

Planning Inspectorate

National Infrastructure
Temple Quay House
2 The Square
Bristol
BS1 6PN

23 February 2024

Dear **Planning Inspectorate**,

Application by National Grid Electricity Transmission (NGET) for an Order Granting Development Consent for the Yorkshire Green Energy Enablement (Green Project)

Secretary of State Consultation

Interest Party Reference Number: YOGN-AFP236

We write on behalf of our client 'Roadchef Motorways Limited' and 'Mr. Richard Condon' in response to the Secretary of State's letter, dated the 16 January 2024.

The Inspector will be aware through documents submitted by the National Grid, that my client Roadchef Motorways Limited have a planning application pending consideration with North Yorkshire Council, under reference 2019/0547/EIA for a new Motorway Service Area at Junction 42 of the A1(M) 'The Application'.

On 15 March 2023, Selby District Council (SDC) Planning Committee considered the Application. The recommendation from officers was to refuse the application. After a full discussion, recorded in the minutes, members voted that they were "minded to approve" the Application. Since the SDC Committee, additional evidence has been submitted to address outstanding comments on drainage; the requirement for a Section 106 Agreement; and an agreed list of conditions. The application will be put forward to the North Yorkshire Council's Strategic Committee for determination.

Our client's proposal for a MSA seeks to deliver over 10% Biodiversity Net Gain onsite and on land within the ownership of Mr. Richard Condon, as shown at **Appendix 1** of this response. Roadchef have an option to purchase the land outlined in blue, subject to planning permission being granted.

We note that on the land identified for Roadchef's offsite BNG mitigation are a number of pylons, which are to be upgraded by National Grid, as part of this application. Roadchef's Design Team have been working with National Grid to ensure that required easements for works have been accounted for within our BNG assessment, alongside timescales for works. This information has been supplied to National Grid to ensure a coordinated design response.

From our review of the letter for the SoC – the Applicant 'National Grid' has been requested to clarify how Green Infrastructure (GI) connectivity will be incorporated into and achieved through proposed BNG and planting retention and replacement plans, including the Tree and Hedgerow Protection Strategy.

National Grid has confirmed that although a commitment to deliver 10% BNG has been made, the scheme for providing Biodiversity Net Gain (BNG) cannot be confirmed until detailed design of the Project is complete, and therefore the extent to which GI connectivity will be delivered through the BNG scheme is not yet known. However, GI connectivity is achieved through the design of the Project and secured by mitigation in the Outline Landscape Mitigation Strategy described in ES Chapter 3: Description of the Project, Document 5.2.3, [APP-075] and shown in Figures 3.10(B), 3.11(B) and 3.12(B), (Document 5.4.3(E), [REP7-015] and the Embedded Measures Schedule in terms of habitat connectivity ((Document 5.3.3A(C) [REP6-035].

National Grid also notes that BNG may need to be achieved via voluntary land rights (for example, where it cannot be fully delivered within the Order Limits, such as through the landscaping strategy), and discussions and negotiations will take place throughout delivery to ensure sufficient land is available to deliver the BNG required. Therefore, the location of BNG may be dependent on the ability to reach agreement with landowners to host BNG on their land.

The purpose of this response is to confirm to the Inspector that land under option to Roadchef to deliver its BNG requirements will not be available to National Grid, and this should not be relied upon for any case.

If you have any comments, please do not hesitate to contact me on

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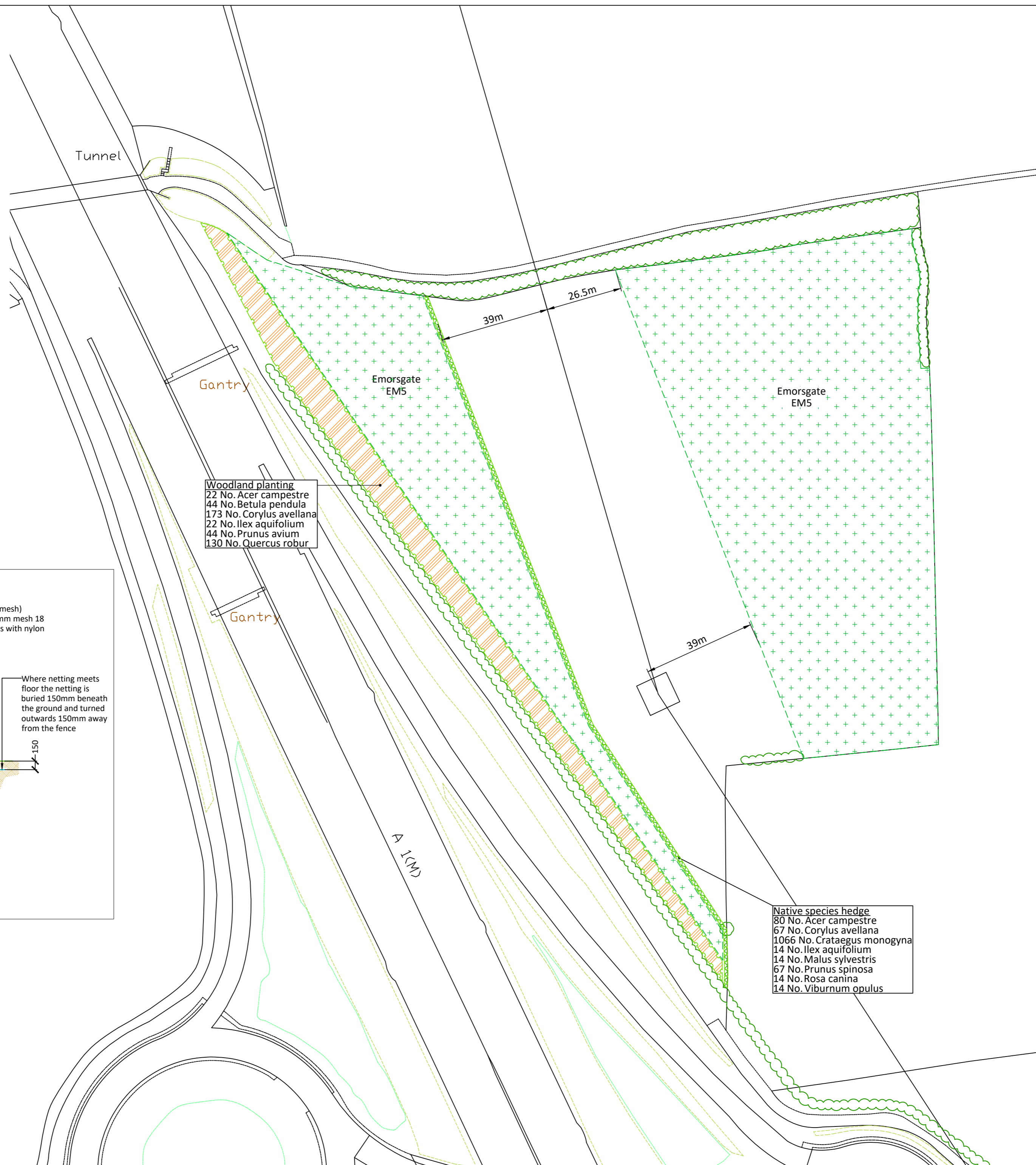
Kind regards,

Rachel Reaney
BA, M.A, MRTPI
DIRECTOR ASTRUM PLANNING

Planting Schedule

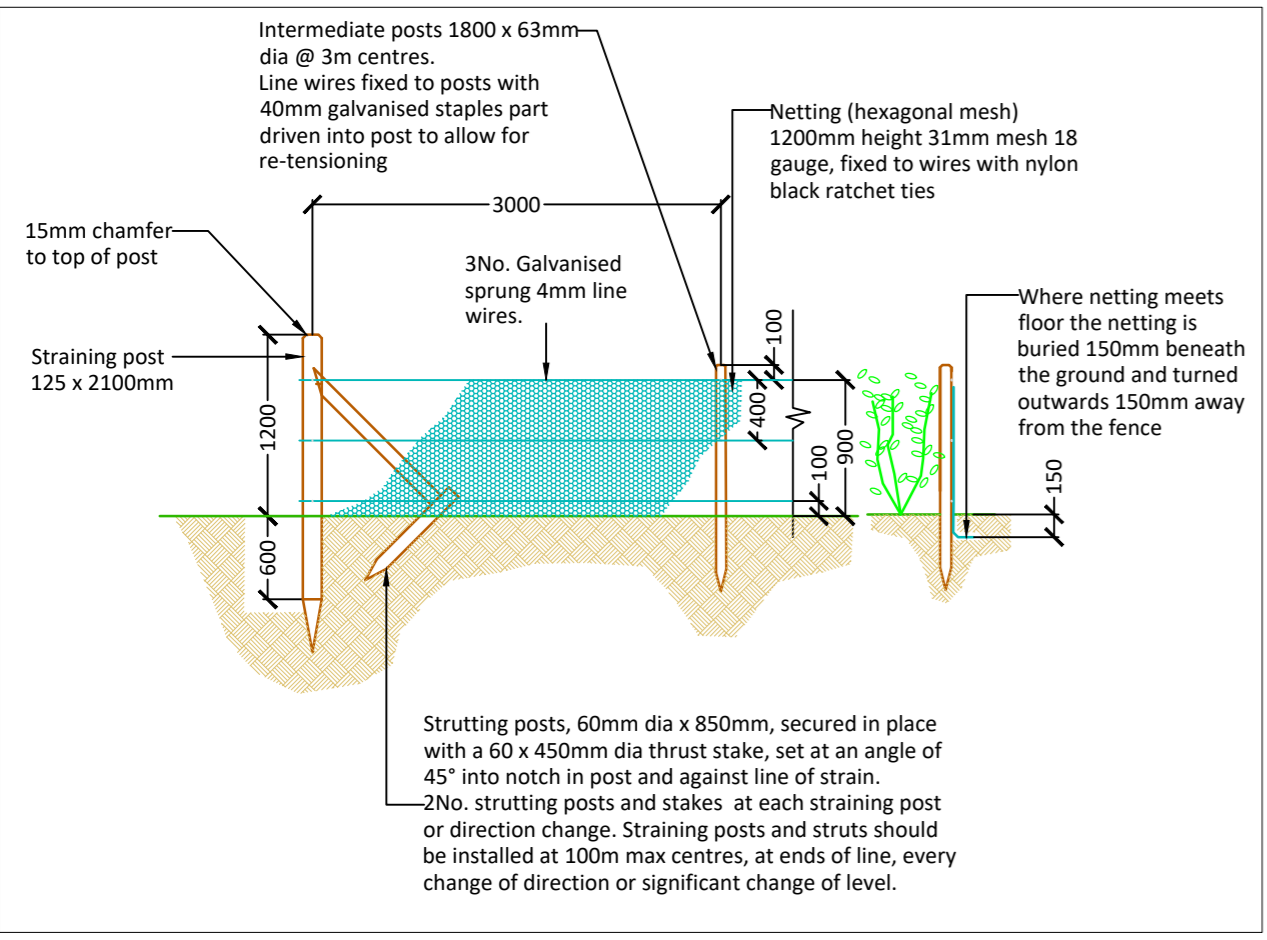
Native species hedge (double staggered row with twin rabbit fences)				
Number	Species	Height	Density	% Contribution
80 No.	Acer campestre	600-900mm	5/m	6%
67 No.	Corylus avellana	450-600mm	5/m	5%
1066 No.	Crataegus monogyna	600-900mm	5/m	80%
14 No.	Ilex aquifolium	300-450mm	5/m	1%
14 No.	Malus sylvestris	600-900mm	5/m	1%
67 No.	Prunus spinosa	600-900mm	5/m	5%
14 No.	Rosa canina	600-900mm	5/m	1%
14 No.	Viburnum opulus	600-900mm	5/m	1%
Total :1336 No.				

Woodland planting (all in 600mm Tuley tubes)				
Number	Species	Height	Density	% Contribution
22 No.	Acer campestre	450-600mm	2.5Ctr	5%
44 No.	Betula pendula	450-600mm	2.5Ctr	10%
173 No.	Corylus avellana	450-600mm	2.5Ctr	40%
22 No.	Ilex aquifolium	300-450mm	2.5Ctr	5%
44 No.	Prunus avium	300-450mm	2.5Ctr	10%
130 No.	Quercus robur	450-600mm	2.5Ctr	30%
Total :435 No.				



Woodland planting
 22 No. Acer campestre
 44 No. Betula pendula
 173 No. Corylus avellana
 22 No. Ilex aquifolium
 44 No. Prunus avium
 130 No. Quercus robur

Native species hedge
 80 No. Acer campestre
 67 No. Corylus avellana
 1066 No. Crataegus monogyna
 14 No. Ilex aquifolium
 14 No. Malus sylvestris
 67 No. Prunus spinosa
 14 No. Rosa canina
 14 No. Viburnum opulus



DESIGN RISK: PROJECT-SPECIFIC SIGNIFICANT RISKS

#	Hazard/Risk	Mitigation/ Residual Risk
1	-	-
2	-	-
3	-	-
4	-	-
5	-	-

KEY

- Existing vegetation
- Proposed hedge
- Woodland planting
- Emorsgate EM5 meadow mixture

FOR INFORMATION

Rev.	Date	Comments	Drawn	Chkd
A	24.05.23	Updated to accord with ecology off-site mitigation proposals	CR	MS

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Project
 Selby Fork

Title
 Off-site Landscape Proposals

Project No.	Drawing No.	Rev.
SF 2665	LL01	A

Scale	Date
1:1000 @ A2	23.05.2023

Drawn by	Checked by
MSt	MS

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