

Officers Report

Planning Application No: WL/2025/00667

PROPOSAL: Planning application for construction of solar farm and battery energy storage system, comprising ground mounted solar photovoltaic panels, battery containers, transformers, high voltage electrical substation and ancillary infrastructure including underground cabling, fencing, CCTV, internal access tracks, water storage tanks and an attenuation pond together with landscape enhancements, woodland and a permissive footpath for a temporary period of 40 years (cross boundary application with North East Lincolnshire Council)

LOCATION: LAND OFF STALLINGBOROUGH ROAD KEELBY
GRIMSBY DN41 8DH

WARD: CAISTOR AND YARBOROUGH

TARGET DECISION DATE: EoT until 23/07/2026

CASE OFFICER: Josh Turner

Recommended Decision: Grant Subject to Conditions and the following obligations:

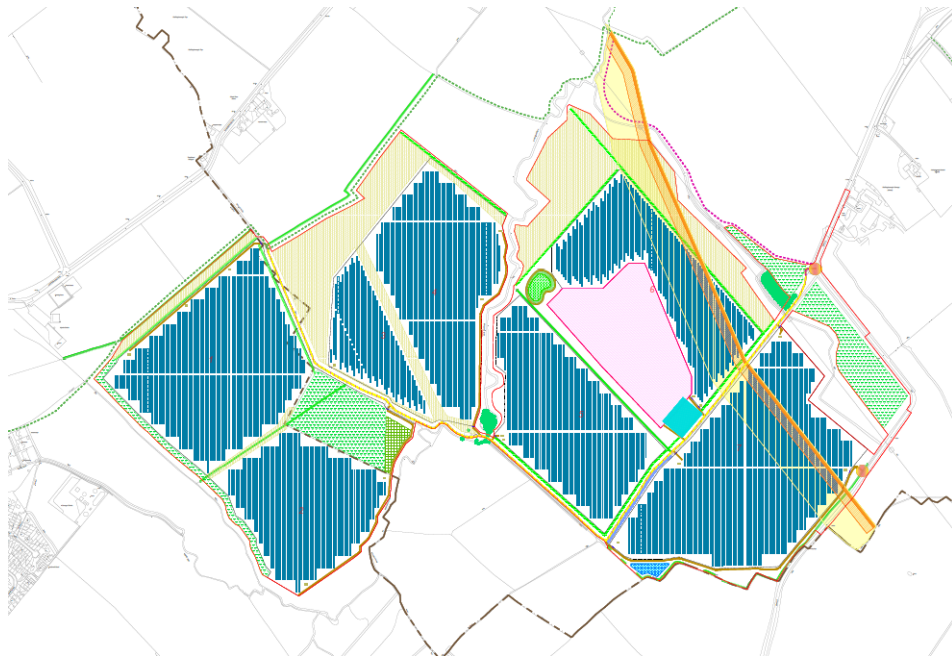
- Monitoring Fee

Site Description:

The wider Site is located west and south of the Stallingborough Junction, a grade separated roundabout at the intersection of the A180 and the A1173. The proposed location for the development is centred on TA17736. The village of Keelby is located to the west of the Site.

The total site area within the red line boundary is 147.63ha, of which 142.79ha is the principal site and 4.85ha is the cable route corridor. The Site is within the administrative areas of North East Lincolnshire Council (NELC) and West Lindsey District Council (WLDC).

The eastern part (and the majority) of the Site (110.93ha) is within NELC and western part of the Site (31.85ha) is within WLDC (approximately 22% of the total site area).



To the west of the Site, land is allocated for housing (refs. WL/KEE/001 and 003) under Policy S80. Public Right of way (PRoW) Keel/8/1 runs parallel to the north western edge of the site adjacent to the Keelby Sports Ground, an area designated as a Local Green Space under Policy S64.

Proposal:

The proposal seeks the siting of a solar farm and battery energy storage system (BESS), comprising ground mounted solar photovoltaic panels, battery containers, transformers, high voltage electrical substation and ancillary infrastructure including underground cabling, fencing, CCTV, internal access tracks, water storage tanks and an attenuation pond together with landscape enhancements, woodland and a permissive footpath, for a temporary period of 40 years.

Due to the proposed layout of the site the West Lindsey portion of the application site's infrastructure is limited to PV Panel arrays & power conversion units and would not feature BESS or a substation.

A Landscaping scheme has also been proposed which would see woodland and meadow planting along with enhanced planting along the sites boundaries.

Screening/EIA Assessment:

Town and Country Planning (Environmental Impact Assessment) Regulations 2017:

The Development has been subject to a formal request for EIA Screening (ref WL/2024/00854).

The development has been assessed in the context of Schedule 2 of the Regulations and after taking account of the criteria in Schedule 3 it has been concluded that the development is not likely to have significant effects on the

environment by virtue of its nature, size or location. Neither is the site within a sensitive area as defined in Regulation 2(1). Therefore the development is not 'EIA development'.

Relevant Planning History

Reference	Proposal	Decision
WL/2024/00854	Screening opinion to construct and operate a renewable energy facility, Grange Energy Park, comprising of solar energy generation (PV), battery energy storage (BESS) and a high voltage substation (HVSS) on land near Stallingborough.	EIA not required 14/02/2025

The application is a Cross Boundary application with North East Lincolnshire Council (NELC). The application was granted permission via a committee decision under application ref: DM/0108/24/FUL.

Representations

Chairman/Ward member(s): No letters of comment received.

County Councillor J Bean: *An objection was received raising the following points (summarised for brevity):*

- **Loss of agricultural land:** *The proposal is opposed on the basis that solar panels should not be placed on farmland, as this could reduce domestic food production and increase reliance on imports.*
- **Visual/landscape objection:** *The scheme is characterised as a "renewable eyesore".*
- **Archaeology:** *Concerns are raised that geophysical survey results indicate possible archaeological interest, and that a full archaeological survey should be undertaken across the whole site.*
- **Groundwater pollution:** *The Environment Agency's objection is cited, particularly the risk of pollution to groundwater within sensitive source protection/drinking water safeguard zones.*
- **Flood risk:** *absence of an acceptable Flood Risk Assessment and refers to the Environment Agency's recommendation that permission be refused.*
- **Impact on North Beck Drain:** *Concern is raised about potential effects on North Beck Drain, identified as a chalk stream and priority habitat under the NERC Act 2006.*
- **BESS fire safety:** *The objection argues that battery energy storage systems present risks of thermal runaway, difficult-to-extinguish fires, and prolonged defensive firefighting.*
- **Firewater runoff:** *It is argued that large volumes of contaminated runoff from BESS firefighting could pollute North Beck Drain and local aquifers.*
- **Toxic fumes:** *Concern is raised that a BESS fire could release toxic gases harmful to public health, with unpredictable dispersion.*

- **Gas pipeline risk:** The objection refers to concerns about proximity to a high-pressure gas pipeline and potential consequences if pipeline integrity were affected.
- **Overall conclusion:** The site is considered unsuitable, with the objector arguing that approval would show disregard for public safety and the environment

Keelby Parish Council: Having looked at the plans and information given to us and after debating this at our council meeting, We as a full council strongly object to this planning application / development for the following reasons;

1. As Keelby is sighted directly next to the proposed development therefore it will have a profound effect to the village due to the loss of natural views across open farmland and the unsightly view the village will have to endure for many years.
2. the safety risk to all that live in Keelby due to the large battery storage that is known and documented to have a toxic environment and health impact to all that breath in the fumes in the event of a fire that cannot be put out only managed. This is now more a reality due to the battery storage being moved nearer to Keelby due to the same concerns by other Parishes.
3. the loss of good quality farmland that in the event of a further world disaster that would help up maintain our independence.
4. The loss of property value in the village without any guarantees that all will be compensated for the full term of the project.
5. The village will not benefit by way of reduced energy bills as the electricity that is to be produced on this site is not going directly to our grid.
6. We have environmental concerns due to the number of run-off water courses that go from the village and travel through Stallingborough before entering the Humber estuary.
7. We have the backing of most of the village when we say that we strongly oppose this development now and in the future.

Following re-consultation Keelby Parish Council did not provide an updated response to WLDC.

It is however relevant to note that the objections to the larger portion of the scheme located within NELC's District (ref: DM/0108/24/FUL) was withdrawn and instead a note was provided raising concerns on the loss of good agricultural land locally which results in the village being surrounded by solar farms.

Further clarification was requested from Keelby Parish Council and they confirmed that they had received answers to the questions raised within their

initial objection letter. It was however confirmed that the Parish Council does not wish to withdraw or amend their initial response.

Conservation Officer: The scheme was discussed verbally with the authorities Conservation Officer. Given the siting of the proposed development relative to heritage assets within WLDC it was considered that a formal written response was not required.

Local residents: Local residents were notified via a mixture of Site Notices and Neighbour Notification Letters. From the notices and 116 neighbour notification letters sent 8 responses were received from 6 different addresses, 4 of which neighbour the site.

The responses received are summarised below:

Objections:

- Loss of Best and Most Versatile (BMV) Agricultural Land
- Landscape / Visual and Cumulative Impact
- Ecology and Biodiversity Concerns
- Noise, Glint, Glare and Construction Impacts
- Existing solar development in the area
- Prime agricultural land
- Too close to housing in Keelby
- Concerns over impact on existing gas infrastructure
- Solar could be provided on existing buildings
- Similar 49.9mw solar scheme granted permission nearby, concerns over cumulative impact
- Concerns raised over the proximity of the site to a housing development granted under ref: 147126
- Location of the site on ground at a higher level than Keelby village.
- Concerns over the impact of the construction process.
- Concerns over the impact on wildlife
- Impact on public footpath.

LCC Highways and Lead Local Flood Authority: No Objections subject to the recommended informatives.

Witham Third District IDB: No objection, comments provided summarised below:

- *The site is partly within the North East Lindsey Drainage Board area.*
- *The Board-maintained watercourse North Beck/Caddle Beck (7A) runs through the site.*
- *The Board's prior written consent is required for any temporary or permanent works or structures in, under, over, or within 9 metres of the top of the bank of a Board-maintained watercourse.*
- *The full 9-metre maintenance strip should be kept clear of all obstructions on both sides of the watercourse; the submitted plans*

appear to show a strip, but it is unclear from the scale whether the full 9 metres has been provided.

- Consent is also required under the Land Drainage Act 1991 for any works within any watercourse, including infilling or diversion.
- A permanent undeveloped strip of sufficient width should be retained alongside all watercourses to allow future maintenance.
- Suitable maintenance access arrangements should be agreed with the Local Planning Authority, Lincolnshire County Council and the relevant maintenance party.

Anglian Water: initial response, summarised for brevity:

- **Initial objection:** Anglian Water initially objected because the site overlies the principal chalk aquifer and is partly within Source Protection Zone 1 for a groundwater source used for public water supply. The BESS area lies wholly within SPZ1.
- **Groundwater protection concerns:** Anglian Water considered there was insufficient information to show that contaminated firefighting runoff from the BESS could be captured and contained, or that risks to controlled waters and nearby groundwater abstraction points had been adequately assessed.
- **Drainage/infiltration:** The FRA suggested infiltration drainage may be unsuitable due to high groundwater, but also recommended further permeability testing. Anglian Water advised that, if infiltration drainage is later proposed within SPZ1, it should be limited to clean roof water or supported by a suitable hydrogeological risk assessment.
- **Wastewater:** No foul flows are proposed, so Anglian Water had no comments on wastewater treatment or used water network capacity.
- **Surface water:** Anglian Water noted that the proposed surface water management does not relate to its assets and that it has no public surface water sewers in this location. The LPA should seek advice from the LLFA/IDB, and the Environment Agency should be consulted where discharge to a watercourse is involved.
- **Revised position:** Following the applicant's additional information and proposed mitigation measures, Anglian Water removed its objection.
- **Recommended condition:** Anglian Water recommends a condition requiring full design details before development proceeds for:
 - a containment system beneath the BESS area to prevent contaminated water infiltrating to groundwater;
 - a treatment system to prevent pollution of controlled waters and comply with any Environment Agency permit requirements;
 - a system to isolate and shut off surface water discharges from hardstanding areas in the event of a fire.

- **Implementation:** The condition should only be discharged once the approved measures have been fully implemented on site.
- **Permitting:** Any discharge to the environment may require an environmental permit, and the Environment Agency should be contacted for guidance.

Final Response:

Please find below our revised response for application: WL/2025/00667
 Our reference number is: PLN-0235331
 LAND OFF STALLINGBOROUGH ROAD KEELBY GRIMSBY DN41 8DH
 11 December 2025

We acknowledge the response from the applicant in their letter dated 27 October, in response to Anglian Water's objection and concerns raised in our emailed response to the Local Planning Authority on 30 July 2025.

The applicant has proposed measures to mitigate the risk posed by contaminated runoff from the BESS area of the proposed development. Based on these updated proposals and the additional documentation provided, Anglian Water is happy to remove its previous objection and instead recommend conditions to the Local Planning Authority for inclusion in any future planning consents:

Condition 1:

The applicant must provide full design details for the following systems, proposed as a means of preventing contaminated surface water from the BESS area of the proposed development from entering controlled waters (surface water and groundwater) in the event of a fire:

- A contaminant containment system underlying the site to prevent infiltration of potentially contaminated surface water to the water table.
- A treatment system which is effective in preventing pollution to controlled waters (groundwater or surface water), and otherwise to comply with any additional permit conditions which might be set by the Environment Agency*.
- A system which effectively isolates and shuts off any surface water discharges from hardstanding areas to surface water or groundwater (via soakaway) in the event of a fire.

Development must not proceed until this documentation has been submitted to and approved in writing by the Local Planning Authority. The condition should only be discharged once it can be demonstrated that the approved measures have been fully implemented on site, and as per the approved designs.

* Note that any proposed discharge to the environment must comply with The Environmental Permitting (England and Wales) Regulations 2016 and a permit may be required. The Environment Agency should be contacted for

further guidance regarding permitting and any associated risk assessments which may be required.

Please do not hesitate to contact us if you have any questions regarding our revised response.

LCC Archaeology: Initial Response, summarised for brevity:

- **Archaeological potential:** *The site has known high archaeological potential, but the character, significance and full extent of any remains are not yet sufficiently understood.*
- **Development impact:** *The solar farm, associated infrastructure, landscaping and tree planting could affect surviving buried archaeological remains.*
- **Need for further investigation:** *A trial trench evaluation was recommended to establish the presence, absence, significance, extent, depth and character of archaeological remains.*
- **Risk management:** *Trenching results are needed to inform project risk, programme scheduling and costs, and to avoid unnecessary destruction of heritage assets or delays.*
- **Mitigation:** *Preferred mitigation would include preservation in situ where possible, with open-area excavation where avoidance is not achievable.*

Follow up response:

I have received an interim report from the trenching at the proposed Stallingborough site.

Archaeological remains broadly aligned with geophysical survey results on the site, there were also some features which were not initially identified by the geophysical survey.

As I stated in my response to the archaeological contractor and applicants, based on this I can recommend conditions for an archaeological mitigation strategy for a permission, if granted. They will need to provide the full report (this is only interim) before any pre-commencement strategy can be agreed.

I recommend the following wording:

Condition 1 (pre-commencement condition)

No new development (including enabling works), or demolition works, shall take place until an Archaeological Mitigation Strategy for the protection of archaeological remains is submitted to and approved by the Local Planning Authority. The Archaeological Mitigation Strategy will include provision for

further appropriate archaeological Written Schemes of Investigation as required to meet the strategy. These written schemes of investigation shall include the following:

- 1. An assessment of significance and proposed mitigation strategy (i.e. preservation by record, preservation in situ or a mix of these elements).*
- 2. A methodology and timetable of site investigation and recording*
- 3. Provision for site analysis*
- 4. Provision for publication and dissemination of analysis and records*
- 5. Provision for archive deposition*
- 6. Nomination of a competent person/organisation to undertake the work*
- 7. Provision for publication, dissemination and engagement proposals. This should detail how the needs of relevant audiences will be met, including how the results may be usable for subsequent research.*

The scheme of archaeological investigation must only be undertaken in accordance with the approved details.

Reason: To ensure the preparation and implementation of an appropriate scheme of archaeological mitigation in accordance with the National Planning Policy Framework.

Condition 2

Any pre-commencement or post-commencement archaeological mitigation requirements and any development works (including enabling works) must be undertaken only in full accordance with the Archaeological Mitigation Strategy and the approved written schemes referred to in Condition 1. The applicant will notify the Local Planning Authority of the intention to commence at least fourteen days before the start of archaeological work in order to facilitate adequate monitoring arrangements. No variation shall take place without prior consent of the Local Planning Authority.

Reason: To ensure satisfactory arrangements are made for the recording of archaeological remains in accordance with the National Planning Policy Framework.

Condition 3

A report of the archaeologist's findings shall be submitted to the Local Planning Authority and the Historic Environment Record Officer at Lincolnshire County Council within 3 months of the works hereby given consent being commenced unless otherwise agreed in writing by the Local Planning Authority. The condition shall not be discharged until the archive of

all archaeological work undertaken hitherto has been deposited with the County Museum Service, or another public depository willing to receive it, and until any relevant analysis, publication and dissemination agreed in relation to condition 1 has been undertaken.

Reason: In order to ensure that satisfactory arrangements are made for the investigation, retrieval and recording of any archaeological remains on the site, as well as the publication and dissemination of the results. This Condition is imposed in accordance with the National Planning Policy Framework (December 2024).

Lincolnshire Fire and Rescue: Neutral Response, key points summarised below for brevity:

BESS design and risk management: *The applicant should identify and manage site-specific fire risks linked to the BESS layout, infrastructure, siting and operation.*

Container type: *The type of BESS unit matters; cabinet-style units with external access are preferred because they reduce the need for staff or firefighters to enter containers.*

Spacing and fire spread: *Vertical stacking is not supported. The design should demonstrate that any thermal event/fire can be contained to the BESS unit of origin, with adequate separation or fire-resistant materials to prevent spread.*

Battery risks: *Different lithium battery chemistries may vary, but all can present risks including toxic, flammable or explosive vapour clouds and intense fire.*

Detection systems: *Early fault detection, battery management systems, gas/smoke/heat detection, remote shutdown and audible/visual alarms should be provided and clearly linked to emergency response procedures.*

Suppression systems: *Fire suppression may help prevent spread to battery modules but is unlikely to extinguish thermal runaway within cells. Any claims about suppression performance should be evidenced.*

Explosion control: *BESS containers should include suitable explosion protection/deflagration venting, with venting directed safely and accounted for in emergency plans.*

Emergency access: *Safe access and egress should be provided for fire appliances, preferably with alternative access so crews do not need to pass through vapour/gas clouds.*

Water supply: *Adequate firefighting water should be available. Hydrants should ideally provide at least 25 litres/second; if not, a static supply of around 180,000 litres for 120 minutes is suggested.*

Runoff management: The design should consider containment and management of firefighting water runoff, including drainage, interceptors or banded lagoons.

Vegetation management: Combustible vegetation should be kept away from BESS units, with areas within 10 metres kept clear to reduce fire spread risk.

Emergency response plan: The operator should prepare and share an emergency response plan with the local Fire and Rescue Service, covering site layout, access, alarms, hazards, emergency contacts, shutoff points and firefighting strategy.

Sensitive receptors: Plans should identify sensitive receptors within 1 km, including homes, schools, workplaces, habitats, watercourses, groundwater sources, transport infrastructure and utilities.

Further clarification: The Fire and Rescue Service would expect clarification on thermal event behaviour, site access, water supply, suppression systems, BESS design, monitoring, remote annunciation and environmental receptors.

Environment Agency: Initial Response (summarised below for brevity):

Groundwater and contamination risk: The site lies within Source Protection Zones 1 and 2, a drinking water safeguard zone, and over secondary/principal aquifers. The EA considered that the BESS could pose an unacceptable pollution risk to groundwater, particularly from contaminated firewater or rainfall entering damaged battery containers during or after a fire.

Need for containment and risk assessment: The applicant was asked to provide a Controlled Waters Risk Assessment and preliminary risk assessment, including a conceptual site model addressing contaminant pathways to shallow groundwater, nearby watercourses and the underlying principal aquifer. The EA advised that mitigation should include impermeable surfaces/membranes, sealed drainage, lined containment features, and a controlled penstock system capable of retaining contaminated runoff and firefighting water.

Flood risk: The EA objected because the submitted Flood Risk Assessment was considered inadequate. It did not properly assess lifetime flood risk, did not set out mitigation measures, and did not clarify whether critical infrastructure would remain operational and safe during flood events, including the 0.1% annual probability event with climate change.

Updated flood mapping: The EA noted that Flood Map for Planning data had changed, meaning some parts of the site may require additional resilience measures.

Priority habitat impact: The EA objected due to potential impacts on North Beck Drain, identified as a chalk stream and priority habitat under the NERC

Act 2006. The application failed to acknowledge the watercourse as a chalk stream or provide sufficient protection, mitigation or compensation.

How objections could be overcome: The EA advised that objections could potentially be addressed through a revised FRA, a robust controlled waters/firewater containment strategy, and further assessment and mitigation for the chalk stream, including construction protection, long-term management and possible enhancement/restoration.

BESS emergency planning: The EA advised engagement with the Fire and Rescue Service and use of relevant guidance for BESS design, siting, emergency planning, decommissioning and end-of-life battery management.

Additional operational safeguards: The EA recommended considering bunded storage for damaged batteries and PV panels, a soil management plan beneath the BESS, bunding for oil-filled transformers, and a recycling plan for panels, batteries and site materials.

Re-consultation Response:

“Environment Agency position

We have reviewed the amended plans, and letter (dated 27 October 2025) and consider that they satisfactorily address our earlier concerns.

Subject to the conditions below, we therefore withdraw our previous objections, dated 25 July 2025.”

Flood Risk

No objection subject to the inclusion of the recommended condition.

Advice to the Local Planning Authority and Applicant

Critical equipment – power conversion units

We note that two of the ‘Power Conversion Units’ are shown to be within flood zones on the submitted plan (ref: ‘02 Rev A Site Layout Plan’, by Island Green Power), and therefore at risk of fluvial flooding. We advise that the applicant should clarify whether these are classed as ‘critical equipment’. If the operation of the site during a flood is reliant on the function of the power converter units and they are considered critical equipment, they should be moved to Flood Zone 1 as stated in the mitigation measures outlined in the submitted letter.

Groundwater and Contaminated Land We have reviewed the following reports for the proposed development with regard to controlled waters only:

- Stallingborough Solar and BESS Facility Hydrogeological Risk Assessment (ref: QNL-JBA-XX-XX-RP-EN-0001-A1-C01) by JBA Consulting dated October 2025*
- Flood Risk Assessment & Outline Surface Water Drainage Strategy Report (ref: QNL-JBA-XX-XX-RP-HM-0001-A2-C02) by JBA Consulting dated October 2025*

Based on the information received, we can withdraw our objection with regard to groundwater and contaminated land, and we recommend the following condition.

Condition 2

The development hereby permitted shall not be commenced until such time as a scheme to dispose of surface water in the event of a fire has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved.

Reason

The submitted planning application includes a Battery Energy Storage System (BESS). Highly polluting chemicals in batteries could enter groundwater in firewater or rainfall should battery containers become exposed in the event of a fire. The local planning authority should ensure mitigation is in place to ensure containment of this water.

While in the event of a fire at a BESS, it is accepted best practice to let the containers on fire burn out, it is likely water will be used to cool neighbouring containers. This water could enter burning containers through surface water run off or directly from spray cooling neighbouring containers. Furthermore, during or following a fire at a BESS development, water could enter exposed containers through rainfall during the period of time it takes to remove or cover burnt out containers.

Groundwater is particularly sensitive in this location because the proposed development site is within source protection zones 1 and 2 and located upon a confined principal aquifer.

In light of the above, the proposed development will be acceptable if a planning condition securing adequate pollution prevention measures is included on any planning permission granted. Without this condition we would object to the proposal in line with paragraph 187 of the National Planning Policy Framework because it cannot be guaranteed that the development will not present unacceptable risks to groundwater resources.

Advice to the applicant and Local Planning Authority

Further advice on a detailed surface water scheme

We recommend that a detailed design is produced that incorporates the measures outlined in the Flood Risk Assessment and Outline Surface Water Drainage Strategy Report dated October 2025 by JBA Consulting. The proposed drainage strategy drawing shows drainage pipes leaving the gravel areas within the BESS compounds to the discharge point. We recommend that all the drainage is sealed to ensure that there are no potential leaks into the environment and that it should be able to withstand the potentially very corrosive contaminated discharge (hydrochloric & hydrofluoric acid etc). We would like details of the proposed liner to be provided in a final

drainage strategy and how it will be resistant should any contaminated crushed stone need to be removed if contaminated.

On similar sites, we have asked for a dual control penstock, or something similar, that can be operated remotely in the event of a fire or manually by firefighters. We recommend that the design should demonstrate that there is sufficient capacity for fire run-off with additional headroom to accommodate any potential contemporaneous rainfall. This information is requested to prevent pollution in the event of a fire, and we would like the details to be provided in the final drainage strategy.

Biodiversity

We note that the applicant has acknowledged the North Beck as a chalk stream and therefore a priority habitat. We would like to provide the following informative comment for the Local Planning Authority and applicant with regards to this.

Advice to the applicant and Local Planning Authority

In line with the CaBA Northern Becks Catchment Management Plan (August 2022) and Addendum to the CaBA Northern Becks Catchment Management Plan (January 2025), we recommend that the proposed development is used as an opportunity to restore more natural processes to the watercourse.

The site offers a unique opportunity to enhance the upper North Beck Drain as the applicant is the riparian owner of both banks of a section of the watercourse, thus restoration measures that go above and beyond creation of buffer strips could be suitable on site. Additional restoration techniques identified for Reach A of North Beck Drain within the Addendum to the CaBA Northern Becks Catchment Management Plan include channel realignment; installation of woody vegetation within the channel; and creation of floodplain area. This would offer a significant environmental gain.

Please notify us immediately if you are unable to apply our suggested conditions, to allow further consideration and advice.

In accordance with the Planning Practice Guidance (Determining a planning application, paragraph 019), please notify us by email within two weeks of a decision being made or if the application is withdrawn. Please provide us with a URL of the decision notice, or an electronic copy of the decision notice or outcome.

Should you require any additional information, or wish to discuss these matters further, please do not hesitate to contact me using the details below.

MOD Safeguarding: No response received.

WLDC Economic Development: No response received.

Civil Aviation Authority: No Response received.

Humberside International Airport: No response received.

NATS Safeguarding: Neutral

"The proposed development has been examined from a technical safeguarding aspect and does not conflict with our safeguarding criteria. Accordingly, NATS (En Route) Public Limited Company ("NERL") has no safeguarding objection to the proposal."

North East Lincolnshire Council: No formal response received.

Continuous engagement with North Lincolnshire Council has been undertaken throughout the application process.

The Ramblers Society: No response received.

National Grid Plant Protection Team: Initial Response:

"The proposed development has been examined from a technical safeguarding aspect and does not conflict with our safeguarding criteria. Accordingly, NATS (En Route) Public Limited Company ("NERL") has no safeguarding objection to the proposal."

Follow up response:

National Gas Transmission operates a high-pressure gas pipeline: FEEDER 9 - SPROATLEY TO ALDBROUGH - in the vicinity of the proposed development.

The pipeline has an easement in place, and any permanent changes to the easement will require formal written permission from National Gas Transmission in the form of a deed of consent.

Final response:

National Gas Transmission operates a high-pressure gas pipeline: FEEDER 9 - SPROATLEY TO ALDBROUGH - in the vicinity of the proposed development.

The pipeline has an easement in place, and any permanent changes to the easement will require formal written permission from National Gas Transmission in the form of a deed of consent.

Natural England: NO OBJECTION Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on the Humber Estuary Special Protection Area (SPA) or Special Area of Conservation (SAC) and has no objection.

A lack of objection does not mean that there are no significant environmental impacts. Natural England advises that all environmental impacts and opportunities are fully considered and relevant local bodies are consulted.

Lincolnshire Wildlife Trust: Initial Response:

- *Strong objection to the planning application due to its expected impacts on nesting Skylarks, the absence of adequate mitigation measures, and the lack of assessment of cumulative effects.*
- *The applicant predicts the loss of 18–20 Skylark territories within the development site but concludes that the impact would be negligible. The Trust disputes this conclusion, considering the scale of habitat loss and disturbance to be significant.*
- *The proposed compensation measures, mainly involving limited improvements to foraging habitat, are considered insufficient and unlikely to offset the loss of breeding territories.*
- *The applicant has not incorporated previously recommended mitigation measures, including the creation of off-site Skylark plots, despite these being suggested during pre-application discussions.*
- *The application fails to assess the cumulative impact of this development alongside the increasing number of solar farm proposals across Lincolnshire.*
- *There is no consideration of the wider status of Skylark populations or the existing pressures affecting the species, despite Skylarks having experienced a decline of more than 60% since the late 1960s.*
- *Overall, the Trust considers the ecological assessment and mitigation proposals inadequate to address the likely impacts on Skylarks.*

Final Response:

No follow up response was provided directly to WLDC however it was confirmed by the LWT that the reconsultation response provided to NELC also applies to the WLDC site. This is included below:

- We note the revised proposals for the provision of 16.5 Ha area to be set-aside as skylark mitigation. Whilst the Trust does not accept the proposed methodology as an appropriate mechanism for calculating territory provision and retains significant concerns over the assumptions of edge-effect absorption, we do consider that the scale of the mitigation area is likely to address the displacement effects of the development.*
- We concur with the applicants recommendation that a planning condition / precommencement condition should be imposed for a formal Skylark Mitigation Strategy, accounting for creation, on-going management and monitoring, with flexibility clauses to allow for LPA variations.*
- On the basis of Points I and II, The Trust considers its objection satisfied and has no further comments on this application.*

Principal Ecology and Wildlife Officer: Initial response (Summarised for brevity):

Biodiversity Net Gain (BNG) Baseline

- *The submitted BNG baseline is not accepted because it does not cover the entire red line boundary, despite some excluded areas being sealed surfaces.*
- *The river condition assessment has not been provided, preventing review of its accuracy.*
- *The riparian encroachment assessment is considered inadequate, as agricultural land should be recorded as an encroachment in accordance with the BNG guidance.*
- *The application of strategic significance within the metric appears incorrect, as no part of the site falls within the relevant Biodiversity Opportunity Mapping area for West Lindsey.*

BNG Post-Development Assessment

- *The classification of under-panel habitat as poor-condition modified grassland is considered acceptable.*
- *The metric identifies tree losses, but these cannot be located on the baseline habitat map.*
- *There is a discrepancy between the BNG metric and the BNG report, suggesting that a revised metric may not have been submitted.*
- *The metric does not comply with trading rules and fails to achieve the required 10% watercourse gain, despite there being sufficient space to do so.*
- *Proposed woodland screening areas may be too small for standard woodland creation guidance, and clarification on the intended methodology is required.*

Monitoring and Enforcement

- *Clarification is needed regarding responsibility for BNG monitoring, particularly as most of the site lies within North East Lincolnshire.*
- *If Natural England leads monitoring, a Section 106 agreement will be required to delegate enforcement and monitoring responsibilities.*
- *Given the scale of the development, a bespoke monitoring fee should be agreed, with remote sensing potentially supporting monitoring and quality assurance.*

Wider Ecological Matters

- *The site falls within an SSSI risk zone, and consultation with Natural England is required if this has not already taken place.*
- *No ecological reports covering protected species surveys and impacts have been identified, so these matters cannot currently be assessed.*
- *The development should include two-way badger gates and hedgehog highways within fencing to maintain wildlife connectivity across the site.*

Follow up response:

I am satisfied with the metric etc. I am happy to propose conditions; I have 2 questions I need answering to accurately calculate the monitoring fee. 1. What area of the site is in WL and 2. Of that area in West Lindsey how much is under panel (modified grassland in poor condition) habitat.

Condition wise I assume we will condition a CEMP in addition to an ecological enhancement plan and HMMP

Relevant Planning Policies and Legislation:

Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Here, the Development Plan comprises the provisions of the Central Lincolnshire Local Plan (adopted in April 2023), the Lincolnshire Minerals and Waste Local Plan (adopted June 2016) and The Keelby Neighbourhood Plan (2023)

Development Plan

- **Central Lincolnshire Local Plan 2023 –**

Relevant policies of the CLLP include:

- S1 The Spatial Strategy and Settlement Hierarchy
- S5 Development in the Countryside
- S14 Renewable Energy
- S21 Flood Risk and Water Resources
- S47 Accessibility and Transport
- S49 Parking Provision
- S53 Design and Amenity
- S57 The Historic Environment
- S59 Green and Blue Infrastructure Network
- S60 Protecting Biodiversity and Geodiversity
- S61 Biodiversity Opportunity and Delivering Measurable Net Gains
- S66 Trees, Woodland and Hedgerows
- S67 Best and Most Versatile Agricultural Land

<https://www.n-kesteven.gov.uk/central-lincolnshire/adopted-local-plan-2023>

- **Keelby Neighbourhood Plan (NP) (2023-2040)**

<https://www.west-lindsey.gov.uk/planning-building-control/planning/neighbourhood-planning/all-neighbourhood-plans-west-lindsey>

Relevant policies of the NP include:

- Planning Policy 1: The Rural Character and Distinctiveness of the Parish
- Planning Policy 4: Business and Service Development

- Planning Policy 5: Environment and Countryside
- **Lincolnshire Minerals and Waste Local Plan (LMWLP)**

<https://www.lincolnshire.gov.uk/planning/minerals-waste>

The site is not within a Minerals Safeguarding Area, Minerals or Waste site / area.

National policy & guidance (Material Consideration)

- National Planning Policy Framework (NPPF)

The NPPF sets out the Government's planning policies for England and how these should be applied. It is a material consideration in planning decisions. The most recent iteration of the NPPF was published in December 2024. Paragraph 232 states:

However, existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

- National Planning Practice Guidance

<https://www.gov.uk/government/collections/planning-practice-guidance>

- Renewable and Low Carbon Energy Guidance

<https://www.gov.uk/guidance/renewable-and-low-carbon-energy>

- National Design Guide (2019)

<https://www.gov.uk/government/publications/national-design-guide>

- National Model Design Code (2021)

<https://www.gov.uk/government/publications/national-model-design-code>

Main Considerations:

- Principal of Development
- Landscape and Visual Impact
- Neighbouring/Residential Amenity

- Highway Safety
- Drainage and Flood Risk
- The Historic Environment & Archaeology
- Ecology and Biodiversity Net Gain
- Other matters

Assessment:

Cross-boundary Applications

Where a development crosses a local authority boundary, each authority is responsible for determining the application for the land within its own area. The involved authorities work collaboratively throughout the process, sharing evidence and considering impacts that extend beyond their administrative boundaries. Each authority must determine the application in accordance with its own development plan and other material considerations, while seeking to align planning conditions, mitigation measures and planning obligations where appropriate. Separate decision notices will be issued by each authority, and each authority assesses the development within their respective district boundaries. The North East Lincolnshire Council portion of the application has already been granted via a committee decision.

Principle of the Development:

Paragraphs 161–169 of the NPPF emphasise that the planning system should support the transition to net zero by 2050 by reducing greenhouse gas emissions, increasing climate resilience and supporting renewable and low-carbon energy development. Local plans and planning decisions should take a proactive approach to mitigating and adapting to climate change, considering issues such as flood risk, water resources, biodiversity, overheating and drought.

Planning authorities are expected to identify suitable opportunities for renewable and low-carbon energy infrastructure and give significant weight to the benefits of such proposals, including community-led schemes and the repowering of existing sites. The NPPF also makes clear that applicants should not be required to demonstrate an overall need for renewable energy development, reflecting the strong national policy support for the transition to a low-carbon future.

The Planning Practice Guidance on Renewable and Low Carbon Energy advises that renewable energy proposals should be supported where they are acceptable in their proposed location, having regard to site-specific environmental, landscape and amenity impacts.

For solar development, authorities should recognise the importance of maximising solar gain while considering visual effects, impacts on designated landscapes, agricultural land quality and opportunities for screening and mitigation. Large-scale solar farms should be sensitively designed to minimise harm to the rural environment.

The guidance also advises against the use of inflexible buffer zones, emphasising that proposals should be assessed on their individual merits and local circumstances. Overall, the guidance supports renewable energy development while ensuring that environmental protections and local planning considerations are appropriately balanced

Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

Central Lincolnshire Local Plan 2023 (CLLP):

The CLLP comprises a number of policies which promotes the reduction of carbon emissions and burning of fossil fuels. This includes the installation of renewable energy technology such as solar farm in locations which are considered appropriate when all materials consideration have been considered. Local policy S14 of the Central Lincolnshire Local Plan 2023 states that:

“Proposals for renewable energy schemes, including ancillary development, will be supported where the direct, indirect, individual and cumulative impacts on the following considerations are, or will be made, acceptable. To determine whether it is acceptable, the following tests will have to be met:

i. The impacts are acceptable having considered the scale, siting and design, and the consequent impacts on landscape character; visual amenity; biodiversity; geodiversity; flood risk; townscape; heritage assets, their settings and the historic landscape; and highway safety and rail safety; and

ii. The impacts are acceptable on aviation and defence navigation system/communications; and

iii. The impacts are acceptable on the amenity of sensitive neighbouring uses (including local residents) by virtue of matters such as noise, dust, odour, shadow flicker, air quality and traffic;”

and

“Proposals for ground based photovoltaics and associated infrastructure, including commercial large scale proposals, will be under a presumption in favour unless:

- there is clear and demonstrable significant harm arising; or*
- the proposal is (following a site specific soil assessment) to take place on Best and Most Versatile (BMV) agricultural land and does not meet the requirements of Policy S67; or*
- the land is allocated for another purpose in this Local Plan or other statutory based document (such as a nature recovery strategy or a*

Local Transport Plan), and the proposal is not compatible with such other allocation.

Proposals for ground based photovoltaics should be accompanied by evidence demonstrating how opportunities for delivering biodiversity net gain will be maximised in the scheme taking account of soil, natural features, existing habitats, and planting proposals accompanying the scheme to create new habitats linking into the nature recovery strategy."

Local policy S14 of the CLLP additionally states that:

"Permitted proposals will be subject to a condition that will require the submission of an End of Life Removal Scheme within one year of the facility becoming non-operational, and the implementation of such a scheme within one year of the scheme being approved. Such a scheme should demonstrate how any biodiversity net gain that has arisen on the site will be protected or enhanced further, and how the materials to be removed would, to a practical degree, be re-used or recycled."

In addition, the CLLP has a policy (S5) which protects the open countryside from inappropriate and harmful development. Local Policy S5 includes parts A-G, with part E being the relevant part. Part E (non-residential development in the countryside) of policy S5 states that:

"Proposals for non-residential development will be supported provided that:
*a. The rural location of the enterprise is justifiable to maintain or enhance the rural economy or the location is justified by means of proximity to existing established businesses **or** natural features;*
b. The location of the enterprise is suitable in terms of accessibility;
c. The location of the enterprise would not result in conflict with neighbouring uses; and

The development is of a size and scale commensurate with the proposed use and with the rural character of the location."

Apart from criteria a) the criteria in S5 part E replicates the considerations outlined in local policy S14.

Concluding Statement:

The proposed solar farm would reduce the carbon footprint of West Lindsey (Central Lincolnshire) generating an estimated 49.9MW(AC) of renewable energy site-wide. The principle of the development is therefore considered acceptable and the presumption in favour under S14 applies, subject to satisfying the criteria listed in local policy S14 and S5 of part E of the CLLP and any other material considerations.

Site selection & BMV Agricultural land

The National Planning Practice Guidance (NPPG) provides additional guidance to support the Policies within the NPPF and provides a specific

focus for planning considerations which need to be taken account of when dealing with large ground mounted solar farms.

It specifies that large scale solar farms should be focused 'on previously developed and non-agricultural land, provided that it is not of high environmental value' and 'where a proposal involves greenfield land, whether (i) the proposed use of any agricultural land has been shown to be necessary and poorer quality land has been used in preference to higher quality land; and (ii) the proposal allows for continued agricultural use where applicable and/or encourages biodiversity improvements around arrays'. In response, the site is greenfield and is in agricultural use and the impacts on land quality will be discussed below. Land quality is considered important to the overall acceptability in principle.

Other matters which are required to be considered by the NPPG in regard to the specific detail will be covered in other sections of this report.

Policy S14 (&S67) note a presumption in favour of development unless the proposal is (following a site specific soil assessment) to take place on Best and Most Versatile (BMV) agricultural land and does not meet the requirements of Policy S67].

As noted above the NPPG requires development to be located on brownfield or non-agricultural land of low environmental value in the first instance. A number of factors have led to this particular site selection and have meant looking outside of brownfield or non agricultural land, this includes:

- The site footprint required to enable the proposed development.
- That renewable forms of technology already exist in the form of solar farms with associated infrastructure adjacent to the site
- Prime access to a grid connection allowing for maximisation of energy output
- No environmental designations impacting the site.
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The LPA also recognises the 15 May 2024 Written Ministerial Statement ("WMS") on the use of Best and Most Versatile ("BMV") is a relevant consideration in deciding this application.

3.7 The ALC results for the Study Area (ie not including the cable route) are as follows:

Table 1: Updated ALC Results for the Site (rounded to nearest 0.5 ha)

ALC Grade and description	Area (ha)*	Proportion (%)
2 Very good	12.0	7.7
3a Good	23.0	14.7
3b Moderate	110.5	70.6
N/A Non-agricultural	10.0	6.4
U Urban	1.0	0.6
Total	156.5	100.0

Natural England's Guide to assessing development proposals on agricultural land dated 5th February 2021 defines grade 3a and grade 3b. Section 4.4 states that grade 3a (good quality agricultural land) is:

"Land capable of consistently producing moderate to high yields of a narrow range of arable crops, especially cereals, or moderate yields of crops including:

- *cereals*
- *grass*
- *oilseed rape*
- *potatoes*
- *sugar beet*
- *less demanding horticultural crops"*

Section 4.5 states that grade 3b (moderate quality agricultural land) is:

"Land capable of producing moderate yields of a narrow range of crops, principally:

- *cereals and grass*
- *lower yields of a wider range of crops*
- *high yields of grass which can be grazed or harvested over most of the year"*

Consideration must be given to Natural England's (section 6) guidance which states that "you should take account of smaller losses (under 20ha) if they're significant when making your decision"

A detailed soil survey was carried out (as required by S14) as part of the survey reporting heavy clay loams across the site with some sandy clay loam.

The solar farm development would be on the land for up to 40 years. However, once the lifetime of the development has expired the structures would be decommissioned and removed off site allowing the site to be reversed back to an agricultural use. It is further noted that once the proposed panels have been installed on site the land would be capable of use for the grazing of animals such as Sheep.

78% of the land within the NELC portion of the site is non-BMV (and 22% BMV). For WLDC there is 75% non-BMV and 25% BMV. Measured by the whole site this is 77.6% non-BMV and 22.4% BMV.

Therefore, whilst the development would cover a mixed section of grade 2, 3a & 3b agricultural land it is not considered to be unacceptably harmful to the overall amount of best and most versatile agricultural land in West Lindsey or Central Lincolnshire.

Mitigation can also be secured by condition through a Soil Management Plan (SMP). The SMP would protect soil resources and avoid the loss of soil material and soil function. Measures could include appropriate planting and the safe removal of below-ground infrastructure at decommissioning. This would help ensure the land can be restored to arable use once the development has ended.

The NPPG recognises that solar farms are temporary structures and do not prevent the long-term agricultural use of land. The applicant's statement also confirms that solar development can continue alongside some farming practices. The land beneath the panels can therefore be retained for future use and may benefit from a period of soil recovery.

Commencement period

The applicant has requested that the standard three-year commencement period be extended to five years.

Section 91(1)(b) of the Town and Country Planning Act 1990 establishes a default three-year time limit for commencement. However, Section 91(1)(a) expressly allows a local planning authority to impose "such other period as they consider appropriate" where justified by the circumstances of the case.

In this case, the proposed solar farm depends on strategic transmission reinforcement works associated with National Grid Electricity Transmission's Grimsby to Walpole Great Grid Upgrade, which is being progressed through a Development Consent Order under the Planning Act 2008. The DCO submission is currently expected in 2027.

The development cannot export electricity until the necessary reinforcement infrastructure has been consented, built and energised. As delivery of those works is outside the applicant's control, a five-year commencement period would allow the scheme to align with the expected grid programme and support coordinated, deliverable implementation.

The longer timeframe would not change the nature, scale or environmental effects of the development and is reasonable in the circumstances. A five-year commencement condition is therefore justified.

Landscape and Visual Impact

Test (i) of Policy S14 requires that “*The impacts are acceptable having considered the scale, siting and design, and the consequent impacts on landscape character; visual amenity; biodiversity; geodiversity; flood risk; townscape; heritage assets, their settings and the historic landscape; and highway safety and rail safety;*”

Local policy S53 of the CLLP sets out 10 criteria based on design and amenity. It is considered that criteria 1 (Context), 2 (Identity), 3 (Built Form), 5 (Nature) and 8 (Homes and Buildings) of S53 are the most relevant to the development.

The Identity chapter (pages 14-17) of the National Design Guide places importance on the need for development to either reflect its local character or create a sense of character through the built form.

The application has included the submission of a Design and Access statement alongside Landscape and Visual Appraisal Photoviews and a Landscape Mitigation Plan.

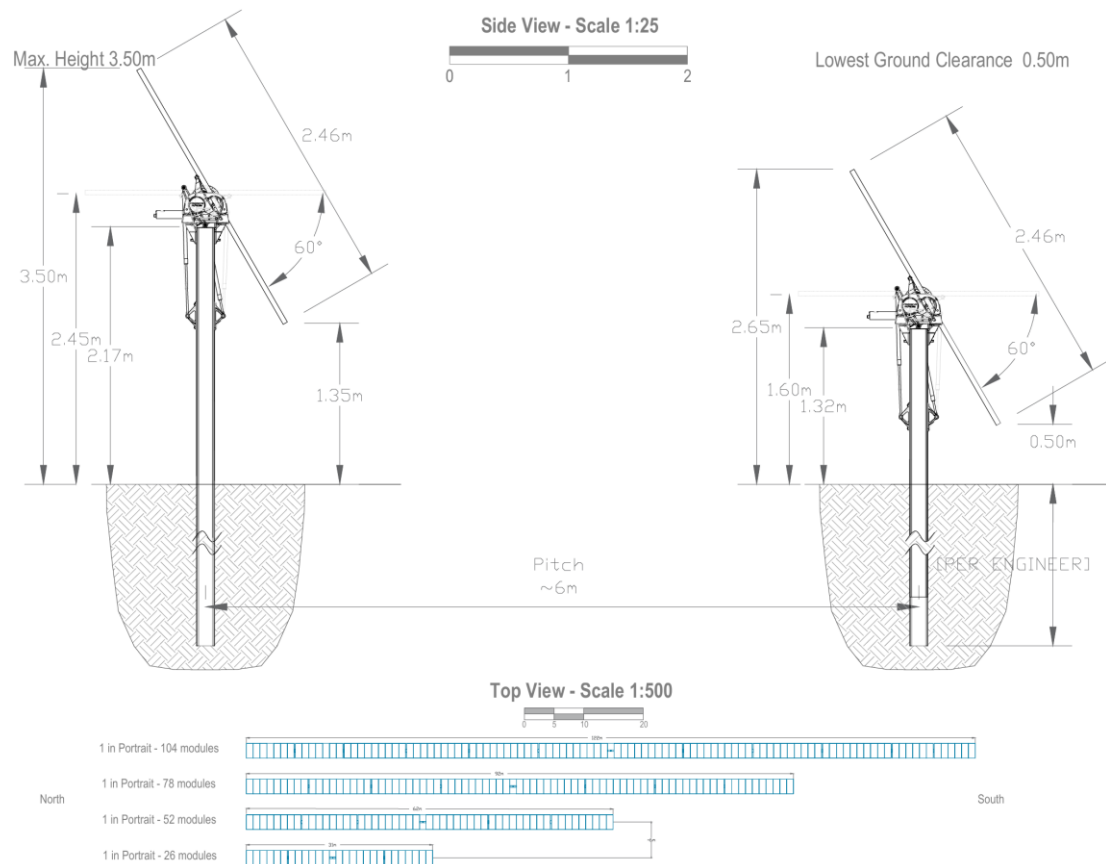
The development proposed within the West Lindsey portion of the site would include the following infrastructure:

Item	Height	Width	Length
PV arrays	3.5m (max)	31-122m	2.5m
Deer fence	2m	n/a	3m
Power Conversion units	2.9m	2.4m	6m
Internal Access Track	n/a	3.5 – 4m	n/a
CCTV (Pole mounted)	3m (1m below ground)	0.8m	n/a

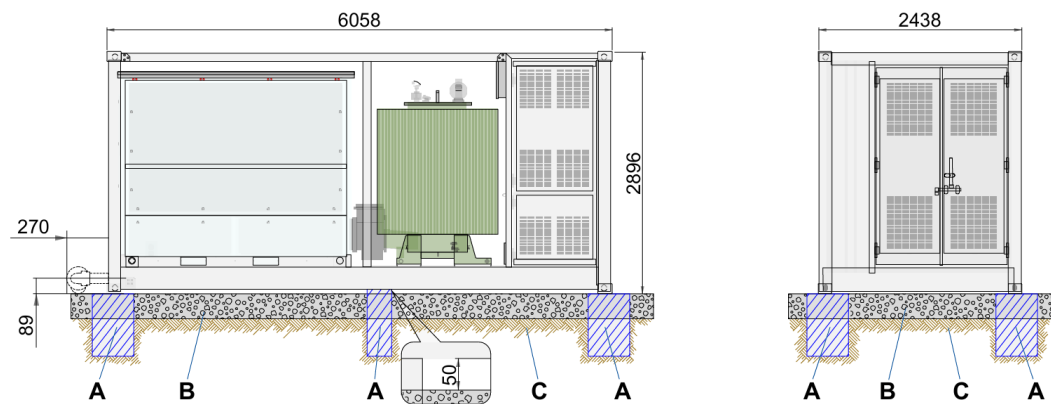
All BESS & Substation equipment would be located outside of West Lindsey District along with the construction compound.

The proposed PV arrays would be installed in long rows of varying numbers of panels to best fit the orientation of the site. The greatest single span of panels would be 122m in length.

Proposed PV specification:



Proposed Power Conversion unit:



5no. power conversion units are proposed to be sited in fields 1 & 2 serving the proposed panels. Despite their relatively large massing they would have a modest maximum height of 2.4m which would be well screened by the proposed boundary treatment.

The development will include cameras installed at 3 metres high. The proposed fencing and gate would be of a typical agricultural appearance finished typical of Deer fences which would not appear out of place within the surrounding rural context of the site.

The application site is located in the open countryside with limited built structures. The site presently benefits from some screening provided through

existing natural boundary treatment however it is noted that at present the site would be visible from the east of Keelby across the adjacent fields.

A Landscape and Visual Impact Assessment was produced for the scheme dated May 2025 by AWscape. The assessment identified a 5km radius from the site however it was noted that the impact beyond 2km away was negligible.

Part of the Site is located within the Wold's Estates (14) Landscape Character Areas. Key Characteristics of the area are as follows:

- *Arable landscape with a regular pattern of medium sized fields*
- *Extensive belt of mixed deciduous and coniferous woodland gives some sense of enclosure and backdrop to views*
- *Settlements have attractive woodland settings and the majority of buildings are constructed in a characteristic 'estate style'.*
- *Parkland landscape with distinctive individual mature trees and groups of trees near Brocklesby*
- *Widespread influence of Brocklesby Estate, with large stone gate posts, post and rail fencing and castellated gate house.*
- *Larger and more open fields east of the B1211 and A18, allowing distant views across the flat landscape, towards Immingham Docks.*

The most sensitive parts of the landscape are identified as:

- *Open landscape to the north east of the area, where there are relatively few hedgerows and trees;*
- *Woodland edges, which form a backdrop to views and enclose areas of the landscape.*

The site is presently in use as arable fields and has been farmed historically with little to no development on much of the wider site area.

The site's topography and intervening vegetation would limit views across it. The layout has been designed sensitively to reflect its open countryside setting, and the LVIA mitigation strategy includes measures to integrate the development into the landscape. These are reflected in the layout through extensive landscaping. Existing field boundaries would be retained and reinforced with additional planting to help preserve landscape character and support wildlife corridors.

The site is located in proximity to PRoW Keel/8/1 which runs to the north west of the site. This has been identified and protected as part of the proposed development, with proposed planting screening views into the wider site.

As noted within the LVIA *"There is limited vegetation within the Site with mature hedges to the boundary and one hedgerow within the Site. "*

A thorough assessment of the sensitivity for each landscape element as well as the characteristics within the Site and the study area are detailed within Tables 1-4 of the LVIA.

It concludes that *“The overall sensitivity of the landscape within the Site to this type of development is **medium** and within the wider study area is **medium**.”*

The LVIA provides a detailed assessment of the visual baseline, including effects on sensitive receptors such as highways, public rights of way and bridleways. It concludes that the effects would not be major, but would instead amount to a *“low level of significance”*.

The site’s topography and intervening vegetation would limit views across the site. The layout has been designed sensitively to reflect its open countryside setting, and the LVIA mitigation strategy includes measures to help integrate the development into the landscape.

These measures are reflected in the site layout through extensive landscaping. Existing field boundaries would be retained and bolstered with additional planting to help preserve landscape character and support wildlife corridors.

Due to the nature of the site and its proximity to Keelby the authorities Tree and Landscape officer has been consulted on the scheme.

Concerns were raised over “views from Keelby, as the only planting proposed along the SW side is the woodland belt which would just be small sticks planted and will take several years to sufficiently grow to provide some screening”.

Subsequently, an amended landscaping scheme was submitted to strengthen screening from Keelby and refine the planting mix. The aim of this being to provide more immediate screening and avoid boundary gaps that would otherwise depend on planting maturing over time.

The Tree and Landscape Officer reviewed the amended scheme and confirmed that the proposed changes satisfactorily addressed the earlier concerns. It was also noted that the proposed phasing plan was acceptable.

The LVIA concludes that, in year 1 before landscaping matures, the development would have a minor to moderate adverse effect on local landscape and visual character. Once the landscaping matures, this would reduce to a minor adverse effect.

A condition for the final landscaping detail and implementation is recommended. It is noted that the Arboricultural Report identifies 3 trees that show Veteran features; T100 and T101 are located in WLDC and T8 is located in NELC. T8 is located on the site boundary away from the operational part of the development, conditions are proposed to protect trees and hedges through the construction process.

The principles of the landscape strategy have the potential to reduce the impacts of the proposal and integrate it within its surroundings. It is also acknowledged that these visual improvements through the new landscaping strategy would in theory extend beyond the operational lifespan of the solar farm to the long-term benefit of the landscape and in turn provide for improved biodiversity.

In regard to the impact on the character of the area and nearby settlements of Stallingborough and Keelby, the development remains of a temporary nature, and the presence of solar farms already establishes the principle of renewable sources of energy in the wider landscape. The open countryside and landscape areas are important to retain settlement identity and prevent their coalescence.

The proposal whilst extensive in area would be low lying and remains well separated from the settlement edges. The development would be visible from public roads and rights of way, but mitigation has been included to reduce the potential impact. This includes extensive landscaping in the form of improved existing hedges, new hedges, new woodland buffers and low-level planting.

It is considered that the proposed development with mitigation and enhancement measures would not have an unacceptable harmful visual impact on the site or the surrounding area. The development would therefore be expected to accord with S5, S14 and S53 of the CLLP and the provision of the NPPF.

Neighbouring/Residential Amenity

Test (iii) of Policy S14 requires that *"The impacts are acceptable on the amenity of sensitive neighbouring uses (including local residents) by virtue of matters such as noise, dust, odour, shadow flicker, air quality and traffic;"*

Local policy S53 of the CLLP states that buildings will *"not result in harm to people's amenity either within the proposed development or neighbouring it through overlooking, overshadowing, loss of light or increase in artificial light or glare"*.

Local policy S5 Part E requires development to not conflict with neighbouring uses.

The proposed development was advertised via site notices and neighbour notification letters. Of the 116 letters sent and notices erected only 7no. letters of objection were received, with 8 responses in total from 5 different addresses.

As listed earlier in the report (landscape and visual impact section) the highest structure/building on the West Lindsey Portion of the site would be the CCTV poles at 3m in height.

The site area itself is extensive and has neighbouring properties including properties on Riby Road, Stallingborough Road and on the north eastern edge of Keelby.

The closest residential properties to the site within WLDC's area boundary are Saddle Lodge, Inglebrook and The Hawthornes approximately 250m to the west of the site.

The proposed development has been designed and set out to try and minimise the potential impacts to these neighbouring properties. This has been achieved by creating landscape buffers between the proposed solar arrays and the neighbours, this includes woodland and hedge planting.

The BESS and HVSS elements are located entirely within the NELC portion of the site and as such the impacts will be assessed by NELC within their own assessment.

The potential for impact to neighbouring residential properties has been considered through the various assessments provided within the application, including the Noise Assessment and Glint and Glare Assessment. These assessments conclude that the neighbouring residential properties would not suffer any undue impacts on their amenities.

The solar panels are proposed to be no more than 3.5m in total height, which at the distances from neighbours would be relatively low lying when accounting for field boundaries, landscaping and the site's topography. The supporting infrastructure is also set further away from neighbours which limits any adverse massing or dominance issues for neighbours.

A Noise Assessment accompanies the application, it concludes that operational noise from the solar farm, in particular the BESS and substation elements, during the likely operating hours would be low and would not cause harm to the nearby residential properties and as such no mitigation is required. Given the BESS and substation functions are located outside of WLDC's district limits this aspect will be assessed as part of NELC's application.

A Glint and Glare Assessment accompanies the application, it does not raise any concerns in regard to neighbours' amenities, this is due to the orientation of the site, the separation distance and the use of landscaping to screen the development.

It is considered that the proposed development would not unacceptably overlook, overshadow or cause an unacceptable loss of light on the living conditions of the neighbouring dwellings. The development would therefore accord to local policy S5, S14 and S53 of the CLLP and the provision of the NPPF.

Highway Safety

Test (i) of Policy S14 requires that *“The impacts are acceptable having considered the scale, siting and design, and the consequent impacts on landscape character; visual amenity; biodiversity; geodiversity; flood risk; townscape; heritage assets, their settings and the historic landscape; and highway safety and rail safety;”*

Paragraph 115 of the NPPF states that *“Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.”*

The application has been submitted with a detailed Transport Statement and Traffic Management Plan. The proposal details two site accesses off Riby Road within North East Lincolnshire. No site access is proposed within WLDC’s portion of the wider site and it would not be host of the temporary construction compound.

The nature of the proposed development means that it will have very few associated traffic movements during operation, it is the construction phase where there would be the greatest number of vehicles accessing the site.

Both the proposed site access’ would be located within NELC’s district area and the WLDC portion of the site would not be accessible via public highways within West Lindsey.

The proposal includes the creation of a new permissive path that links the existing footpaths around the site. The concept behind the proposed rights of way layout is to improve access and create attractive routes through the proposed. This would not however impact PRoW Keel/8/1, the function of which would be unimpeded by the proposed development.

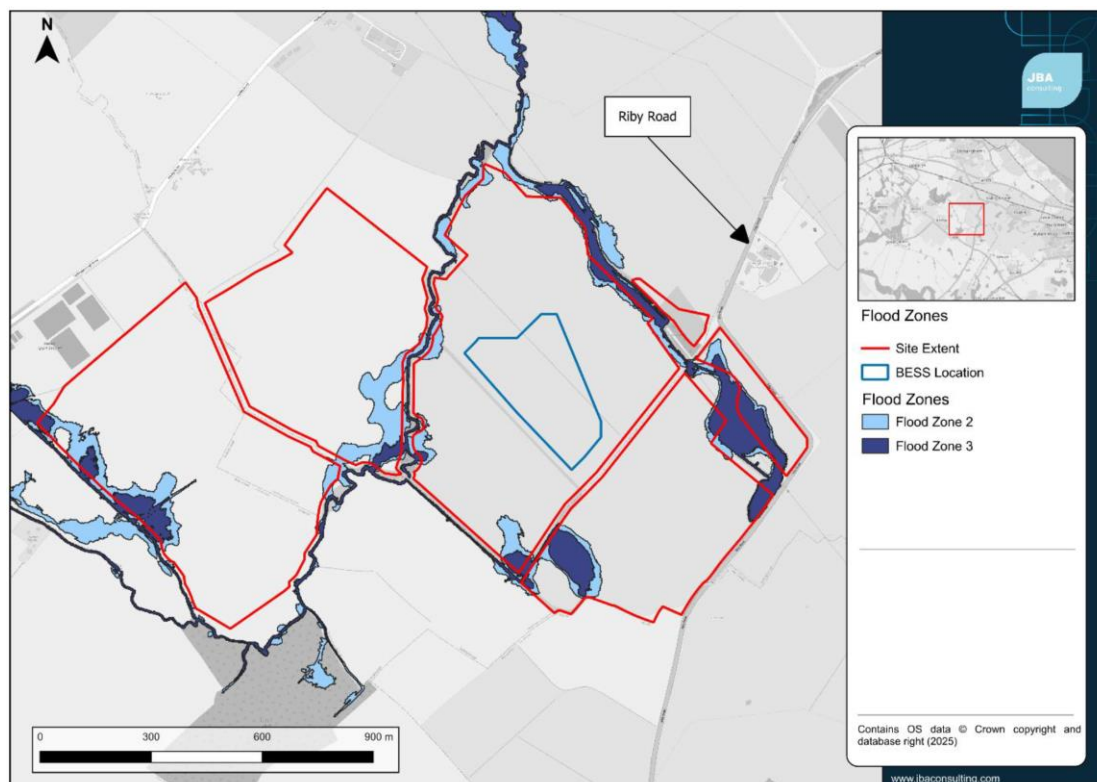
As stated in earlier sections of this report, a Glint and Glare Assessment accompanies the application. It assesses the impact upon road, rail and airports. It concludes that no mitigation is required and that there is no impact on rail and airports. Humberside Airport and the Ministry of Defence have been consulted and have raised no objections. The Assessment pays particular regard to the potential impact on the surrounding highways and residential properties.

It is considered that the proposed development would not have a severe harmful highway safety impact and would accord with S5, S14, S47 and S49 of the CLLP and the provision of the NPPF.

Drainage and Flood Risk

Test (i) of Policy S14 requires that *“The impacts are acceptable having considered the scale, siting and design, and the consequent impacts on landscape character; visual amenity; biodiversity; geodiversity; flood risk; townscape; heritage assets, their settings and the historic landscape; and highway safety and rail safety;”*

The Environment Agency (EA) Flood Map for planning shows the application site is located within Flood Zone 1, 2 and 3 and as such a detailed Flood Risk Assessment has been submitted with the application, although the vast majority of the site is flood zone 1.



The West Lindsey portion of the site does not contain any BESS or HV functions and is primarily made up of ground mounted PV arrays raised 1.35m above ground level.

Following an initial objection, a revised FRA was produced and supplied. This has been considered by the EA, and no objections have been raised.

The majority of the Site is at a very low risk of flooding from surface water, with the exception of some areas of the Site proposed for the PV located in low lying areas. These areas could experience flood depths surface water ponding with up to a high risk of flooding in the southern part of the Site. The latest EA depth mapping suggests that during a high, medium and low surface water flood event, the area of ponding will have a maximum flood depth of between 0.3 -0.6m during the 1 in 30 year and 1 in 100-year events. The BESS and the HV compound are not considered to be at surface water risk. The Drainage Engineers have considered the proposal and have no objections to raise.

The scheme has been submitted with an outline surface water drainage scheme for the BESS and HVSS to ensure that pollution and ground water is protected in the event of an incident. This includes a Hydrogeological Risk Assessment. It also seeks to respond to ecological issues raised.

These have been considered by the Drainage Engineers, Anglian Water and the Environment Agency and they consider that the detail is acceptable subject to conditions.

There are drains adjacent to and within the site which are managed by the North East Lindsey Drainage Board as advised through consultation with the Witham Third District IDB.

The necessary easements will be required and through discussions with the Board have been detailed on the proposed plans. The Drainage Board have no objections in principle to the development, and the applicant will be reminded that these easements must be adhered to.

Based upon the above assessment and subject to conditions securing implementation of the detail the proposed development would meet the requirements set out within Policy S21 of the Central Lincolnshire Local Plan.

The Historic Environment & Archaeology

Test (i) of Policy S14 requires that *“The impacts are acceptable having considered the scale, siting and design, and the consequent impacts on landscape character; visual amenity; biodiversity; geodiversity; flood risk; townscape; heritage assets, their settings and the historic landscape; and highway safety and rail safety;”*

Policy S57 states that development proposals should protect, conserve and seek opportunities to enhance the historic environment of Central Lincolnshire.

Paragraph 207 of the NPPF states that *“in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”*

Paragraph 210 of the NPPF states that *“in determining applications, local planning authorities should take account of:*

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*

c) the desirability of new development making a positive contribution to local character and distinctiveness.”

Section 66 of the Planning (Listed Building & Conservation Areas) Act 1990 places a legislative requirement that when considering whether to grant planning permission for development which affects the setting of a listed building, the local planning authority shall have *“special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”*

A full heritage assessment has been provided which assesses the above and below ground heritage on and surrounding the site.

Consideration has also been had to the nearby above ground Heritage Assets. The Heritage Assessment considers all designated heritage assets within 2km of the site. Two Grade 2 listed buildings have been noted of particular importance; with the Church of St.Bartholmew located within the settlement limits of Keelby.

The church of St.Bartholomew is a Grade 1 listed church located within the settlement limits of Keelby. The Heritage Assessment details that in terms of visual impact; the proposed development will be visually shielded when viewed at ground level from within the churchyard and from the Church tower the proposed development would only be visible of the broader landscape.

The proposed development is therefore anticipated to have no adverse effects on the ability to appreciate and understand the historical function and aesthetic qualities of the Church. Consequently, there will be no harm to the significance of the Church.

Local policy S57 of the CLLP states that *“development affecting archaeological remains, whether known or potential, designated or undesignated, should take every practical and reasonable step to protect and, where possible, enhance their significance.*

Planning applications for such development should be accompanied by an appropriate and proportionate assessment to understand the potential for and significance of remains, and the impact of development upon them.

If initial assessment does not provide sufficient information, developers will be required to undertake field evaluation in advance of determination of the application. This may include a range of techniques for both intrusive and non-intrusive evaluation, as appropriate to the site.”

The heritage assessment further notes that below ground investigation was required to assess potential archaeological impacts of the development.

This archaeological investigation has been undertaken following the advice and supervision of LCC’s Historic Environment Department. Following consultation and the engagement of suitable surveys and trial trenching it was

concluded that the standard archaeological condition can be used to secure mitigation.

It was recommended that conditions for an archaeological mitigation strategy for a permission be attached to the grant of any permission as suggested.

On this basis, subject to the inclusion of the recommended conditions it is considered the proposed development would therefore accord to local policy S14 and S57 of the CLLP, Section 66 of the Planning (Listed Building & Conservation Areas) Act 1990 and the provisions of the NPPF.

Ecology and Biodiversity Net Gain

Policy S60 of the CLLP states all development should:

- a) “protect, manage, enhance and extend the ecological network of habitats, species and sites of international, national and local importance (statutory and non-statutory), including sites that meet the criteria for selection as a Local Site;*
- b) minimise impacts on biodiversity and features of geodiversity value;”*

Guidance contained within paragraph 192 and 193 of the NPPF encourages the protection and enhancement of protected species (fauna and flora).

Schedule 7A of the Town and Country Planning Act 1990 sets out in law that 10% Biodiversity Net Gain (BNG) is a statutory requirement. This takes precedence over local policy S61 of the CLLP.

Local policy S61 of the CLLP requires *“all development proposals should ensure opportunities are taken to retain, protect and enhance biodiversity and geodiversity features proportionate to their scale, through site layout, design of new buildings and proposals for existing buildings with consideration to the construction phase and ongoing site management”*.

Local policy S61 goes on to state that *“All qualifying development proposals must deliver at least a 10% measurable biodiversity net gain attributable to the development. The net gain for biodiversity should be calculated using Natural England’s Biodiversity Metric”*.

The submitted BNG Assessment and proposed landscaping scheme, including ecological enhancements, show that the development would deliver a significant biodiversity net gain compared with the existing site. North Beck is recognised as a priority habitat for BNG purposes as a chalk stream, but its presence does not in itself prevent development.

An indicative planting and landscaping specification has been provided which proposes (within WLDC):

- A woodland and shrub tree mix, with Planting along western edge with Keelby to be 2m spacing for enhanced screening and a 15m buffer.

- Native hedgerows to be maintained and enhanced, to be grown and maintained to a height of 3m and depth of 1m.
- Wildflower seed mix sown at 50kg/ha surrounding the PV arrays
- Proposed deciduous woodland reinstating an historic woodland lost over time. Trees proposed to be planted at 3m spacing.



Potential impacts have been fully assessed and addressed through appropriate stand-off distances, drainage design, pollution prevention measures, and construction and operational management plans. Additional enhancements will be secured, resulting in a BNG of over 60%, well above the statutory 10% requirement, with all gains delivered on site.

The Principal Ecology and Wildlife Officer (PEWO) originally raised concerns with the submitted information and requested amendments to the scheme as submitted. The amended information submitted including the Biodiversity Metric was considered accurate and met the 10% BNG for habitat, hedgerow and watercourse units. The PEWO has no objections to the development subject to the inclusion of the recommended conditions.

No objections have been raised from Natural England or Lincolnshire Wildlife Trust following the submission of additional information.

To secure the biodiversity net gain and ecology mitigation proposed, it is considered that the submission of an updated Landscape Ecological Management Plan is required, a Construction Environmental Management Plan and a Habitat Management and Monitoring Plan is also required to ensure ecological mitigation is managed through the construction period, these matters are conditioned.

To secure the ongoing monitoring of the site a Unilateral Undertaking securing the relevant monitoring fee has been sought.

The proposed development would therefore not be expected to have a harmful impact on protected species subject to securing the mitigation measures set out in the PEA and OSFR. Subject to conditions and a Bilateral S106 Legal Agreement would be expected to meet and exceed the 10% BNG for habitats, hedgerows and watercourse units and would be expected to accord with Schedule 7A of the Town and Country Planning Act 1990 The development therefore would be expected to accord with local policy S60, S61 of the CLLP, and guidance contained within the NPPF.

Other matters:

Aviation/Defence Systems: Test (ii) of Policy S14 requires that “*The impacts are acceptable on aviation and defence navigation system/communications;*”

MOD Safeguarding, the Civil Aviation Authority and NATS Safeguarding were consulted as part of the scheme with only NATS providing a response. NATS noted that the proposed development does not conflict with their safeguarding policy.

Lincolnshire Fire and Rescue: The comments provided by LFR are noted however the responsibility of assessing the BESS and HV functions of the site falls within NELC’s jurisdiction.

BESS fire risk: Concerns have been raised in regard to BESS fire risk and associated pollution. The applicant has liaised closely with Humberside and Lincolnshire Fire and Rescue Services', and a detailed Fire Safety Strategy and Outline Battery Safety Management Plan has been agreed with both to ensure risks are appropriately managed. This matter has been dealt with as part of the neighbouring application within NELC’s jurisdiction and a condition is proposed to secure the detailed Battery Safety Management Plan.

Groundwater: Both Anglian Water & the Witham & Third District IDB were consulted on the proposed scheme. Witham & Third raised no objection to the scheme subject to appropriate consent from the board being sought prior to any works which would fall within 9m of the top of the bank, and for this area to be kept clear.

Anglian water noted an initial objection due to the site's location atop a Chalk Aquifer, in particular the BESS portion of the site within the NELC portion of the site. Following the submission of additional information and a subsequent reconsultation Anglian Water withdrew their objection.

Conclusion and reason for decision:

The proposed development has been assessed against policies S1 The Spatial Strategy and Settlement Hierarchy, S5 Development in the Countryside, S14 Renewable Energy, S21 Flood Risk and Water Resources, S47 Accessibility and Transport, S49 Parking Provision, S53 Design and Amenity, S57 The Historic Environment, S59 Green and Blue Infrastructure Network, S60 Protecting Biodiversity and Geodiversity, S61 Biodiversity Opportunity and Delivering Measurable Net Gains, S66 Trees, Woodland and Hedgerows and S67 Best and Most Versatile Agricultural Land of the Central Lincolnshire Local Plan 2023-2043 and Policies Policy 1: The Rural Character and Distinctiveness of the Parish Policy 4: Business and Service Development Policy 5: Environment and Countryside of the Keelby Neighbourhood Plan 2023-2040. Consideration has also been given to the guidance contained within the National Planning Policy Framework, National Planning Practice Guidance, National Design Guide and the National Design Code.

As a result of this assessment the principle of the renewable energy solar farm is considered to accord with the development plan and would provide a source of renewable energy to the local area through the existing infrastructure in the immediate area. The location of the site is considered appropriate, and the proposed development would not have an unacceptable harmful visual impact on the site or the surrounding area and landscape character. The proposed development would not have an unacceptable harmful impact on the living conditions of the nearest neighbouring dwellings, highway safety, aviation safety, heritage assets, drainage, ecology, trees, hedgerows, flood risk and contamination. The development would provide at least 10% Biodiversity Net Gain for habitat, hedgerow and watercourse units and would not lead to an unacceptable loss of the best and most versatile agricultural land which would be brought back into use at the end of the solar farm's lifespan. This is subject to further details being submitted through conditions on the permission and the securing of a Unilateral Undertaking Securing a monitoring fee.

Recommended Conditions:

1. The development hereby permitted must be begun before the expiration of five years from the date of this permission.

Reason: To conform with Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

Conditions which apply or require matters to be agreed before the development commenced:

2. No development hereby permitted must take place until a written Habitat Management and Maintenance Plan [HMMP] in accordance with the [The Statutory Biodiversity Metric] dated [15/04/2025] and prepared by [Danny Thomas CEcol MCIEEM] or other metric agreed by the Local Planning authority is submitted to and approved in writing by the Local Planning Authority and shall relate to all 'significant' biodiversity gains on site is to be submitted to and approved in writing by the Local Planning Authority The HMMP document must be produced in accordance with sections listed below:

- a) a non-technical summary;
- b) the roles and responsibilities of the people or organisation(s) delivering/monitoring the [HMMP];
- c) the details of funding, resources and mechanisms for long term delivery of the [HMMP].
- d) the planned habitat creation and enhancement works for the initial completion period to create or improve habitat. Initial creation/enhancement must be completed within [to be inserted as defined by the metric] years of commencement of development
- e) the management measures to maintain habitat for a period of 30 years from the end of initial habitat creation.
- f) the monitoring/reporting methodology and frequency in respect of the retained, created and/or enhanced habitat to be submitted to the local planning authority on years [1,5,10,15,20,25,30] All reports must be submitted no later than September 1st on each reporting year (reports must be completed by a suitably qualified ecologist)
- g) the mechanisms of adaptive management and remedial measures to account for changes in the work schedule to achieve required targets.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and Policy S61 of the Central Lincolnshire Local Plan 2023-2043.

3. No development shall take place until a written Ecological Mitigation & Enhancement Plan (EMEP) in accordance with is submitted to and approved in writing by the local planning authority. The EMEP shall include: -

- A plan showing habitat protection zones
- Details of any precautionary method statements for protected species
- Details of a sensitive lighting strategy
- Details, specification location of hedgehog highway and 2-way mammals located within security fencing
- Details, specification and location of the following species enhancements incorporated across the site:
 - A range and variety of post/tree mounted bird boxes
 - A range and variety of post/tree mounted bat boxes
 - Freestanding insect hotels/bee posts
 - Hibernacula/refugia
 - Dead wood features.

The EMEP shall be implemented in strict accordance with the approved plan. All features shall be installed during construction and retained as such thereafter.

Reason: In the interest of nature conservation and to accord with the National Planning Policy Framework and local policy S60 of the Central Lincolnshire Local Plan 2023.

4. Notwithstanding the detail contained within the application, prior to their installation on site, details of the proposed materials, size, colours and finishes of the solar panels, frames, fencing, buildings and equipment on the site shall be submitted to and approved in writing by the local planning authority. Thereafter, the development shall be carried out in accordance with the approved details and maintained as such for the lifetime of the development

Reason:

To ensure the satisfactory appearance of the development upon completion in the absence of precise details accompanying the application, in accordance with the National Planning Policy Framework and local policy S5, S14 and S53 of the Central Lincolnshire Local Plan 2023-2043.

5. Before any part of the development hereby permitted is commenced, a detailed Landscape and Ecology Strategy Plan and Landscape Planting Phasing Plan based on the Indicative Landscape and Ecology Strategy Plan shall be submitted to and agreed in writing by the Local Planning Authority.

Thereafter the agreed landscaping scheme and phasing/timescales shall be implemented on the site in accordance with the approved details, unless otherwise agreed with the Local Planning Authority.

Reason:

To ensure the satisfactory appearance of the development and proposed landscaping plan upon completion in the absence of precise details accompanying the application, in accordance with the National Planning Policy Framework and local policy S5, S14 and S53 of the Central Lincolnshire Local Plan 2023-2043.

Conditions which apply or are to be observed during the course of the development:

6. With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved must be carried out in accordance with the following proposed drawings:

- Site Location Plan ref. 01 Rev A
- Site Layout Plan ref. ref 02 Rev A
- BESS and HV Substation Layout ref. 03 Rev A
- Solar Panel Mounting Structure Detail ref. 04
- Battery Storage Container ref. 05

- Power Conversion Unit ref. 06
- HV Substation Compound ref. 07
- Deer Fence and Gate Details ref. 08
- BESS and Security Fence Details ref. 09
- CCTV ref. 10
- Water Tank ref. 11
- Control room Building ref. 14
- Auxiliary transformers building ref. 15
- Indicative Landscape and Ecology Strategy Plan ref. AW0274 -PL -02
Rev C -Proposed Landscape Phasing Plan ref. AW0274 -PL -03

The works must be carried out in accordance with the details shown on the approved plans and in any other approved documents forming part of the application.

Reason:

To ensure the development proceeds in accordance with the approved plans and to accord with the National Planning Policy Framework and local policy S5, S14 and S53 of the Central Lincolnshire Local Plan 2023-2043

7. The development hereby approved shall be temporary, for a period of 40 years from the date of the first exportation of electricity from the site. The applicant, or their successor in title, shall notify the local planning authority in writing of the date of the first exportation of electricity from the site

Reason

To confirm the proposed 40-year temporary period of the permission for the avoidance of doubt and in the interests of proper planning

Conditions which apply or relate to matters which are to be observed following completion of the development:

8. Within 1 month of the date of first export of electricity (the date of first export) confirmation shall be given in writing to the Local Planning Authority of the same. The development shall then cease use within 40 years of the date of the first export of electricity.

Within a period of 39 years and 6 months following the date of first exportation of electricity from the site, a scheme for the decommissioning of the solar farm and its ancillary equipment shall be submitted to and approved in writing by the local planning authority. The scheme shall include details of how the land is to be restored and shall include a programme for the completion of the decommissioning and restoration works. It shall make provision for the removal from the land of the solar panels and associated above-ground works approved under this permission, as well as details of the management and timing of any works, a traffic management plan to address likely traffic issues during the decommissioning period, and an environmental management plan to include details to be taken during the decommissioning period to protect wildlife and habitats. Thereafter, the decommissioning of the solar farm shall be undertaken

in accordance with the approved details and timings.

Reason:

To ensure the decommissioning phase is completed with limited disturbance to the local area and the site is restored to its former appearance and use to accord with the National Planning Policy Framework, local policies S5, S14, S47, S53 and S56 of the Central Lincolnshire Local Plan 2023-2043.

9. Notice in writing shall be given to the Council within 15 working days of the Initial habitat creation and enhancement works as set out in the Habitat Management and Monitoring Plan [HMMP] being completed.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and Policy S61 of the Central Lincolnshire Local Plan 2023-2043.

10. The Habitat Management and Monitoring Plan [HMMP] submitted and approved as part of condition [2] must be strictly adhered to and implemented in full for a minimum of 30 years following the initial completion period approved pursuant to condition [21]

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and Policy S61 of the Central Lincolnshire Local Plan 2023-2043

Decision Level: Delegated

Delegated/Committee Referral:

Is it/are they planning matter(s)?

Yes, Residential Amenity, Visual Amenity, Ecology & Biodiversity, Overdevelopment, Cumulative impact, siting, Scale, loss of BMV land, Glint, glare, construction impact

Is the matter(s) relevant to this application?

Yes, Residential Amenity, Visual Amenity, Ecology & Biodiversity, Overdevelopment, Cumulative impact, siting, Scale, loss of BMV land, Glint, glare, construction impact

Is/are the matter(s) finely balanced?

No. The matters raised have been clearly addressed within the relevant sections of the report and subsequent amended information provided has addressed the concerns raised.

Human Rights Implications:

The above objections, considerations and resulting recommendation have had regard to Article 8 and Article 1 of the First Protocol of the European Convention for Human Rights Act 1998. The recommendation will not

interfere with the applicant's and/or objector's right to respect for his private and family life, his home and his correspondence.

Legal Implications:

Although all planning decisions have the ability to be legally challenged it is considered there are no specific legal implications arising from this report

Prepared by: Josh Turner

Date : 02/06/2026

Authorising Officer:

A handwritten signature in black ink, appearing to read 'R. Jackson', written over a horizontal line.

Date: 20/07/2026