



HELIOS RENEWABLE
ENERGY
PROJECT

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Design and Access Statement

June 2024



Helios Renewable Energy Project

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Planning Inspectorate Reference: EN010140

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Prepared on behalf of Enso Green Holdings D Limited

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1. Introduction

- 1.1.1. This Design and Access Statement has been prepared on behalf of Enso Green Holdings D Limited (the 'Applicant') in relation to an application for a Development Consent Order (DCO) for the Helios Renewable Energy Project (the 'Proposed Development'). The application for the DCO (the DCO Application) is submitted to the Planning Inspectorate, that will provide a recommendation on whether to grant a DCO to the Secretary of State (SoS) for Energy Security and Net Zero, who will make a decision pursuant to the Planning Act 2008 (PA 2008).
- 1.1.2. The Proposed Development comprises the installation of ground mounted solar arrays, battery energy storage system (BESS) and associated development comprising grid connection infrastructure and other infrastructure integral to the construction, operation (including maintenance) and decommissioning of the development for the delivery of over 50 megawatts (MW) of electricity. The Proposed Development has a design life of 40 years, after which time it will be decommissioned.
- 1.1.3. The Order Limits for the Proposed Development are located on predominantly agricultural land, generally consisting of fields used for grazing and arable farming, extending to 475ha in size (the 'Site'). The Order Limits include the solar PV arrays, onsite substation, Battery Energy Storage System (BESS) and associated infrastructure and accesses. It is located on land generally bound by the Selby Branch of the East Coast Mainline railway to the west, Common Lane to the north, the A1041 and village of Camblesforth to the east and north-east respectively and Hirst Road, the village of Hirst Courtney and a railway servicing the power station, to the south. Part of the Site is also located directly adjacent the southeast corner of the existing Drax Power Station, via an alignment following the A645. The Site is located wholly within the administrative area of North Yorkshire Council (NYC).

1.2. Purpose of this Document

- 1.2.1. This Design and Access Statement (DAS) details the operational design and access of the Proposed Development, setting out how the design responds to its surroundings and achieves its design objectives.

- 1.2.2. Should development consent be granted, the detailed design for the Proposed Development will be submitted for approval to NYC as local planning authority. NYC will assess those details having regard to the principles set out in this Design and Access Statement, the Parameter Plan **[EN010140/APP/6.2.3.2]**, the Works Plan **[EN010140/APP/2.3]** and the Environmental Statement (ES) for the Proposed Development as certified by the Secretary of State (SoS).

2. Good Design

2.1. Policy Context

- 2.1.1. The Overarching National Policy Statement (NPS) for Energy (EN-1)¹ adopted in January 2024 sets out the Government’s policy for the delivery of major energy infrastructure. EN-1 makes clear that there is an urgent need for renewable energy infrastructure of all types to be developed in order to achieve the Government’s decarbonisation targets.
- 2.1.2. Section 4.7 of EN-1 sets out criteria for good design for energy infrastructure. Paragraph 4.7.1 emphasises that high quality and inclusive design goes beyond aesthetic considerations, noting that functionality is equally important, including fitness for purpose and sustainability. Paragraph 4.7.2 states that *“Applying “good design” to energy projects should produce sustainable infrastructure sensitive to place, including land-use, and energy used in their construction and operation, matched by an appearance that demonstrates good aesthetic as far as possible”*. It goes on to acknowledge, however, that *“the nature of energy infrastructure development will often limit the extent to which it can contribute to the enhancement of the quality of the area.”*
- 2.1.3. Paragraph 4.7.3 outlines that policy objectives in the NPSs can be met through the use of good design, for example in terms of siting, use of appropriate technologies, modern methods of construction and sustainable design practices.
- 2.1.4. Paragraph 4.7.5 states that design principles, including national and local design policies and standards, should guide the development from conception to operation. National guidance includes the Design Principles for National Infrastructure published by the National Infrastructure Commission (NIC), the National Design Guide and the National Model Design Code.
- 2.1.5. Paragraph 4.7.6 states that *“Whilst the applicant may not have any or very limited choice in the physical appearance of some energy infrastructure, there may be*

¹ Department for Energy Security & Net Zero (2024) Overarching National Policy Statement for Energy (EN-1) [online] available at: <https://assets.publishing.service.gov.uk/media/65bbfbd709fe1000f637052/overarching-nps-for-energy-en1.pdf>

opportunities for the applicant to demonstrate good design in terms of siting relative to existing landscape character, land form 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. Applicants should also, so far as is possible, seek to embed opportunities for nature inclusive design within the design process.”

- 2.1.6. Paragraph 4.7.7 states that *“Applicants must 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.”*
- 2.1.7. Paragraph 4.7.10 states that given the importance which the Planning Act 2008 places on good design and sustainability, *“the Secretary of State 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.”*
- 2.1.8. The NPS for Renewable Energy Infrastructure (EN-3)² also sets expectations on good design for renewable energy infrastructure and for solar photovoltaic generation. Section 2.5 reiterates the criteria for good design set out in Section 4.7 of EN-1, and states that:
- 2.1.9. *“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 and terrestrial uses, and in the design of the project to mitigate impacts such as noise and effects on ecology and heritage.”*
- 2.1.10. Paragraph 2.10.98 provides design guidance for solar: *“Applicants should follow the criteria for good design set out in Section 4.7 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.”*
- 2.1.11. As referred to in EN-1, the National Infrastructure Commission’s ‘Design Principles

² Department for Energy Security & Net Zero (2024) National Policy Statement for Renewable Energy Infrastructure (EN-1) [online] available at:
<https://assets.publishing.service.gov.uk/media/65a7889996a5ec000d731aba/nps-renewable-energy-infrastructure-en3.pdf>

for National Infrastructure³ identifies that the purpose of the design process is “*to bring together technical and creative expertise to produce infrastructure which provides good value and works well for climate, people and places.*” The document sets out four thematic principles to shape the design of nationally significant infrastructure projects. It sets out how each principle should be used to appreciate the wider context, engage meaningfully, and continually measure and improve. The four principles are:

- Climate: Mitigate greenhouse gas emissions and adapt to climate change;
- People: Reflect what society wants and share benefits widely;
- Places: Provide a sense of identity and improve our environment; and
- Value: Achieve multiple benefits and solve problems well.

2.1.12. As set out in EN-1, development should also be guided by local design policies and standards. Selby does not have any local design policies and standards which relate specifically to energy developments, however, the requirements set out in the design policies are of relevance to all types of development. Policy ENV1 of Selby District Local Plan (2005)⁴ states that proposals will be permitted where a good quality of development would be achieved. This includes consideration of “*The standard of layout, design and materials in relation to the site and its surroundings and associated landscaping.*” Policy SP19 (Design Quality) of Selby District Core Strategy Local Plan (2013)⁵ requires development proposals to “*contribute to enhancing community cohesion by achieving high quality design and have regard to the local character, identity of its surroundings including historic townscapes, settlement patterns and the open countryside.*” The requirements of Policy SP19 of relevance to the Proposed Development are as follows:

- “*Make the best, most efficient use of land without compromising local*

³ National Infrastructure Commission – Design Principles for National Infrastructure [online] available at: <https://nic.org.uk/app/uploads/NIC-Design-Principles.pdf>

⁴ Selby District Council (2005) Selby District Local Plan [online] available at: <https://www.northyorks.gov.uk/planning-and-conservation/planning-policy/planning-policy-your-local-area/selby-planning-policy/selby-development-plan/selby-district-local-plan-2005>

⁵ Selby District Council (2013) Selby District Core Strategy Local Plan [online] available at: https://www.northyorks.gov.uk/sites/default/files/fileroot/planning_migrated/planning_policy/CS_Adoption_Ver_OCT_2013_REDUCED.pdf

distinctiveness, character and form;

- *Positively contribute to an area's identity and heritage in terms of scale, density and layout;*
- *Create rights of way or improve them to make them more attractive to users, and facilitate sustainable access modes, including public transport, cycling and walking which minimises conflicts;*
- *Incorporate new and existing landscaping as an integral part of the design of schemes, including off-site landscaping for large sites and sites on the edge of settlements where appropriate;*
- *Adopt sustainable construction principles in accordance with Policies SP15 and SP16;*
- *Preventing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water, light or noise pollution or land instability; and*
- *Development schemes should seek to reflect the principles of nationally recognised design benchmarks to ensure that the best quality of design is achieved.”*

2.1.13. Policy SG9 of the emerging Draft Selby Local Plan states that “*all new development should be well designed and beautiful, responding positively to the special character and local distinctiveness of the area*”. The requirements of Policy SG9 of relevance to the Proposed Development are as follows:

- *“Respond to its location in terms of the natural, historic and built environment reflecting important views and landscapes and reinforce the distinctiveness and character of the local area having regard to the existing form, scale, density, layout, building materials and detailing;*
- *Make efficient use of land by not adversely affecting the potential development of a wider area of land which could otherwise be available for development;*
- *Provide connections to existing open spaces, green infrastructure networks and Public Rights of Way outside of the development boundary;*
- *Incorporate multi-functional green infrastructure within sites to provide carbon storage and Sustainable Drainage Systems (SuDS); and*

- *Provide specific and dedicated spaces for wildlife to encourage a more robust and connected network of habitats. Major Development should provide integrated swift or bat bricks and hedgehog holes whilst all development should be brought forward in accordance with Building for Nature Standards or its successor.”*

2.1.14. Design has been a consideration from the outset of the project. This DAS demonstrates how good design has been embedded in the Proposed Development vision and principles, how these have influenced the overall siting and aesthetics of the Proposed Development, how this has been considered and how good design will be taken forward at the detailed design stage.

2.1.15. The DAS also explains how design evolution for the Proposed Development has been an iterative process and has evolved as constraints and opportunities have emerged over time, throughout the various stages of assessment work and consultation.

3. The Order Limits and Context

3.1. Introduction

3.2. Order Limits

3.2.1. The Order Limits, which include all land falling within the Site boundary, are shown on the **Location and Order Limits Plan [EN010140/APP/6.2.1.1]** and includes all land falling within the DCO application boundary (the 'Order Limits'). The Order Limits cover an area of 475ha (approximately 1,173.75 acres), located entirely within the host authority area of NYC. A full Site Description is set out in **ES Chapter 3: Site and Development Description [EN010140/APP/6.1.3]**.

3.2.2. As detailed on **ES Figure 3.2: Parameter Plan [EN010140/APP/6.2.3.2]** (included as Figure 3.1 of the DAS), land within the Order Limits comprises the following:

- 'Development Area' – which extends to 392.87ha;
- 'Underground Cable Connection Area' – which extends to 79.82ha; and
- 'Underground Grid Connection Cable Area' – which extends to 2.31ha.

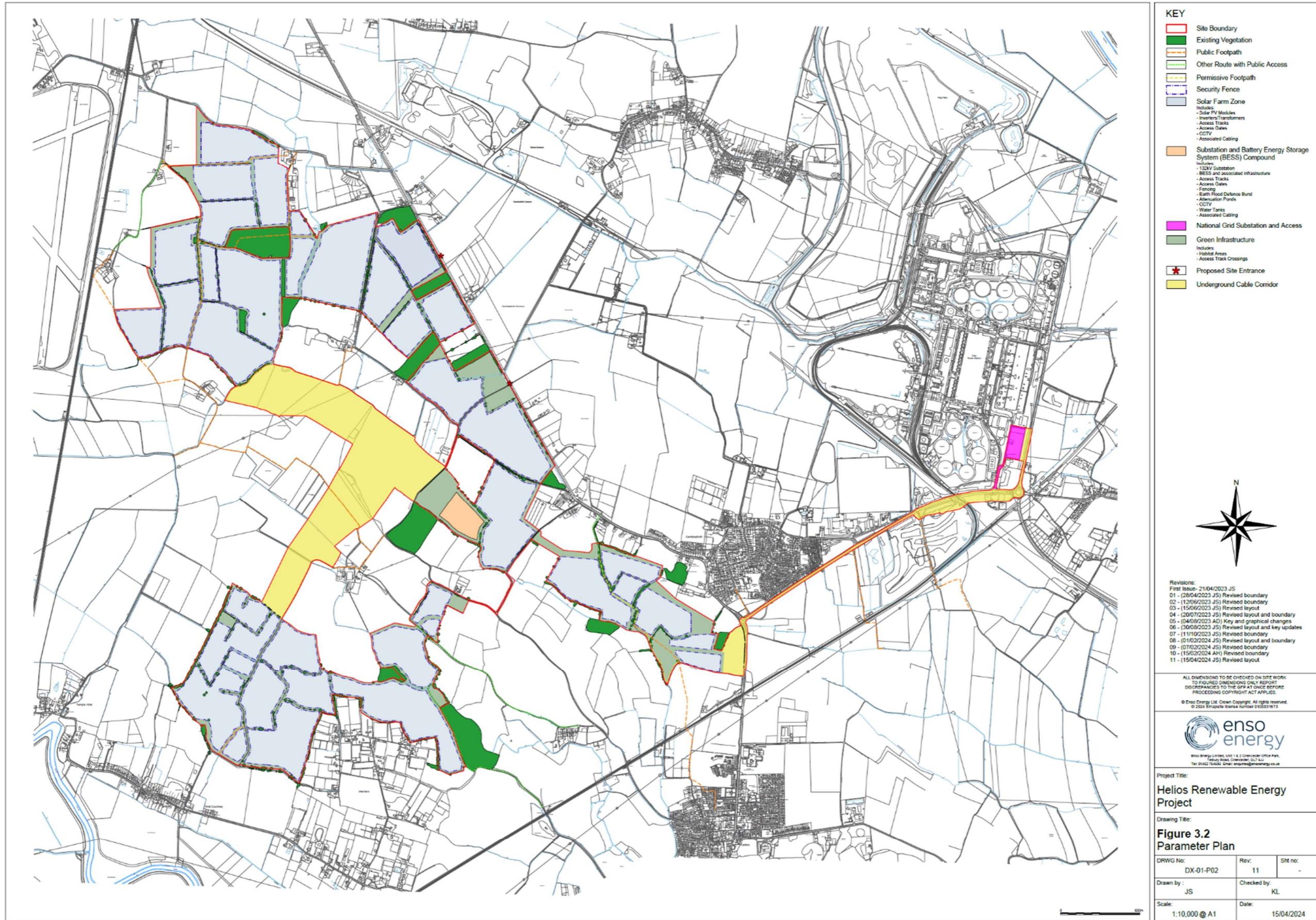


Figure 3.1: Parameter Plan [EN01040/APP/6.2.3.2]

3.3. The Site

- 3.3.1. The Development Area is the area within the Order Limits where the solar PV arrays, onsite substation, BESS and associated infrastructure and accesses will be located. During the construction and decommissioning phases, temporary compounds will also be located within this area, including welfare facilities and office units. The Development Area generally comprises agricultural land.
- 3.3.2. The Underground Cable Connection Area is land within the Order Limits where underground cables will transfer electricity generated from the solar PV arrays to the onsite substation and electricity infrastructure. The Underground cable connection area is located within the centre of the Site and comprises agricultural land.
- 3.3.3. The Underground Grid Connection Cable Area is the area within the Order Limits where the underground grid connection cables will be located. These cables transfer the electricity generated on Site to the National Grid Drax 132kV substation located west of the Site, adjacent to the Drax Power Station. The area comprises the A645 road corridor, land beside the A645 road corridor adjacent to the Drax railway, part of the access road to Drax Power Station identified as Station Road, part of New Road, as well as the National Grid Drax 132kV Substation itself.



Plate 1: View of the Site and Drax Power Station

3.4. Site Surroundings

- 3.4.1. Selby is the principal settlement within the area in the vicinity of the Site. A number of smaller settlements are dispersed throughout the area, including Camblesforth, Hirst Courtney, Temple Hirst, Carlton, Drax, Barlow and Burn. The industrial complexes of Drax and (the partially demolished) Eggborough Power Station form prominent features in the surrounding area. The Burn airfield (former RAF Burn, also referred to as Selby airfield) is located to the west of the Site.



Plate 2: View of an agricultural field within the Site

- 3.4.3. The Site contains 44 fields, as shown on **ES Figure 3.1: Field Boundaries Plan [EN010140/APP/6.2.3.1]**. The main part of the Site sits within a wider area of land bounded to the north-east by the A1041, to the west by agricultural fields between the Site and the Selby Branch of the East Coast Mainline railway further west, and to the south by agricultural fields and agricultural development fronting Hirst Road. The surrounding landscape is characterised by large, irregular-shaped fields delineated by partially denuded hedgerows or drainage ditches. Occasional woodland blocks and tree belts are also present, but the landscape is primarily flat

and open.

- 3.4.4. Transport routes are a notable feature in the vicinity of the Site. In addition to the Selby Branch of the East Coast Mainline railway to the west of the Site, the M62 motorway and A63 extend on east – west alignments beyond the southern and northern extents of the Site, respectively. Public Rights of Way ('PRoW') cross the Site and the wider landscape, often following farm tracks or rural lanes. The Trans Pennine Trail long distance walking and cycling route extends south from Selby and in close proximity to the western and southern parts of the Site boundary.
- 3.4.5. For information on the surrounding historic, landscape, and environmental statutory and non-statutory designated sites, please refer to **Chapter 6: Cultural Heritage [EN010140/APP/6.1.6]**, **Chapter 7: Landscape and Views [EN010140/APP/6.1.7]**, and **Chapter 8: Biodiversity [EN010140/APP/6.1.8]** of the ES.
- 3.4.6. For further details on context and how this has influenced site selection, please refer to **Appendix 4: Alternative Site Assessment [EN010140/APP/7.1.5]** of the **Planning Statement (PS)**.

4. Design Approach

4.1. Introduction

4.1.1. This section details the design principles for each of the Works, which comprise the Proposed Development. It sets out how the Proposed Development has addressed the Site context in respect of its use, location, materials, appearance, landscaping and access.

4.2. NIC Design Principles

4.2.1. The NIC Design Principles⁶ have been used to shape the Proposed Development's Project Objectives.

- Climate – Mitigate greenhouse gas emissions and adapt to climate change.
- People – Reflect what society wants and share benefits widely.
- Places – Provide a sense of identity and improve our environment.
- Value – Achieve multiple benefits and solve problems well.

4.3. Vision and Objectives

4.3.1. The Applicant's vision for the Proposed Development is to:

“Deliver renewable electricity, which will assist in tackling the climate emergency and help the UK Government meet its target for net zero emissions by 2050. In doing so, to reduce the UK's reliance on foreign energy supplies.”

4.3.2. The vision is underpinned by eight Project Objectives, which have acted as a set of decision-making reference points and have informed the design process up to the point of DCO application. These objectives, set out below, have been shaped by the NIC Design Principles discussed above. While many of the Proposed Development's Objectives simultaneously address multiple NIC Design Principles, Principle 4: Value, is not explicitly addressed through a single Project Objective. Instead, its aim of achieving multiple benefits and solving problems generally underpins the Vision and Objectives of the Proposed Development more broadly and is an overarching

⁶ National Infrastructure Commission (2020) Design Principles for National Infrastructure [online] available at: <https://nic.org.uk/studies-reports/design-principles-for-national-infrastructure/>

aim for the project.

Objective 1: Generate Renewable Energy

- 4.3.3. The primary objective of the Proposed Development is to generate a substantial capacity of renewable energy to the National Electricity Transmission System. In doing so, it positively contributes to the UK's delivery of net zero by 2050.
- 4.3.4. This Objective meets NIC Design Principle 1: Climate.

Objective 2: Landscape

- 4.3.5. The second objective is for the Proposed Development to be sensitively integrated into its landscape setting, and to avoid and minimise adverse landscape and visual effects where possible.
- 4.3.6. The design of the Proposed Development has been informed by the Landscape and Visual Impact Assessment, as presented in **ES Chapter 7 Landscape and Views [EN010140/APP/6.1.7]**. This demonstrates how the landscape strategy and design of the Proposed Development has been prepared to mitigate the impact of the Proposed Development on the surrounding context, particularly landowners. This includes the extensive use of hedgerows and woodland and scrubland to shield development, but also reinforce the existing landscape. This is shown on **ES Figure 3.16: Landscape Strategy Plan [EN010140/APP/6.2.3.16]**.
- 4.3.7. Objective 2 primarily relates to NIC Design Principle 3: Place.

Objective 3: Biodiversity

- 4.3.8. The Proposed Development should seek opportunities to enhance biodiversity through the protection and enhancement of existing green infrastructure and through the creation of new habitat. Through enhancement and habitat creation, the Proposed Development will deliver a project-wide Biodiversity Net Gain of 55.70% in Habitat Units, 61.11% in Hedgerow Units and 9.05% in Watercourse Units.
- 4.3.9. The design of the Proposed Development has been informed by the assessment of potential significant effects on ecological and ornithological features, including species-specific surveys and assessments, as presented in **ES Chapter 8 Biodiversity [EN010140/APP/6.1.8]**. The design of the Proposed Development

includes embedded mitigation to avoid or reduce the potential for adverse ecological impacts, including retaining identified higher value habitat features such as hedgerows, ditches, watercourses and woodlands, and focusing the large majority of the built development proposals within lower ecological value agricultural land. Additionally, sensitive and higher value ecological features outside the Site have been protected within the design through the use of buffer zones and other safeguarding measures. The Landscape Strategy also includes extensive embedded habitat creation which will diversify and strengthen the biodiversity interest of the Proposed Development and neighbouring areas, as discussed in **ES Chapter 7 Landscape and Views [EN010140/APP/6.1.7]** and shown on **ES Figure 3.16: Landscape Strategy Plan [EN010140/APP/6.2.3.16]**. The **outline Landscape and Ecological Management Plan (oLEMP) [EN010140/APP/6.3.7.9]** sets out how the Landscape Strategy translates into the establishment and management for the various vegetation/habitats types and features of the Site.

- 4.3.10. Objective 3 relates to NIC Objectives 1-3, Climate, People and Place.

Objective 4: Water Environment

- 4.3.11. The Proposed Development should be resilient to flooding now and into the future, and should not increase risk of flooding elsewhere. The Proposed Development should not contribute to the contamination of the water environment.
- 4.3.12. As set out in **ES Chapter 9 Water Environment [EN010140/APP/6.1.9]**, the Proposed Development has been designed to be safe in the fluvial 'design flood' without increasing flood risk elsewhere. Design mitigation measures include the appropriate sequential design of the Site to avoid (as far as possible) areas of elevated flood risk and incorporation of flood resilience and resistance measures so that the equipment can remain operational during times of elevated flood risk. This includes the integration of an earth bund to protect the on-site substation and BESS and the stow position of solar panels and inverter units being located above the design flood level. Pollution prevention measures, surface water management measures and appropriate design of watercourse crossings are also proposed. The detailed design of the embedded mitigation measures regarding flood risk have been informed by the results of the Environment Agency (EA) approved site-specific flood model.

4.3.13. As described within the **Flood Risk Assessment [EN010140/APP/7.5]**, the drainage strategy for the BESS Compound has been designed to ensure that in the highly unlikely event of a battery fire, any potential contaminants in firewater can be contained and not contribute to the contamination of the broader water environment. This is achieved through the earth bund, which in addition to containing surface water, will be lined within an impermeable liner to negate surface water infiltration into the groundwater network. Penstocks on the outfalls from the surface water drainage system to the ditch/watercourse network would contain runoff in the event of a fire. If contamination is found to be present, the contaminated water would be tankered away for offsite treatment and disposal.

4.3.14. Objective 4 relates to NIC Objectives 1-3, Climate, People and Place.

Objective 5: Heritage

4.3.15. The Proposed Development should be sensitive to heritage assets and their setting.

4.3.16. The design of the Proposed Development has evolved to reduce potential effects upon listed heritage assets, as set out in **ES Chapter 6 Cultural Heritage [EN010140/APP/6.1.6]**. The Solar Farm Zone, as shown on **ES Figure 3.2 Parameter Plan [EN010140/APP/6.2.3.2]** (included as Figure 3.1 of the DAS), was moved further away from sensitive heritage receptors, alongside the creation of more substantial landscape buffer zones. Additionally, the on-site substation and BESS compound have been placed in a central position in the Site, well-screened from surrounding assets by both the earth bund and landscaping, further eliminating any potential views from identified designated heritage assets. Interpretation boards will be provided on Site, which will inform pedestrians about the Proposed Development and may describe the archaeological context of the area.

4.3.17. Objective 5 relates to NIC Objectives 2 and 3, People and Place.

Objective 6: Community

4.3.18. The Proposed Development has been designed to be sensitive to any residential dwellings, settlements and PRowS with regard to visual impact, noise and lighting. Where practicable the existing network of PRowS will be enhanced to improve accessibility and public amenity use.

- 4.3.19. As set out above under Objective 2: Landscape, the landscape strategy design of the Proposed Development has been designed to mitigate the impact of the Proposed Development on the surrounding context, including the local community. **ES Chapter 11 Noise and Vibration [EN010140/APP/6.1.11]** describes how the Proposed Development has been designed to ensure that acoustic effects at sensitive receptors are minimised through the optimal location of noise generating plan throughout the Site. The **Statutory Nuisances Statement [EN010140/APP/7.7]** sets out the mitigation measures to ensure that artificial lighting does not interfere with the wellbeing, comfort or enjoyment of nearby dwellings, including the minimisation of the use of lighting to that required for safe site operations during construction, and directing lighting towards the Site and away from boundaries during construction, operation and decommissioning.
- 4.3.20. As set out in **ES Chapter 10 Transport and Access [EN010140/APP/6.1.10]**, it is anticipated that access to the existing PRoWs will be maintained through all phases of the Proposed Development. The Proposed Development will also provide additional, permissive footpaths during the operational lifetime of the Proposed Development, so as to formalise access routes between PRoWs on Site and therefore encourage use of the Site by pedestrians, cyclists and equestrians.
- 4.3.21. As set out above under Objective 5: Heritage, Interpretative Boards will be provided on Site, which will provide the opportunity for local residents to engage with the Proposed Development and the context of the local area.
- 4.3.22. Objective 6 primarily addresses NIC Objective 1, People.

Objective 7: Land Use

- 4.3.23. The Proposed Development should be sensitive to the existing land quality, for example by minimising impacts on land that is considered Best and Most Versatile (BMV) Agricultural Land. Where the use of BMV land cannot be avoided, disturbance should be minimised through locating structures which require the creation of hardstanding away from this land, and through 'no dig' solutions. The Proposed Development should not contribute to the contamination of land.
- 4.3.24. **Appendix 4: Alternative Site Assessment [EN010140/APP/7.1.5] of the PS** demonstrates the necessity to select a site on BMV land. This is due to the majority of land within 5km of the grid connection point being identified as either Grade 1 or

2 agricultural land (BMV). The Site Selection Mapping [EN010140/APP/6.3.4.1] indicates that within a 5km radius from the grid connection area, 78.78% of land is either Grade 1 or Grade 2. Areas identified as Grade 3 agricultural land are largely occupied by approved solar farms [2021/0788/EIA and 023/0128/EIA] or other committed development. The design and layout of the Proposed Development have been influenced by land quality in order to minimise impact on BMV land, as set out in **ES Chapter 14 Soils and Agricultural Land [EN010140/APP/6.1.14]**. The **Outline Soil Management Plan (oSMP) [EN010140/APP/6.3.14.3]** sets out how soil disturbance will be minimised through the implementation of best practice measures.

4.3.25. As set out above under Objective 4: Water Environment, the drainage strategy for the BESS Compound has been designed to contain contaminants in firewater in the event of a battery fire.

4.3.26. Objective 7 relates to NIC Objectives 1-3, Climate, People and Place.

Objective 8: Transport and Access

4.3.27. The Proposed Development should provide safe access and minimise impact on the local highway network.

4.3.28. **ES Chapter 10 Transport and Access [EN010140/APP/6.1.10]** describes how the construction traffic route has been designed to utilise the most appropriate roads available, avoid designated or protected areas, height and weight restrictions and residential areas. Access locations will remain the same for the operational phase, where very little day to day traffic is expected. As set out above under Objective 6: Community, the Proposed Development has been designed such that access to PRoWs will be maintained, and additional permissive footpaths will be provided.

4.3.29. Objective 8 relates to NIC Objectives 2 and 3, People and Place.

5. Outline Design Principles

5.1. Introduction

5.1.1. This section sets out the guiding principles for the detailed design of the Proposed Development and is secured by a requirement in the draft DCO. Assuming the application for development consent is granted, the detailed design for the Proposed Development will be submitted for approval to NYC as the relevant local planning authority. NYC will assess those details having regard to the principles set out in this document and the ES for the Proposed Development as certified by the SoS.

5.2. Use

5.2.1. The main element of the proposal is the installation of ground mounted solar arrays. An operational lifespan of 40 years would be sought linked to the first export date from the development.

5.2.2. The detailed design of the Proposed Development will follow a successful competitive tender process. This is to allow for flexibility to accommodate changes in technological advancements. In order to maintain flexibility in the design and layout at this stage in the process, the assessment of the Proposed Development has been carried out in accordance with NPS EN-1 and has adopted the Rochdale Envelope approach, as described in the *PINS Advice Note Nine: Rochdale Envelope* (July 2018).

5.2.3. In this regard, the Applicant proposes the inclusion of a requirement for the detailed design of the Proposed Development to be submitted and approved in writing by the relevant planning authority before development commences. The purpose of the submission would be to:

- Clarify the construction and operational sequencing of the development;
- Demonstrate compliance with the requirements included in the DCO; and
- Demonstrate that the final detailed design remains within the parameters of the design principles set out in this DAS.

5.2.4. The draft DCO submitted with the application includes the following Requirement:

Detailed design approval

(1) No phase of the authorised development may commence until details of—

- (a) the layout;*
- (b) scale;*
- (c) proposed finished ground levels;*
- (d) external appearance;*
- (e) hard surfacing materials;*
- (f) vehicular and pedestrian access, parking and circulation areas;*
- (g) refuse or other storage units, signs and lighting;*
- (h) drainage, water, power and communications cables and pipelines;*
- (i) programme for landscaping works; and*
- (j) fencing,*

relating to that phase have been submitted to and approved in writing by the local planning authority.

(2) The details submitted must accord with—

- (a) the location plan;*
- (b) the works plan;*
- (c) the principles and assessments set out in the environmental statement; and*
- (d) the design approach document, or such variation thereof as may be approved by the local planning authority pursuant to requirement **Error! Reference source not found.***

(3) The authorised development must be carried out in accordance with the approved details.

5.2.5. Therefore, the DCO secures that the final details will be in accordance with this DAS. The details will be tailored to the relevant phase of works and will be submitted in accordance with the relevant triggers in the above Requirement (i.e. prior to commencement of a “phase”). The number of phases will be determined by the undertaker prior to commencement of the DCO and notified to NYC under Requirement 3 of Schedule 2 of the DCO [EN010140/APP/3.1]; at this stage it is expected that the National Grid extension works (Work No. 6 and 6A) will be the responsibility of National Grid planning.