



The Planning Inspectorate

(submitted via email to
HeliosRenewableEnergy@planninginspectorate.gov.uk)

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Our Ref ZG2023/1102/GOV
Your Ref EN010140
Date 11 December 2024

Dear Sir/Madam

Application by Enso Green Holdings D Limited for an Order Granting Development Consent for the Helios Renewable Energy Project.

Summary of North Yorkshire Council Relevant Representation

Please find at Appendix A, a tabled summary of written representations submitted by North Yorkshire Council (The Authority) on 30th September 2024.

Yours faithfully,



Assistant Director - Planning

Appendix A

Topic	Summary
Planning Policy & Development Plan	<p>The Adopted Development Plan for this site comprises:</p> <ul style="list-style-type: none"> • The Minerals and Waste Joint Plan (adopted 16 February 2022)- Policies S01, S02, S07, W01, W05 • The Selby Core Strategy Local Plan 2013-Policies Sp1, SP2, SP12, SP13, SP15, SP16, SP17, SP18 and SP19 • The Selby District Local Plan 2005-Policies ENV1, ENV2, ENV3, ENV4, ENV9, ENV12, ENV13, ENV16, ENV17, ENV27, ENV28, T1, T2, T8 and CS6.
	<p>The Emerging Development Plan for this site is:</p> <ul style="list-style-type: none"> • Revised Publication Selby Local Plan 2024
Air Quality	<p>It is considered that a Construction Environmental Management Plan (CEMP) is a suitable approach to mitigating amenity impacts during the construction and operational phases.</p>
	<p>Consideration should be given to safeguarding the amenity of existing sensitive receptors when siting construction compounds.</p>
Noise/Vibration	<p>It is considered that a Construction Environmental Management Plan (CEMP) is a suitable approach to mitigating noise and vibration impacts during the construction and operational phases.</p>
Biodiversity	<p>The overall approach to assessment for biodiversity is supported. There is an expectation that BNG will be delivered on site through the creation of new habitats of high ecological value, including wildflower grassland, wetland meadow creation, pond/wetland scrape creation, hedgerows, woodland belts, and scrub planting.</p>
Cultural Heritage - Built	<p>Concerns with the assessments at Statutory Consultation stage have been addressed.</p>
Cultural Heritage – Archaeology	<p>The archaeological potential of the site has been appropriately assessed and the mitigation strategy is suitable.</p>

Landscape and Visual Effects	The Authority welcomes ongoing dialogue with the Applicant on this topic.
	The main submission documents seem broadly in-line with those previously seen but the Authority would wish to review additional new information submitted in more detail as there are several areas where there are concerns: <ul style="list-style-type: none"> • Cumulative effects • Green Infrastructure Strategy • Local Landscape and visual effect in proximity and within the site • Long-term maintenance and management
Highways	Within the submitted documents the developer has said all vehicles will enter and leave the site by two proposed junctions on A1041 county road north of Camblesforth. It would appear a practical solution but the Local Highway Authority (L.H.A) reserve judgement until the detail designs are prepared.
	The Applicant is expected to manage the Construction Phase with care to result in least disruption to residents and the travelling public.
	The delivery corridor vehicles will take to access the site is acceptable and has been suggested for other similar projects close to the site. Programming of each approved project will be needed to avoid congestion on the network. The Transport Assessment should include such projects and suggest ways each developer shall interact to reduce their combined impact on the highway network.
	A Programme of the site construction works will need to be considered by the L.H.A to ensure any clash of works have been resolved.
	Works on the highway will need consultation with the L.H.A and should be included in the DCO.
Land Contamination	The Authority has little concern with application as it relates to land contamination.
Drainage (LLFA)	The Authority acknowledges the application and will provide further details during its assessment as part of the Local Impact Report.
	In general terms the design of photovoltaic (PV) panels means that the area represented by the proposed panels is not considered impermeable, as the ground beneath all panels will be grassed and as such remains permeable.
Public Health	The Authority remains concerned that Public Health has not been adequately scoped into the assessment.
	Key concerns are: <ul style="list-style-type: none"> • Assessment of vulnerable populations • Cumulative impacts and assessment of cumulative 'minor impacts'

	<ul style="list-style-type: none"> • A Lack of baseline data • Absence of consideration of the impacts upon the population in relation to both mental and physical health and wellbeing • The 100% leakage rate as it relates to the external workers being brought to site. • Additional demand on accommodation and services <p>The Authority will expand on these issues in the Local Impact Report.</p>
Public Rights of Way	The Authority will expand upon the assessment of Public Rights of Way during the Local Impact Report. Any temporary disruption to the network must be done in accordance with North Yorkshire Council requirements which should be accounted for in the DCO either directly or through the use of a management plan secured by the DCO.
Best and Most Versatile Land	There has been significant concern about the use of BMV land for this project and the Authority would encourage further discussion to better understand the choices for land take including options appraisals and mechanisms used.
Community Benefit Contribution	There are a number of places throughout the application in which a community Benefit Contribution could help mitigate the effects, not least the effects identified in the public health chapters. The Authority would welcome the opportunity to discuss the process further as we note at this point that the contribution is being considered.