
Appeal Decision

Inquiry held on 9 to 12, 16 September and 13 October 2025

Site visit made on 16 October 2025

by **S R G Baird BA(Hons) MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 12th December 2025

Appeal Ref: APP/D2510/W/25/3363157

land adjacent to Sotby Woods, Sturton Road, Hatton, Lincolnshire.

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Hatton Solar Farm Limited against the decision of East Lindsey District Council.
 - The application Ref is S/079/01078/22.
 - The development proposed is the installation of a temporary ground mounted 49.9MW solar farm with associated infrastructure, construction of vehicular accesses, CCTV cameras on 2.5m high poles, a 15m high communications tower and security fencing to a maximum height of 2.2m.
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Decision

1. The appeal is allowed and planning permission is granted for the installation of a temporary ground mounted 49.9MW solar farm with associated infrastructure, construction of vehicular accesses, CCTV cameras on 2.5m high poles, a 15m high communications tower and security fencing to a maximum height of 2.2m on land adjacent to Sotby Woods, Sturton Road, Hatton in accordance with the terms of the application, Ref S/079/01078/22, and the plans submitted with it, subject to the conditions in the attached Schedule of Conditions.

Preliminary Matters

2. Details of the site address and description of the proposal in the banner headline above, have been changed to ensure consistency with the site address and description used in the decision notice and appeal form. Permission is sought for a temporary period of 40 years.
3. At the inquiry, the appellant requested that the appeal be determined based on a suite of amended plans, which the appellant consulted on in April 2025. The proposed amendments involve, (1) the removal of 7 rows of solar panels in the field to the north of Sturton Corner Farm, (2) additional planting and (3) boundary corrections on the eastern and southern boundaries and at the DNO substation to ensure consistency of the red line boundary.
4. The appellant accepted there were significant shortcomings in the April consultation exercise and that a decision on, the acceptability of determining the appeal based on the amended plans could not reasonably be made. Following the completion of the evidence, the inquiry was adjourned to allow for further consultation. Further to guidance in Section 16 of the Procedural Guide: Planning Appeals – England June 2025 and having regard to the nature of the amendments

and the extent of the consultations undertaken, no party would be prejudiced by deciding the application based on the amended plans.

5. Further to Regulations 14(1) and 7(5) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (SI 571/2017), this development is not an Environmental Impact Assessment development. This conclusion is consistent with that made by the lpa.
6. The Hatton Action Group (THAG) raised concerns about the accuracy of the OS grid reference attributed to Viewpoint (VP) 3 in the submitted photomontage (PM). The appellant confirmed that whilst the OS reference was incorrectly stated on the PM, the correct OS reference had been used in modelling the PM. While the PMs provided by the appellant and others have been of assistance as reference material, my assessment of the landscape and visual effects is based on observations and judgements formed during the site visits.

Main Issues

7. These are, (1) the effect on heritage assets and (2) the landscape and visual impact of the proposal.

Reasons

Development Plan and National Policy

8. The development plan includes the East Lindsey Local Plan Core Strategy adopted July 2018 (LP). National planning policy is set out in the National Planning Policy Framework (Framework), Planning Practice Guidance (PPG) and relevant Written Ministerial Statements (WMS). Although this project falls below the threshold¹ to be treated as a Nationally Significant Infrastructure Project, given its scale, at some 49.9MW, National Policy Statements² (NPS) EN-1 and EN-3 are material considerations. Other relevant documents, include Clean Power 2030 and Solar Roadmap - June 2025.

Issue 1 - Heritage Assets

9. LP Policy SP11 says that development proposals will be supported where they preserve or enhance heritage assets (HA) and their settings. The Framework indicates that, a HA should be conserved in a manner appropriate to its significance (paragraph 202). Great weight should be given to the asset's conservation and the more important the asset, the greater the weight should be irrespective of whether any harm to significance would be substantial, or less than substantial harm (LSH) (paragraph 212). Where a development would lead to LSH to significance, this should be weighed against the public benefits of the proposal (paragraph 215).
10. The reason for refusal refers to one designated HA, the Grade 2 listed Sturton Corner Farmhouse (SCF). All parties agree that the proposal would result in the LSH to the significance of SCH. What is not agreed is where on the spectrum of LSH the harm falls. Whilst the appellant says that the harm lies at the low end of the spectrum of LSH, the lpa and THAG place the harm towards the upper end.

¹ 50MW.

² NPS EN-1 Overarching National Policy Statement for Energy & NPS EN-3 National Policy Statement for Renewable Energy.

11. The farmstead comprises the former farmhouse and a U-shaped range of single and 2-storey outbuildings. The house lies to the south of these outbuildings, creating a central courtyard. Whilst the 2-storey barn has been altered over the years, it retains the simple utilitarian appearance of a 19th century vernacular farm building. Planning permission, which is still extant has been granted for the conversion of the barn to holiday accommodation.
12. The 2-storey former farmhouse is the principal listed building, listed for its special architectural and historic significance. The curtilage barn/sheds are not listed in their own right. As such their relevance lies not in their own merit, but in the contribution, they make to the special architectural and historic interest of SCF.
13. This farmstead lies within National Character Area (NCA) 44 - Central Lincolnshire Vale. Historic England (HE) has produced a Farmstead and Landscape Statement for this NCA. One purpose of the statement is to help identify the historic character of traditional farmsteads and how they relate to their surrounding landscape. Features of historic character include isolated courtyard farmsteads dating mostly from the 19th century. The statement notes that Lincolnshire has a below average survival rate of traditional farmsteads. This suggests that the significance of farmsteads that retain their historic form is heightened. As an isolated farmhouse with an intact courtyard layout that has remained largely unchanged since at least 1886, SCF displays these attributes.
14. HE has also produced a Farmstead Assessment Framework, again to help in, identifying significance. The Farmstead Framework highlights that the greater the survival of the historic form of the group and the detail of individual buildings, the greater will be its significance. Whilst some of the detail of the 2-storey barn has changed over time, those changes are not material. OS maps from the 1800s to now, show no material change to the historic layout. Given the above, SCF exists as a good and well-preserved example of a 19th century isolated courtyard farmstead of heightened significance as a HA.
15. When assessing the impact of a development on the significance of a HA, the Framework establishes that setting can contribute to its significance and can allow that significance to be appreciated. Moreover, the decision-maker has an obligation³ to have special regard to the desirability of preserving listed buildings and their setting.
16. In itself, setting is neither a HA nor a heritage designation. The importance of a setting is what it contributes to the significance of the HA or the ability to appreciate that significance. NE guidance⁴ notes that the setting of a HA that closely resembles the setting at the time of construction is likely to contribute particularly strongly to significance. Here, historic maps show that the land, around SCF shows little or no change in terms of use or field layout. The proposal would not have a direct impact on the fabric of SCF. As such, the impact on the significance of this asset would be indirect resulting from the change of use of historically associated land and its rural setting.
17. The significance of SCF is, as an intact example of an isolated Lincolnshire farmstead that can be appreciated from several vantage points in its wider setting. These vantage points include the road approaches, the road junction, the

³ S66(1) Planning (Listed Buildings and Conservation Areas) Act 1990.

⁴ The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3 (Second Edition).

permissive path along the southern edge of Sotby Woods and from points on footpaths and bridleways to the north, east and north-east of the site. Views from the highway approaches and road junction would, even in the early years post construction, remain largely unaffected. Currently many of the views experienced in the wider setting are obtained through hedgerow gaps or across fields over the tops of hedgerows and limited to the upper floors and roofs of the barn and house. Immediately post construction, whilst these views would remain, they would be seen in the context of drifts of solar panels. This would detract from the ability to appreciate SCF as an isolated rural farmstead. The hedgerows and gap planting are proposed to be maintained to a height of around 3m. Thus, as the planting matures, views that are currently obtained from paths immediately adjacent to existing and proposed hedgerows would be lost. In longer distance views, particularly from paths on rising ground, the drifts of panels would be largely screened, and users of these paths and bridleways would continue to appreciate the significance of SCF as an isolated farmstead.

18. Drawing the above together, the proposal would result in temporary, albeit for 40-years, LSH to the significance of SCF and that harm would, in the early years of development and operation, fall in the middle of that spectrum, reducing to mid to low LSH as the mitigation planting matures.

Issue 2 - Landscape and Visual Impact

19. Given their nature and scale, it is inevitable that large scale solar farms may result in some landscape and visual harm. National and LP policy adopts a positive approach indicating that development will be approved where the harm would be outweighed by the benefits of a scheme. LP SP10 supports development that maintains and enhances the character of the countryside. Guided by Landscape Character Assessments, LP Policy SP 23 seeks to protect and enhance local landscapes. LP SP27 supports renewable energy proposals where the landscape and visual impacts are, when weighed against the benefits, acceptable.
20. Framework, paragraph 187, indicates that the intrinsic character and beauty of the countryside should be recognised. That said, the Framework does not seek to protect, for its own sake, all countryside from development; rather it concentrates on protecting and enhancing valued landscapes in a manner commensurate with their statutory status or identified quality in the development plan.
21. The application was accompanied by a Landscape and Visual Impact Assessment (LVIA) – December 2021, which identified Moderate Adverse harm to landscape character during construction and at Year 1. As for visual impact at Year 15, the LVIA concluded that there would be limited Major to Moderate Adverse effects at 3 Viewpoints (VP). The lpa agrees with these conclusions and did not submit evidence on landscape and visual impact.
22. The site does not form part of a designated landscape and the lpa acknowledges that for the purposes of the Framework, the site is not a valued landscape. Here, it is agreed that the site is not within the setting of the Lincolnshire Wolds National Landscape, and the duty placed on the decision maker under S85 of the Countryside and Rights of Way Act 2000 is not engaged.
23. Of the various landscape character documents referred to, the most relevant is, the East Lindsey District Landscape Character Assessment 2009. This document locates the site within Landscape Character Area E1: Wragby to Horsington Vale

and Farmland. The landscape characteristics of the site and immediate surroundings are consistent with the those listed for this LCA. These are, a predominantly arable agricultural landscape with medium to large-scale fields with some smaller pasture fields, field boundaries comprising well-maintained hedgerows with some mature hedgerow trees albeit fragmented in places, blocks of woodland and linear sections of woodland along field boundaries. Topography is gently undulating and rounded with medium to long distance skyline views enclosed by hedgerows and woodland. Landscape character sensitivity is considered Moderate to High.

24. The landscape character description of LCA E1 notes, but does not explain the justification for the designation, of part of its eastern edge as an Area of Great Landscape Value (AGLV). A previous version of the LP contained a policy guiding decisions within AGLVs. However, that policy is not retained in the current LP. Notwithstanding, the lack of a designation, THAG submits that the assessment of the landscape and visual effects of this scheme should be carried out in the context that the site forms part of a valued landscape. This is largely based on the reference to the AGLV referred to in LCA E1, the proximity to LCA G3: Hainton to Toynton All Saints Wold Farmland, which adjoins a National Landscape and the sensitivity accorded to these areas. In this context, THAG submits that here, the landscape should be accorded substantial protection.
25. The Framework does not define what constitutes a valued landscape. However, given that all landscapes are valued by someone at some time, the term, valued landscape, must mean a landscape that is of value because of attributes that takes it to a level of more than just open countryside. GLVIA3⁵ at Box 5.1, and the complementary advice in TGN 02/21⁶ seek to assist the decision maker in determining the value of a landscape. Albeit using a different scoring system, both the appellant and THAG use TGN 02/21 to assess value. When attributing value to the assessment criteria, THAG uses a scale of low/medium/high, and the appellant uses the terms, community or regional value. Here, given the value the community places on the landscape, the appellant's use of community/regional value is an appropriate measure to identify whether the site sits within a valued landscape.
26. I acknowledge the strong feelings eloquently and passionately expressed at the inquiry and in writing by residents about their attachment to and the value they place on their surroundings. Based on my assessment of the criteria in TGN 02/21, an extensive walk through the immediate landscape of the site, an appreciation of the wider landscape context and the answers given by THAG's landscape witness in cross-examination, there are, on balance, no features or characteristics here that would elevate this site and its surroundings to anything above ordinary countryside or suggest that it would fall to be considered as a Framework paragraph 187a valued landscape.

Landscape Character

27. The solar panels and associated infrastructure, would, sit lightly on the affected fields, with no material change to topography or the removal of significant areas of boundary planting. During construction and early operation of the solar farm there would be, within the site, a Major Adverse effect on landscape character reducing

⁵ Guidelines for Landscape and Visual Impact Assessment Third Edition 2013.

⁶ Assessing Landscape Value Outside National Designations May 2021.

to Minor Adverse within some 0.6km east and west of the site. To the south and north, changes in landscape character would be limited to Minor Adverse by the localised ridgeline hedgerows along Sturton Road/Lane and the extensive and dense Sotby Wood. There would be no significant adverse effects on the landscape character of the wider LCA or adjoining LCAs. Although the construction period would be short, and at a time when the mitigation planting would be young, these adverse impacts cannot realistically be avoided. Thus, the weight attached to these early adverse effects is reduced.

28. During the 40-year life of the solar farm, the adverse landscape character changes within the site boundaries would inevitably remain; that is the nature of the beast. However, as the mitigation planting matures, changes in landscape character beyond the site would be small and, in places, imperceptible. After decommissioning, the mature landscape mitigation would be retained and maintained to allow for the agricultural reuse of the site. This would be a significant landscape and biodiversity benefit.

Visual Effects

29. My assessment of visual impact is based on views from a significant number of VPs provided by the appellant and THAG. In concluding on visual impact, I acknowledge that, (a) the views obtained from these VPs are a snapshot of the site and do not fully reflect the experience of walkers/riders as they proceed along the road/public footpaths/bridleways and (b) the photographs were taken mostly when the deciduous trees and hedgerows were in full leaf. No important or protected views were identified. My attention was drawn to views of Lincoln Cathedral. However, these views are distant, almost imperceptible and restricted mostly to Sturton Road/Lane. Given the proposed height of boundary hedgerows, the orientation and height of the solar panels, the development would have no material effect on these limited views.
30. Visual receptors consist primarily of walkers, riders and drivers using Sturton Road/Lane and the network of public/permissive footpaths and bridleways. Walkers and riders are of the highest sensitivity and would experience the greatest effect when using the footpaths and bridleways, particularly where they adjoin the boundary of the site. When walking the paths and roads around the site, what is noticeable is the existing high degree of screening provided by hedgerows on field boundaries and the dense woodland blocks within and next to the site. Where hedgerows have been allowed to grow to some 3m these limit views into the site. Where views would be obtained, particularly from the east, where the rolling topography allows for medium distance views, some drifts of panels would be seen even over the landscape mitigation, but against the dense backdrop of Sotby Woods. The impact on these limited views would be Medium Adverse.
31. Two bridleways run northwards from Sturton Road/Lane to Roman Road/Wass Lane. The westerly bridleway/path runs for the most part along the boundary of the easternmost fields and joins the permissive path running along the southern edge of Sotby Wood. The permissive path also runs along the western boundary with Sotby Woods and links to Roman Road. These routes are wide and, in some areas, have dense planting or tall hedges on one side for most of their length. Long stretches of these paths/bridleways have open views to one side, which would be curtailed by the mitigation planting comprising hedgerow planting with deer fencing on the inside. During construction and, taking a conservative view of

potential growth, during Years 1 to 10, walkers and riders would experience a Major Adverse visual effect.

32. Existing hedgerows provide an effective screen and as the mitigation planting matures the degree of screening would be enhanced. Beyond Year 10, adverse visual effects would decrease to Moderate to Minor Adverse, decreasing as the planting matures in density. Regular walkers on these routes fear the creation of a tunnel effect. However, for the most part the existing paths are wide, and they would remain wide post mitigation planting. Overall, whilst there would be an effect on the amenity of these paths, it would not lead to walkers/riders being oppressively enclosed.
33. The second bridleway is located further to the east and runs in a dog-leg fashion northward to Wass Lane. For most of its length, existing hedgerow and tree planting would effectively screen the site. Only at a limited number of points, particularly on higher ground, would parts of the solar farm be visible. Given the degree of separation, in Years 1 to 10, the scheme would result in Moderate Adverse effects reducing to Minor Adverse as the mitigation planting matures.
34. To the west, a public footpath exits Hatton on raised ground that drops gently to join Sturton Road at Park Farm. During construction and at Year 1, the visual effect on walkers would be Major Adverse. As the mitigation planting matures, given the topography, some views across the drifts of panels would still be obtained. Thus, from Year 10 onwards the visual effect on walkers would reduce to Moderate Adverse albeit for a short length of the path.
35. Along Sturton Road/Lane there is a mature boundary hedge that has, in parts, been allowed to grow to some 3m plus. The hedge is punctured in 3 places by field accesses of varying width. During construction and at Year 1, the visual effects on walkers, riders and drivers would be Major Adverse but limited to short glimpses from the field accesses. Beyond Year 10, when the existing hedges and any gaps that have been filled along with the dense block of planting in the field to the north of SCF, the visual impacts would reduce to Minor to Moderate Adverse.

DNO Substation

36. The DNO substation would be constructed off-site next to an existing substation and close to an existing gas plant. The existing facilities are well screened, and the substation sits unobtrusively in the landscape. Post construction there would be a Major Adverse effect, albeit localised, to landscape character. A suggested condition relates to the submission of a landscape scheme, which would include the site of the substation. Additional landscaping in this area would materially reduce the landscape character impact of this feature reducing the landscape and visual effects to Minor Adverse. Whilst close an existing gas plant and next to an existing substation, the DNO substation would not, as some suggest, lead to the industrialisation of the rural area.
37. Drawing all of the above together, it is inevitable that located in a countryside location a solar farm of this scale would have some adverse landscape character and visual impacts. However, through a combination of topography, existing screening and the introduction of mitigation planting, the adverse effects would be limited and localised. As the existing and proposed planting matures, the adverse effects, would be acceptably mitigated. The 40-year lifetime of the scheme is significant, and I acknowledge that its presence would extend beyond the lives of

some residents. However, in relative terms only a small part of the countryside would be affected, the remainder would be untouched and remain for residents to enjoy. Following decommissioning, there would be no residual adverse landscape or visual effects, rather the scheme would leave an enhanced landscape.

Other Matters

Agricultural Land

38. The Framework defines Best and Most Versatile (B&MV) agricultural land as Agricultural Land Classification (ALC) Grades 1, 2 and 3a, which covers about 79% of the site. National policy does not place a bar on the use of agricultural land. Rather, they and LP Policies SP10 and SP27, encourage prioritising brownfield or lower-quality land for development. Where significant development of agricultural land is necessary, areas of poorer quality should be preferred with due weight⁷ given to the use of B&MV agricultural land.
39. Key factors in solar farm site selection are, (a) the availability of a network connection and (b) the viability of the connection route. NPS EN-3 highlights that, *"The capacity of the local grid network to accept the likely output from a proposed solar farm is critical to the technical and commercial feasibility of a development."* Here the landowner had a previously approved grid connection for a 60MW gas fuelled power plant. To change from gas to solar generation, the Network Operator requires that the project remains within the land ownership area of the approved gas grid connection, i.e. the Sturton Estate. Inevitably, this requirement limits the extent of the search area.
40. The site has a firm connection date from August 2025 and is eighth on a list of schemes in the pipeline. However, as I understand it, this is not a queue. The combined export capacity of projects listed ahead of this site amounts to some 4.7GW. Given the regional capacity of some 13.9GW, I have no reason to doubt that if one scheme can complete ahead of the others, it would not have to wait its turn. Thus, at 49.9MW, the scheme, would make a significant and early contribution to the 2030 Solar Roadmap targets.
41. Based on a search area determined by the Network Operator's requirements, the Site Search Document (SSD), records that there are no, previously developed, brownfield, contaminated or industrial sites available. The SSD assessed 6 parcels of Sturton Estate land that could potentially accommodate a solar farm of this scale. For various reasons, including land quality, the operational requirements of the farm, the presence of significant HAs, multiple gas pipelines and proximity to the point of connection, the appeal site came out as the preferred option. It is reasonable to conclude that the use of agricultural land is necessary.

Economic Benefits of B&MV Land and Food Security

42. Framework paragraph 187b indicates that planning decisions should recognise the economic and other benefits of B&MV agricultural land. World events have brought the issue of food security into sharper focus. The May 2024 WMS recognises the tension between delivering food security and energy security and the need to address the cumulative impacts of solar farms.

⁷ Solar and Protecting our Food Security and Best and Most Versatile (BMV) Land, Written Ministerial Statement 15 May 2024.

43. Whilst use of the site as a solar farm for 40 years is a significant period of time, it is not permanent, nor does it necessarily take the land completely out of agricultural use. Whilst the proposal allows for the land to be used for sheep grazing, there is nothing in planning law that prevents the landowner leaving the land fallow.
44. Modern solar farms sit lightly on the ground with minimal effect on land/soil quality. As grassland and “rested” from intensive arable use, soil health and structure would improve for when the land would revert to agricultural use. It is recognised, that resting land can lead to increased numbers of pollinators, that can increase productivity on adjacent agricultural land⁸. A Soil Management Plan would ensure that there would be minimal impact on soil quality.
45. Currently, the land is mostly used for non-food production. Wheat is grown for bio-ethanol production or animal feed and winter/spring barley, which depending on quality is sold for malting. To maintain viability, the farm is diversifying to a mixture of non-food and biodiversity management. Solar farming is one form of diversification and the Solar Roadmap, coins the term “agrivoltaics”, the integration of solar with arable farming.
46. The unchallenged conclusion on the financial implications of lost production is that there would be a limited impact on farm revenue, with a potential reduction across the site of about £20,500 before, fixed costs, labour and maintenance are included. This loss of variable and weather dependant revenue would be outweighed by the stable revenue generated through solar farming, thus contributing to the long-term viability of the Estate.
47. At the end of 2022, sometime after the Ukraine conflict started, DEFRA identified that the UK’s food supply chain remained highly resilient, displaying a high degree of food security built on diverse sources of supplies. A DEFRA report⁹ in 2024 indicated that the UK food supply chain continued to show resilience. In terms of food, the balance of trade and production was broadly stable with the production to supply ratio for food grown in the UK at around 75%, up from 74% in 2021.
48. The Clean Power Action Plan 2030 and the Solar RoadMap set ambitious targets for the deployment of clean energy capacity by 2030. This includes some 45 to 47GW of solar power. At this scale, it is recognised that the use of agricultural land is inevitable. The 2024 WMS noted that although the total area of agricultural land used for solar is very small and the most ambitious of scenarios for solar generation would result in less than 1% of the nation’s agricultural land being occupied, cumulative impact is an important consideration.
49. Although Lincolnshire is an important agricultural region and has seen a clustering of solar projects, the evidence suggests that the cumulative loss of productive land is minor. In 2023, DEFRA calculated that the UK produced some 14 million tonnes of wheat. In this context, the loss of 100 tonnes would be negligible. As for the county, some 253,856ha was used for cereal crops of which the production on the site would amount for some 0.03%, a negligible loss compared to UK or County production totals. As such there would be no material effect on national or local food security.

⁸ Page 20, Solar Roadmap: United Kingdom Powered by Solar.

⁹ United Kingdom Food Security Report 2024.

Gas Pipeline and Fire Risk

50. A high-pressure gas pipeline crosses the site, and the layout allows for a grassed buffer zone either side of the pipeline. Local concern about locating panels and inverters near the pipeline is understandable. However, solar farms represent a low fire risk and are commonly developed alongside such infrastructure. Here, the inverter/transformer cabinets would be set back from the pipeline. National Gas Transmission plc has, subject to conditions, has no objection. The Statement of Common Ground confirms that the buffer zone would be sufficient, and any practical issues could be addressed by condition. Solar farms are a low fire risk and there is no gas safety reason to refuse permission.

Traffic and Access

51. The Highway Authority and Ipa have no objection to the proposal on traffic grounds. Deliveries to the site would be made by heavy commercial vehicles (HCV) over a 20-week construction period. The intention is that HCVs would use a one-way route arriving from the A158 and departing to the east along Sturton Road/Lane to join the B1225. The largest HCV flows would occur in weeks 2 to 13, totalling some 400 vehicles. This would equate to some 6 one-way HCV movements per day. Staff trips would be made by car, minibus or light commercial vehicles. The number of staff trips would vary depending on the construction schedule and mainly occur at the start and end of the working day.
52. Sturton Road/Lane, which is already used by HCVs, is a 2-way single carriageway some 4.5m wide with grass verges of varying depth. To mitigate the impact of additional HCV traffic, 3 conditions are proposed. Passing places would be provided, which, after decommissioning, would remain as a benefit to local road users. A Highways Method Statement would provide for pre- and post-construction highway dilapidation surveys and the subsequent mitigation of any damage. Finally, a Construction Transport Management Plan would provide for, the routing of construction vehicles, the timing of deliveries and the implementation of a temporary signing strategy.
53. A concern raised is the potential impact of construction traffic on the ability of aged persons and those with limited mobility to use the highways for access and exercise. Whilst the development would result in increased traffic, this would be for a temporary period, 20 weeks, and limited to Sturton Road/Lane. Given the limited duration and daily extent of traffic movements and the suite of conditions proposed, the proposal would not have an unacceptable impact on the safety and free flow of traffic on the local highway network including its use by walkers and horse riders. The relatively low level of daily HCV movements, the limited duration of these movements and the ability to control their timing would not place an unacceptable burden on or prevent those with limited mobility from safely using the highway for access and exercise.

Living Conditions

54. There are several isolated dwellings and groups of residences in the area, including some used as holiday accommodation. A Glint and Glare Assessment and a Noise Assessment indicate that no residential property would be adversely affected. I have no reason to disagree with those conclusions. Several properties, including those used as holiday lets, would have views over the site and, until the proposed screen planting matured sufficiently, would have direct views of the

panels. That said, given the degree of separation and the likely limited duration of visual impacts, the development would not materially affect the living conditions of residents to the extent that those dwellings would be unacceptable places to live in. Nor, given the highly localised effect on the landscape, should there be an unacceptable effect on the attractiveness or use of properties as holiday accommodation. There would be no conflict with LP Policy SP10.

Community Consultation

55. PPG¹⁰ encourages pre-application community consultation. The applicant followed the PPG guidance and carried out consultation before submission. Once submitted, the lpa was responsible for publicising the application, and there is no criticism of how it did so. Although the appellant's handling of the initial consultation on the amended plans was, to put it mildly, problematic, this was corrected, and residents were given a further opportunity to comment. Overall, the community has had sufficient opportunity to participate in the process.

Benefits

56. The solar farm would have an installed capacity of some 49.9MW, with the capacity to generate some 70GWh of electricity per annum. The proposal could power some 21,000 homes, displace some 12,500 tonnes of CO₂ emissions annually and potentially displace up to 500,000 tonnes over the 40-year life of the solar farm. These figures are not disputed and represent a significant contribution to mitigating the adverse effects of climate change.
57. Framework paragraph 168a indicates that significant weight should be attached to the benefits of renewable energy. The lpa and the appellant attach very substantial weight to the benefits associated with renewable energy and the contribution to a net zero future of this scheme. The Framework reference to significant weight refers to renewable energy in the widest sense and I see no reason why, as a matter of planning judgement, greater than significant weight can be attached to the benefits of a particular proposal.
58. The Climate Change Act set as a binding target the achievement of net-zero by 2050 and more recently committed the UK to reducing emissions by 78%, compared to 1990 levels, by 2035. The Clean Growth Strategy - 2017, the 2020 Energy White Paper, the British Energy Security Strategy - 2022, NPSs, Powering Up Britain - 2023, Clean Power - 2030, and the Solar Road Map - 2025 all identify solar power as a key part of the strategy to achieve net-zero. The foreword to the Solar Roadmap highlights the huge potential of solar generation in achieving energy independence and tackling the climate crisis. Solar farms can be built quickly and are recognised as one of the most established renewable electricity technologies in the UK providing the cheapest form of electricity generation. The Government expects a 5-fold increase in solar deployment by 2035, and the ambition is to deliver 45 to 47GW of solar power by 2030. The Council and County Council have committed to lowering the climate impact of their operations. The achievement of these objectives locally and nationally requires positive action. Accordingly, it is appropriate to attach very substantial weight to the benefits of this proposal in contributing to, energy security, the achievement of net-zero and mitigating the effects of climate change.

¹⁰ Before Submitting an Application Paragraph:010 Reference ID: 20-010-20150326.

59. Biodiversity mitigation measures would provide substantial Biodiversity Net Gains (197% in habitat units and 284% in hedgerow units) as required by LP Policy SP24 and Framework paragraph 187(d). These gains and their maintenance are to be secured by condition. As a benefit, these gains attract significant weight.
60. The appellant submits that economic benefits would arise during construction and contribute to the economic stability and viability of the farm unit through diversification. In the context of little or no local manufacturing or construction jobs being created, the lpa and THAG qualify the weight to be attached to such benefits. Whilst local benefits would be desirable, there is, as far as I am aware, no requirement to just consider local benefits. Whilst the scale of the local economic benefits flowing would be limited, there would be some benefit to the wider UK economy. On balance, the economic benefits attract moderate weight.

Planning Balance and Conclusions

61. Addressing the adverse effects of the climate crisis is recognised as a generational challenge. Delivering clean power by 2030 is a flagship policy of the Government. Framework paragraphs 161 and 168a support the transition to a low carbon future and enjoins the decision maker to give significant weight to the benefits of renewable energy and the contribution to a net zero future.
62. NPSs EN-1 and EN3 highlight that solar is one of the lowest cost ways of generating electricity and that a secure reliable, affordable, net zero consistent energy generating system in 2050 is likely to be composed predominantly of solar and wind. Solar is a key part of the Government's strategy/policy for low-cost decarbonisation of the energy sector and has a role in delivering greater energy independence. This proposal, given a guaranteed grid connection, would make an early and material contribution to achieving local and national objectives relating to tackling climate change, achieving net zero and providing energy security. As such very substantial weigh to these benefits. The Biodiversity Net Gains and economic benefits attract significant and moderate weight respectively.
63. Both national and development plan policy recognise that large scale solar farms may result in some landscape and visual impact harm. However, both adopt a positive approach indicating that development can be approved where the harm is outweighed by the benefits. This is a planning judgement. The adverse landscape impacts identified would be temporary and reversible and relate to highly localised harms that do not go beyond Major Adverse effects at Year 1 reducing to Minor to Moderate Adverse as the proposed planting matures i.e. Years 10 and beyond. As to the effect on users of the public footpaths/bridleways, the visual impacts would be Major Adverse, reducing to Moderate to Minor Adverse as the mitigation planting matures. Overall, taking an in the round view of the degree of landscape and visual harm that would occur over the lifetime of the solar farm, I attach moderate weight to these harms.
64. When considering the effect of a proposal on the setting of a listed building, the decision-maker is required to have special regard to the desirability of preserving its setting. In line with Framework paragraph 212, when weighing the public benefits of the proposal and my conclusion on the heightened significance SCF, I have attached considerable weight to the asset's conservation. Here, the temporary nature of the proposal, the public benefits of this proposal in terms of clean energy generation and mitigating climate change (very substantial weight),

biodiversity net gain (significant weight), and local economic benefits (moderate weight) clearly outweigh the time-limited less than substantial harm to the significance of the Grade 2 listed Sturton Corner Farmhouse. Whilst the heritage effect does not, on its own, justify dismissing the appeal, this harm adds to the landscape harm identified above.

65. Although most of the site is B&MV land, the proposal would, in addition to solar farming, ensure that the land remains available for food production. The appellant has justified the use of B&MV land. The proposal accords with national and development plan policies regarding the use of B&MV land. The proposal would not result in unacceptable harm to the safety of pedestrians and vehicles on the adjoining highway. These matters attract neutral weight.
66. Whilst there would be time-limited localised landscape/visual harm in conflict with the relevant development plan policies and some harm to the significance of a HA, the imperative to tackle climate change, achieve net zero targets and contribute to energy security as recognised in legislation and energy policy, and the other benefits of the scheme clearly and decisively outweigh those harms. Accordingly, and having taken all other matters into account, the appeal is allowed.

Conditions

67. The list of conditions includes pre-commencement conditions and are acceptable to the appellant. Where necessary in the interests of precision and enforceability, several of the conditions have been amended. To ensure consistency with Condition 19 - External Lighting, I have deleted the reference to details of temporary lighting from Condition 12 - Construction Method Statement.
68. In the interests of clarity and certainty, conditions 2 and 3 are necessary. In the interests of the appearance of the area, conditions 4, 5, 7, 16 and 19 are reasonable and necessary. In the interests of maintaining and enhancing biodiversity, conditions 13, 14 and 15 are reasonable and necessary. In the interest of mitigating the effect on buried archaeology, conditions 8, 9 and 10 are reasonably necessary. In the interests of protecting neighbours' living conditions, condition 12 is reasonable and necessary. To mitigate the potential for flooding and to mitigate water pollution, conditions 17 and 18 are reasonable and necessary. In the interests of highway safety, conditions 6 and 11 are reasonably necessary. To mitigate the impact of the development on soil structure, condition 20 is reasonable and necessary.
69. THAG suggested 2 conditions relating to noise and glint and glare complaints. Both the appellant and the lpa indicated that the supporting information supplied with the application demonstrated that there would be no material adverse impacts relating to either of these matters and that other legislation and controls are available to the Council should concerns arise. I have no reason to disagree with those conclusions, and the suggested conditions are unnecessary.

George Baird

INSPECTOR

SCHEDULE OF CONDITIONS

1. The development hereby permitted shall be commenced before the expiration of 3 years from the date of this permission.

Drawings

2. The development hereby permitted shall be carried out in accordance with the following approved plans.
 - Site Location Plan (PPP044.300.05)
 - Site Layout Plan (PPP044.301.06)
 - Consolidated Landscape Masterplan (21-393-SK03 Rev C)
 - Mounting Structure Details (P044.306.00)
 - Private Substation Details (P044.308.00)
 - Storage Container Details (P044.311.00)
 - Pad Mount Transformer Details (P044.312.00)
 - Communication Cabinet Details (P044.310.00)
 - Inverter and Transformer Details (P044.309.00)
 - Compound Plan (P044.305.00)
 - DNO Substation Details (P000.307b.01)
 - Private Substation Details (P044.307c.01)
 - DNO Substation Plan (P000.307.00)
 - DNO Substation Compound Plan (LTP/4899/T3/01.01.0).

Temporary Permission

3. The planning permission hereby granted shall be for a temporary period only, expiring 40 years after the First Export Date of the development, with the exception of the substation and associated grid connection infrastructure, which are permitted to remain on site beyond that period. Written confirmation of the First Export Date shall be provided to the local planning authority within 14 days of the event.

Decommissioning and Restoration

4. In the event the development ceases to export electricity to the grid for a continuous period of 12 months, a scheme of restoration for the removal of the solar panels and any associated equipment, shall be submitted to and approved in writing by the local planning authority within 6 months from the end of the 12-month period. The restoration scheme shall include details of the retention of any approved boundary treatment(s) and planting. The approved scheme of restoration shall then be fully implemented within 18 months of written approval being given.
5. Not less than 18 months before the expiry of 40 years from the first export of electricity, a Scheme for the Decommissioning of the solar farm, including land restoration, shall be submitted for written approval by the local planning authority. The approved scheme shall provide for the dismantling and removal of the solar farm, and all associated above and below ground infrastructure, with the exception of the substation and any associated grid connection infrastructure

which are permitted to remain in situ thereafter, and for the land to be restored in accordance with the approved scheme and timescales. The scheme for decommissioning shall also include the management and timing of any works, a Traffic Management Plan to address likely traffic impact issues during the decommissioning period, an environmental management plan to include details of measures to be taken during the decommissioning period to protect wildlife and habitats, and details of site restoration measures.

Road Widening

6. No part of the development hereby permitted shall be commenced before the works to improve the public highway by means of road widening to all areas as shown on Drawings Nos. [LTP 4899 T2 00 01, T3 01 01, T1 01 04, 01 05, 01 06, 01 07 and 01 09] including 7 passing places to and from the substation and solar farm routes have been certified complete by the local planning authority.

Highways Method Statement

7. No development shall take place and no construction traffic shall enter the site until a Highways Method Statement setting out the details for pre-development and post-construction highway dilapidation surveys, along the section of Sturton Road from the junction of the road with the proposed substation to the proposed site access has been submitted to and approved in writing by the local planning authority.

No development shall take place, and no construction traffic shall enter the site until a pre-development highway dilapidation survey undertaken in accordance with the approved Highways Method Statement has been submitted to and approved in writing by the local planning authority.

Within one month of the written date of the first export date referred to in condition 3, a post-construction highway dilapidation survey shall be undertaken in accordance with the approved Highways Method Statement, and a scheme of mitigation works including a timetable for their implementation shall be submitted to and approved in writing by the local planning authority. The scheme of mitigation works shall be carried out in accordance with the approved timetable for implementation.

Archaeology

8. No development shall take place until a written scheme of archaeological investigation has been submitted to and approved in writing by the local planning authority. This scheme should include the following:
 - a. An assessment of significance and proposed mitigation strategy (i.e. preservation by record, preservation in situ or a mix of these elements).
 - b. A methodology and timetable of site investigation and recording.
 - c. Provision for site analysis.
 - d. Provision for publication and dissemination of analysis and records.
 - e. Provision for archive deposition.
 - f. Nomination of a competent person/organisation to undertake the work.

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

9. The archaeological site work must be undertaken only in full accordance with the approved written scheme referred to in Condition 8. The applicant will notify the local planning authority of the intention to commence at least 14 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.
10. A report of the Archaeologists' 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; and 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.

Construction Traffic Management Plan

11. No development shall take place (including any ground works, site or vegetation clearance) until a Construction Transport Management Plan (CTMP) has been submitted to and approved in writing by the local planning authority. The CTMP shall include, as a minimum, details of:
 - a) The routing of construction vehicles to and from the site.
 - b) Parking and turning areas for vehicles of site operatives and visitors.
 - c) Timing of deliveries.
 - d) Wheel washing facilities.
 - e) Temporary traffic management and signage.
 - f) Measures to prevent surface water discharge onto the public highway.
 - g) The provision of a bound surface for the first 5 metres of the site access.
 - h) Completion and maintenance of the access prior to use.
 - i) Visibility splays.
 - j) Measures to ensure the safety of public rights of way, including signage and repair/reinstatement arrangements, and
 - k) Removal of all temporary works.

The approved CTMP shall be strictly adhered to throughout the construction period.

Construction Method Statement

12. No development shall take place (including any ground works, site or vegetation clearance) until a Construction Method Statement (CMS) has been submitted to and approved in writing by the local planning authority. The CMS shall include, as a minimum:
 - a) Construction hours.
 - b) Procedures for reporting and responding to complaints, and
 - c) Measures to control dust emissions during construction.

The CMS shall be produced in accordance with the Code of Construction Practice, BS 5228: Noise and Vibration Control on Construction and Open Sites, the BRE/DTi Control of Dust from Construction Sites (February 2003), and the Institute of Air Quality Management Guidance on the Assessment of Dust from Demolition and Construction.

The development shall be carried out in accordance with the approved CMS.

Biodiversity Method Statement

13. No development shall take place (including any ground works, site or vegetation clearance) until a Biodiversity Method Statement has been submitted to and approved in writing by the local planning authority. The approved Biodiversity Method Statement will inform the Construction Environment Management (Biodiversity) Plan to be submitted under Condition 14 and will be based on the information within the Preliminary Ecological Appraisal submitted with the application by James Blake Associates.

The Biodiversity Method Statement shall include the following:

- a. Precautionary mitigation methods to be implemented for the protection of protected and priority species, including breeding birds, great crested newts, water vole, and otter.
- b. A schedule detailing seasonal timing for precautionary works and surveys.
- c. An update site walk-over within 3 months of commencement to:
 - confirm that the condition/management of the onsite habitats is consistent with that recorded during the ecological assessment, such that the potential for protected species to occur has not significantly changed or reflect changes that have occurred, and
 - identify any changes to or additional badger setts. Should new setts be identified during the pre-works walk over and/or monitoring during the construction period, all required surveys, layout changes and/or mitigation/licensing will be implemented prior to further works being undertaken in the vicinity of the sett/s.
- d. Precautionary methods for reptiles during vegetation clearance.
- e. Precautionary methods to avoid capture of animals within open trenches and use of temporarily stored materials as refugia.
- f. Precautionary measures for badger and their setts.
- g. Procedure to be followed should a protected species be found within the construction area.

The works shall be carried out in accordance with the approved details and shall be retained in that manner thereafter for the duration of the construction phase.

Construction Environment Management Plan (Biodiversity)

14. No development shall take place (including any ground works, site or vegetation clearance) until a Construction Environment Management Plan for Biodiversity (CEMP (Biodiversity)) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following:

- a) Purpose and objectives for the proposed works.
- b) Reference to the Biodiversity Method Statement submitted and approved under Condition 13.
- c) The identification of biodiversity protection zones and the use of protective fences, exclusion barriers and warning signs.
- d) Detailed design(s) and/or working method(s) necessary to achieve stated objectives.
- e) Sensitive lighting proposal with reference to the Bat Conservation Trust 'Guidance Note 8: Bats and Artificial Lighting 08/23'.
- f) Extent and location of proposed works shown on appropriate scale maps and plans for all relevant species and habitats.
- g) Reference to any environmental permits required and any relevant mitigation measures.
- h) Reference to the arboricultural method statement to protect retained trees and hedgerows.
- i) Timetable for implementation, demonstrating that mitigation works are aligned with the proposed phasing of construction.
- j) Persons responsible for implementing the mitigation works, including times during construction when specialist ecologists need to be present on site to undertake/oversee works.
- k) Initial aftercare and reference to a long-term maintenance plan (where relevant).
- l) Disposal of any wastes for implementing work.

The works shall be carried out in accordance with the approved details and shall be retained in that manner thereafter for the duration of the construction phase.

Landscape and Ecological Management Plan

15. No development shall take place (including any ground works, site or vegetation clearance) until a Landscape and Ecological Management (and Monitoring) Plan (LEMP) has been submitted to and be approved in writing by the local planning authority. The content of the LEMP will be based on the information submitted within the Preliminary Ecological Appraisal, James Blake Ecology (JBA/21/393), Great Crested Newt EdNA Report, James Blake Ecology (JBA 21/393), Water Vole & Otter Survey, James Blake Ecology (Ref: JBA 21/393), Breeding Bird Survey, James Blake Ecology (Ref: JBA 21/393), Consolidated Landscape Masterplan (Ref: 21-393-SK03 Rev C) and Biodiversity Net Gain Assessment, James Blake Ecology (JBA 21/393). The Plan will include the following:
- a. Description and evaluation of features to be managed.
 - b. Constraints on site that might influence management.
 - c. Demonstrate the ability to deliver an overall Biodiversity Net Gain of at least 197.18% in habitat units and a net gain in hedgerow units of at least 284.67%.
 - d. Details of additional biodiversity enhancements to be provided for priority and red/amber list bird species, bats, reptiles and invertebrates.
 - e. Measures to be implemented to ensure habitat connectivity for protected and priority species.
 - f. Appropriate management prescriptions for achieving aims and objectives (including detailed grazing proposals where relevant).
 - g. Information regarding remedial measures.

- h. Precautionary measures for protected species to be followed during operation (e.g. during replacement of damages panels or fencing).
- i. Preparation of a work schedule (including an annual work plan capable of being rolled forward over a 5-year period, for the 40-year duration of the development.
- j. Details of the body or organisation responsible for implementation of the plan.
- k. Details of a long-term monitoring program for all habitats and for breeding birds. The methodology for breeding bird surveys will align with that of the original surveys as documented within the breeding bird, Great Crested Newts, Water Vole and Otter Surveys to enable meaningful comparison with the baseline. Locations will be detailed for fixed point photographs to evidence habitat creation/enhancement. A timetable for monitoring surveys will be included. Habitat/Biodiversity Net Gain and species monitoring including breeding bird surveys will be undertaken in years 3, 5, 10 and 15. Copies of all monitoring reports, including details of any proposed remedial measures and a timetable for their implementation, shall be submitted to and approved in writing by the local planning authority.
- l. The LEMP will include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer, with details of the management body or bodies responsible for its delivery.

The LEMP shall thereafter be implemented in accordance with the approved details.

Landscaping

16. No development shall take place (including any ground works, site or vegetation clearance) until a scheme for the soft landscaping of the site, in accordance with Landscape Masterplan Consolidated (21 393-SK03 Rev C) (incorporating existing flora and using native species), and a timetable for its implementation has been submitted to and approved in writing by the local planning authority. The soft landscaping details shall include:
- a. Proposed tree and shrub species (native species to be used where possible).
 - b. Planting densities and sizes at planting.
 - c. Grassland, meadow, or wildflower mixes (if applicable).
 - d. Hedgerow layout, species mix, and management prescriptions.
 - e. Timetable for planting (e.g., within the first planting season after completion of development).
 - f. Measures for protection during establishment (stakes, guards, irrigation if required).

The soft landscaping of the site shall be implemented in accordance with the approved details and shall be maintained and managed for the lifetime of the development in accordance with a Landscape Management Scheme to be submitted to and approved in writing by the local planning authority. Any trees or plants which within a period of 15 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Sustainable Drainage

17. No development shall take place (including any ground works, site or vegetation clearance) until a detailed sustainable surface water drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The detailed drainage scheme shall demonstrate that the surface water generated by this development (for all rainfall durations and intensities up to and including the climate change adjusted critical 100-year storm) can be accommodated and disposed of without increase to flood risk on or off-site. The drainage scheme shall also demonstrate (with reference to published guidance):
- a. That silt and pollutants resulting from the site use can be adequately managed to ensure there is no pollution risk to receiving waters.
 - b. Appropriate operational, maintenance and access requirements for each drainage feature or SuDS component are adequately considered, including any proposed arrangements for future adoption by any public body or statutory undertaker.

The drainage scheme shall be implemented in accordance with the approved details.

18. Prior to the first export of energy from the site, a Verification Report, pertaining to the surface water drainage system and prepared by a suitably competent person, shall be submitted to and approved in writing by the local planning authority. The Report shall demonstrate that the drainage system constructed is consistent with that which was approved. The Report shall contain:
- a. Information and evidence (including photographs) of details and locations of inlets, outlets and control structures.
 - b. Landscape plan.
 - c. Full as built drawings.
 - d. Information pertinent to the installation of those items identified on the critical drainage assets drawing. and
 - e. the submission of an operation and maintenance manual for the sustainable drainage scheme as constructed.

External Lighting

19. Except for the approved DNO Substation emergency lighting, no external lighting shall be installed on the site at any time, during construction or operation.

Soil Resources Management Plan

20. No development, except for Enabling Works, shall take place until a written Soil Resources Management Plan has been submitted to and approved in writing by the local planning authority. The submitted details shall include:
- a) Areas of soil to be protected from earthworks and construction activities.
 - b) The areas and types of topsoil and subsoil to be stripped, stockpile locations.
 - c) The methods for stripping, stockpiling, re-spreading and ameliorating landscape soils. and,

d) Details for the sustainable re-use of soils.

The submitted Soil Resources Management Plan shall specifically take into account the Defra Construction Code of Practice for the Sustainable Use of Soils on Construction Sites. The development shall proceed in accordance with the approved plan.

APPEARANCES

FOR THE APPELLANT

Richard Kimblin KC instructed by Philip Kratz, Seddons GSC.

He called:

Gail Stoten BA (Hons) PG Cert Res MCIfA FSA.
Heritage Executive Director, Pegasus Planning Group.

Mary Fisher BSc MA CMLI.
Partner, Abseline LLP Landscape Planning Consultants.

Robert Shaw BSc (Hons), Dip TP, MRTPI.
Managing Director, Third Revolution Projects Limited.

FOR THE LOCAL PLANNING AUTHORITY

Freddie Humphreys, Counsel instructed by Lisa Davies, South Holland District Council.

He Called:

Emilie Wales, BA (Hons) MSc.
Heritage Consultant.

David Wordsworth, BSc (Hons), Dip TP, MRTPI,
Connekt Planning Limited.

Jane Baker MRTPI.
Principal Planning Officer, East Lindsey District Council.

FOR THE HATTON ACTION GROUP

Daniel Stedman-Jones, Counsel instructed by The Hatton Action Group.

He called:

Elizabeth Mayle BA (Hons), MA, IHBC.
Heritage Consultant.

Peter Radmal MA, B.Phil, CMLI.
Peter Radmall Associates.

Michael Spence BA (Hons), MLD, CMLI, REIA, FRGS.
Principal MSEnvision.

Melvin Grosvenor.
Grosvenor Consultancy.

INTERESTED PERSONS

Cllr N Oliver.
Cllr W Gray.
Cllr D Simpson.
Cllr R Yarsley.
Cllr L Codrington.
Ms Belstead.
Ms D Hoban.
Ms A Howarth.
Ms J Gough
Ms K Coll.
Ms E MacPherson.
Mr A Clark.
Mr M Gough.
Ms A Watson.
Ms S Goulsbra.
Mr N Pierce.
Ms C MacPherson.
Mr B King.
Ms J Dows.
Ms L Clark.

DOCUMENTS SUBMITTED AT THE INQUIRY

Doc 1 - Letter from the Rt Hon Victoria Atkins MP.
Doc 2 - Lincolnshire County Council, Energy Infrastructure Position, 5/12/23.
Doc 3 - Lincolnshire County Council, Energy Infrastructure Position, Resolution.
Doc 4 - Guidance – Principles of Selection for Listed Buildings.
Doc 5 - CRoW Act Guidance.
Doc 5 - Biodiversity Net Gain Update Statement.
Doc 6 - Signed Statement of Common Ground.
Doc 7 - Notes on Points of Law.
Doc 7 - Reconsultation Letter dated 12 September 2025.
Doc 8 - Reconsultation Timeline Note prepared by the appellant.
Doc 9 - List of Suggested Planning Conditions.
Doc 10 - Reasons for Suggested Planning Conditions.
Doc 11 - Appellants Agreement to Pre-Commencement Conditions.
Doc 12 - Written Statement from Cllr N Oliver.
Doc 13 - Written Statement from Cllr W Gray.
Doc 14 - Written Statement from Cllr D Simpson.
Doc 15 - Written Statement from Cllr R Yarsley.
Doc 16 - Written Statement from Cllr L Codrington.
Doc 17 - Written Statement from Written Statement from Ms D Hoban.
Doc 18 - Written Statement from Ms A Howarth.
Doc 19 - Written Statement from Ms J Gough
Doc 20 - Written Statement from Ms K Coll.
Doc 21 - Written Statement from Ms E MacPherson.
Doc 22 - Written Statement from Mr A Clark.
Doc 23 - Written Statement from Mr M Gough.
Doc 24 - Written Statement from Ms A Watson.

- Doc 25 - Written Statement from Ms S Goulsbra.
- Doc 26 - Written Statement from Mr N Pierce.
- Doc 27 - Written Statement from Ms C MacPherson.
- Doc 28 - Written Statement from Mr B King.
- Doc 29 - Written Statement from Ms J Dows.
- Doc 30 - Written Statement from Ms L Clark.