expansion and regeneration of existing business premises will be supported, subject to the following criteria:

- a) It can be demonstrated that any proposals protect and, where practicable, enhance:
  - (i) the character of the Parishes – including local heritage assets, as detailed in the Neighbourhood Profile, in line with Policy 5: Delivering Good Design.
  - (ii) the local environment and biodiversity.
- b) Measures are implemented which enable remote digital working in the proposed development.
- c) The proposal incorporates measures to mitigate any nuisance from increased traffic, noise, smell, lighting, vibration or other emissions or activities generated by the proposed development.
- d) The proposal improves the visual amenity of the neighbourhood area where it is practicable to do so and relates directly to the development proposed.
- e) Residential amenity of nearby properties is protected.

2. Proposals, which secure the re-use of vacant or redundant buildings and sites – especially those with historical merit – as part of the proposed development will be particularly supported.

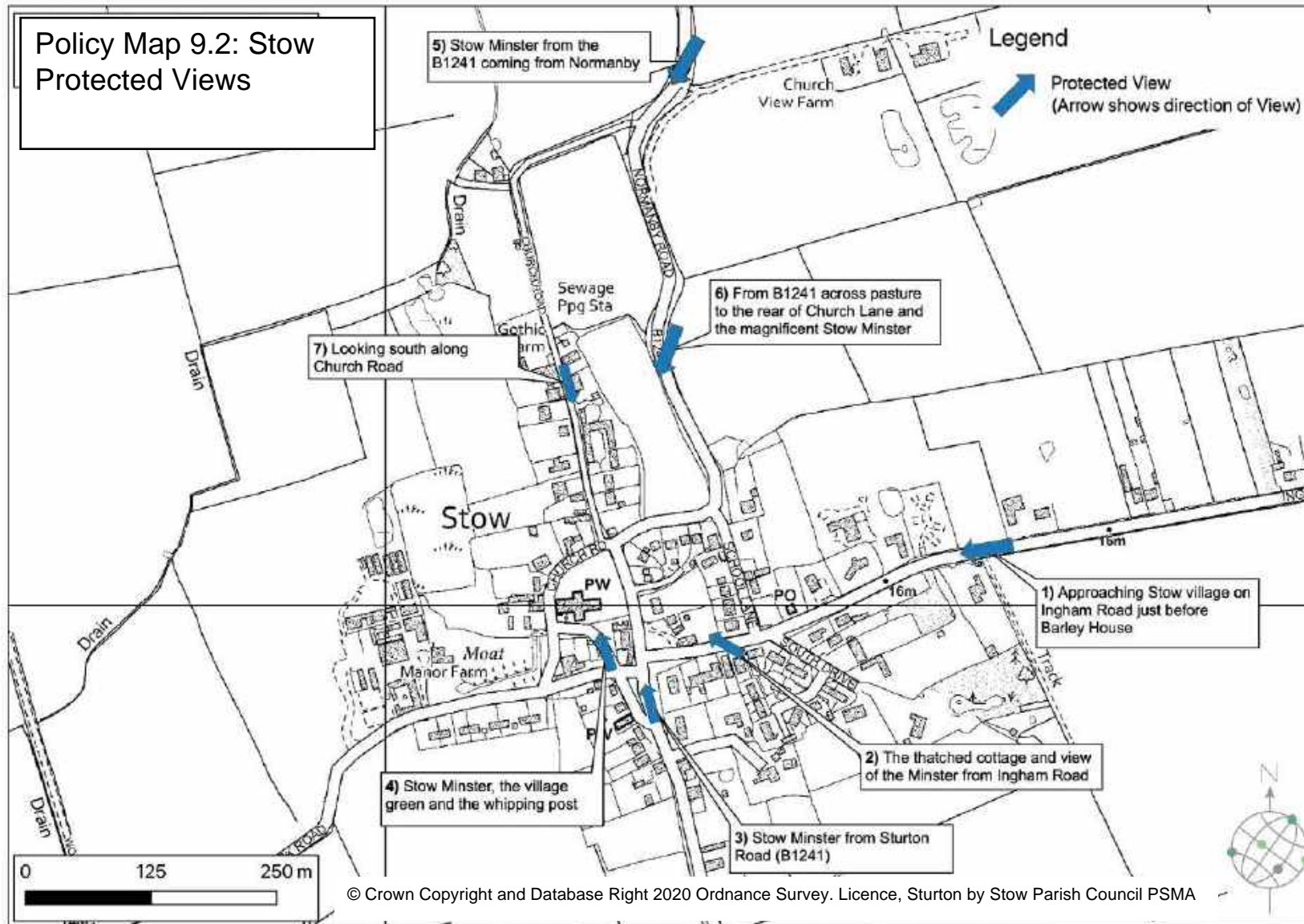
5.9.4 Policy 9 addresses these factors by requiring proposers of developments to consider and explain the measures to be taken to conserve, protect and enhance the views of Sturton by Stow and Stow. The location of such views is present in Policy Map 9.1 and 9.2. Where appropriate, planning applications should be accompanied by a supporting landscape assessment demonstrating how these views have been taken into account and explaining the steps taken to preserve or minimise the impact on the views.

## **Policy 9: Protected Views**

The Plan identifies Protected Views as shown on Policy Maps 9.1 and 9.2.

Development proposals should be located and designed to take account of the identified Protected Views and, where practicable, to enhance or provide greater accessibility to the views concerned.

Development proposals which would have an unacceptable impact on a Protected View will not be supported.



### Justification (**Local Plan**)

5.11.2 Policy 11 is aligned to the Central Lincolnshire Local Plan Policy LP21 (Biodiversity and Geodiversity) and Policy LP20 (Green Infrastructure Network) which seeks to conserve and enhance the biodiversity and geological diversity of Central Lincolnshire and continue the connection of green corridors and walkways while enhancing the geological diversities of the green infrastructure networks.

### Justification (**Community Consultation**)

5.11.3 When selecting areas of Green Infrastructure in Sturton by Stow and Stow, local residents undertook walkabouts around different character areas. The aim of the walkabouts was to gather information regarding the characteristics of the development that can only be collected through an on-site investigation. From this, local residents identified certain managed networks of natural spaces and access routes, landscapes, biodiversity and heritage. This infrastructure and its green features are important for the local community and they want to protect it for future generations.

5.11.4 Additionally, from the local consultation undertaken between November 2017 and January 2020, a common view expressed by local people was to preserve the villages' rural settings and protect and enhance their character, heritage and functionality. Policy 11 addresses these factors by seeking to conserve, protect and enhance the identified green infrastructure in Sturton by Stow and Stow. Policy Map 11 indicates the location and extent of key Green Infrastructure elements.

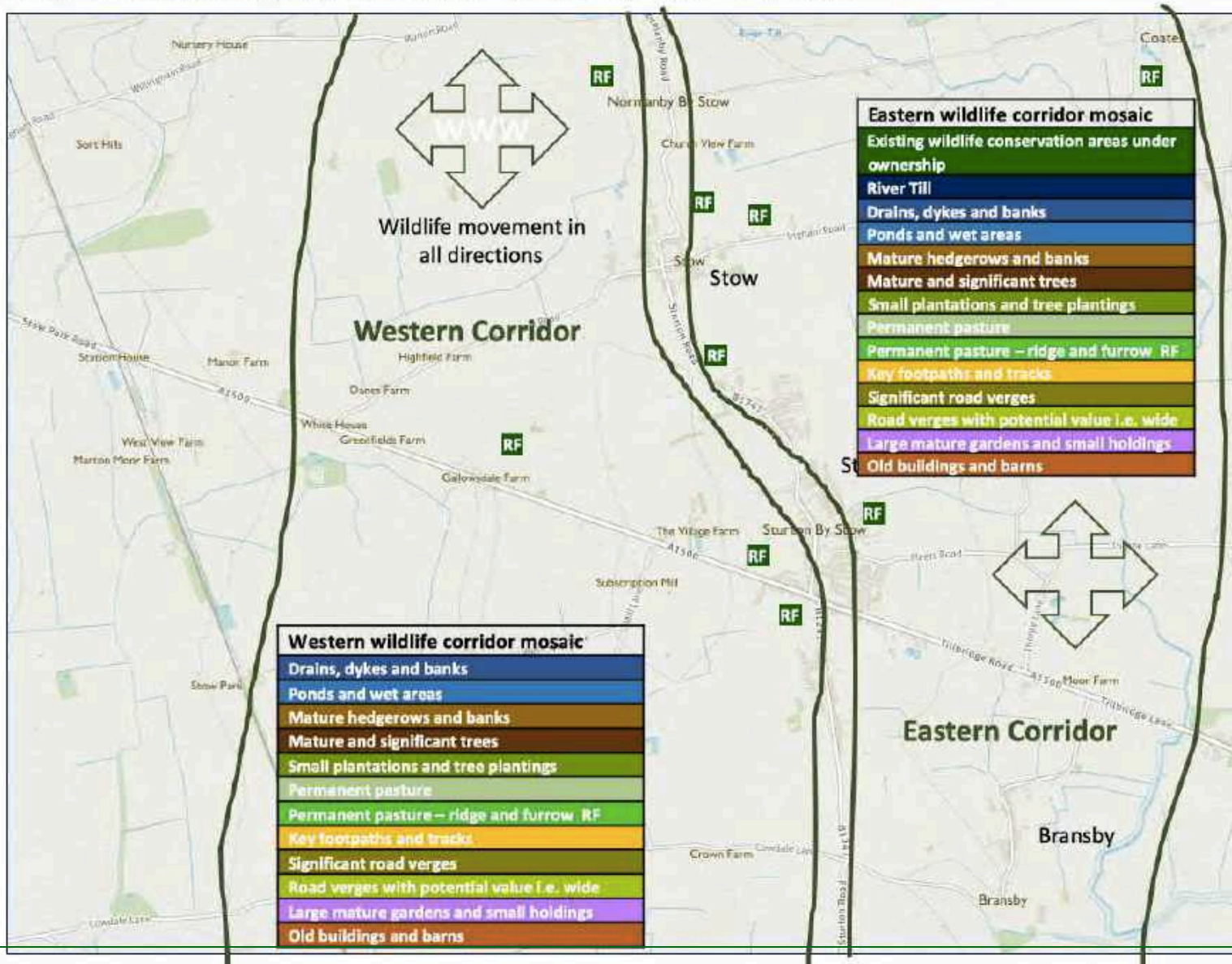
## **Policy 11: Green Infrastructure**

1. As appropriate to the scale, nature and location, development proposals should:
  - a) contribute to the enhancement and management of existing green corridors and infrastructure assets, where practicable; and
  - b) contribute to the provision of new public green spaces and enhance green infrastructure linkages, where practicable.



2. Development proposals that result in an unacceptable impact on the purpose or function of existing green infrastructure will not be supported unless they:
  - a) demonstrate that the impact on the purpose or function of the green infrastructure is unavoidable and significantly and demonstrably outweighed by the benefits of the development; and
  - b) provide for the implementation of alternative solutions, as part of the development, to reinstate the green infrastructure's purpose or function to the previous quality and connectivity.
3. Development proposals that result in unacceptable harm to the biodiversity of existing green infrastructure and that cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, will not be supported.
4. Developments that enhance and/or connect existing or create new Green Infrastructure will be supported, in particular where they clearly demonstrate mitigation, adaptation and resilience to climate change.
5. Proposals for development that create/make provision for new green space (in addition to and not a replacement for existing green space) will be supported. Where practicable, such proposals should provide amenity for residents, be of value for wildlife and provide climate change mitigation, adaptation and resilience.

Map 11: indicating key Green Assets and Wildlife Corridors



## Policy 12: Environmental Protection

1. Development proposals will be supported where the primary objective is to conserve or enhance biodiversity or geodiversity of the environment.
2. All developments, projects and activities will be supported which:
  - a. provide a practicable level of protection to legally protected sites and species;
  - b. protect irreplaceable habitats, such as ancient woodlands and ancient or veteran trees, except where there are wholly exceptional reasons and a suitable compensation strategy exists;
  - c. maintain and where practicable enhance conditions for priority habitats<sup>11</sup>;
  - d. maintain and where practicable enhance recognised geodiversity assets;
  - e. maintain and where practicable enhance other sites, features, species;
  - f. identify, protect, maintain and expand as appropriate networks of ecological interest and provide for appropriate management;
  - g. identify measures to avoid and/or reduce any potentially adverse impacts on the natural environment to acceptable levels (commensurate with the status of specific sites where applicable);
  - h. mitigate against any necessary impacts through appropriate habitat creation, restoration or enhancement on site or elsewhere.
  - i. seek and exploit opportunity to conserve, augment and reinstate the stock of trees, hedges, woodlands, wetlands and countryside as wildlife habitat and for aesthetic enjoyment, in both the rural and urban environment;
3. As appropriate to their scale, nature and location, development proposals should incorporate environmental protection measures, which clearly demonstrate mitigation, adaptation and resilience to climate change.

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<sup>11</sup> Priority Habitats are defined by the UK Biodiversity Action Plan (UK BAP). Priority Habitats were those that were identified as being the most threatened and requiring conservation action in the Report on the Species and Habitat Review: [www.jncc.defra.gov.uk/page-5706](http://www.jncc.defra.gov.uk/page-5706)

### **Justification (Community Consultation)**

5.13.3 From local consultations undertaken between November 2017 and January 2020, local people expressed concerns regarding flood risk in the Neighbourhood Plan area, due to the parishes falling into Flood Risk 2 and 3 Zones and currently having surface water flooding risks in both villages. Policy 13 reflects the importance of applying flood risk assessments and flood mitigation measures required as part of future development. Policy 13 sets out a comprehensive approach to this matter. Proposals for new residential and commercial development, and/or infrastructure should be accompanied by a drainage strategy which outlines the way in which the drainage infrastructure (surface water and foul) will be designed and constructed such that it does not increase the level of flood risk or the risk of sewage being released into the environment, and, wherever practicable, reduces flood risk and the possibility of sewage release in the area.

## **Policy 13: Flood Risk**

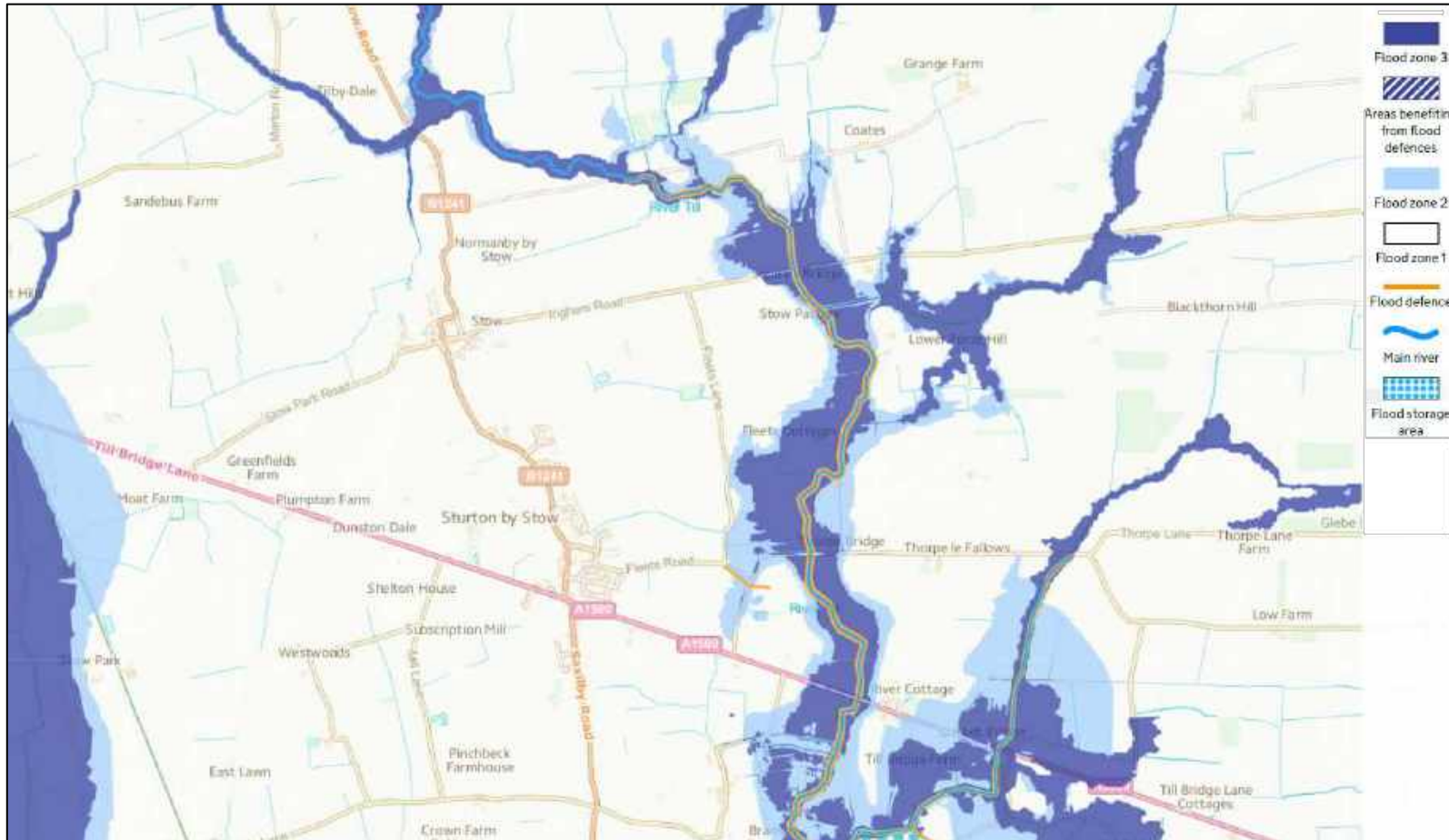
1. Development proposals, including those within areas that have experienced flooding, as shown on accredited flood risk maps<sup>12</sup>, should demonstrate that the proposal has considered the risk of flooding from all sources and will not have an unacceptable impact on existing foul and surface water drainage infrastructure. Development proposals should make use of sustainable drainage systems to manage surface water, wherever practicable.
2. Development proposals should not increase the rates of surface water run-off or increase flood risk in the area.
3. Development proposals that include de-culverting any culverted watercourses within the development boundary will be particularly supported.
4. Development proposals for new dwellings should be designed to minimise the discharge of surface water. Proposals that include the provision of permeable parking spaces and driveways will be particularly supported.

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<sup>12</sup> Flood Risk Maps showing flood risk from rivers and surface water: <https://flood-warning-information.service.gov.uk/long-term-flood-risk/map>

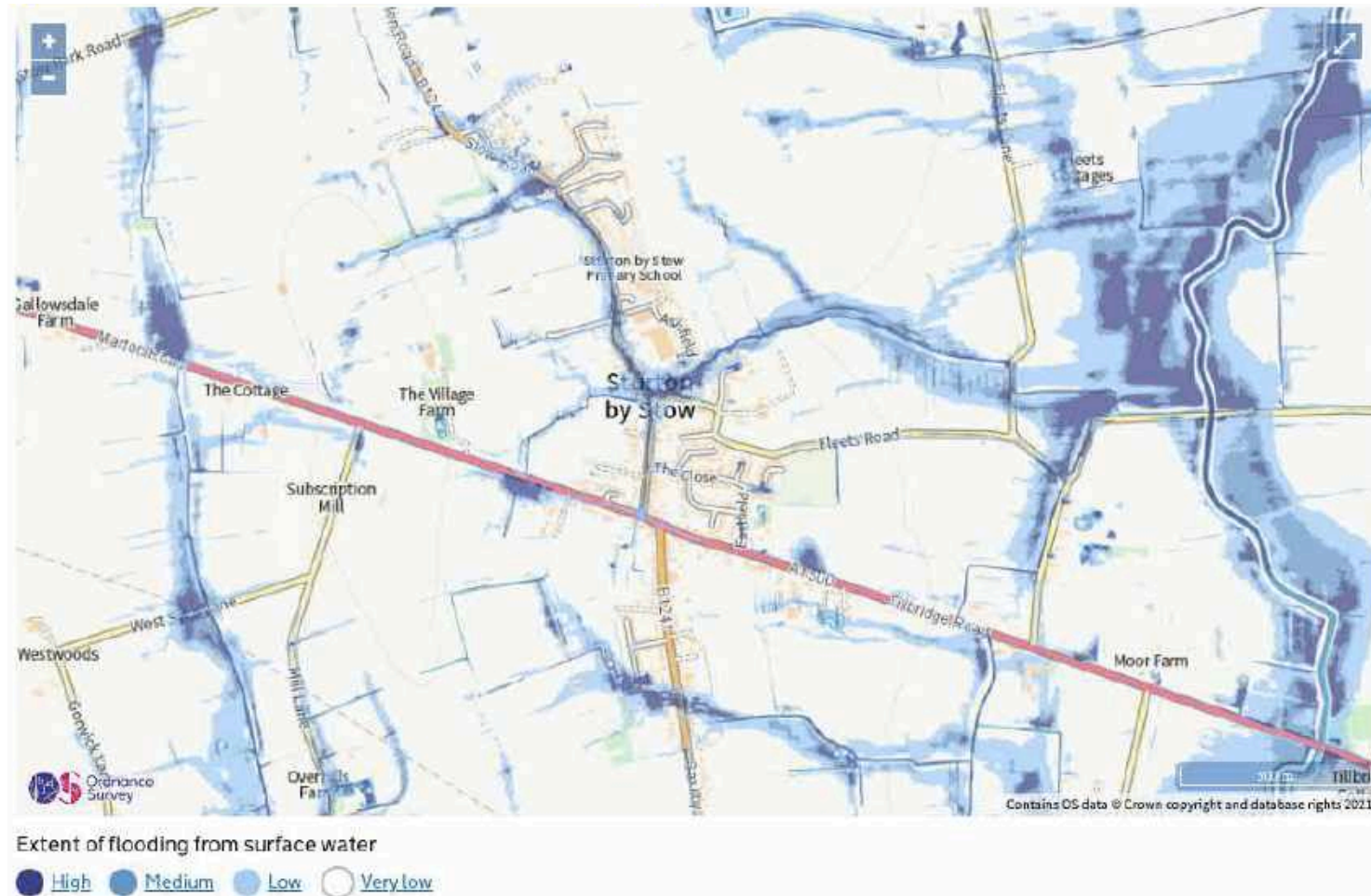
5. Drainage strategies for the management of surface water run-off from new development should incorporate Sustainable Drainage Systems and be designed to incorporate ecological benefits where practicable.

Map showing flood risk from rivers (Source: Environment Agency 2020)





Map showing surface water flood risk (Source: Environment Agency 2020)



Map showing surface water flood risk (Source: Environment Agency 2020)

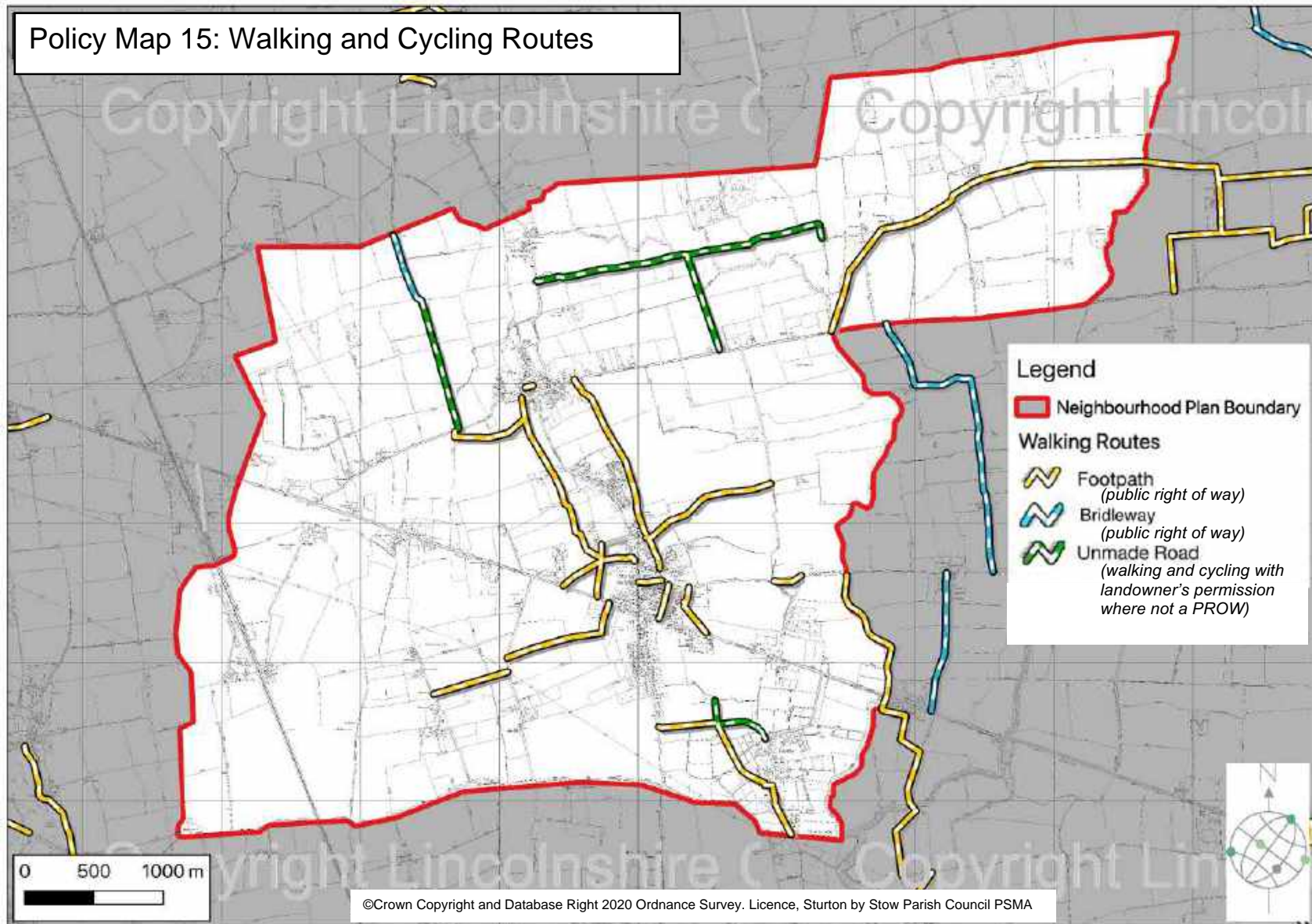


## **Policy 15: Walking and Cycling**

1. Development proposals directly related to improving or extending walking and cycling routes, as identified on Policy Map 15, will be supported where they:
  - a) do not have an unacceptable impact on the landscape character or ecological value, as defined in the Sturton by Stow and Stow Neighbourhood Profile.
  - b) do not have an unacceptable impact on the privacy and amenity of nearby or directly adjoining neighbouring properties.
2. Developments that propose improvements or extensions to the existing public rights of way footpaths, as identified on Policy Map 15, from Sturton by Stow to Stow and other nearby settlements, or the creation of new walking and cycling routes, will be strongly supported.



Policy Map 15: Walking and Cycling Routes



# Sturton by Stow and Stow Neighbourhood Plan

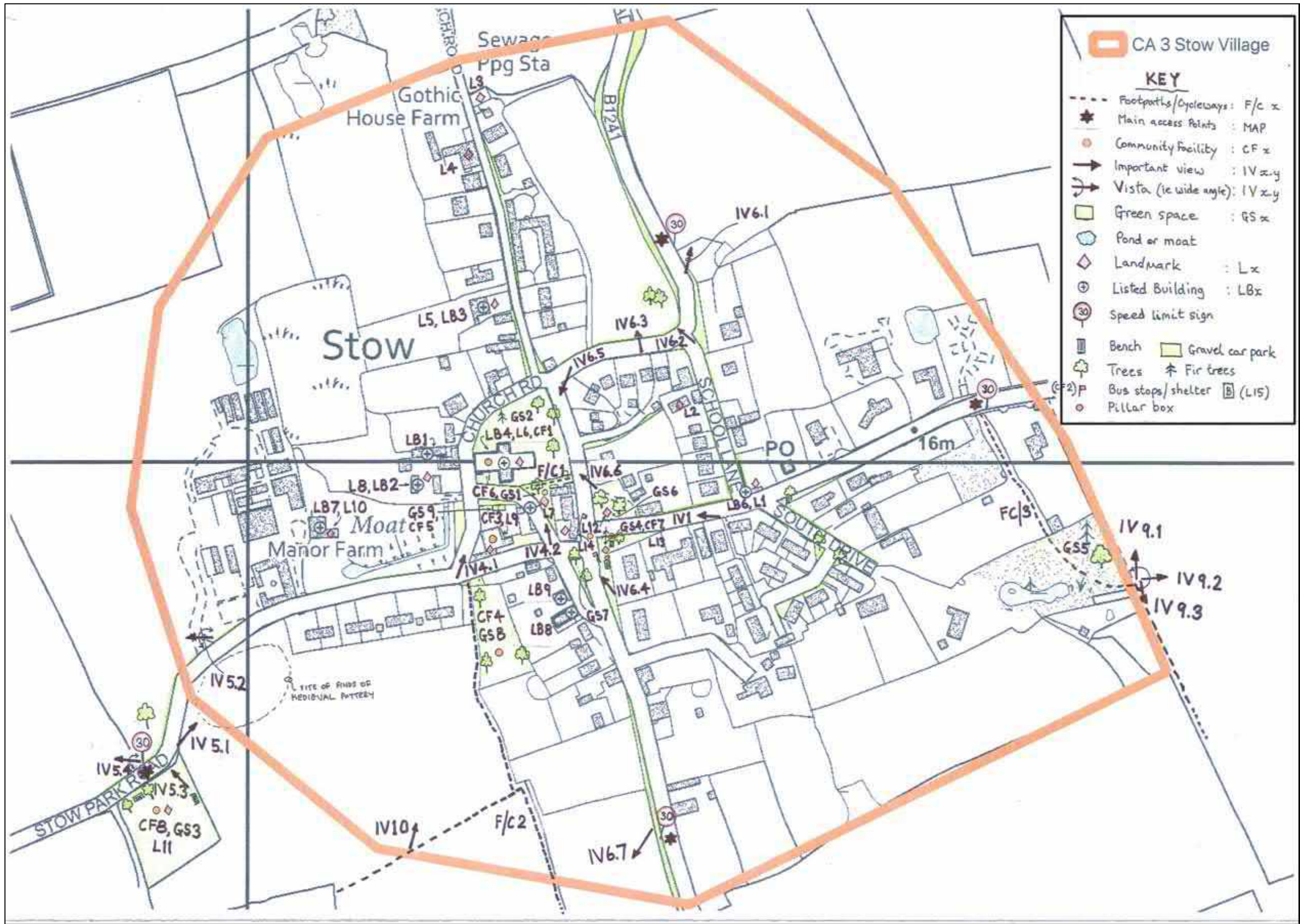
2018 – 2036

## Neighbourhood Profile

### Appendix 1: Enlarged A1 Character Area Maps











**RAMPTON**  
**&**  
**WOODBECK**

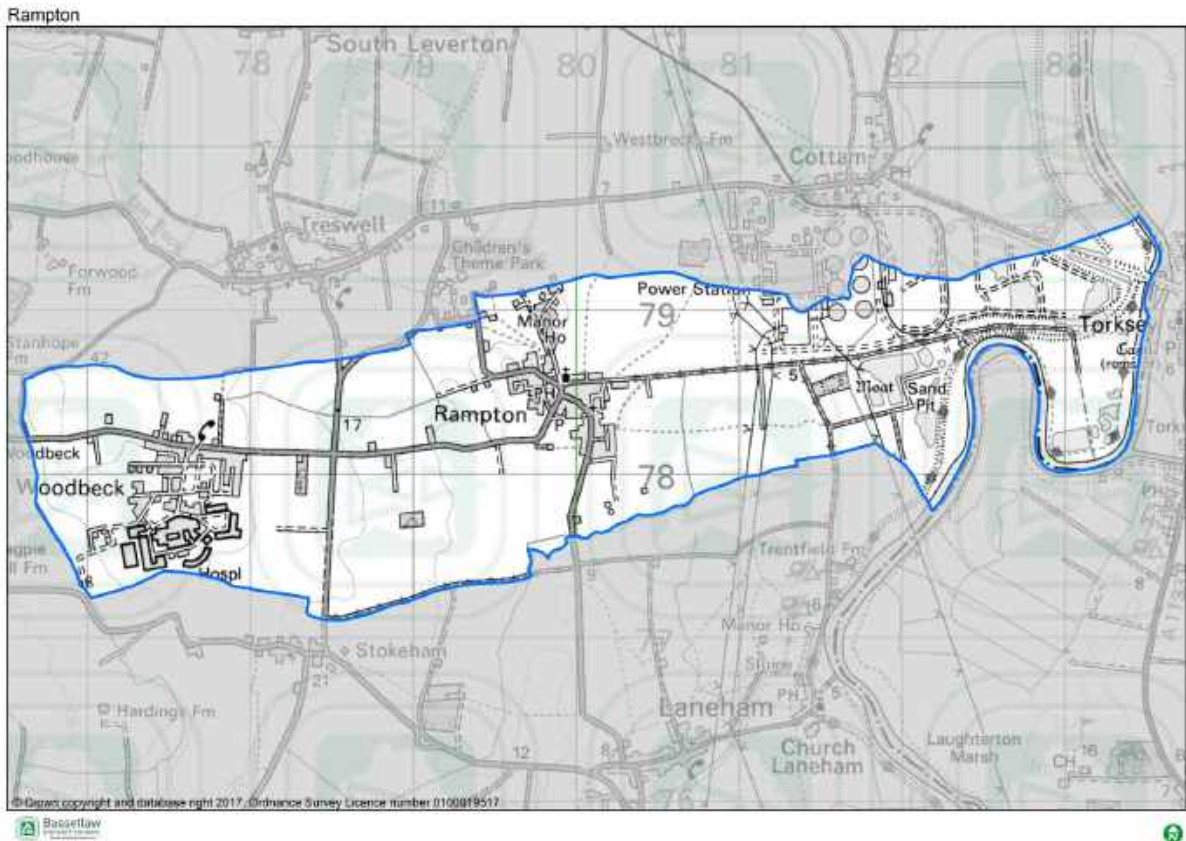


**Neighbourhood Plan**

**2019 – 2037**

designated Neighbourhood Plan Area can be viewed on Map 1. The Plan period is 2019 to 2037.

**Map 1: Parish boundaries for Rampton and Woodbeck**



## 2 Why do we need a Neighbourhood Plan?

- 2.1 Rampton and Woodbeck are considered a 'Rural Service Centre' within the adopted Bassetlaw Core Strategy and Development Management Policies and does have a reasonable level of services and facilities that cater for an increasing population.
- 2.2 Local Planning policy has always been formulated at District level and Bassetlaw District Council continues to have a legal duty to provide this via its adopted Core Strategy and Development Management Policies DPD 2011. Both this Neighbourhood Plan and District's planning policies must also be in general conformity with the National Planning Policy Framework (NPPF) to meet the set of 'basic conditions' as stated within the Neighbourhood Planning Regulations (amended) 2012.
- 2.3 This Neighbourhood Plan supports the intention of the adopted Bassetlaw Core Strategy and Development Management Policies (2011) plan for sustainable development and seeks to, where existing policies provide a lack of detail, supplement existing policies with local context.

## Policy 5: Development Principles

1. New developments, including the extension to and alteration of existing buildings, should create places of distinct character based upon an appreciation of the site and its surrounding area by responding positively to its natural and built context. Development proposals should be designed to take account of the following development principles insofar as they relate to the scale, nature and location of the development in the neighbourhood area:
  - a) development should take inspiration from the identified key characteristics and features as identified within the Rampton and Woodbeck Character Assessment;
  - b) development should be designed to safeguard "views in both Rampton and Woodbeck" that contribute to the character and appearance of the area. These views include (but not limited to) the views, as identified on Maps 6 and 7, and applications shall include an assessment of the impact of the proposal on the positive qualities of such view(s), explaining the rationale of design choices used;
  - c) development should respect existing plot boundaries, ratios, orientation and the historic or traditional forms and grain of development within its character area;
  - d) development should respect the predominant materials used in the area;
  - e) architectural design should reflect high quality standards and, where possible, reflect local design references in both the natural and built environment and reflect and reinforce local distinctiveness;
  - f) the height of new buildings should be in-keeping with the height of neighbouring properties and demonstrate how heights of the development will not be over-bearing or dominant in the existing street-scene;
  - g) existing private gardens in Woodbeck, should be protected from unsympathetic development where this would have an adverse impact on the spacious character of the existing properties within the settlement; and
  - h) the development respects the character of the historic and distinct walling as identified on Map 6.

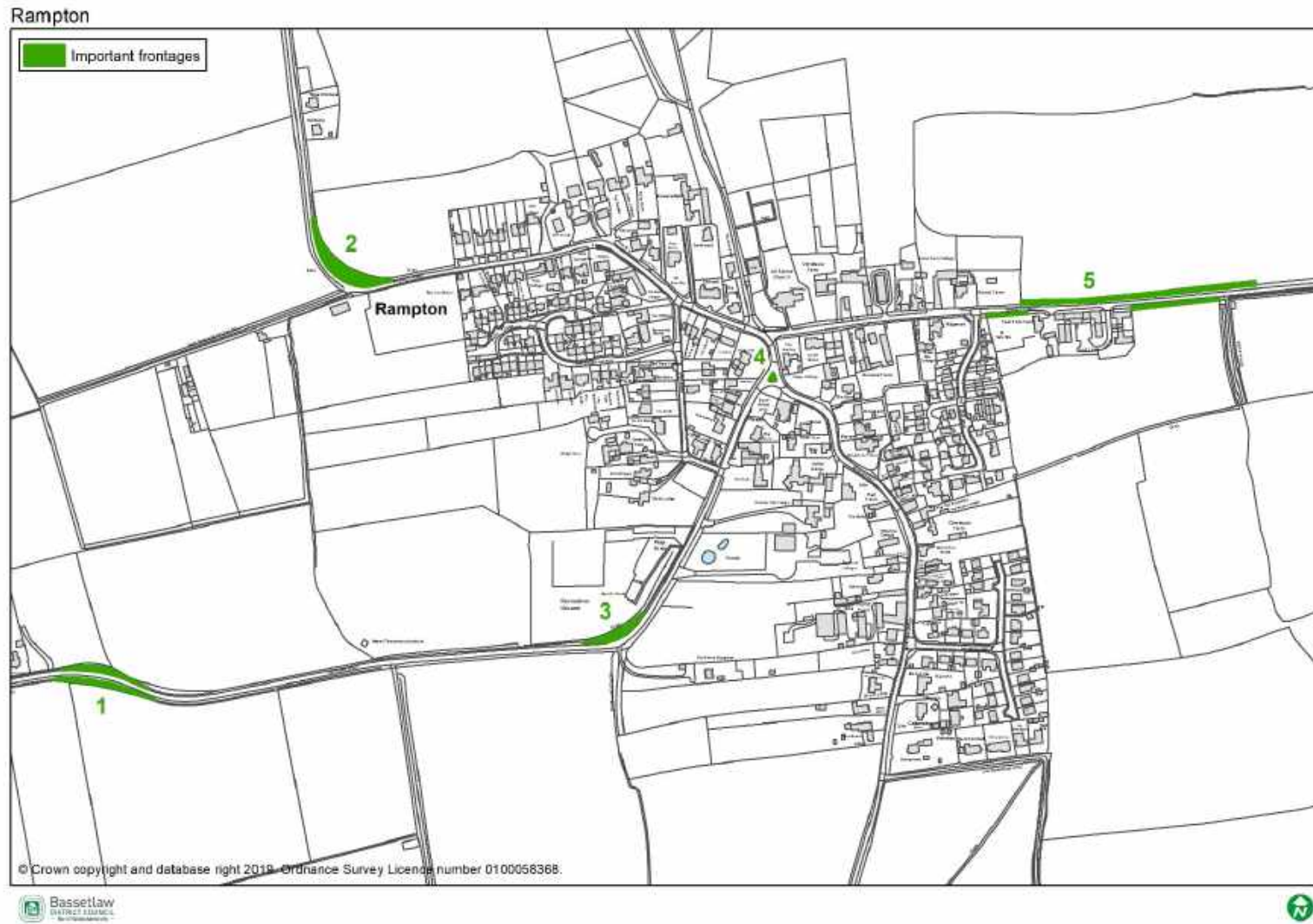
**Policy 6: Heritage Assets in Rampton and Woodbeck**

1. Development will be supported where it conserves or enhances the significance of designated and non-designated heritage assets and their setting, through high quality and sensitive design, taking into consideration appropriate scale, siting and materials.

## Policy 10: The Protection of the Parish Landscape

1. Insofar as they relate to the scale, nature and the location of the proposed development, proposals for new development within the wider Parish should demonstrate the following:
  - a) Well-designed proposals which seek to enhance distinctive character, in particular the soft edges of the village, will be supported. All proposals for new development should integrate into the village's landscape setting and avoid creating unsatisfactory, overly hard edges to the villages. The retention of existing planting and vegetation will be particularly supported;
  - b) Proposals which incorporate soft landscaping on boundaries will be supported in general, and southern and eastern boundaries of the Woodbeck Estate in particular;
  - c) Development proposals should be designed to maintain the rural appearance of the villages' approaches through sensitive siting and the retention of existing roadside planting and important frontages, as identified on Map 11;
  - d) Outside of the established settlements of Rampton and Woodbeck, new development forms, such as agricultural buildings, should be carefully sited and designed so as to minimise their visual impact on the landscape setting. New development should explore opportunities to utilise existing tree planting to partially screen the development and help it better integrate into its setting and/or introduce new tree planting as a means to mitigate against any potential harmful impacts on the landscape character;
  - e) The areas identified as local wildlife sites, as identified on Map 12 are safeguarded as areas for nature conservation. Development at these sites will not be supported unless other material considerations outweigh those of nature conservation or that its impact can be appropriately mitigated against on a new or adjoining site.

## Map 11: Important Frontages

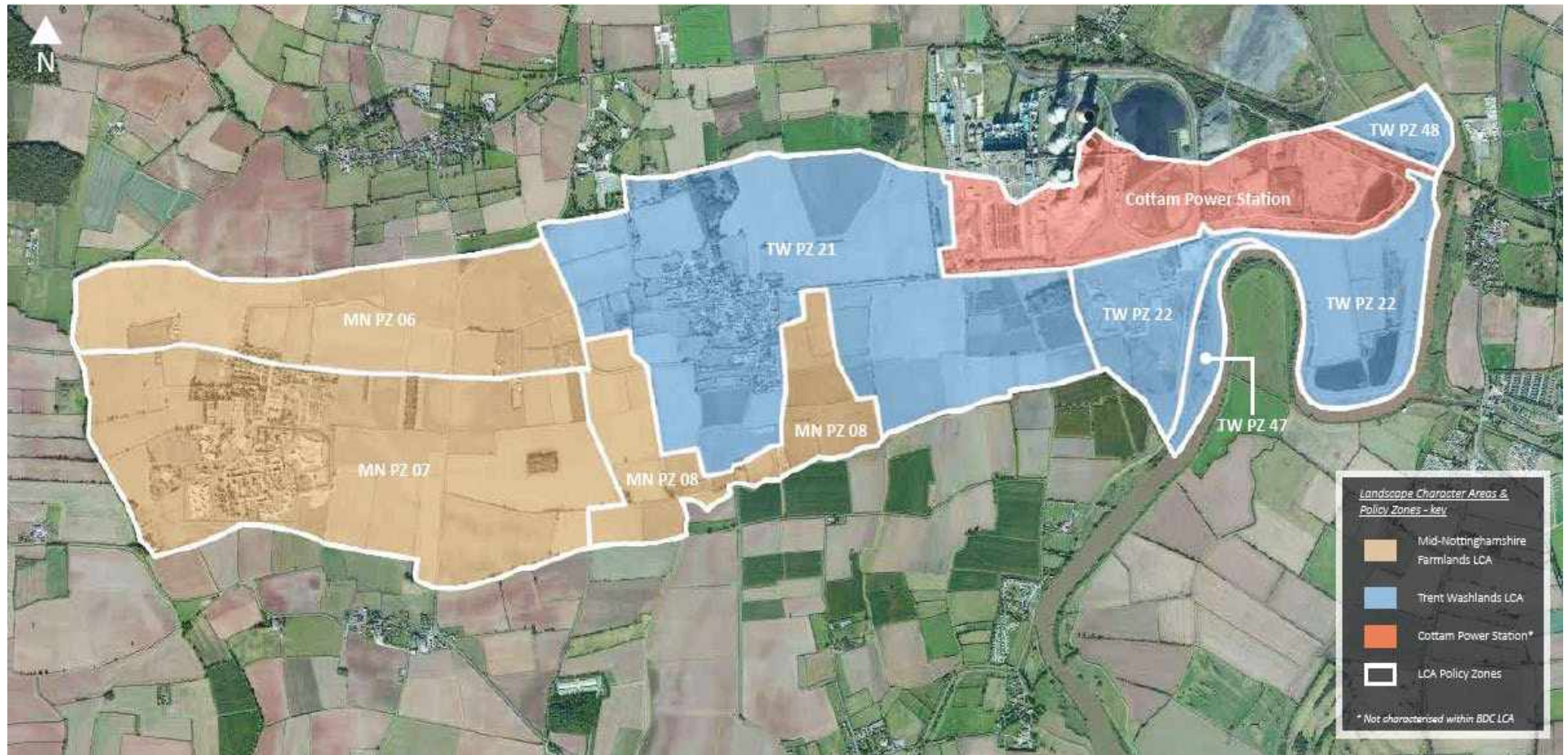




Map 12: Local Wildlife Sites in Rampton and Woodbeck

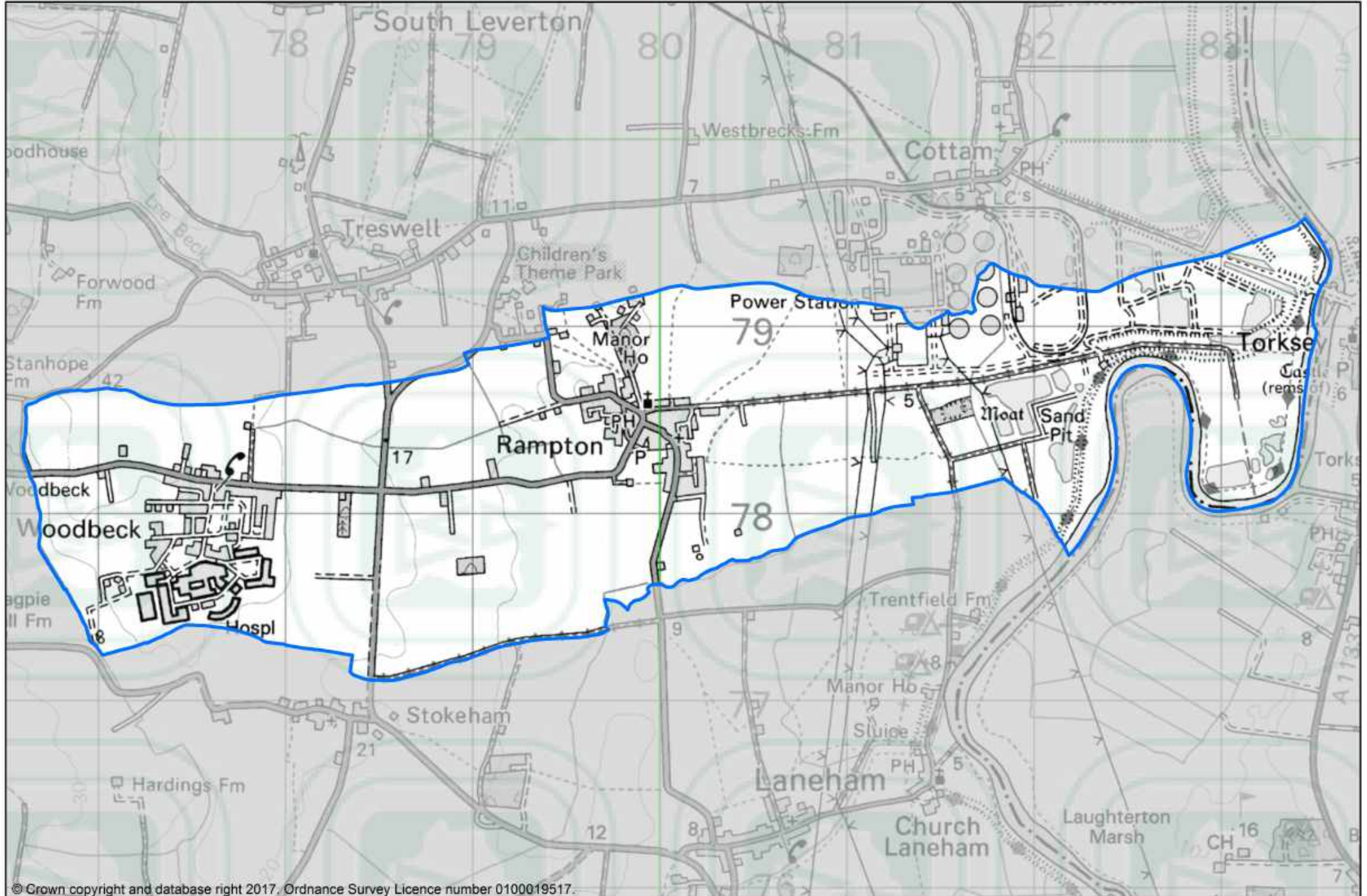


Map 13: Landscape Character Areas – Bassetlaw Landscape Character Assessment





# Rampton



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# *Treswell and Cottam Neighbourhood Plan*

***Referendum Version***

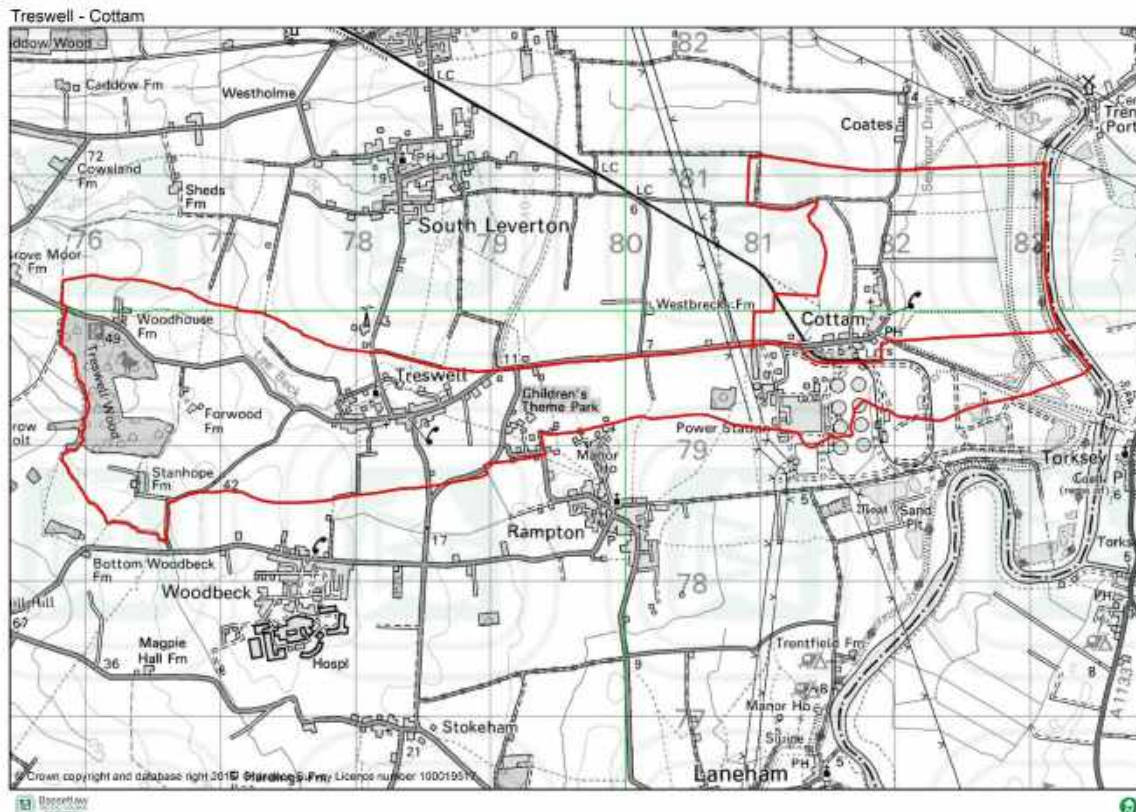




Neighbourhood Plans should not repeat existing planning policy.

- 1.7 The Parish area shown in **Figure 1** was designated as a Neighbourhood Plan area and Treswell and Cottam Parish Council was designated as a qualifying body to prepare a Neighbourhood Plan for the area. The area was designated by Bassetlaw District Council on the 18<sup>th</sup> December 2015.

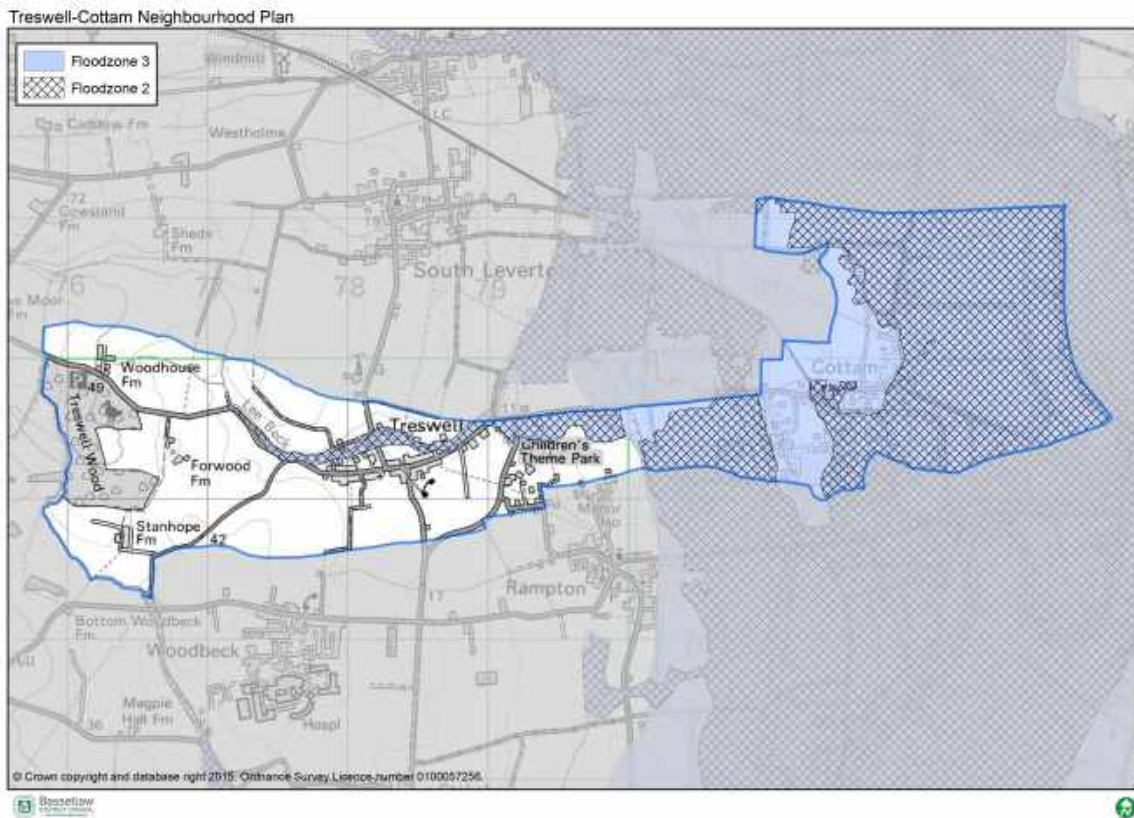
**Figure 1: Approved Neighbourhood Plan Area**



## Flood Risk

- 1.17 The Parish of Treswell and Cottam is situated adjacent to the River Trent. This brings the risk of flooding to some of the Parish and this is highlighted on figure 3. Cottam sits entirely within flood zones 2 or 3 and therefore restricts the scope for any significant development. The NPPF and existing local planning policy within the Bassetlaw Core Strategy sufficiently covers this flood risk and drainage issues for the Parish.

**Figure 3: Environment Agency Flood Zones in Treswell and Cottam**





### **Policy 1: Development in Treswell and Cottam**

1. Proposals for the extension or conversion of existing buildings will be supported where they are well -designed and contribute positively to the character of the area.
2. Proposals for rural enterprise will be supported where they can demonstrate that such development would support the economic sustainability of Treswell or Cottam.
3. Developments shall be located within areas at least risk of flooding. Proposals that are located within either flood zones 2 or 3 should undertake a sequential assessment to identify whether there are areas at a lower risk of flooding than the one proposed.
4. Where there is an identified local need for affordable housing, over the plan period, an exception may be made for the development of affordable housing schemes that help meet the identified local need and are within or are adjacent to the built-up areas of Treswell or Cottam.
5. All development will be designed having regard to the policies and supporting evidence set out in this Neighbourhood Plan and will be located to ensure that the development does not significantly and adversely affect the:
  - a) amenity of nearby residents;
  - b) character and appearance of the area in which it is located;
  - c) social, built, historic cultural and natural assets of the parish.

Figure 8: Character features in Cottam







of commuting to nearby larger towns and cities. In some cases, businesses operating from the owner's home do not need planning permission.



*Sundown Adventure Land Children's Theme Park*

#### **Policy 6: Supporting Local Employment Opportunities**

1 Proposals for new, or the expansion of existing businesses and enterprises, within the Neighbourhood Plan Area, will only be supported, where:

- a) it can be demonstrated, to the Local Planning Authority, that there will be no unreasonable impact resulting from increased traffic, noise, smell, lighting, vibration or other emissions or activities generated by the proposed development;
- b) it would have an acceptable impact on the character and scale of the villages and the adjacent landscape in terms of its scale, colour and height;
- c) where relevant, opportunities are taken to secure the re-use of vacant or redundant buildings as part of the development;
- d) it is supporting local employment opportunities;
- e) It is diversifying or supplementing an established existing business to support its continued economic viability.