

HYNET CARBON DIOXIDE PIPELINE

Development Consent Order

Response to Examining Authority

Prepared on behalf of:

Emma Clare Craven-Smith-Milnes and Anthony David Wynne Griffith



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I. INTRODUCTION

This report has been prepared by Rostons following instructions from Emma Clare Craven-Smith-Milnes and Anthony David Wynne Griffith who own and occupy the land referred to as land at Cryers Lane and land opposite Thornton Manor within the Development Consent Order.

The business operates a large agricultural enterprise, with the land used in support of the dairy enterprise.

The business is also diversifying into renewable energy schemes and is in the process of developing a large solar farm on the land which will be directly affected by the pipeline and its easement area.

We would like to extend an invite to the members of the Examining Authority to attend a site visit to see the site first hand and understand the impact that the property faces.

This report is in response to the HyNet Carbon Dioxide Pipeline Development Consent Order Application.

2. RESPONSE TO EXAMINING AUTHORITY

In response to the Examining Authorities Rule 8 letter, we submit the following written representation in support to the relevant representation previously submitted in connection with this land and wish to raise the following concerns.

Solar Farm

To lease the land for the development of a solar farm, an indicative plan is located in Appendices 2 (see attached). As you can see the presence of the pipeline sterilises a considerable area and in particular has a bearing on the location of a proposed substation to connect into the grid. Should this substation not be able to be positioned it will have a detrimental impact on the viability of the project. This opportunity prevents a significant diversified income stream to the business.

We have requested that the following amendments by the developer:

- Reduction in the easement corridor to maximise the easement corridor and put those 6m rather than 24m.
- We have also requested that portable solar panels be allowed to be positioned over the easement area, which could be moved when access is required for emergency work, as necessary.

Impact on Agricultural Business

The cattle enterprise currently has approximately 500 head of cattle, consisting of 250 in-calf heifers and 250 yearling heifers as replacement for the farming enterprises dairy enterprise, which both graze the land and are fed on fodder produced from the fields. The loss of the additional land from the pipeline will mean that this enterprise is no longer viable.

Impact On Soil Quality

It is an accepted principle that the large-scale excavations including the separation and replacement of topsoil from subsoil has a significant impact upon the productive capacity and structure of agricultural land following the reinstatement of the land post works, even in "ideal" conditions.

- When conditions are less favourable especially during periods of extremely wet weather as we are now prone to suffer and the use of heavy plant and construction equipment across agricultural land during the works during its reinstatement will cause long lasting, or in the worst case, irreparable damage to the soil structure, particularly if the subsoil becomes mixed with the topsoil, as landowners have experienced on this project with contractors carrying out ground investigation surveys and leaving the land in poor condition.

- These principles apply to all agricultural land affected by the routes. In the land at Cryers Lane and Thornton Manor, given the wet nature of the land in this area, this damage could be mitigated by ensuring that works are restricted to summer months and restrictions are placed upon the developer to ensure that works only take place during dry conditions and works are halted during period of prolong and heavy rainfall.

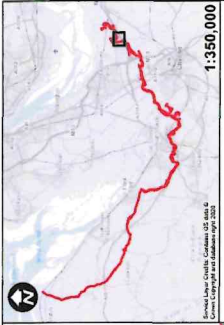
Mitigation Land

We understand that the project seeks to acquire an area of our land in order to mitigate the environmental impact of their scheme. This will have a detrimental impact upon the remainder of the holding by reducing its overall value. There is also a concern that with this land essentially being rewilded its status will change and upon the end of the lease period the mitigation land and surrounding land may be prejudiced by changes in planning and environmental regulations. We request that the developer not be granted compulsory purchase powers for the acquisition of land to mitigate their impact and instead need to acquire such land on the open market.

3. SUMMARY & CONCLUSION

It is clear to see that the land at Criers Lane and Thornton Manor is significantly impacted and as while we accept that the scheme maybe given approval, we believe that there are changes or restrictions that could be put in place that would limit the impact upon the landowner.

APPENDIX I – SITE PLAN



Key:

[Red outline]	Order Limits
[Green fill]	Work No. 6 - Carbon Dioxide Pipeline Works
[Hatched fill]	Work No. 6A - Construction Compound
[Hatched fill]	Work No. 6B - Standoff Centralised Construction Compound
[Blue hatched fill]	Work No. 6C - Temporary Access
[Blue hatched fill]	Work No. 6D - Temporary Access
[Blue hatched fill]	Work No. 6E - Temporary Access
[Green fill]	Work No. 7 - Carbon Dioxide Pipeline Works
[Blue hatched fill]	Work No. 8 - Temporary Access
[Green fill]	Work No. 11 - Carbon Dioxide Pipeline Works
[Green fill]	Work No. 12 - Carbon Dioxide Pipeline Works
[Pink hatched fill]	Work No. 57A - Environmental Mitigation Area
[Pink hatched fill]	Work No. 57B - Environmental Mitigation Area
[Pink hatched fill]	Work No. 57C - Environmental Mitigation Area
[Pink hatched fill]	Work No. 57D - Environmental Mitigation Area

REVISION	A	RH	PT	VB	DATE
1					19/03/2022



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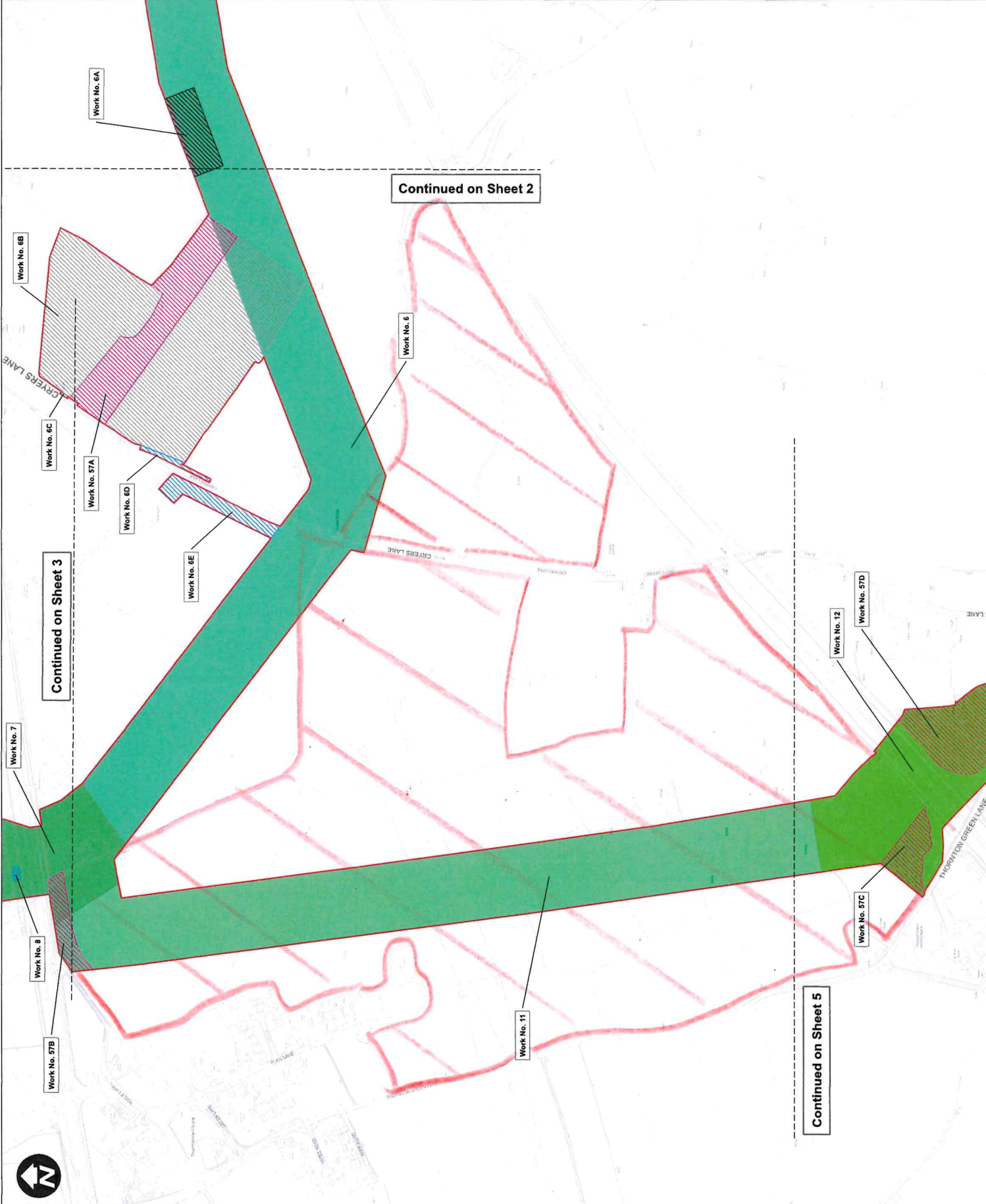
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HyNet North West

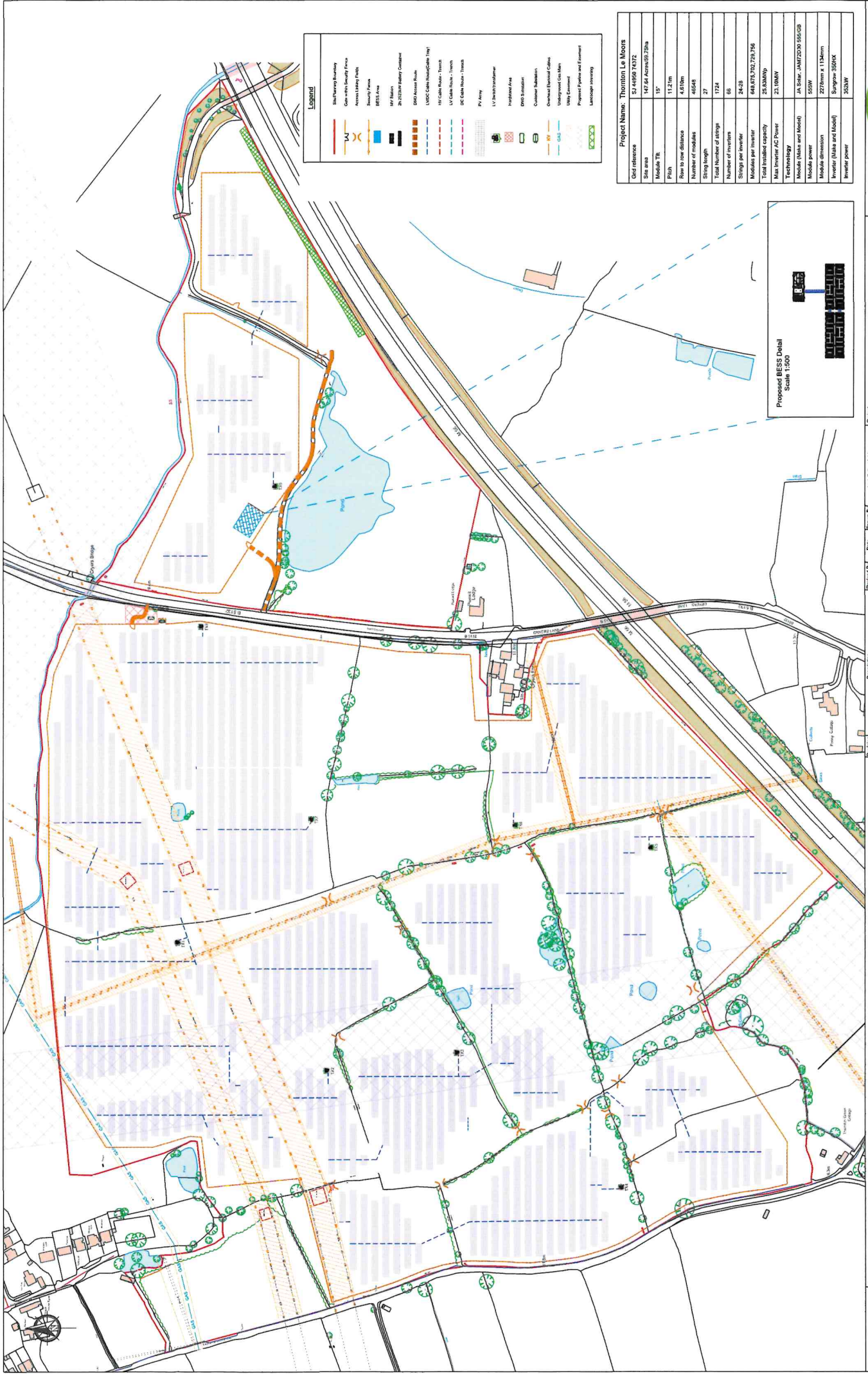
HyNet Carbon Dioxide Pipeline DCO

DRAWING TITLE
WORKS PLAN REGULATION 5(2)(i)
APPLICATION DOCUMENT
REFERENCE D.2.4
SHEET 4 OF 37

DRAWING STATUS				
FOR DCO SUBMISSION				
DRAWN	CHECKED	APPROVED	AUTHORISED	
RH	PT	VB	AV	
SCALE @ A1 SIZE	DATE	REVISION		
1:2,500	26/09/2022	A		
DRAWING NUMBER				
EN070007-D.2.4-WP-Sheet 4				



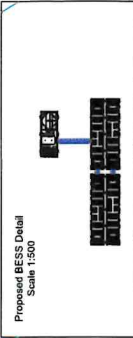
APPENDIX 2 – SOLAR FARM PROPOSAL



Legend

Shedding Building	Gate into Property Fence	Access Lorry Tracks	Security Fence	BESS Area	MP Station	20-212300 Battery Compound	DMO Access Road	LMDC Cable Route/Cable Tray	11kV Cable Route - Trench	11kV Cable Route - Trench	DC Cable Route - Trench	DC Cable Route - Trench	PV Array	1/1 Switchgear	Inverter Area	DMO Installation	Customer Substation	Overhead Electrical Cables	Underground Gas Main	Utility Corridor	Proposed Pathway and Easement	Landscape Screening
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Project Name: Thornton Le Moors	
Grid reference	51 4850 7432
Site area	147.64 Acres/63.79ha
Module T/N	15'
Pitch	11.2°
Row to row distance	4.61m
Number of modules	46546
String length	27
Total Number of strings	1724
Number of inverters	68
Strings per inverter	24-25
Modules per inverter	684,675,702,729,756
Total installed capacity	25.5MWp
Max inverter AC Power	23.1MW
Technology	
Module (Make and Model)	JASolar JAW12030 556-618
Module power	550W
Module dimension	227mm x 1.14m
Inverter (Make and Model)	Sungrow-500HX
Inverter power	500kW



Anesco
AMAZING ENERGY

Project		Thornton Le Moors	
Title		SITE LAYOUT	
Drawing No.		C0002456_01	
Rev.		G	

Revision	By	Date	Description
A	JB	12/11/2023	Issued for comment
B	JB	13/11/2023	Comments incorporated
C	JB	13/11/2023	Planning issues
D	JB	13/11/2023	Planning issues with BESS layout
E	JB	13/11/2023	Planning issues with BESS layout
F	JB	13/11/2023	Planning issues with BESS layout
G	JB	13/11/2023	Planning issues with BESS layout

Installation Address	Cryers Lane, Thornton-le-Moors, Chester West, CH2 4LH
Drawn By	JB
Checked By	JB
Scale	As shown
Sheet No.	A2
Total Sheets	2

Installer Details

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