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# **EAST YORKSHIRE SOLAR FARM**

**East Yorkshire Solar Farm  
EN010143**

**Applicant's Responses to Examining Authority's Second  
Written Questions**

**Document Reference: EN010143/APP/8.45**

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# 1. Introduction

- 1.1.1 The purpose of this document is to provide East Yorkshire Solar Farm Limited's (the Applicant) responses to the Examining Authority's (ExA) second written questions (ExQ2), issued on 1 August 2024 **[PD-008]**. It responds to each of the questions posed to the Applicant and therefore questions posed to other interested parties are not specified.
- 1.1.2 Section 1.2 of this report is tabularised to include the ExA's questions and a response to each question as follows:
- a. General and Cross-topic Questions (3 questions);
  - b. Biodiversity (including Habitats Regulations Assessment (HRA)) (2 questions);
  - c. Compulsory Acquisition, Temporary Possession and Other Land or Rights Considerations (3 questions);
  - d. Draft Development Consent Order (DCO) (5 questions);
  - e. Human Health (1 question);
  - f. Historic Environment (1 questions);
  - g. Landscape and Visual (4 questions);
  - h. Noise and Vibration (1 question);
  - i. Public Rights of Way (2 questions); and
  - j. Major Accidents and Disasters (1 question).

## 1.2 Responses to the Examining Authority's Second Written Questions

Table 1-1. Responses to ExQ2

ExQ1	Respondent	Question	Applicant's Response
<b>1.</b>	<b>General and Cross-topic Questions</b>		
Q1.0.1	The Applicant	ExQ1 Q1.3.6 sought further information on the sequencing of the works as a whole. The Applicant's response <b>[REP1-081]</b> states that the sequencing would be controlled by the Construction Environmental Management Plan (CEMP) <b>[REP3-011]</b> and Requirement 11 <b>[REP3-005]</b> . However, neither explicitly requires the approval of a sequencing or phasing programme. Please consider amending the CEMP to include such a provision.	The Applicant has updated the Framework CEMP which is submitted at Deadline 4, to include the provision of a schedule detailing the sequencing of the works relevant to the final CEMP brought forward under requirement 11.
Q1.0.2	The Applicant	Statement of Common Ground (SoCG) with the Forestry Commission <b>[REP1-071]</b>  Please provide an update on discussions regarding access to and management of existing woodlands.	The Applicant sent the Forestry Commission a copy of the SoCG on 4 June 2024 via email, requesting that the Forestry Commission review and comment on the SoCG, The Applicant followed up with subsequent emails on 11 June 2024 and 11 July 2024 requesting feedback on the SoCG. The Applicant then sent a letter to the Forestry Commission on 2 August 2024, requesting that the Forestry Commission review and comment on the SoCG, as well as a follow up email informing the Forestry Commission of the letter.  The Applicant received an email response from the Forestry Commission on 5 August 2024 with their comments on the

ExQ1	Respondent	Question	Applicant's Response
			<p>SoCG. The Forestry Commission had no further comments relating to access to woodlands, but had comments relating to shading of solar panels and future management of woodlands.</p> <p>The Applicant responded to the Forestry Commission's comments on 14 August 2024 by providing details of the assessment of shading undertaken by the Applicant, which is set out in the Arboricultural Impact Assessment [APP-102], and providing details of future management of woodlands which is set out in the Framework LEMP [REP3-016]. The Applicant also requested further feedback on the response provided. An updated SoCG including these matters was provided to the Forestry Commission and the Applicant invited comment on this version of the SoCG and confirmed it would submit this version of the SoCG at Deadline 4.</p>
Q1.0.3	The Applicant	<p>Applicant's Note on Scheme Efficiency [REP3-038]</p> <p>The Note refers to panels with and output of more than 720Wp being currently available and the Applicant's response to ExQ1.2.4 refers to panels with a range of 400-1000Wp. (a) Is the Note's assumed use of 580Wp panels too conservative leading to a greater land-take than may be necessary?</p> <p>Even accepting the assumptions used, the Note finds that the Scheme would</p>	<p><b>a) Panel wattage</b></p> <p>With regard to whether the Applicant is being too conservative with the panel assumptions, the Applicant considers its assumption to be reasonable and appropriate. Generally higher-powered panels are larger than lower-powered panels, and therefore currently do not result in a reduced land take.</p> <p>The Applicant has previously referred to a 720W panel in the technical note "Note on scheme efficiency" submitted at Deadline 3 [REP3-038]. The panel (720W) referred to has dimensions of 2.384m x 1.303m providing 232W/m<sup>2</sup>. To compare, the 580W panel that the indicative site layout [REP1-028] is based on has 20% lower capacity but has dimensions of 2.278m x 1.134m, therefore providing</p>

ExQ1	Respondent	Question	Applicant's Response
		<p>take up 3.94 acres/MW output based on the methodology adopted in the Mallard Pass Solar Farm examination. Although that ratio falls within the range set out in EN3(24) paragraph 2.7.10, it is significantly higher than other NSIP solar farm projects. See, for example, the review at Appendix A of <b>[REP7-035]</b> of the Mallard Pass examination. It finds that recent solar farm schemes (which include both SAT and FSF panels) have ratios ranging from 1.23 to 2.9ha/MW. (b) Are there particular characteristics of the Application proposal which explain its seemingly high ratio (e.g. location, topography, site configuration, layout or panel choice)?</p> <p>In the methodology used to determine the ratio, the solar PV areas include buffer zones for residential properties, among other features. (c) Does the comparatively high ratio offer the opportunity to increase the width of the buffer zones in order to address concerns widely expressed by the local community about visual impact of the proposal and the proximity of the panels to residential areas?</p>	<p>225W/m<sup>2</sup>. Despite the different wattage for these two panels, this represents only a 3% increase in generation capacity per square metre of panel.</p> <p>It is therefore not a given that the installation of higher-powered panels will result in a reduced land take, because the higher-powered panels currently each have larger physical dimensions than the lower powered panels. For this reason, the illustrative design provided using 580W peak panels does not lead to a greater land take than is necessary and is considered to be appropriate.</p> <p><b>b) Landtake</b></p> <p>With regard to the ratio of acres/MW, this is influenced by several factors.</p> <p>The Applicant has used site specific irradiation data to inform the illustrative design. The land take (per MW) is influenced by:</p> <ul style="list-style-type: none"><li>• Spacing the rows within the extent of Work No 1 to minimise shadowing effects. At higher latitudes, annual average solar irradiation is lower than it is closer to the equator, and shadows/shading effects become more significant. Irradiation will also vary with specific location.</li><li>• Field size and shape.</li><li>• Local constraints such as existing overhead lines or utilities and Public Rights of Way.</li></ul>

<b>ExQ1</b>	<b>Respondent</b>	<b>Question</b>	<b>Applicant's Response</b>
			<ul style="list-style-type: none"><li>• Flexibility/contingency in the design to allow for if localised constraints are identified during detailed design stage, such as incompatible ground conditions, buried archaeology, and new ecological constraints such as relocated badger setts.</li></ul> <p>The Applicant has taken an appropriately conservative approach to incorporating constraints into its illustrative design. At the detailed design stage, it is possible that the Scheme will be delivered at a smaller ratio than 3.94 acres per MW, however flexibility is required to ensure that the Scheme is developed to its full potential once the installed technology has been selected.</p> <p>The Applicant considers that the Scheme adheres with NPS EN-3 (which in any case is not a policy minimum or maximum), has an appropriate level of overplanting, and uses a reasonable amount of land for the grid connection offer (within the 2–4-acre guideline outlined in NPS EN-3), which maximises the renewable energy yield for the grid connection offer in the most efficient manner.</p> <p>To assist the ExA understand the impact of latitude on spacing, a review has been carried out of other solar farms proposed or being built currently in the administrative area of East Riding of Yorkshire Council. There are currently no other solar NSIPs proposed in Yorkshire against which to compare the Scheme footprint, however a review has been carried out against sub-50MW solar farms in the ERYC's administrative area using the Renewable Energy Planning Database, which</p>

ExQ1	Respondent	Question	Applicant's Response
			<p>lists all built and planned solar farms in the UK. There are currently 8 solar projects in ERYC at 49.9MW ac currently being built, consented, or planned. From a review of their planning documents, and taking an assumption that there would be overplanting of 1.25 on each project to estimate the dc generation, the land take for these solar projects is, taking each in turn, 2.4 acres/MW, 3.0 acres/MW, 3.5 acres/MW, 3.7 acres/MW, 3.8 acres/MW, 3.9 acres/MW, 4.0 acres/MW, and 5.3 acres/MW. The footprints for these eight 49.9MW solar projects in ERYC are comparable to the 3.9 acres/MW calculated for East Yorkshire Solar Farm, and 3 of them require more land per MW than the East Yorkshire Solar Farm Scheme. The purpose of this review is to demonstrate the effect of latitude on the design of solar farms and the need for greater land take per MW for solar at this latitude to avoid shading effects than the 2-4 acres/MW that NPS EN-3 identifies as an indicative range (which is presumably derived mainly from the bulk of existing solar farms in Southern England).</p> <p><b>c) Larger buffers</b></p> <p>With regards to whether the landtake ratio offers the opportunity to increase the width of the buffer zones, the application is based on worst-case parameters and therefore betterment could include larger buffers around residential receptors during detailed design, but no commitments can be made prior to detailed design.</p> <p>The illustrative design already incorporates adequate buffers and screening planting to mitigate the impact of the Scheme</p>



ExQ1	Respondent	Question	Applicant's Response
<p>on receptors as were identified in the ES. Any increase in environmental/planting offsets at detailed design stage, such as larger buffers around residential receptors, would not change the acres/MW ratio (which is based on the MW dc and area of Works No 1). If the ratio were recalculated based on the footprint of the installed solar PV rather than Works No 1, it would be an improved ratio. Increasing buffers at detailed design stage would not worsen the ratio of acres to MW.</p>			
<p><b>2 Biodiversity (including Habitats Regulations Assessment (HRA))</b></p>			
<p>Q2.0.1</p>	<p>The Applicant and East Riding of Yorkshire Council (ERYC)</p>	<p>The Applicant's response to ExQ1 Q2.0.4 refers to ongoing correspondence with ERYC regarding finalising the management of the visibility splays, and any passing place strategies required for the Wressle Verge and Tottering Lane, Gribthorpe Local Wildlife Sites.</p> <p>(a) Is it expected that these discussions will result in an agreed scheme and mitigation measures before the end of the examination?</p> <p>(b) If so, how will the agreed scheme be secured in the draft Development Consent Order (dDCO). If not, how would the dDCO ensure that the</p>	<p>The Applicant can confirm that the management of visibility splays have been agreed with the ERYC highways team and that discussions regarding the locations of passing places are ongoing due to the need to reduce vegetation removal.</p> <p>The details regarding the management of visibility splays and the proposed passing places are to be included in an update to the Framework Construction Traffic Management Plan to be submitted at Examination Deadline 5. Updates to the Streets, Rights of Way and Access Plans and the draft DCO schedules are also to be made to include the proposed passing places which are proposed to be submitted into Examination at Deadline 5.</p> <p>The Applicant can confirm that passing place locations currently being considered do not interact with the Wressle Verge and Tottering Lane, Gribthorpe Local Wildlife Sites.</p>

ExQ1	Respondent	Question	Applicant's Response
		scheme and mitigation is secured post consent?	
Q2.0.2	The Applicant	<p>The Deadline 3 submission by Natural England (NE) <b>[REP3-048]</b> updates its position following the submission of the Applicant's updated Habitat Regulations Assessment Report (HRAR) <b>[REP2-013]</b> and 2023/24 winter bird surveys. The NE submission (dated 23 July 2024) identifies remaining concerns at its item numbers NE1, NE2, NE6, NE9, NE13, NE14, NE17 and NE18.</p> <p>(a) Please provide an update on each of these matters, including amended versions of the HRAR, Environmental Statement (ES) Chapter 8 Ecology and the framework Landscape and Ecological Management Plan (LEMP) as appropriate.</p> <p>(b) It is noted that the SoCG with NE has the same date as NE's <b>[REP3-048]</b>. The 'Under discussion' matters in the SoCG broadly correspond with the remaining concerns in <b>[REP3-048]</b>, but also include matters carried forward from earlier submissions (for example,</p>	<p>The Applicant has prepared a response to NE's submission at Deadline 3 and this is set out in the Applicants Responses to Submissions Received at Deadline 3, which is submitted at Deadline 4.</p> <p>The Applicant is in ongoing dialogue with NE under its Discretionary Advice Service Agreement to resolve the outstanding matters and will update the HRA, ES Chapter 8 Ecology and Framework LEMP if required following the conclusion of this dialogue.</p>

ExQ1	Respondent	Question	Applicant's Response
		<p>the use of a 150m buffer zone around the mitigation areas). Please ensure that your response to (a) above takes into account any such unresolved matters identified in the SoCG.</p>	
<p><b>3. Compulsory Acquisition, Temporary Possession and Other Land or Rights Considerations</b></p>			
Q3.0.1	The Applicant	<p>Articles 20, 22 and 48 - compulsory acquisition of land and rights – extent of the powers sought over Crown land. Together with Schedule 9, these Articles operate to allow the undertaker to compulsorily acquire rights in land included in the Book of Reference (BoR) <b>[REP3-009]</b>. The Applicant's summary of oral submissions at Issue Specific Hearing 1 (ISH1) on the dDCO <b>[REP1-065]</b> recognise that s135 of the Planning Act 2008 (PA2008) allows the compulsory acquisition (CA) of an interest in Crown land only if it is held otherwise than by or on behalf of the Crown. The Applicant's summary also confirms that the land in question in this case (specifically plots 18/109 and 21/141) is so held. However, the entries for these plots in Parts 1, 3 and 4 of the BoR refer to 'The King's Most Excellent Majesty In Right Of His Crown'. To</p>	<p>The Applicant has amended the BoR to reflect the Examining Authority's request. This is submitted at Deadline 4.</p>

ExQ1	Respondent	Question	Applicant's Response
		<p>avoid any doubt over compliance with S135, please give careful consideration to amending the BoR to add the words "excluding all interests owned by or on behalf of the Crown" after "Extent, description and situation of land" in the column 2 heading for plots 18/109 and 21/141 in Parts 1, 3 and 4 of the BoR. This request is made notwithstanding the provisions of the Gate Burton made DCO. The Applicant is invited to review the made DCOs for the Sunnica and Hornsea 4 and Sheringham Shoal and Dudgeon Extensions which are consistent with the approach set out above.</p>	
Q3.0.2	The Applicant	<p>Plots 5/17, 5/18 and 5/19 (Parkin, Laverack, Saunders. It was established at Compulsory Acquisition Hearing 1 (see <b>[REP3-034]</b>) that progress on negotiations on these plots was contingent on agreement with NE regarding the proposals for mitigation at Areas 1g and 1h. Please provide an update on negotiations having regard to your response to Q2.0.2 above.</p>	<p>The Applicant has had further discussions with the landowners and a form of heads of terms to secure all of the land in Plots 5/17, 5/18 and 5/19 to be used as mitigation land is broadly agreed and awaiting signature.</p>
Q3.0.3	The Applicant	<p>The Applicant's response to submissions received at Deadline 2 <b>[REP3-033]</b> includes information on the</p>	<p>(a) The Applicant notes that paragraph 2.3.3 of the Funding Statement <b>[APP-022]</b> confirms the potential for (i.e. the capability of) PNE to fund the Scheme, rather than imposing a</p>

ExQ1	Respondent	Question	Applicant's Response
		<p>funding of the proposal (in response to a submission from Sir David Davis MP).</p> <p>(a) Paragraph 2.3.3 of the funding statement [APP-022] states that “the letter of support at Appendix 1 confirms that PNE can fund the total of the construction and compulsory acquisition costs for the Scheme.” However, section 4 of the letter states “This letter of support does not require us (PNE) to fund the Project, nor does it represent or create any legal obligations and none shall be implied”. Please clarify the apparent contradiction between these statements and confirm the source of funding for the project.</p> <p>(b) [REP3-033] and [REP1-081] explain that the Applicant contracted with Eclipse Power Networks Limited for the purposes of applying for the grid connection and submitted a joint application. This resulted in the offer of a Bilateral Embedded Generation Agreement to the Applicant and Eclipse. Although the role of Eclipse as an Independent Distribution Network Operator is explained, there is little</p>	<p>requirement on PNE to do so. Indeed, in Section 4 of the Letter of Support at Appendix 1, PNE notes that there is no such absolute requirement on PNE to fund the Scheme – this is because a final investment decision has not yet been taken on the Scheme by the Applicant. It is standard practice for this final investment decision to be taken after consent is received for the Scheme – therefore, the wording quoted by the Examining Authority refers to PNE’s ability to fund the Scheme (thus satisfying the Secretary of State as to the source of funding for the Scheme) without requiring PNE to do so at this stage (i.e. pre-consent). In addition, the Applicant notes that the Funding Statements for the made solar DCOs of the Cleve Hill, Longfield, Sunnica and Gate Burton projects, along with the Hornsea Four Offshore Wind Farm DCO, did not contain an absolute requirement imposed on any investors to fund those projects, rather the same approach was taken as on this Scheme regarding the capability of funding post-consent. Extracts from the Funding Statements for these projects are provided below (emphasis added):</p> <p><u>Cleve Hill</u> – “<i>Through its two parent companies CHSPL <b>has the ability to procure the financial resources necessary to fund the works to be authorised by the Order...A Final Investment Decision on the Project will be taken by CHSPL, once development consent is granted.</b></i>”</p> <p><u>Longfield</u> – “<i>The <b>intention</b> is for the Scheme to be funded on balance sheet... Once the DCO for the Scheme is granted <b>the final investment decision would be made by the Applicant</b>”.</i>”</p>

ExQ1	Respondent	Question	Applicant's Response
		<p>information on the role of Eclipse in the project. What control would Eclipse have over the timing, design, and implementation of the grid connection?</p>	<p><u>Sunnica</u> – “As can be seen from its consolidated funds, LDP <b>will be able</b> to fund these costs from its own resources... A <b>final decision has not yet been taken</b> on the type of finance... that will be used”.</p> <p><u>Gate Burton</u> – “Low Carbon <b>will be able</b> to fund these costs from its own resources”.</p> <p><u>Hornsea Four</u> – “Hornsea Four <b>will be</b> commercially viable based on the reasonable assumption that it receives the key consents it requires, including the DCO, and a <b>Final Investment Decision is taken</b>”.</p> <p>(b) The Applicant confirms that: (1) the Applicant will control the timing of the grid connection, rather than Eclipse; (2) the design of the grid connection will be completed by the Applicant in liaison and agreement with Eclipse; and (3) the Applicant will be responsible for the implementation of the construction and testing of the relevant assets comprised in the grid connection, likely in the presence of, and to the satisfaction of, Eclipse. This will result in Eclipse adopting the asset before it is first used by the Scheme.</p> <p>In order to assist the Examining Authority further, the Applicant has set out some additional information regarding the role of Eclipse in the Scheme.</p> <p>The connection between the existing National Grid Substation at Drax essentially operates as an extension of the distribution network. This is generally the same for most commercial solar</p>

<b>ExQ1</b>	<b>Respondent</b>	<b>Question</b>	<b>Applicant's Response</b>
			<p>farms in the UK, regardless of output. Whilst the Applicant could have continued to own and operate these cables as a private network, very few schemes choose this option in practice (particularly at the higher voltages, which then require specialist trained personnel to operate and maintain those assets).</p> <p>As a result, the Applicant will pay for that extension of the distribution network, install it, and then hand it over for adoption to a third party. The choices for this adoption are a Distribution Network Operator (DNO) or an Independent Distribution Network Operator (IDNO) - whichever is chosen, the final design must be completed to their standards and satisfaction, prior to adoption.</p> <p>The IDNO connection which is being paid for by the private investment in the Scheme will be solely built out for the purpose of the Scheme, which allows the cables, substations and transformers all to be specified to safely deliver the Scheme only. The Scheme designers and engineers will work with the Eclipse (as the IDNO) designers and engineers to agree the specification, manufacturers of cable and equipment, methods of installation, construction and the chosen installer, all within the consented DCO parameters. Once installed, tested and satisfied, Eclipse will then adopt the asset.</p> <p>The Connection Agreement with National Grid is therefore split between the Applicant and Eclipse. The Applicant holds the Bilateral Embedded Generation Agreement with National</p>

ExQ1	Respondent	Question	Applicant's Response						
			Grid, whilst Eclipse holds the Bilateral Connections Agreement. The two documents go hand in hand and are connected in forming 'The Connection Agreement' as a whole.						
<b>4. Draft Development Consent Order (DCO)</b>									
<b>4.0 Articles</b>									
Q4.0.1	The Applicant and the EA	<p>Article 6 Application and modification of statutory provisions.</p> <p>a) The Applicant ExQ1 Q5.0.3(a) sought further information on the effects of the disapplications sought. The Applicant's response [REP1-081] states "that they address matters whose merits and acceptability can, and will, already have been sufficiently considered and resolved if the Order is made..." However, in order to recommend that the Order is made the ExQ needs sufficient information to be able to consider whether the disapplications are acceptable, having regard to any relevant Requirements and Protective Provisions (PPs). Please provide a substantive response to Q5.0.3(a).</p> <p>b) The Applicant and the Environment Agency (EA) The SoCG with the EA</p>	<p>(a) The Applicant has provided a table below which lists each disapplication, explains the provision being disappplied and explains how equivalent protection is provided throughout the DCO.</p> <table border="1" data-bbox="1167 715 2049 1382"> <thead> <tr> <th data-bbox="1167 715 1456 794">Disapplication Sought</th> <th data-bbox="1456 715 1742 794">Explanation for Disapplication</th> <th data-bbox="1742 715 2049 794">Equivalent Protection</th> </tr> </thead> <tbody> <tr> <td data-bbox="1167 794 1456 1382">Section 23 of the Land Drainage Act 1991</td> <td data-bbox="1456 794 1742 1382">This prohibits, for example, the obstruction and other works in watercourses without the consent of the lead local flood authority or relevant internal drainage board.</td> <td data-bbox="1742 794 2049 1382">Part 3 of Schedule 14 to the DCO contains protective provisions for the protection of drainage authorities, which have been agreed with the relevant drainage boards in relation to the Scheme. In addition, Article 16(5) provides that these protective provisions take</td> </tr> </tbody> </table>	Disapplication Sought	Explanation for Disapplication	Equivalent Protection	Section 23 of the Land Drainage Act 1991	This prohibits, for example, the obstruction and other works in watercourses without the consent of the lead local flood authority or relevant internal drainage board.	Part 3 of Schedule 14 to the DCO contains protective provisions for the protection of drainage authorities, which have been agreed with the relevant drainage boards in relation to the Scheme. In addition, Article 16(5) provides that these protective provisions take
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ExQ1	Respondent	Question	Applicant's Response		
		<p><b>[REP3-021]</b> advises that the disapplication of the Environmental Permitting Regulations with regard to flood risk is under discussion. The ExA understands that resolution of the matter depends on agreeing appropriate PPs. Is that correct? Please provide an update on the discussions and whether agreement is likely to be reached before the end of the examination.</p> <p>c) The Applicant Please provide an update on progress with the other relevant bodies in relation to legislative requirements proposed to be disappplied and included in the dDCO.</p>			<p>precedence (in requiring the drainage authority's consent) where the undertaker discharges water into, or makes any opening into, a watercourse, public sewer or drain belonging to or under the control of a drainage authority. As such, the consent of the relevant drainage authority is secured and managed via the protective provisions.</p>
			<p>Section 32 of the Land Drainage Act 1991</p>	<p>This would inappropriately allow the provisions of the Order relating to drainage to be revisited.</p>	<p>As above.</p>

ExQ1	Respondent	Question	Applicant's Response		
			Provisions of any byelaws made under section 66 of the Land Drainage Act 1991	These would further restrict the provisions of the Order relating to drainage, and should not be the subject of further regulatory consideration or control, which would cause unnecessary uncertainty and duplication, and may unjustifiably delay the implementation of the Scheme.	As above.
			Provisions of any byelaws made under, or having effect as if made under, paragraphs 5, 6 or 6A of Schedule 25 to the Water Resources Act 1991	As above.	As above.

ExQ1	Respondent	Question	Applicant's Response		
			Section 118 of the Water Industry Act 1991	This relates to the discharge of any trade effluent into public sewers, with the Applicant again seeking to avoid unnecessary uncertainty and duplication of protections.	As above.
			Regulation 12 of the Environmental Permitting (England and Wales) Regulations 2016	This relates to the requirement for a flood risk activity permit(s), with the Applicant again seeking to avoid unnecessary uncertainty and duplication of protections.	Part 5 of Schedule 14 to the DCO contains protective provisions for the protection of the Environment Agency, which the Applicant is seeking confirmation from the Environment Agency as to its agreement. These protective provisions provide for the consent of the Environment Agency to be obtained prior to

ExQ1	Respondent	Question	Applicant's Response
			<p>any specified works being carried out, subject to the terms of the protective provisions. As such, the consent of the Environment Agency is secured and managed via the protective provisions.</p>
		<p>Legislation listed in Schedule 3 to the DCO</p>	<p>These are sought to be disapplied in so far as the provisions still in force are inconsistent with how the powers in the Order can be exercised.</p> <p>Part 3 of Schedule 14 to the DCO contains protective provisions for the protection of drainage authorities, which have been agreed with the relevant drainage boards in relation to the Scheme. In addition, Article 16(5) provides that these protective provisions take precedence (in requiring the</p>

ExQ1	Respondent	Question	Applicant's Response
			<p>drainage authority's consent) where the undertaker discharges water into, or makes any opening into, a watercourse, public sewer or drain belonging to or under the control of a drainage authority. Further, the Applicant agreed an amendment to the wording of Article 6(g) of the DCO to reflect that these disapplications are only applicable in so far as the provisions do not impact on the operation or maintenance of the River Ouse as a navigable river.</p>
		<p>Relevant provisions of the</p>	<p>Only in relation to temporary Powers and controls on</p>

ExQ1	Respondent	Question	Applicant's Response			
			<table border="1"> <tr> <td data-bbox="1164 255 1456 1367">Neighbourhood Planning Act 2017</td> <td data-bbox="1456 255 1747 1367">possession. At present the reforms to the temporary possession regime contained in the Neighbourhood Planning Act 2017 have not yet been commenced (nor consulted on). When this may happen is uncertain, as are the detailed implications of implementation for the authorised development. A DCO should achieve certainty, and it is therefore appropriate and necessary to disapply the reforms whilst taking account of their principles in the relevant</td> <td data-bbox="1747 255 2049 1367">temporary possession powers are provided for at Part 5 of the draft DCO. These include overlapping provisions with the relevant sections of the Neighbourhood Planning Act 2017 which are not yet in force. This includes in respect of notice of entry for temporary possession. It is appropriate that the mechanisms for taking temporary possession of land are established and clear at the point of the DCO determination, hence it is appropriate to ensure that the DCO takes precedence over</td> </tr> </table>	Neighbourhood Planning Act 2017	possession. At present the reforms to the temporary possession regime contained in the Neighbourhood Planning Act 2017 have not yet been commenced (nor consulted on). When this may happen is uncertain, as are the detailed implications of implementation for the authorised development. A DCO should achieve certainty, and it is therefore appropriate and necessary to disapply the reforms whilst taking account of their principles in the relevant	temporary possession powers are provided for at Part 5 of the draft DCO. These include overlapping provisions with the relevant sections of the Neighbourhood Planning Act 2017 which are not yet in force. This includes in respect of notice of entry for temporary possession. It is appropriate that the mechanisms for taking temporary possession of land are established and clear at the point of the DCO determination, hence it is appropriate to ensure that the DCO takes precedence over
Neighbourhood Planning Act 2017	possession. At present the reforms to the temporary possession regime contained in the Neighbourhood Planning Act 2017 have not yet been commenced (nor consulted on). When this may happen is uncertain, as are the detailed implications of implementation for the authorised development. A DCO should achieve certainty, and it is therefore appropriate and necessary to disapply the reforms whilst taking account of their principles in the relevant	temporary possession powers are provided for at Part 5 of the draft DCO. These include overlapping provisions with the relevant sections of the Neighbourhood Planning Act 2017 which are not yet in force. This includes in respect of notice of entry for temporary possession. It is appropriate that the mechanisms for taking temporary possession of land are established and clear at the point of the DCO determination, hence it is appropriate to ensure that the DCO takes precedence over				

ExQ1	Respondent	Question	Applicant's Response			
			<table border="1"> <tr> <td data-bbox="1167 252 1458 515"></td> <td data-bbox="1458 252 1742 515">                     articles of the Order, these being articles 28 and 29.                 </td> <td data-bbox="1742 252 2067 515">                     any future provisions which may come into force at some unspecified point in time under the 2017 Act.                 </td> </tr> </table>		articles of the Order, these being articles 28 and 29.	any future provisions which may come into force at some unspecified point in time under the 2017 Act.
	articles of the Order, these being articles 28 and 29.	any future provisions which may come into force at some unspecified point in time under the 2017 Act.				

The Applicant also refers to paragraphs 5.2.11 – 5.2.16 of the Explanatory Memorandum **[REP3-006]** which further sets out the explanation of the disapplications sought.

Such disapplications have precedence in the made solar DCOs for Longfield Solar Farm, Gate Burton, Mallard Pass and Sunnica schemes. The statutory undertakers affected by these disapplications are afforded protection (and therefore keep their approval processes, etc) under the relevant sets of protective provisions in Schedule 14 to the DCO.

(b) This is correct, as noted in its Cover Letter submitted at Deadline 3 **[REP3-001]**,– the Applicant is seeking engagement from the EA to agree the draft protective provisions included at Part 5 of Schedule 14 to the DCO **[REP3-004]**. The Applicant and the EA had a call to discuss protective provisions and the disapplication of flood risk environmental permitting on 14 August 2024. The , Applicant confirmed to the EA that the disapplication and the protective provisions are substantively the same as those included within the Gate Burton Energy Park Order 2024 and the Mallard

ExQ1	Respondent	Question	Applicant's Response
			<p>Pass Solar Farm Order 2024, both of which the Applicant understands were agreed to by the Environment Agency. The Applicant now awaits comments on the provisions from the EA and will provide an update into Examination as soon as possible.</p> <p>(c) As referenced above, the relevant bodies in relation to these requirements are the EA, the Canal &amp; River Trust and the appropriate drainage authorities.</p> <p>The position with regards to the EA is as set out in response to (b) above.</p> <p>The Applicant agreed a tweak to the wording of Article 6(1)(g) of the DCO with the Canal &amp; River Trust (CRT) at Deadline 1 of the Examination and included an agreed set of protective provisions for the CRT's benefit in the same version of the DCO, following which a Statement of Common Ground between the parties was signed <b>[REP1-074]</b> and the objection was withdrawn <b>[REP2-024]</b>.</p> <p>The Applicant and the Ouse and Derwent Internal Drainage Board (IDB) agreed certain amendments to the protective provisions for the protection of drainage authorities (Part 3 of Schedule 14 to the DCO) at Deadline 1 of the Examination. The parties are currently finalising a Statement of Common Ground, following which the Applicant understands the Ouse and Derwent IDB will withdraw its objection to the Scheme and thereby consent to the relevant disapplications.</p>



ExQ1	Respondent	Question	Applicant's Response
			<p>The Ouse and Humber Drainage Board has provided an in-principle agreement to the terms of the relevant disapplications, but wishes to seek legal advice to obtain absolute confirmation. The Applicant is waiting for the Ouse and Humber Drainage Board to provide an amount for an undertaking for these legal fees, following which the Applicant expects agreement will be swiftly reach and the objection to the Scheme will be removed.</p> <p>The Selby Area Internal Drainage Board, whilst never submitting an objection to the Scheme, have also confirmed that they are content with the protective provisions for the protection of drainage authorities (Part 3 of Schedule 14 to the DCO).</p>
Q4.0.2	The Applicant	<p>Articles 34 and 35 Transfer of the Benefit of the Order</p> <p>The Applicant's summary of oral submissions made at ISH1 on the dDCO <b>[REP1-065]</b> confirms at item J that the definition of undertaker includes those to whom the benefit is transferred and that a guarantee must be approved for funding before the exercise of CA powers. However, what would be the situation if the guarantee is approved by the SoS for the applicant and the benefit is transferred after the guarantee is given? How can</p>	<p>The ExA can be certain that funding for compensation is secured regardless of any transfer of the benefit of the DCO. This is a necessary implication of the drafting of the relevant articles of the DCO (which has been found to be acceptable by the Secretary of State).</p> <p>Article 47(1) provides that the undertaker must not exercise the powers referred to in sub-paragraph (2) unless it has security in place which has been approved by the Secretary of State. If East Yorkshire Solar Farm Limited intended to exercise the powers in sub-paragraph (2) then it would be required to put necessary security in place before doing so.</p> <p>If, subsequent to that security being put in place, East Yorkshire Solar Farm Limited transferred all or part of the</p>

ExQ1	Respondent	Question	Applicant's Response
		<p>the ExA be certain that the funding would be secured in those circumstances where the person who gave the guarantee / security is no longer the undertaker? Please consider amending the dDCO by requiring Secretary of State (SoS) consent to transfer the benefit so that they can ensure at that point that any security already approved would continue to apply or have the power to request a new security or guarantee before approving consent to transfer.</p>	<p>benefit of the Order to another party (SPV2) then that party would become the “undertaker” for the works transferred. That is the case regardless of whether the approval of the Secretary of State is required pursuant to Article 35(3). When SPV2 becomes “the undertaker” in respect of works, it will fall within the definition of “undertaker” within Article 47(1) as the definition of “undertaker” within Article 2(1) defines “undertaker” as including “any other person who for the time being has the benefit of this Order in accordance with article 34 (benefit of the Order) or article 35 (consent to transfer the benefit of the Order)”.</p> <p>This means SPV2 would be unable to exercise the powers referred to in Article 47(2) without putting security in place in a form and for an amount agreed by the Secretary of State pursuant to Article 47(1).</p> <p>As such, the funding commitment provided for in the DCO will continue to be binding – under the terms of the DCO, if the undertaker is exercising the powers of compulsory acquisition, that undertaker must (by definition) have provided sufficient financial security. If, in the scenario where the benefit of the DCO has been transferred, another previous undertaker had provided financial security, that will no longer be the undertaker who is exercising the powers of compulsory acquisition, and it will fall to the new undertaker (again, by definition) to provide the required financial security. There is, therefore, no scenario in which the powers are compulsory acquisition are exercised without sufficient financial security being in place.</p>

ExQ1	Respondent	Question	Applicant's Response
			<p>As such, the Applicant does not consider that the ExA's proposed amendments to the DCO are necessary. It is commonplace, including in the made solar DCOs of the Cleve Hill, Longfield, Sunnica, Gate Burton and Mallard Pass projects, along with the Hornsea Four Offshore Wind Farm DCO, for the undertaker to be able to transfer the benefit of the DCO, in the circumstances provided in the DCO, without consent from the Secretary of State and the provision of security is adequately secured.</p>
Q4.0.3	The Applicant	<p>Article 49 Crown Rights</p> <p>Please provide an update on discussions with the Crown authority regarding the requirement for consent under s135(1) of the PA2008.</p>	<p>The Applicant and solicitors acting for the Crown Estate are engaged regularly in relation to the Applicant's request for Crown consents pursuant to s135(1) and (2) of the Planning Act 2008. Draft documents have been prepared and are currently being reviewed by the Crown Estate. This statement has been agreed by the solicitors acting for both parties.</p>
<p><b>4.1 Schedule 2 - Requirements</b></p>			
Q4.1.1	The Applicant	<p>Requirement 3 <b>[REP3-005]</b>. The first two clauses of this Requirement are numbered (1) and the third and fourth (2) and (3) respectively. Please correct the numbering.</p>	<p>This is a typographical error that only appears in the tracked changed version of the DCO <b>[REP3-005]</b>. In the clean version of the DCO <b>[REP3-004]</b>, the numbering is correct.</p>
Q4.1.2	The Applicant	<p>Requirement 18 <b>[REP3-005]</b>. The Applicant's response to ExQ1 Q5.1.4(b) <b>[REP1-081]</b> refers to Options for Lease with the landowners of the solar PV</p>	<p>(a) The Applicant understands this query from the ExA to be what assurance is there that the Lease agreements, once entered into, will require decommissioning of the Scheme in a manner which aligns with the DCO. The Applicant confirms that the Lease agreements for the Solar PV site will require</p>

ExQ1	Respondent	Question	Applicant's Response
		<p>areas which include decommissioning bond provisions.</p> <p>(a) What assurance is there that the schedule of condition in the Lease of Condition matches the dDCO decommissioning requirements.</p> <p>(b) If the Applicant exercises CA powers under the dDCO it, presumably, would not need to enter into a lease with the landowners and therefore the decommissioning bond provisions would not apply.</p> <p>Please comment on the resulting lack of security for the implementation of decommissioning requirements.</p>	<p>the Tenant (i.e. the Applicant) to return the Property to the Landlord with vacant possession and in the state of repair and condition required by the Lease. The terms of the Option agreements entered into, alongside the draft Leases require the Tenant to remove all equipment of any nature erected or installed by the Tenant on the Landlord's Property, before expiry of the term of the Lease. This includes making good any damage as a result of that removal. The requirement to reinstate includes carrying out contamination reports and any remediation, soil sampling for nutrient levels and re-draining the land.</p> <p>In any case, the Applicant is legally required to comply with the DCO decommissioning provisions otherwise it will commit an offence. This is provided for in Section 161(1) of the Planning Act which provides that a person commits an offence if that person fails to comply with the terms of a development consent order. The Applicant is therefore legally required to carry out decommissioning in accordance with the decommissioning environmental management plan approved by the relevant local planning authorities pursuant to Requirement 18 of the DCO, such plan to be based on the certified Framework Decommissioning Environmental Management Plan which is currently the subject of Examination. This is a robust position which ensures the Secretary of State can be satisfied that decommissioning will be carried out and is in addition to the contractual arrangements which the Applicant has with the relevant landowners in the Scheme. There is no evidence before the ExA that the Applicant will not honour the terms of the DCO</p>

ExQ1	Respondent	Question	Applicant's Response
			<p>and the DCO provisions put forward by the Applicant are widely accepted by the Secretary of State in made solar DCOs and DCOs for other technology types. Any further provision with regards to decommissioning is unjustified and unnecessary.</p> <p>(b) This is correct, however as previously stated the Applicant notes that the enforcement mechanisms in the Planning Act 2008 are rigorous, where criminal liability is a consequence for a breach of a requirement. In addition, the Proceeds of Crime Act 2002 also allows local authorities to seek to recover the profits accruing to businesses and individuals who breach planning control. This approach has proved satisfactory to the SoS on numerous made DCOs and the Applicant sees no reason why the approach should vary in relation to this Scheme.</p> <p>For the reasons set out above, the Applicant does not consider that there is any lack of security for the implementation of decommissioning requirements.</p>

**5. Human Health**

Q5.0.2	The Applicant	<p>The response to ExQ1 Q6.0.6 <b>[REP1-081]</b> states that the worst-case scenario would be 65 construction workers registering with each Bubwith Surgery GP. It then goes on to state that this would result in the number of patients with each GP rising from 1800 to 1825. (a) Is there a mathematical or</p>	<p>The Applicant wishes to clarify that the figure of 1,800 patients per GP is not the current number of patients per GP at Bubwith surgery; rather, it is the target GP:patient ratio of the Royal College of GPs. As noted at paragraph 14.5.28 of ES Chapter 14 Human Health [APP-066], the number of patients per GP at Bubwith surgery is assumed to be 1,756, in line with the average across the East Ridings Medical Group. If 196 construction workers register at Bubwith surgery, this</p>
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ExQ1	Respondent	Question	Applicant's Response
		typographic error in these figures. If not, please provide a fuller explanation. If the number would rise to 1865 patients per GP, please comment on the resulting impact on healthcare services.	translates into 65.3 extra patients for each of the three GPs at Bubwith surgery, resulting in 1,821 patients per GP. (The 1,825 patients per GP figure stated in at 14.5.28 [APP-066] and the response to ExQ1 Q6.0.6 [REP1-081] is four patients higher than the 1,821 patients per GP stated in this response due to rounding within the figures in 14.5.28 [APP-066]).
<b>6. Historic Environment</b>			
Q6.0.1	The Applicant and Historic England (HE)	SoCG with HE <b>[REP3-023]</b> . The status of item refs 3.2.8, 3.2.9 and 3.2.10 is 'Under discussion,' although the commentary suggests that both parties agree the positions. Please clarify the position regarding these matters.	The SoCG with Historic England has been updated following further discussions. References 3.2.8, 3.2.9 and 3.2.10 have been updated to state these matters have been agreed. The SoCG has been shared within Historic England and these changes have been agreed and the SoCG signed by both parties. A signed version of the SoCG has been submitted at Deadline 4.
<b>7. Landscape and Visual</b>			
Q7.0.1	The Applicant and ERYC	Further consultation on the effect of the proposal on specific Public Rights of Way (PRoWs) and the potential for additional mitigation was discussed at item 2a of the ISH2 on environmental matters <b>[REP3-035]</b> . Please provide an update on whether such discussion has taken place and whether any consequential amendments will be made to the LEMP.	The Applicant held a meeting on 7 August 2024 with the ERYC Countryside Access officer to discuss matters raised relating to Public Rights of Way. The Applicant explained the Framework Public Rights of Way Management Plan and the Framework Landscape and Ecological Management Plan and the fact that a detailed Landscape and Ecological Management plan and a detailed Public Rights of Way Management Plan would come forward post consent for approval by ERYC and NYC (as relevant) which are required by requirement 6 and 17 respectively. The ERYC Countryside Access officer confirmed in an email on 14 August 2024 that they are satisfied that the detailed Landscape and Ecological

ExQ1	Respondent	Question	Applicant's Response
Q7.0.4	The Applicant	<p>ExQ1 Q9.0.5 sought further information on how the concerns of neighbouring occupiers (expressed in pre-application consultation and in a number of Relevant Representations (RRs) had been taken into account in the visual assessment. The response <b>[REP1-081]</b> refers to the process of assessment but says little about how local concerns may have informed the scheme. The Accompanied Site Inspection included visits to a number of representative residential properties where occupiers pointed out the proximity of the solar PV panels. Please give further consideration to the effect of the proposal on views from residential properties. In doing so, please have regard to your response to Q1.0.3 above.</p>	<p>Management Plan will be the document within which full details of the planting and long term management of the vegetation of the PRoW buffers will be secured and that this will be provided by the Applicant post consent for approval by ERYC. No amendments are therefore proposed to the Framework LEMP as a result of these discussions.</p> <p>The response to ExQ1 Q9.0.5 <b>[REP1-081]</b> states that: <i>“The Scheme design is the result of an iterative design process which delivers the Scheme’s functionality, the generation of a large amount of renewable electricity using single axis tracker solar technology, whilst addressing the local context and setting within which it is located.”</i></p> <p>Through this iterative process, which included statutory pre application consultation, modifications were made to the Scheme design which included limiting the extent of land-take within the Solar PV Site and adjusting the offsets as outlined in Section 10.6 Embedded Mitigation of ES Chapter 10: Landscape and Visual Amenity – Rev1 <b>[AS-014]</b>, where it states that: <i>“The Scheme has been designed, as far as practicable, to avoid adverse effects on the landscape and views through site selection, selection of locations of structures, landscape characteristic enhancement and refinement...”</i></p> <p>Paragraph 1.6.8 b of ES Chapter 10: Landscape and Visual Amenity – Rev1 <b>[AS-014]</b> sets out the principles which have been embedded into the design in order to mitigate potential adverse landscape and visual effects and have informed the</p>

ExQ1	Respondent	Question	Applicant's Response
			<p>careful siting and design of the Solar PV Areas in relation to properties within proximity to the Solar PV Areas. Section 1.6.8 b. states the following:</p> <p><i>“Offsets from properties and local roads within proximity to the Solar PV Areas have been adjusted to respond to the existing character of views, or where views and open character contribute to the setting of local villages. Where longer views from sensitive receptors are available, wider offsets have been afforded. Additional consideration has been given to Solar PV Area 1b, where a wide grassland margin will provide visual separation from the Solar PV Area and will retain a long view on the approach to Gribthorpe. A wide margin is provided within Solar PV Area 2f, where a small number of properties currently have open views across the field”.</i></p> <p>The landscape design principles and measures to reduce the visual effects for residential receptors, including new green infrastructure elements and mitigation planting, is described in section 4.1.7 to 4.1.10 of the Framework Landscape and Ecological Management Plan (Revision 2) and illustrated on the Framework Landscape Masterplan at Appendix A <b>[REP3-016]</b>.</p> <p>The Applicant therefore considers the Scheme design to be appropriate and meets its Design Objective 4: <i>‘The Scheme will respond sensitively to its proximity to residential dwellings, settlements and PRoW with regard to visual impact, noise and lighting’</i> set out in the Design and Access Statement.</p>



ExQ1	Respondent	Question	Applicant's Response
			<p>Appendix B of this response document includes figures showing the residential properties (including Sandwood House but excluding the property visited at Newshome) visited during the Accompanied Site Inspection (ASI) on 11 July 2024 in relation to the Solar PV Site. Measurements are provided in Appendix B illustrating the minimum distances of some of the key elements of the Scheme in relation to the residential property and its curtilage. Measurements include distances to the Scheme Boundary, Solar PV fencing and Solar PV panels to provide clarity regarding the proximity of the Scheme and the proposed landscaping and ecological enhancements.</p> <p>As such, no further amendments are required for or proposed to the Scheme applied for.</p>
Q7.0.5	The Applicant	<p>ExQ1 Q9.0.19 sought further information on the cumulative foreshortening / enclosing effect of planting and fencing on extensive views. The response <b>[REP1-081]</b> refers to “a degree of foreshortening of the view for a small number of locations”. However, reference to the LEMP Masterplan [REP3-017] and ES Figure 2-2 PRoWs [APP-137] suggest that parts of FOGGF13, FOGGF05, SPALF14, SPALF15, SPALB08, EASTB17, BUBWF10, WRSF06, WRESF08, WRESF09, WRESF07 would have solar arrays on both sides.</p>	<p>Paragraph 1.6.8 d of ES Chapter 10: Landscape and Visual Amenity – Rev1 <b>[AS-014]</b> sets out the principles which have been embedded into the design in order to mitigate potential adverse landscape and visual effects and have informed the width of offsets to PRoW throughout the Scheme. This includes where there are Solar PV panels to both sides.</p> <p>It is noted that sections of the PRoWs listed (FOGGF13, FOGGF05, SPALF14, SPALF15, SPALB08, EASTB17, BUBWF10, WRESF06, WRESF08, WRESF09) would have sections where there are Solar PV panels on both sides.</p> <p>Where this is the case, an offset of 20 metres is applied to each side of the PRoW, forming a 40 metre wide strip to the Solar PV fence. The Solar PV panels are set back a minimum</p>

ExQ1	Respondent	Question	Applicant's Response
		<p>Please comment further on the cumulative impact of this change and whether there is potential to amend the layout and / or planting proposals in these locations and reduce any foreshortening / enclosing effects.</p>	<p>of 5 metres from the fence to reduce the foreshortening/ enclosing effects, this providing an overall 50m corridor. Part of PRow WRESF07 has Solar PV panels to one side (south side), however, is separated from the Solar PV panels to the north by the railway line.</p> <p>As outlined in the response to ExQ1 Q9.0.19 <b>[REP1-081]</b> there are intermittent sections of low-level woodland edge planting proposed along the boundary of the PRow buffers as illustrated on Section D in Appendix A of the Framework Landscape Masterplan (Revision 2) <b>[REP3-016]</b>.</p> <p>Section D illustrates this for the landscape mitigation buffers to the east and west of Footpath FOGGF05 (to the south of Gribthorpe), where vegetation is proposed to soften the view of fencing and Solar PV panels.</p> <p>The effects on recreational users of all PRows within the Order limits are set out within Section 10.7 of ES Chapter 10: Landscape and Visual Amenity <b>[AS-014]</b>. This includes the potential visual effects of the Scheme for receptors who will experience transient views in locations where there are Solar PV panels on both sides of the PRow.</p> <p>The conclusions within Chapter 10 are presented on this basis, therefore, no amendments are proposed to the layout of the Scheme or planting proposed in the Framework LEMP (Revision 2) <b>[REP3-016]</b> due to the measures already undertaken, and outlined above, to further reduce the foreshortening/ enclosing effects.</p>

ExQ1	Respondent	Question	Applicant's Response
Q7.0.6	The Applicant	ExQ1 Q9.0.12(b) sought further information on the effect of the proposal on landscape character areas LCA5B and LCA7B. The response <b>[REP1-081]</b> states that "the Scheme within LCA7B covers less geographical area than within LCA5B and is concentrated over a smaller area". This finding seems difficult to reconcile with a review of ES Figure 10.3 <b>[APP-158]</b> . Please comment further.	<p data-bbox="1160 300 2080 368">Figure 1 at Appendix A below highlights the sections of PRowS with Solar PV Areas on both sides.</p> <p data-bbox="1160 395 2080 687">The response to ExQ1 Q9.0.12(b) <b>[REP1-081]</b> states that: <i>"The assessment within the ES Chapter 10: Landscape and Visual Amenity <b>[AS-014]</b> has been carried out based on the extent of the Scheme within LCA7B covers less geographical area than within LCA5B and is concentrated over a smaller area within LCA7B. The Scheme within LCA5B is spread over a greater geographical extent and would have direct and indirect impacts over a larger area in comparison to LCA7B."</i></p> <p data-bbox="1160 730 2080 874">The response has been reconsidered and it is acknowledged that the geographical extents of the Scheme cover similar proportions of LCA 5B and LCA 7B as set out in ExQ1 Q9.0.12(b) <b>[REP1-081]</b>.</p> <p data-bbox="1160 917 2080 1173">Although the key characteristics and some of the factors used to determine the magnitude of effect (size and scale of change, geographical extent, duration, and reversibility) are similar for both LCAs, professional judgement is applied to determine which level best fits the overall effect on landscape as outlined within Paragraph 10.4.27 within ES Chapter 10: Landscape and Visual Amenity <b>[AS-014]</b>.</p> <p data-bbox="1160 1216 2080 1356">The difference in the assessment level relates to the distribution of Solar PV panels on the periphery of LCA 7B, which are split across two distinct and smaller land parcels and reduce the perception of change, and the larger</p>

ExQ1	Respondent	Question	Applicant's Response
			<p>proportion of ecological mitigation and enhancement areas which provides a buffer and further limits the perceptual influence of the Scheme over the LCA.</p> <p>It is considered that the magnitude of effect is similar for both LCA's, however, professional judgement categorised the level of effect in LCA 5B as moderate and for LCA 7B as minor (i.e., similar / narrowly different impacts, but different sides of the threshold for minor / moderate effects). The classification of landscape effects is illustrated in Plate 10-1 within Chapter 10 Landscape and Visual Amenity <b>[AS-014]</b>.</p>
<b>8. Noise and Vibration</b>			
Q8.0.1	The Applicant	<p>ExQ1 Q10.0.16 sought assurance that the scheme layout would have sufficient flexibility in to ensure that no cable laying work would take place within 15m of receptors R16, R26 and R42. The response <b>[REP1-081]</b> quotes from the CEMP that “Works undertaken in the Grid Connection Corridor and the Interconnecting Cable Corridor would be undertaken at least 15 m from a sensitive receptor <b>where practicable.</b>” (My emphasis). What additional mitigation measures would be in place should it prove impracticable to achieve the 15m distance?</p>	<p>Whilst the Applicant considers it unlikely that cable laying work would be required to take place within 15 m of receptors R16, R26 and R42, paragraph 2.5.2 of the Framework Construction Environmental Management Plan <b>[REP3-010]</b> includes a commitment to screen sensitive receptors from cable laying activities using acoustic barriers if it is not practicable to maintain a buffer of 15m.</p>
<b>9. Public Rights of Way</b>			

ExQ1	Respondent	Question	Applicant's Response
Q9.0.1	The Applicant	<p>ExQ1 Q11.1.3 sought clarification of the proposals for the maintenance and reinstatement of the surfacing of PRowS, and the management of any adjoining vegetation. The response <b>[REP1-081]</b> refers to highways conditions surveys and commitments within the Construction Traffic Management Plan (CTMP). Highways condition surveys would not, of themselves, provide an enforceable commitment to maintenance and reinstatement proposals and nor is it obvious where such commitment appears in the CTMP <b>[REP1-054]</b>. Please review the CTMP and consider clarifying the proposals for the maintenance and reinstatement of the surfacing of PRowS and the management of any adjoining vegetation.</p>	<p>The Applicant acknowledges that paragraph 5.2.3 of the Framework CTMP refers to road condition surveys rather than "highway" which would include PRow. The Framework CTMP has been updated at paragraph 5.2.3 to refer to the fact that the condition surveys will include Public Rights of Way. This update has been submitted at Examination Deadline 4. The management of vegetation within the Order limits which adjoins Public Rights of Way is included for in section 6 of the Framework Landscape and Ecological Management Plan.</p>
Q9.0.2	The Applicant and ERYC	<p>The Applicant's summary of discussions at ISH2 item f <b>[REP3-035]</b> refers to further engagement on the effect of the proposal on specific PRowS and the level of detail in the Framework PRow Management Plan. Please provide an update on any such engagement</p>	<p>The Applicant held a meeting on 7 August 2024 with the ERYC Countryside Access officer to discuss matters raised relating to Public Rights of Way. The Applicant explained the Framework Public Rights of Way Management Plan and the Framework Landscape and Ecological Management Plan and the fact that a detailed Landscape and Ecological Management Plan and a detailed Public Rights of Way Management Plan will come forward post consent for approval</p>

ExQ1	Respondent	Question	Applicant's Response
			<p>by ERYC and NYC (as relevant) which are required by requirement 6 and 17 respectively.</p> <p>The ERYC Countryside Access officer confirmed in an email on 14 August 2024 that they are satisfied that the process of preparing and approving a detailed PRow Management Plan and a detailed Landscape and Ecological Management Plan addressed the matters raised at the ISH2 and in the ERYC LIR regarding the management measures and impacts of the Scheme on the PRow network and its users. There are therefore no outstanding matters for discussion and no areas of disagreement with ERYC and the Applicant relating to public rights of way.</p>
<p><b>10. Major Accidents and Disasters</b></p>			
<p>Q10.0.1</p>	<p>The Applicant</p>	<p><b>[REP3-054]</b> includes, among other things, reference to a BRE study entitled 'Fire and Solar PV Systems – Investigations and Evidence'. Please comment on the findings of this study and whether it has relevance for the assessment of the fire risk of the proposal.</p>	<p>The Applicant has reviewed the BRE (Buildings Research Establishment LTD) Document dated 2018 which provides an overview of historic fire incidents between 2010 and 2018 involving Solar PV installations. Of the 80 investigations it discusses (section 3.3), just 6 were of ground mounted solar PV at Solar Farms (section 5.5), despite 46% of all UK Solar development (at the time of report) being large scale installations greater than 5MW (section 1.1).</p> <p>Spread of Fire (section 4.6), which was the reason this report was identified and flagged by <b>REP3-054</b>, only refers to dwellings and roof mounted solar. It is also noted that spread of fire was not included as a specific point to include in this research.</p>

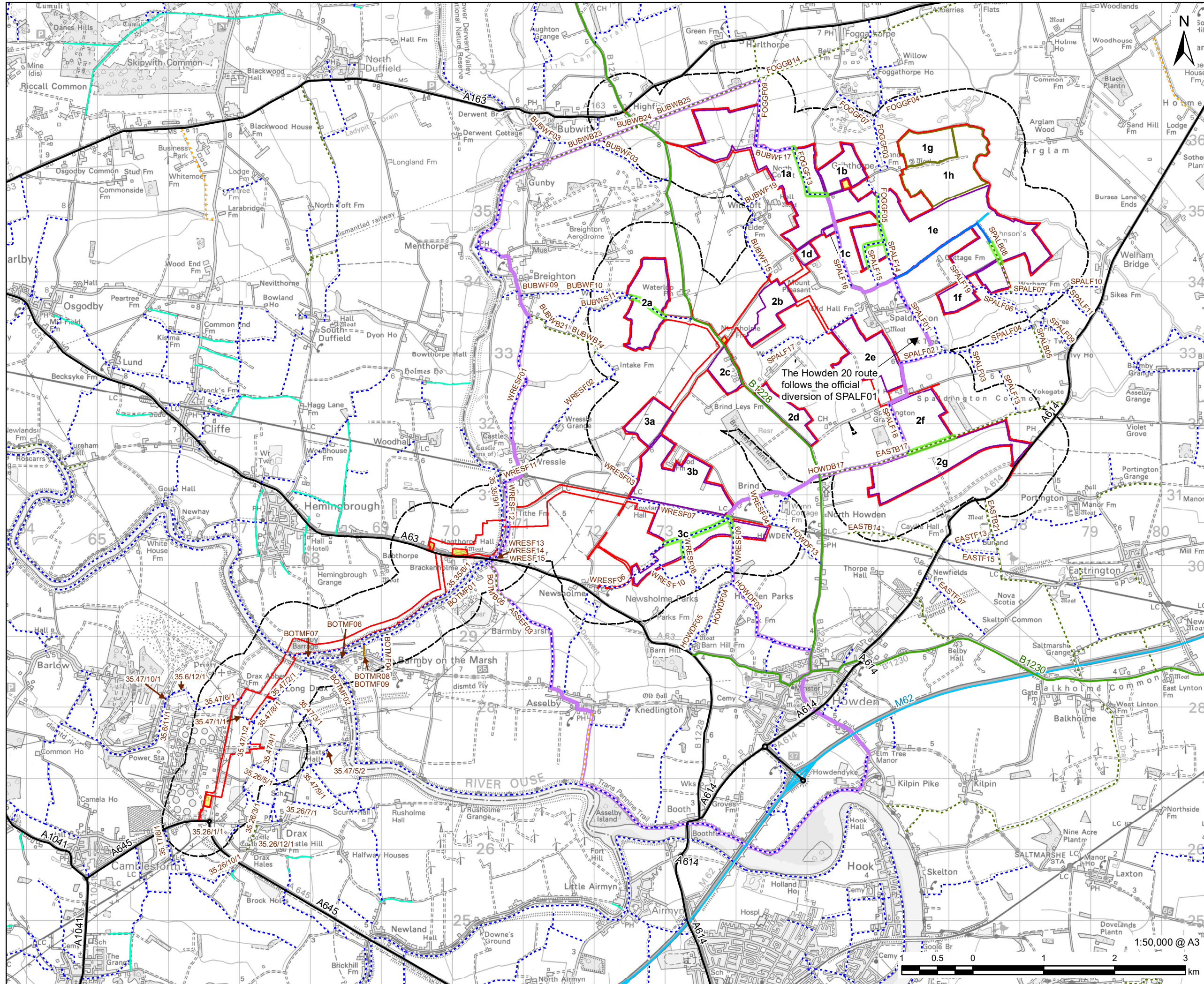
ExQ1	Respondent	Question	Applicant's Response
			<p data-bbox="1142 255 2080 526"><i>Of those 6 Solar Farm investigations, 5 are listed as localised fires caused some damage to areas surrounding the point of origin, mainly affect PV system components, but did not spread beyond that or threaten the building and 1 was a Thermal events consist of components that over-heated, often observed to be smouldering or producing smoke, but did not develop into a fire. (see section5.3)</i></p> <p data-bbox="1142 542 2080 1037"><i>Section 8.3 Summary of findings states, in general therefore, PV fires have caused damage to PV installations themselves and sometimes to the buildings on which they are mounted. Fortunately, injuries appear to be mostly minor to date: 6 cases of smoke inhalation (treated at scene), 1 minor burn, 1 case of shock and 1 minor knee injury, although the report does not state on which installations these occurred, it is assumed to be on roof mounted systems on buildings. It goes on to state Approximately 36% of incidents recorded that were caused by PV systems were attributed to poor installation practices. 5% were attributed to faulty products and 10% to system design errors. The causes of the remainder were unknown.</i></p> <p data-bbox="1142 1053 2080 1307">The Applicant considers that this study and its findings explains poor installation/materials/components and a lack of professional maintenance and is heavily focused upon roof top solar on buildings spanning from 2010 to 2018, therefore it has no relevance for the assessment of the fire risk of the Scheme.</p>

## 2. Abbreviations

<b>Abbreviation</b>	<b>Definition</b>
BoR	Book of Reference
CA	Compulsory Acquisition
CEMP	Construction Environmental Management Plan
CTMP	Construction Traffic Management Plan
DCO	Development Consent Order
EA	Environment Agency
ERYC	East Riding of Yorkshire Council
ES	Environmental Statement
EYSF	East Yorkshire Solar Farm
FSF	Fixed South Facing
ha	Hectares
HRAR	Habitats Regulation Assessment Report
IDNO	Independent Distribution Network Operator
LEMP	Landscape and Ecological management Plan
LCA	Local Character Area
MW	Megawatt
NE	Natural England
NPS	National Policy Statement
NSIP	Nationally Significant Infrastructure Project
PROW	Public Right of Way
PV	Photovoltaic
RR	Relevant Representation
SAT	Single Axis Tracker
SPA	Special Protection Area
SoCG	Statement of Common Ground



## **Appendix A Figure showing section of PRow with Solar PV Panels on both sides**



**PROJECT**  
East Yorkshire Solar Farm

**CLIENT**  
East Yorkshire Solar Farm Limited

**CONSULTANT**  
AECOM Limited  
Midpoint,  
Alencon Link  
Basingstoke, RG21 7PP  
www.aecom.com

- LEGEND**
- Order limits
  - Land not included in the Order limits
  - Solar PV Site (xx = Solar PV Area)
  - Ecology Mitigation Area (xx = Ecology Mitigation Area)
  - 500m Buffer of the Order limits
  - A Road
  - B Road
  - Motorway
  - Howden 20 Circular Route
  - Sections of Public Rights of Way with Solar PV Panels on Both Sides

- Public Rights of Way**
- Bridleway
  - Byway Open to All Traffic (BOAT)
  - Footpath
  - Restricted Byways
  - Unsurfaced Unclassified Road
- Proposed Permissive Bridleway and Footpath**
- Proposed Permissive Bridleway
  - Proposed Permissive Footpath

**NOTES**

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**ISSUE PURPOSE**  
Examination

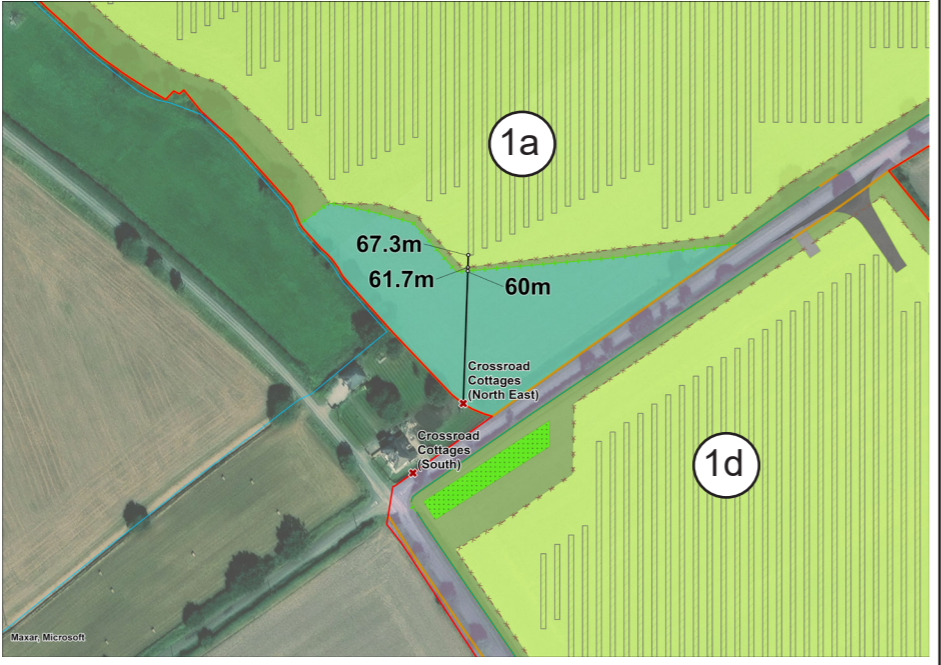

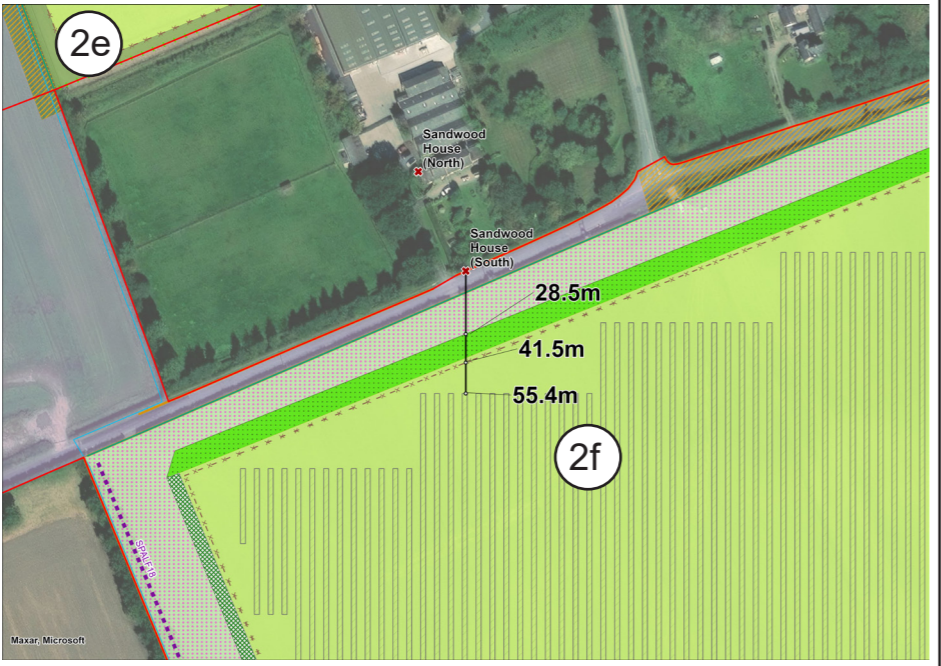
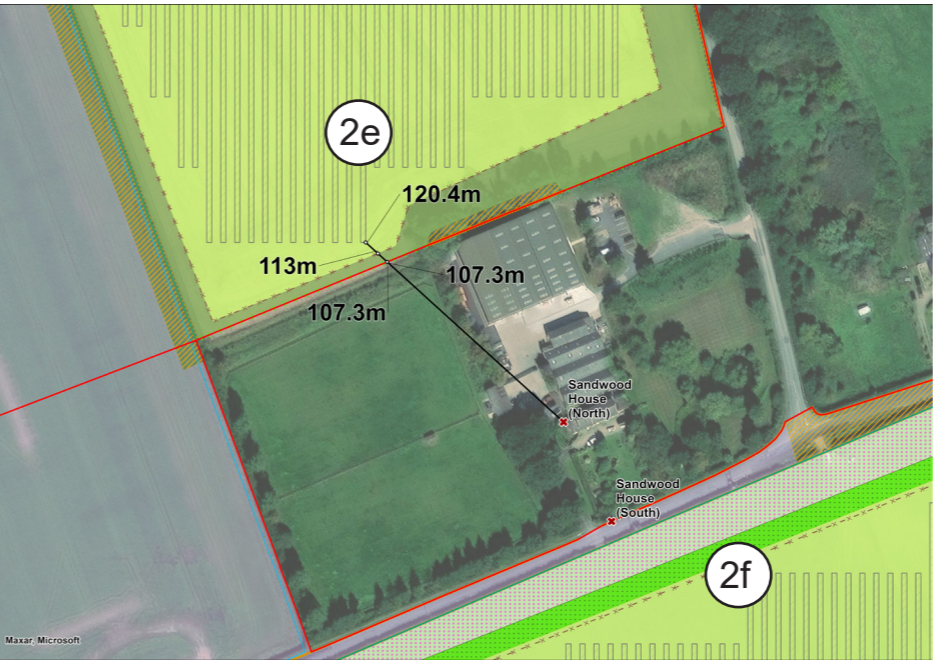

**PROJECT NUMBER**  
60683115




**FIGURE TITLE**  
Sections of Public Rights of Way with Solar PV Panels on Both Sides

**FIGURE NUMBER**  
Appendix A Figure 1

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## **Appendix B Distances between ASI locations and the Scheme**

ASI Location	Direction 1	Direction 2/ Legend	Description																																																																				
<b>Crossroad Cottages, Willtoft DN14 7NE</b>  ASI Location (F)			<b>Direction 1</b> Approximately 60 m wide Ecological Enhancement Area to the north-eastern boundary of Crossroads Cottage. Solar PV panels set approximately 67.3 m from the property, behind a buffer of proposed hedgerow with trees.  <b>Direction 2</b> Solar PV panels set approximately 68.5 m from the south-eastern boundary of the property, behind a buffer of proposed native woodland and an existing hedgerow to be enhanced.																																																																				
<b>Sandwood House, Spaldington Lane</b>  ASI Location (L)			<b>Direction 1</b> Solar PV panels set approximately 55.4 m from the southern boundary of the property, behind a buffer of proposed flower-rich grassland, native woodland and an existing hedgerow to be enhanced.  <b>Direction 2</b> Solar PV panels set approximately 120.4 m from the north-west of the property (measurement taken from north-west corner of the house), behind a buffer of proposed hedgerow with trees.																																																																				
<b>The Fold Yard, Gribthorpe DN14 7NT</b>  ASI Location (G)		<div style="text-align: center;">Legend</div> <table border="0"> <tr> <td>Order limits</td> <td>Proposed Hedgerow</td> <td>Existing Watercourse</td> <td>Proposed Species Rich Wet Grassland</td> </tr> <tr> <td>Line of trees</td> <td>Proposed Hedgerow</td> <td>Hull to Selby Railway Line</td> <td>Proposed Traditional Orchard</td> </tr> <tr> <td>Line of trees - associated with bank or ditch</td> <td>Existing Hedgerow</td> <td>Existing Public Right of Way</td> <td>Proposed Woodland Edge Mixed</td> </tr> <tr> <td>Native hedgerow</td> <td>Existing Line of Trees</td> <td>Low Intensity Arable Farmland</td> <td>Reinstated Woodland Edge</td> </tr> <tr> <td>Native hedgerow - associated with bank or ditch</td> <td>Ecology Mitigation Area (xx = Ecology Mitigation Area)</td> <td>Proposed Ecological Enhancement Areas</td> <td>Retained Habitat</td> </tr> <tr> <td>Native hedgerow with trees</td> <td>Solar PV Site (xx = Solar PV Area)</td> <td>Proposed Flower Rich Grassland</td> <td>Proposed Cable Corridor - Habitat to be Reinstated</td> </tr> <tr> <td>Native hedgerow with trees - associated with bank or ditch</td> <td>Solar PV Site Perimeter Fencing</td> <td>Proposed Hardstanding</td> <td>Retained Habitat (phase 1 woodland)</td> </tr> <tr> <td>Species-rich native hedgerow</td> <td>Grid Connection Substation Fencing</td> <td>Proposed Internal Access Track</td> <td>Retained Habitat - TPP - Existing Tree, Group, Woodland, or Hedge to be Retained within Grid Connection Corridor</td> </tr> <tr> <td>Species-rich native hedgerow - associated with bank or ditch</td> <td>Proposed Permissive Path (Allowing Travel on Horses)</td> <td>Proposed Native Scrub with Trees Planting</td> <td>Retained Habitat - National Tree Map Canopies</td> </tr> <tr> <td>Species-rich native hedgerow with trees</td> <td>Proposed Permissive Path</td> <td>Proposed Native Woodland - Mixed</td> <td>Existing Ancient Woodland</td> </tr> <tr> <td>Species-rich native hedgerow with trees - associated with bank or ditch</td> <td>Overhead Electricity Line</td> <td>Proposed Semi-improved grassland under PhotoVoltaic (PV) Solar Panels between fence and solar panels</td> <td></td> </tr> <tr> <td>Existing Individual Tree or Line of Trees</td> <td>Existing Pond</td> <td>Proposed Species-Rich Grassland</td> <td></td> </tr> <tr> <td>Reinstated Hedgerow</td> <td>Field Station</td> <td></td> <td></td> </tr> <tr> <td></td> <td>Proposed Internal Access Track</td> <td></td> <td></td> </tr> <tr> <td></td> <td>Solar PV Table</td> <td></td> <td></td> </tr> <tr> <td></td> <td>Culvert</td> <td></td> <td></td> </tr> <tr> <td></td> <td>Existing Main River</td> <td></td> <td></td> </tr> </table>	Order limits	Proposed Hedgerow	Existing Watercourse	Proposed Species Rich Wet Grassland	Line of trees	Proposed Hedgerow	Hull to Selby Railway Line	Proposed Traditional Orchard	Line of trees - associated with bank or ditch	Existing Hedgerow	Existing Public Right of Way	Proposed Woodland Edge Mixed	Native hedgerow	Existing Line of Trees	Low Intensity Arable Farmland	Reinstated Woodland Edge	Native hedgerow - associated with bank or ditch	Ecology Mitigation Area (xx = Ecology Mitigation Area)	Proposed Ecological Enhancement Areas	Retained Habitat	Native hedgerow with trees	Solar PV Site (xx = Solar PV Area)	Proposed Flower Rich Grassland	Proposed Cable Corridor - Habitat to be Reinstated	Native hedgerow with trees - associated with bank or ditch	Solar PV Site Perimeter Fencing	Proposed Hardstanding	Retained Habitat (phase 1 woodland)	Species-rich native hedgerow	Grid Connection Substation Fencing	Proposed Internal Access Track	Retained Habitat - TPP - Existing Tree, Group, Woodland, or Hedge to be Retained within Grid Connection Corridor	Species-rich native hedgerow - associated with bank or ditch	Proposed Permissive Path (Allowing Travel on Horses)	Proposed Native Scrub with Trees Planting	Retained Habitat - National Tree Map Canopies	Species-rich native hedgerow with trees	Proposed Permissive Path	Proposed Native Woodland - Mixed	Existing Ancient Woodland	Species-rich native hedgerow with trees - associated with bank or ditch	Overhead Electricity Line	Proposed Semi-improved grassland under PhotoVoltaic (PV) Solar Panels between fence and solar panels		Existing Individual Tree or Line of Trees	Existing Pond	Proposed Species-Rich Grassland		Reinstated Hedgerow	Field Station				Proposed Internal Access Track				Solar PV Table				Culvert				Existing Main River			<b>Direction 1</b> Solar PV panels set approximately 147.9 m from the south-western boundary of the property, behind a buffer of species-rich grassland and proposed native woodland.
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	Existing Main River																																																																						

ASI Location	Direction 1	Direction 2/ Legend	Description				
<b>Gardeners Cottage, Brind Lane DN14 7JZ</b>  <b>ASI Location (C)</b>			<b>Direction 1</b> Solar PV panels set approximately 98.4 m from the west of the property (measurement taken from the edge of the garden), behind a an Ecological Enhancement Area and a buffer of proposed hedgerow with trees.				
<b>The Granary, Brind Lane DN14 7JZ</b>  <b>ASI Location (C)</b>			<b>Direction 1</b> Solar PV panels set approximately 98.7 m from the west of the property (measurement taken from the garden boundary), behind a proposed Ecological Enhancement Area and a buffer of proposed hedgerow with trees.				
<b>Wood Farm, Brind Lane DN14 7JZ</b>  <b>ASI Location (C)</b>		<p style="text-align: center;">Legend</p> <table border="0"> <tr> <td> <ul style="list-style-type: none"> <li><span style="color: red;">▭</span> Order limits</li> <li><span style="color: blue;">●</span> Line of trees</li> <li><span style="color: blue;">●</span> Line of trees - associated with bank or ditch</li> <li><span style="color: green;">—</span> Native hedgerow</li> <li><span style="color: green;">—</span> Native hedgerow - associated with bank or ditch</li> <li><span style="color: green;">—</span> Native hedgerow with trees</li> <li><span style="color: green;">—</span> Native hedgerow with trees - associated with bank or ditch</li> <li><span style="color: green;">—</span> Species-rich native hedgerow</li> <li><span style="color: green;">—</span> Species-rich native hedgerow - associated with bank or ditch</li> <li><span style="color: green;">—</span> Species-rich native hedgerow with trees</li> <li><span style="color: green;">—</span> Species-rich native hedgerow with trees - associated with bank or ditch</li> <li><span style="color: brown;">●</span> Existing Individual Tree or Line of Trees</li> <li><span style="color: red;">—</span> Reinstated Hedgerow</li> </ul> </td> <td> <ul style="list-style-type: none"> <li><span style="color: green;">—</span> Proposed Hedgerow</li> <li><span style="color: orange;">—</span> Existing Hedgerow</li> <li><span style="color: orange;">—</span> Existing Line of Trees</li> <li><span style="color: yellow;">▭</span> Ecology Mitigation Area (xx = Ecology Mitigation Area)</li> <li><span style="color: white;">▭</span> Solar PV Site (xx = Solar PV Area)</li> <li><span style="color: red;">x</span> Solar PV Site Perimeter Fencing</li> <li><span style="color: brown;">—</span> Grid Connection Substation Fencing</li> <li><span style="color: purple;">—</span> Proposed Permissive Path (Allowing Travel on Horses)</li> <li><span style="color: pink;">—</span> Proposed Permissive Path</li> <li><span style="color: black;">—</span> Overhead Electricity Line</li> <li><span style="color: blue;">▭</span> Existing Pond</li> <li><span style="color: brown;">▭</span> Field Station</li> <li><span style="color: grey;">▭</span> Proposed Internal Access Track</li> <li><span style="color: white;">▭</span> Solar PV Table</li> <li><span style="color: black;">—</span> Culvert</li> <li><span style="color: blue;">—</span> Existing Main River</li> </ul> </td> <td> <ul style="list-style-type: none"> <li><span style="color: blue;">—</span> Existing Watercourse</li> <li><span style="color: black;">+</span> Hull to Selby Railway Line</li> <li><span style="color: purple;">▭</span> Existing Public Right of Way</li> <li><span style="color: yellow;">▭</span> Low Intensity Arable Farmland</li> <li><span style="color: green;">▭</span> Proposed Ecological Enhancement Areas</li> <li><span style="color: grey;">▭</span> Proposed Flower Rich Grassland</li> <li><span style="color: grey;">▭</span> Proposed Hardstanding</li> <li><span style="color: grey;">▭</span> Proposed Internal Access Track</li> <li><span style="color: green;">▭</span> Proposed Native Scrub with Trees Planting</li> <li><span style="color: green;">▭</span> Proposed Native Woodland - 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National Tree Map Canopies</li> <li><span style="color: blue;">▭</span> Existing Ancient Woodland</li> </ul>	<b>Direction 1</b> Solar PV panels set approximately 49.8 m from the south of the property (measurement taken from the garden boundary), behind a proposed Ecological Enhancement Area and a buffer of proposed hedgerow with trees.
<ul style="list-style-type: none"> <li><span style="color: red;">▭</span> Order limits</li> <li><span style="color: blue;">●</span> Line of trees</li> <li><span style="color: blue;">●</span> Line of trees - associated with bank or ditch</li> <li><span style="color: green;">—</span> Native hedgerow</li> <li><span style="color: green;">—</span> Native hedgerow - associated with bank or ditch</li> <li><span style="color: green;">—</span> Native hedgerow with trees</li> <li><span style="color: green;">—</span> Native hedgerow with trees - associated with bank or ditch</li> <li><span style="color: green;">—</span> Species-rich native hedgerow</li> <li><span style="color: green;">—</span> Species-rich native hedgerow - associated with bank or ditch</li> <li><span style="color: green;">—</span> Species-rich native hedgerow with trees</li> <li><span style="color: green;">—</span> Species-rich native hedgerow with trees - associated with bank or ditch</li> <li><span style="color: brown;">●</span> Existing Individual Tree or Line of Trees</li> <li><span style="color: red;">—</span> Reinstated Hedgerow</li> </ul>	<ul style="list-style-type: none"> <li><span style="color: green;">—</span> Proposed Hedgerow</li> <li><span style="color: orange;">—</span> Existing Hedgerow</li> <li><span style="color: orange;">—</span> Existing Line of Trees</li> <li><span style="color: yellow;">▭</span> Ecology Mitigation Area (xx = Ecology Mitigation Area)</li> <li><span style="color: white;">▭</span> Solar PV Site (xx = Solar PV Area)</li> <li><span style="color: red;">x</span> Solar PV Site Perimeter Fencing</li> <li><span style="color: brown;">—</span> Grid Connection Substation Fencing</li> <li><span style="color: purple;">—</span> Proposed Permissive Path (Allowing Travel on Horses)</li> <li><span style="color: pink;">—</span> Proposed Permissive Path</li> <li><span style="color: black;">—</span> Overhead Electricity Line</li> <li><span style="color: blue;">▭</span> Existing Pond</li> <li><span style="color: brown;">▭</span> Field Station</li> <li><span style="color: grey;">▭</span> Proposed Internal Access Track</li> <li><span style="color: white;">▭</span> Solar PV Table</li> <li><span style="color: black;">—</span> Culvert</li> <li><span style="color: blue;">—</span> Existing Main River</li> </ul>	<ul style="list-style-type: none"> <li><span style="color: blue;">—</span> Existing Watercourse</li> <li><span style="color: black;">+</span> Hull to Selby Railway Line</li> <li><span style="color: purple;">▭</span> Existing Public Right of Way</li> <li><span style="color: yellow;">▭</span> Low Intensity Arable Farmland</li> <li><span style="color: green;">▭</span> Proposed Ecological Enhancement Areas</li> <li><span style="color: grey;">▭</span> Proposed Flower Rich Grassland</li> <li><span style="color: grey;">▭</span> Proposed Hardstanding</li> <li><span style="color: grey;">▭</span> Proposed Internal Access Track</li> <li><span style="color: green;">▭</span> Proposed Native Scrub with Trees Planting</li> <li><span style="color: green;">▭</span> Proposed Native Woodland - Mixed</li> <li><span style="color: yellow;">▭</span> Proposed Semi-improved grassland under PhotoVoltaic (PV) Solar Panels between fence and solar panels</li> <li><span style="color: green;">▭</span> Proposed Species-Rich Grassland</li> </ul>	<ul style="list-style-type: none"> <li><span style="color: green;">▭</span> Proposed Species Rich Wet Grassland</li> <li><span style="color: green;">▭</span> Proposed Traditional Orchard</li> <li><span style="color: green;">▭</span> Proposed Woodland Edge Mixed</li> <li><span style="color: green;">▭</span> Reinstated Woodland Edge</li> <li><span style="color: orange;">▭</span> Retained Habitat</li> <li><span style="color: purple;">▭</span> Proposed Cable Corridor – Habitat to be Reinstated</li> <li><span style="color: orange;">▭</span> Retained Habitat (phase 1 woodland)</li> <li><span style="color: orange;">▭</span> Retained Habitat</li> <li><span style="color: orange;">▭</span> Retained Habitat - TPP - Existing Tree, Group, Woodland, or Hedge to be Retained within Grid Connection Corridor</li> <li><span style="color: orange;">▭</span> Retained Habitat - National Tree Map Canopies</li> <li><span style="color: blue;">▭</span> Existing Ancient Woodland</li> </ul>				

ASI Location	Direction 1	Direction 2/ Legend	Description				
<p><b>The Lodge, Willitoff Rd, DN14 7NH</b></p> <p>ASI Location (J)</p>			<p><b>Direction 1</b></p> <p>Solar PV panels set approximately 179.2 m from the southern boundary of the property, behind a proposed Ecological Enhancement Area (approximately 56.5 m wide), and a buffer of proposed traditional orchard and native woodland.</p>				
<p><b>Spaldington House, Willitoff Rd, DN14 7NP</b></p> <p>ASI Location (J)</p>			<p><b>Direction 1</b></p> <p>Solar PV panels set approximately 30.6 m from the western boundary of the property, behind a buffer of proposed native woodland (approximately 21.6 m wide).</p> <p><b>Direction 2</b></p> <p>Solar PV panels set approximately 169.7 m from the southern boundary of the property, behind a proposed Ecological Enhancement Area (approximately 50 m wide), and a buffer of proposed traditional orchard and native woodland.</p>				
<p><b>The Grange, Wood Lane Willitoff, DN14 7NU</b></p> <p>ASI Location (D)</p>		<p>Legend</p> <table border="0"> <tr> <td> <ul style="list-style-type: none"> <li><span style="color: red;">▬</span> Order limits</li> <li><span style="color: green;">●</span> Line of trees</li> <li><span style="color: green;">●</span> Line of trees - associated with bank or ditch</li> <li><span style="color: teal;">▬</span> Native hedgerow</li> <li><span style="color: teal;">▬</span> Native hedgerow - associated with bank or ditch</li> <li><span style="color: teal;">▬</span> Native hedgerow with trees</li> <li><span style="color: teal;">▬</span> Native hedgerow with trees - associated with bank or ditch</li> <li><span style="color: teal;">▬</span> Species-rich native hedgerow</li> <li><span style="color: teal;">▬</span> Species-rich native hedgerow - associated with bank or ditch</li> <li><span style="color: teal;">▬</span> Species-rich native hedgerow with trees</li> <li><span style="color: teal;">▬</span> Species-rich native hedgerow with trees - associated with bank or ditch</li> <li><span style="color: brown;">●</span> Existing Individual Tree or Line of Trees</li> <li><span style="color: cyan;">✕</span> Reinstated Hedgerow</li> </ul> </td> <td> <ul style="list-style-type: none"> <li><span style="color: green;">▬</span> Proposed Hedgerow</li> <li><span style="color: orange;">▬</span> Existing Hedgerow</li> <li><span style="color: orange;">▬</span> Existing Line of Trees</li> <li><span style="border: 1px solid black; 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