

# Cottam Solar Project

## Change Request Notification

Prepared by Lanpro Services  
November 2023

PINS reference: EN010133  
Document reference: CR1/C9.1

Planning Inspectorate Advice Note Sixteen (Version 3), March 2023



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Mr Simon Raywood  
Case Manager  
The Planning Inspectorate  
National Infrastructure Directorate  
Temple Quay House  
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BS1 6PN

21<sup>st</sup> November 2023

Dear Mr Raywood,

Cottam Solar Project – Notification of intention to make a change request  
Application Ref: EN010133

This letter is to notify the Examining Authority ('ExA') that Cottam Solar Project Limited (the 'Applicant') is intending to make a request for changes to the application for a Development Consent order for Cottam Solar Project (the 'Scheme'). The changes are expected to comprise:

1. An extension to the Order limits immediately to the south of Torksey Ferry Road, for works to construct and operate the 400kV cable and associated development;
2. An extension to the Order limits to the east and west along Torksey Ferry Road to accommodate access during construction and (for some parts of the road) during operation;
3. An extension to the Order Limits along A156 High Street to increase the size of the visibility splay for access AC108;
4. A change to Order limits so Work No. 6 runs to the south of West Farm, Normanby by Stow; and
5. An extension to the Order Limits to the east of Stone Pit Lane to allow for flexibility in the location of the construction access for the transportation of abnormal loads.

A Change Application will be prepared having regard to the Planning Inspectorate Advice Note 16 and to DCLG document 'Planning Act 2008: Guidance on Changes to Development Consent Orders'.

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The Applicant considers that the proposed changes engage the provisions in The Infrastructure Planning (Compulsory Acquisition) Regulations 2010 (the 'CA Regulations').

The Applicant considers that the proposed changes, which are set out below, are not so substantial as to constitute a materially different project.

The Applicant would welcome the ExA's comments on the procedure on the consultation arrangements set out below.

## Background

The proposed changes outlined below have been identified as a result on ongoing engagement with landowners and have been designed to address concerns raised regarding the Scheme.

## Intended Changes

It is expected that the Change Application will comprise the five following discrete changes.

The locations and anticipated extents of the changes are shown in Appendix A: Plan of Proposed Changes.

### Change 1: Land South of Torksey Ferry Road

Change 1 comprises an extension to the Order Limits immediately to the south of Torksey Ferry Road for works to construct and operate the underground 400kV cable and associated development.

The grid connections for the Scheme and two other NSIPs, Gate Burton Energy Park and Tillbridge Solar Park are all located at Cottam Substation on the former Cottam Power Station site. EDF Energy (Thermal Generation) Limited ('EDF') and Uniper UK Limited ("Uniper") own land and apparatus in and close to Cottam Substation and Cottam Power Station, and they have plans for redevelopment of their land.

During discussions on voluntary land agreements and protective provisions with EDF and Uniper, they indicated a preference for the cable routes to enter the Substation from the south and for the routes to be coordinated with those for the Gate Burton Energy Park and Tillbridge Solar Project.

This change mirrors Change 1 in the Change Application submitted and accepted for the Gate Burton Energy Park DCO application.

### Change 2: Land along and to the North of Torksey Ferry Road

Change 2 comprises an extension to the Order Limits to the east and west along Torksey Ferry Road to accommodate access during construction and (for some parts of the road) during operation. This also includes land to the north of Torksey Ferry Road (into EDF land) to accommodate access during construction (Change 2).

In relation to the redevelopment of its land referred to above, EDF has indicated a preference for preference for an access along Torksey Ferry Road to minimise the

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potential conflict with proposed demolition works and future redevelopment to the extent currently known.

This change mirrors Change 2 in the Change Application submitted for the Gate Burton DCO application.

*Change 3: Visibility splay at Cottam Cable Route Corridor Access AC108*

Change 3 comprises a small extension to the Order Limits along A156 High Street, Marton in proximity to the Cable Route Corridor construction access point reference AC108.

A review of the construction access points to ensure coordination with the access points for the Gate Burton Energy Park has indicated that construction access AC108 requires a longer visibility splay to the north.

This extension would mean that the Order Limits for Cottam Solar Project would match those of Gate Burton Energy Park in this location.

*Change 4: Cable route at Normanby by Stow, Stow*

Change 4 consists of a change to the route of the cable to run to the south of West Farm, Normanby by Stow.

Following representations made at the open floor hearing and submitted to the ExA relating to the proximity of the cable route to the residential dwellings at West Farm and West Farm Cottages, the Applicant has reached agreement with the landowners to the east and west of Normanby Road for the cable route to be relocated to the south of West Farm.

The proposed new route will run from the crossing of the River Till in a south-westerly direction across field F2 (within the current Order Limits), cross Normanby Road approximately 100 metres to the north of the junction with Coates Lane and rejoined the existing proposed cable route approximately 500m to the west of Normanby Road. The length of the relocated cable route is approximately 950 metres.

*Change 5: Abnormal Load Access 13 at Stone Pit Lane, Willingham by Stow*

Change 5 comprises an extension to the Order Limits to the east of Stone Pit Lane to allow for flexibility in the location of the construction access for the transportation of abnormal loads relating to the Cottam 1 substation.

The landowner has indicated that an underground storage tank and other underground apparatus is located in this area but the exact location is unknown. The landowner is concerned that the construction of an access roadway and the movement of heavy loads could potentially pose a risk of damage to this underground equipment. Agreement has been reached with the landowner for the relocation of the access route elsewhere in the same field to the east of Stone Pit Lane and to the north of field G1, and potentially within fields to the north and south of Cot Garth Lane. As the precise location of the underground tank and pipelines has not yet been determined, it is

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proposed that the whole of the field and areas to the north and south of Cot Garth Lane is included within the Order Limits.

### Consultation

The Change Application includes provision for the compulsory acquisition of land and the CA Regulations are engaged. This is because the Change Request will include a provision authorising the compulsory acquisition of additional land and consent from all persons with an interest in the land will not be obtained in the time available before submitting the Change Request, and due to the fact that there are also sections of unregistered land and it has not been possible to identify all persons with an interest in the unregistered land. As such, in accordance with Regulation 4 of the CA Regulations, the procedure in Regulations 5 to 19 will apply. This has been factored into the proposed timetable below. The CA Regulations include a period of consultation with interested parties following acceptance of the Change Application.

The Applicant is currently carrying out targeted non-statutory consultation in relation to each of the proposed changes. This will be reported on within the Change Application. As a period of formal consultation is required by the CA Regulations, the Applicant does not believe that there would be a benefit in conducting further pre-application consultation.

Table 1: Summary of targeted consultation Consultee	Change number	Notes
Lincolnshire County Council	1, 2, 3, 4 and 5	A telephone conversation took place on 20 <sup>th</sup> November with Lincolnshire County Council's Head of Planning to discuss the proposed change application and summarise the reasons for each of the proposed changes.
Nottinghamshire County Council	1, 2, 3, 4 and 5	A telephone conversation took place on 20 <sup>th</sup> November with Nottinghamshire County Council's Team Manager of Planning Policy to discuss the proposed change application and summarise the reasons for each of the proposed changes.
West Lindsey District Council	1, 2, 3, 4 and 5	A telephone conversation took place on 21 <sup>st</sup> November with West Lindsey District Development Management Team Manager to discuss the proposed change application and summarise the reasons for each of the proposed changes.
Bassetlaw District Council	1, 2, 3, 4 and 5	An email was sent to Bassetlaw District Council's Planning Development Manager on 20 <sup>th</sup> November setting out the proposed changes and inviting further discussion by phone.

EDF	1 and 2	<p>Regular meetings held to discuss the proposed cable route and construction traffic route since August 2023, including a site visit on 23<sup>rd</sup> August 2023.</p> <p>The Applicant intends to agree a statement with EDF in relation to Changes 1 and 2, which will be submitted as a part of the Change Application documentation.</p>
Uniper	1 and 2	<p>Regular meetings held to discuss the proposed cable route and construction traffic route since August 2023, including a site visit on 23<sup>rd</sup> August 2023.</p> <p>The Applicant intends to agree a statement with Uniper in relation to Changes 1 and 2, which will be submitted as a part of the Change Application documentation.</p>
Landowners south of Torksey Ferry Road	1	<p>Landowners south of Torksey Ferry Road have been identified and initial contact has been made to discuss the cable routing. Survey access has been agreed and environmental surveys have been undertaken to inform the Change Application.</p>
County Archaeologist	1	<p>Meeting and emails on the 8<sup>th</sup> November 2023 agreeing evaluation works and proposed mitigation in fields to the south of Torksey Ferry Road.</p> <p>The Applicant intends to update the archaeological mitigation written scheme of investigation.</p>
Historic England	1	<p>Emails between September and November 2023 agreeing evaluation works and proposed mitigation in fields to the south of Torksey Ferry Road.</p> <p>The Applicant intends to update the archaeological mitigation written scheme of investigation.</p>
Landowners east and west of Normanby Road, Normanby by Stow	4	<p>The Applicant has reached agreement with the landowners to the east and west of Normanby Road to allow the route to be altered for the cable route to run be relocated to the south of West Farm. The Applicant has a meeting with the</p>

		landowner west of Normanby Road on 27 <sup>th</sup> November 2023 to discuss the route in detail.
Landowner east of Stone Pit Lane	5	The Applicant has discussed with the landowner's agent the need to identify the location of the underground infrastructure but to date it has not been possible to identify the exact location. The Applicant has informed the agent of the need to therefore widen the Order Limits in order to minimise impacts, and had an in person meeting to discuss the proposed change further on 2 <sup>nd</sup> November 2023.
Unknown land	1, 5	<p>Torksey Ferry Road does not form part of the adopted highway network. The Applicant's land referencers, Dalcour Maclaren, installed site notices on Torksey Ferry Road on the 30th May 2022, the notices were checked weekly and remained on site until 2nd August 2022. The notice covered all unregistered land proposed to be included along Torksey Ferry Road to the East of the existing Order limits. The majority of unregistered land forming Torksey Ferry Road to the West of the existing Order limits was noticed as part of the same exercise. No information as to the ownership of this road was forthcoming following the site noticing. Enquiries were also made with the local Angling Club who have a right of access along Torksey Ferry Road however the Applicant has not been able to identify the owner of this road.</p> <p>There are a further 4 parcels of unregistered land to the south of Torksey Ferry Road that is proposed to be included in the updated Order limits. Through a combination of onsite engagement and site noticing, the Applicant has been able to identify the owner of one of these parcels of unregistered land. The remainder of these parcels were noticed as per the above dates but no one has come forward in relation to their ownership.</p> <p>With regards to unregistered land at Cot Garth Lane proposed to be included within the updated Order limits, Dalcour Maclaren installed a site notice for the land to the South of Cot Garth Lane on the 30th May 2022, the notices were checked</p>

		weekly and remained on site until the 3rd August 2022 but no owner was forthcoming.
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PINS Advice Note 16 acknowledges that there is no requirement to carry out public consultation on environmental information relating to a change request.

The information on environmental impacts, set out below, that will accompany the Change Application is anticipated to demonstrate that there will be no materially new or different potential environmental impacts as a result of the proposed changes.

The Applicant's position is therefore that it is not necessary or desirable to conduct a public consultation on these changes. This is in line with the decision of the ExA on the Gate Burton Energy Park Change Application, and in respect of a similar change application on the Sheringham and Dudgeon Extension Project DCO Application. However, any consultation that might be required by the ExA could be undertaken in parallel with the period for consultation required by the CA Regulations following acceptance of the Change Request.

### Information on Environmental Impacts

Assessments are currently being undertaken to determine any changes to the potential environmental impacts set out in the Environmental Statement.

Based on these assessments, the Applicant will submit a report of supporting environmental information relating to the changes proposed. In addition, a revised version of any document forming part of the Environmental Statement or that is referred to in the draft Development Consent Order, incorporating the proposed changes, will be submitted with the Change Application.

It is currently anticipated that findings relating to ecology, archaeology and transport will need to be updated as a result of the changes to the Order limits but no materially new or different environmental effects are anticipated.

### Examination Procedure and Timing

Having had regard to the Planning Inspectorate Advice Note 16, a Proposed Timetable for the examination of this Change Application is set out in Table 2, below.

The Proposed Timetable is in line with the timetable issued by the ExA for the Gate Burton Energy Park Change Application under Regulation 12 of the CA Regulations relating to Written Representations at the same time as acceptance of the application (letter of 6 October, Gate Burton Energy Park Examination Library reference PD-012).

It is proposed to submit the Change Application as soon as possible however the timetable below provides for the latest submission date to be on 12 December 2023 (following the hearings scheduled for the week commencing 4 December 2023).

Table 2: Proposed Timetable

Stage	Proposed Date	Source
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Submission of Notification of Change Request	21 November 2023	Advice Note 16
Submission of Change Application	As soon as possible and no later than 12 December 2023	CA Reg 5
Acceptance by ExA of Change Application	15 December 2023	CA Regs 6 and 12
First press notice / Start of consultation period	21 December 2023 (Please note, the local newspaper is only published on Thursdays)	CA Regs 7 and 8
Second press notice	28 December 2023	CA Reg 8
CA Regs Deadline 1 – Closing date for consultation	26 January 2024	CA Regs 7, 8 and 12
ExA issues timetable, notices of hearings and Initial Assessment of Principal Issues	As soon as practicable after 25 January 2024 and no later than 2 February 2024.	CA Regs 11
Submission of Certificate of Compliance submitted	29 January 2024	CA Reg 9
CA Regs Deadline 2 - Submission of Written Representations on Change Application and deadline for requests to speak at OFH and CAH	22 February 2024	CA Regs 12 and 13
CA Regs Deadline 3 - Comments on submissions received at CA Regs Deadline 2	27 February 2024	CA Regs 12 and 13
Additional hearings (OFH, ISH, CAH), if required	28 February 2024 and 29 February 2024	CA Regs 14, 15 and 16
Existing Deadline 6 – Comments on submissions received at CA Regs Deadline 4 and written summary of oral submissions at hearings (if required)	5 March 2024	CA Regs 12 and 13

## Supporting Documents

It is expected that the following additional and updated documents will be provided in support of the Change Request.

### Additional Documents

1. Change Request Application, incorporating a Consultation Report
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2. Supporting Environmental Information Report

*Revised Documents – with Tracked Changes Version when Required*

3. Location Plan
4. Land Plan
5. Works Plan
6. Public Rights of Way Plan
7. Access Plan
8. Important Hedgerows Plan [if required]
9. Streets Plan
10. Draft Development Consent Order
11. Explanatory Memorandum
12. Statement of Reasons [required by CA Regs]
13. Funding Statement [required by CA Regs]
14. Book of Reference [required by CA Regs]
15. Outline Construction Traffic Management Plan

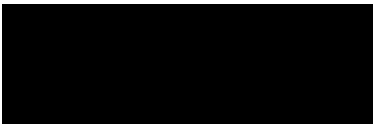
### Conclusion

The proposed Change Application enables the Applicant to respond to feedback from key stakeholders, and the proposed timetable and procedure ensures the Examination of the DCO application and Change Application remains inclusive and efficient, with all parties having the opportunity to participate, and Examination completed within the time remaining.

The Applicant would welcome the ExA's comments on the Proposed Timetable, on the proposed consultation arrangements and on any other matter relating to this proposed Change Application.

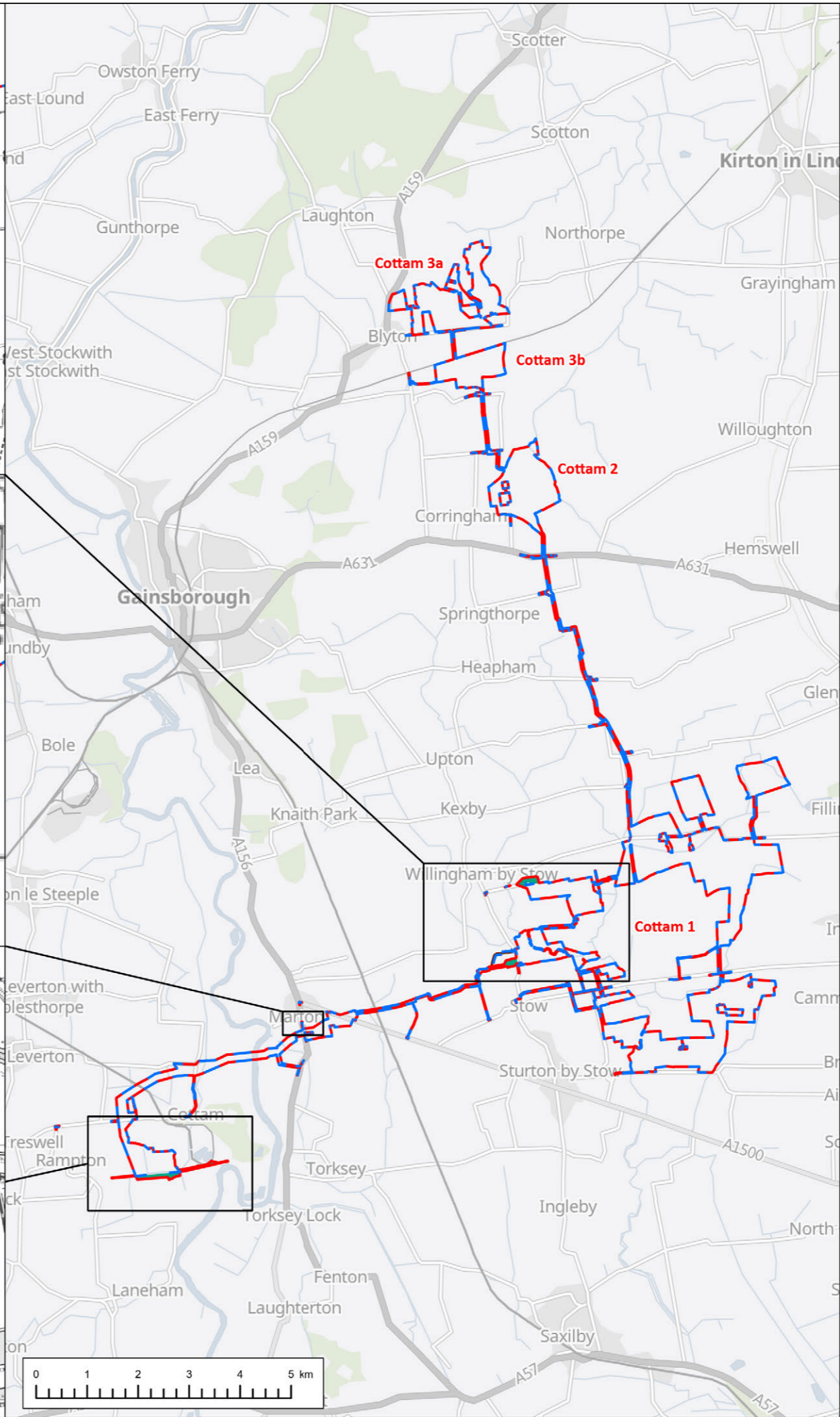
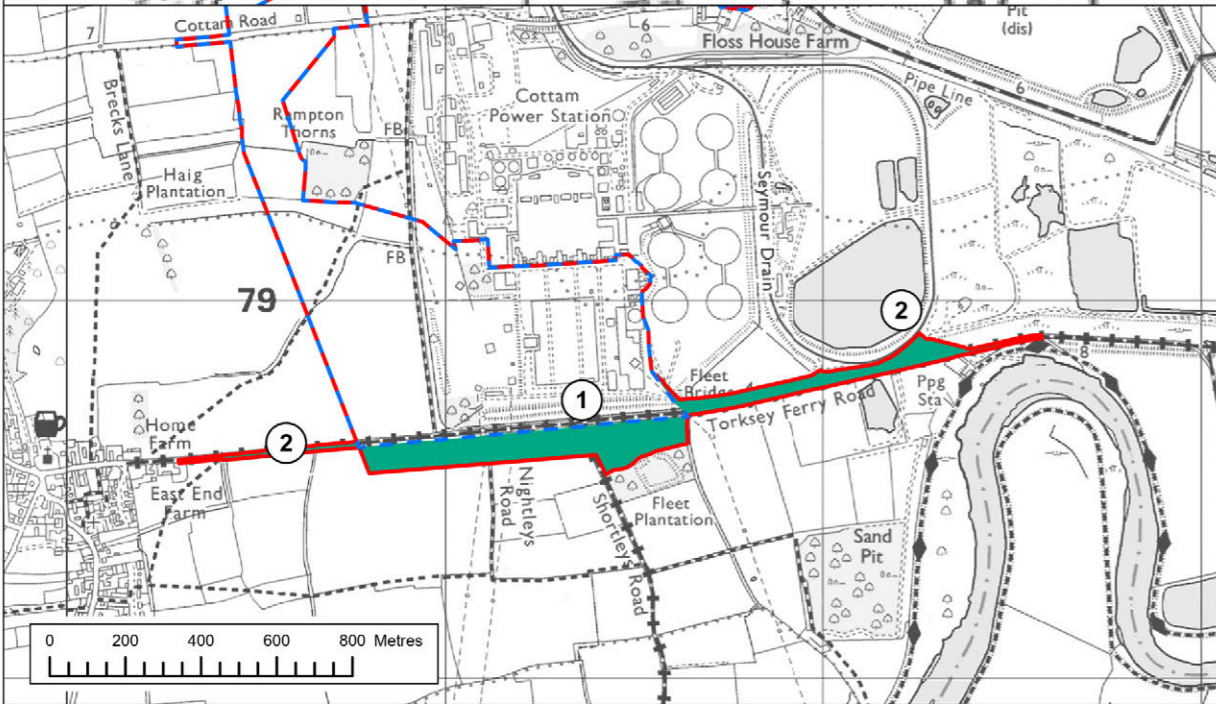
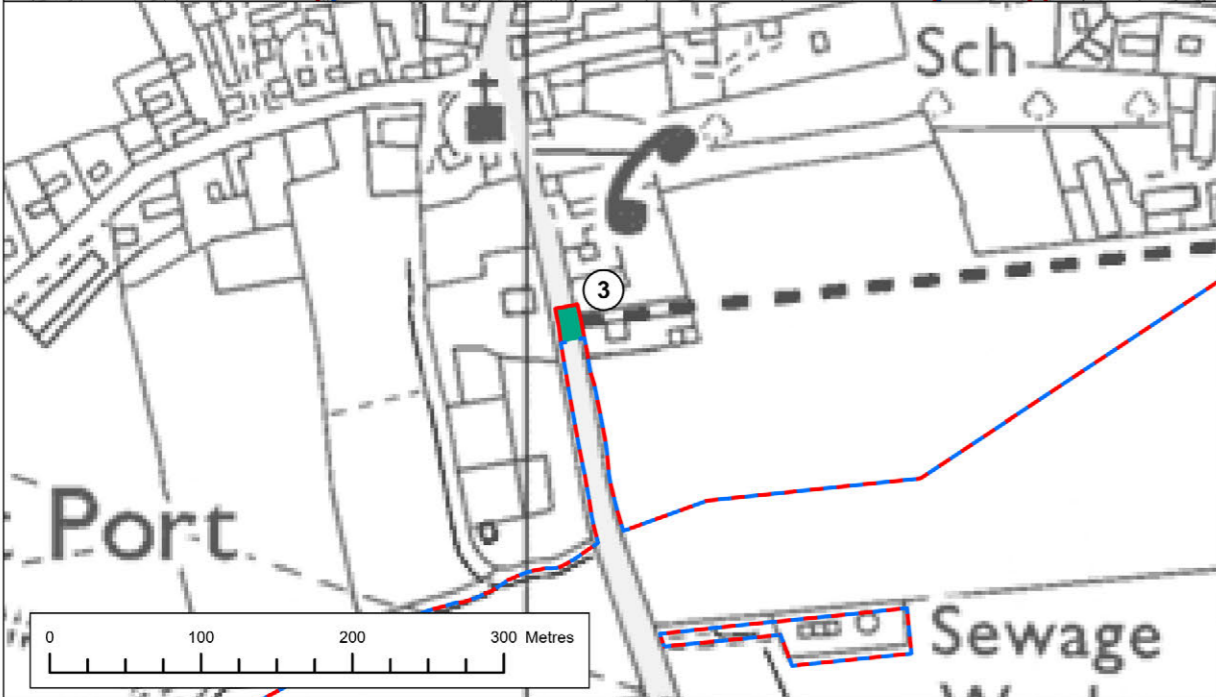
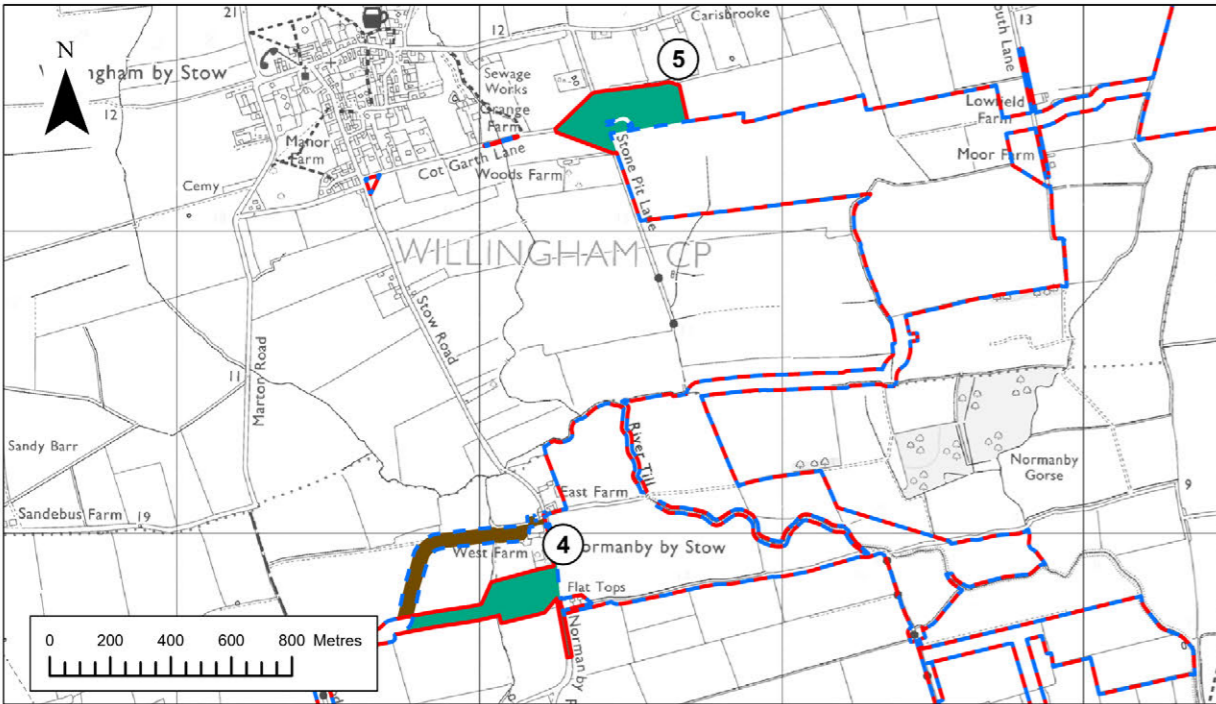
Please do not hesitate to contact us using the details provided below if you have any questions.

Yours sincerely,








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**Key**

-  Order Limits - November 2023
-  Submitted Order Limits
- Changes to Order Limits**
-  Additional Area
-  Removal Area
-  Change reference

Layers: Lanpro, 2023  
 Base map: Contains OS data © Crown Copyright and database right 2023  
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Ref: P2981_LPR_ZZ_ON_DR_Z_0285	Date: 21/11/2023
Drawn by: AZ	Checked by: AVW

**Proposed Changes to Order Limits  
November 2023**

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**COTTAM SOLAR PROJECT**