

Great North Road Solar and Biodiversity Park

Design Approach Document - Part 2 of 4

Document reference – EN010162/APP/5.6

Revision number 1

June 2025

Infrastructure Planning (Applications: Prescribed Forms and
Procedure) Regulations 2009, APFP Regulation 5(2)(q)

5.2.2 Changes to the Development Layout

5.2.2.1 Design Changes near Maplebeck

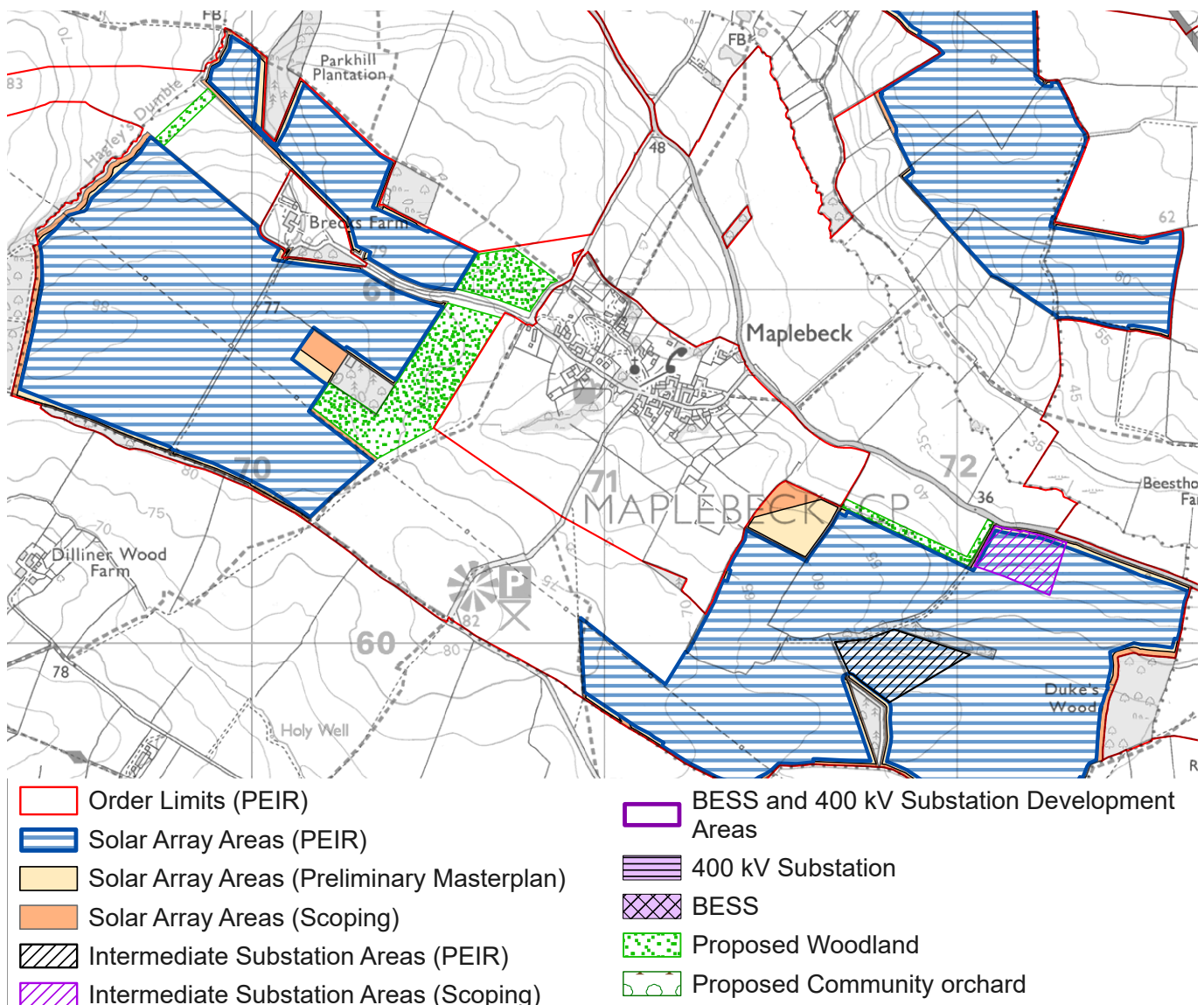
57 Between Scoping and the Preliminary Masterplan:

- Set back of closest panel area southeast of Maplebeck to avoid development on the more visually prominent slopes facing the village.
- Omission of solar panels from adjacent to woodland south of Brecks Farm to create ecological mitigation area.

58 Between Preliminary Masterplan and PEIR:

- The Maplebeck Road intermediate substation was removed southwest to reduce visibility from the local road and make use of screening by existing woodlands.
- New woodlands to the west of Maplebeck were incorporated to screen solar areas from the southwestern side of the village and for people using nearby footpaths. It was also anticipated that woodland in this area may assist in slowing water run-off and help alleviate existing flooding issues.

59 Further reduction in solar area southeast of Maplebeck to facilitate associated development (as part of NG+, see section 7) of proposed flood alleviation pond and ecological enhancements.



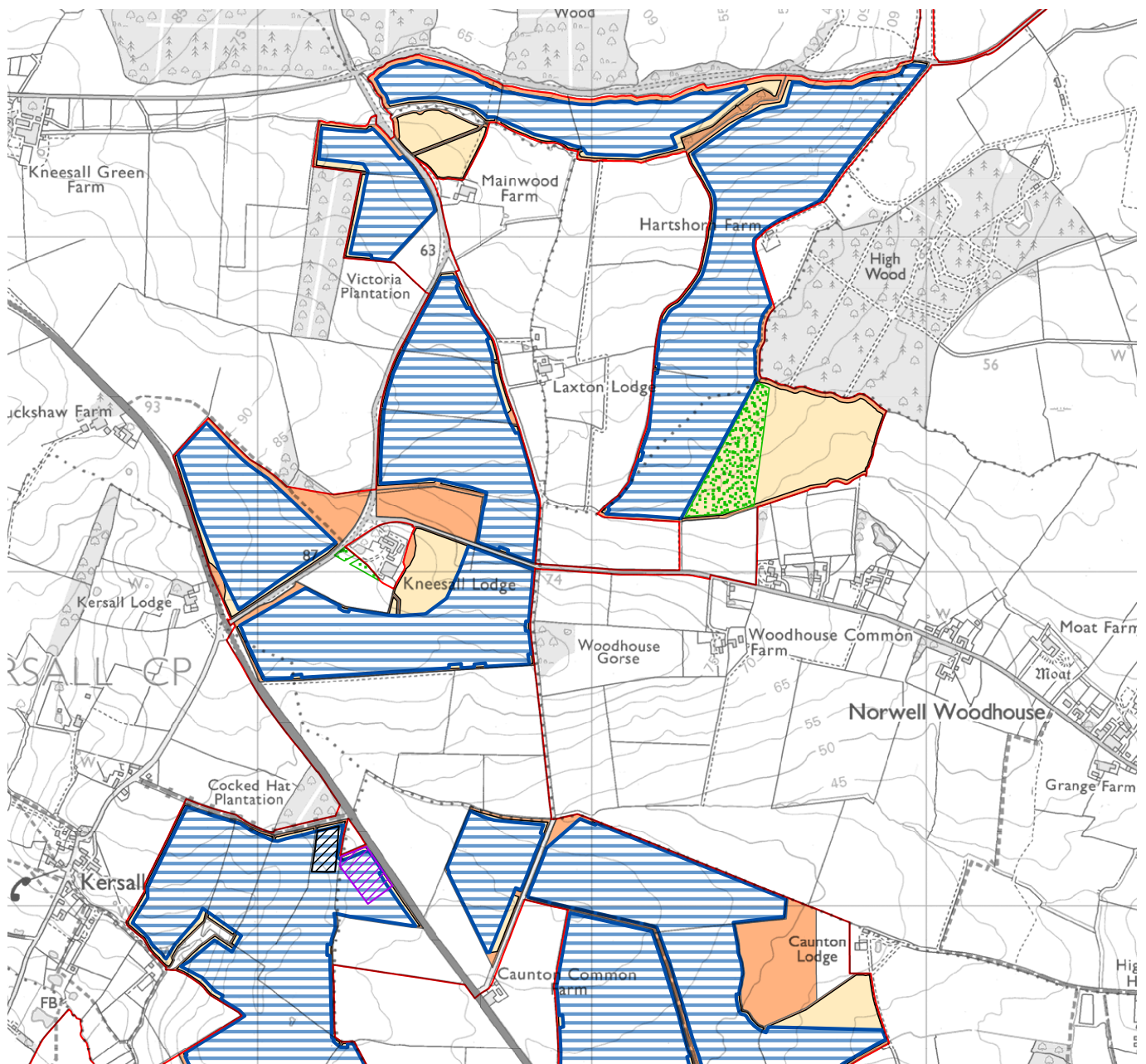
5.2.2.2 Design Changes near Norwell Woodhouse

60 Between Scoping and the Preliminary Masterplan:

- Set back of solar areas from residential properties, to the west and southwest of the properties at Cauntun Lodge and north of Kneesall Lodge.

61 Between Preliminary Masterplan and PEIR:

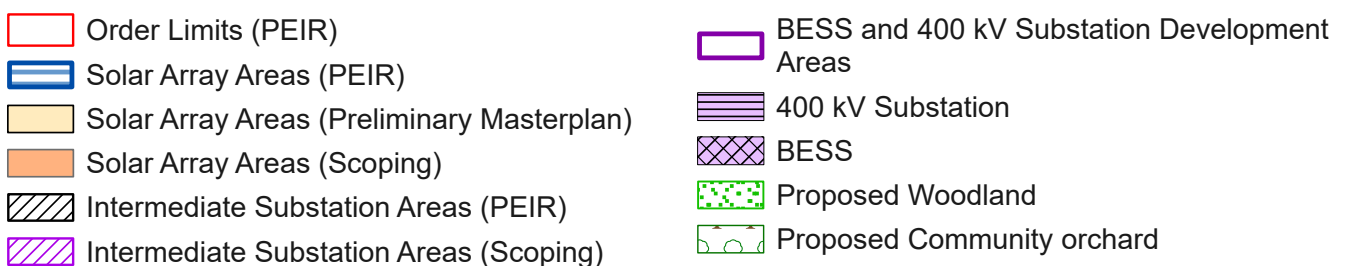
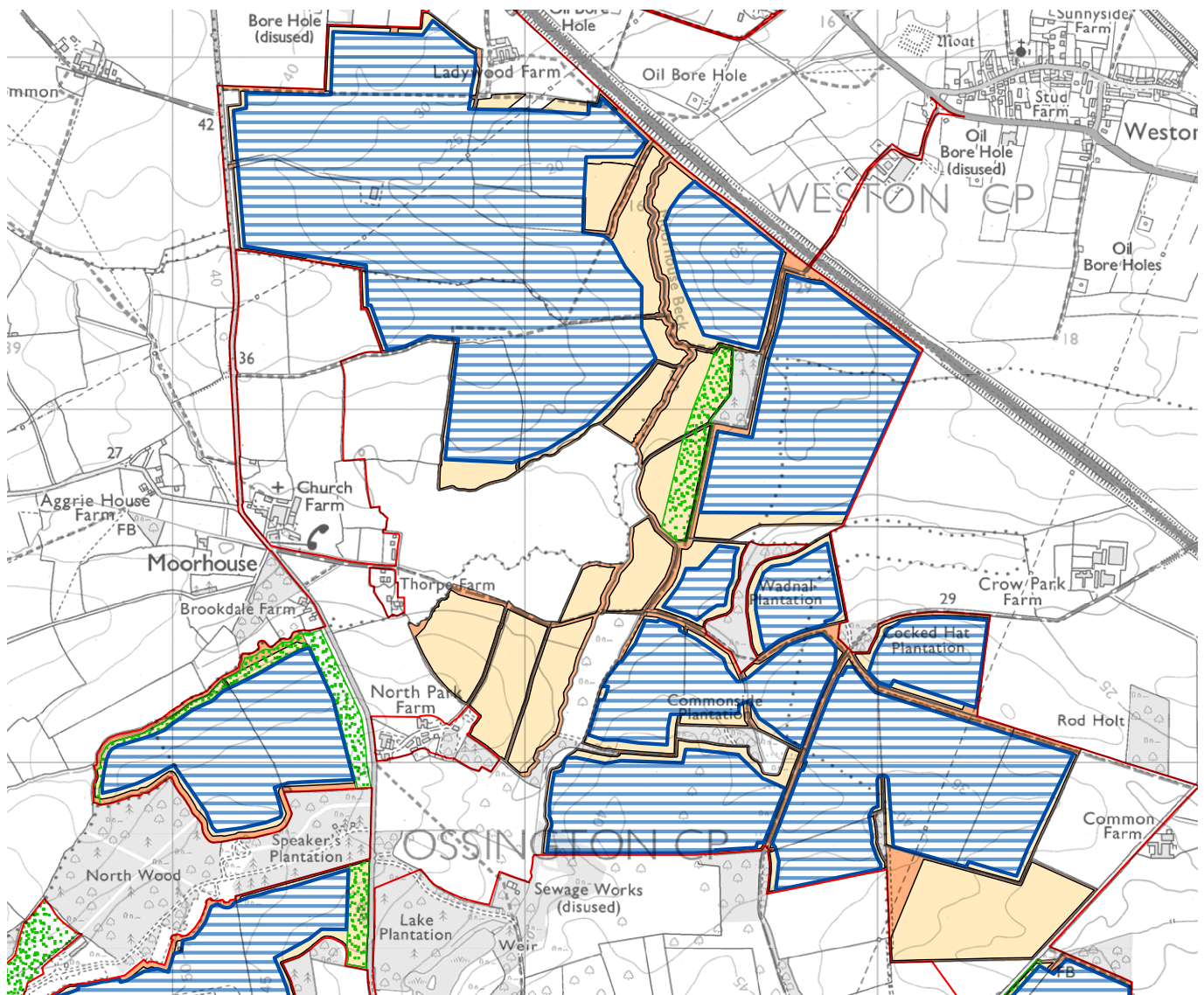
- Removal of one of the two potential areas for the Lime Lane intermediate substation to reduce visibility from the A616.
- Removal of solar panels south of High Wood from slopes facing towards Norwell Woodhouse and new woodland in the area to screen panels further west.
- Further set back of solar area to south of property at Cauntun Lodge and removal of panel areas north of Mainwood Farm and east and southeast of Kneesall Lodge in response to comments from householders during consultation in relation to visual amenity.



5.2.2.3 Design Changes near Moorhouse

62 Between Preliminary Masterplan and PEIR:

- Removal of solar areas alongside Moorhouse Beck due to the smaller scale pastoral character and higher flood risk (Flood Zone 3) in this area. This change also aids in optimising provision of ecological enhancement and reducing visibility of the Development from homes near Thorpe Farm.
- Reduction of solar areas and new woodlands proposed along Ossington Road south of Moorhouse (west of Lake Plantation) to screen panel areas, mitigating visual impact on local road users, and to enhance wooded character.
- Removal of solar from the field southwest of Common Farm, reflecting final land agreements.



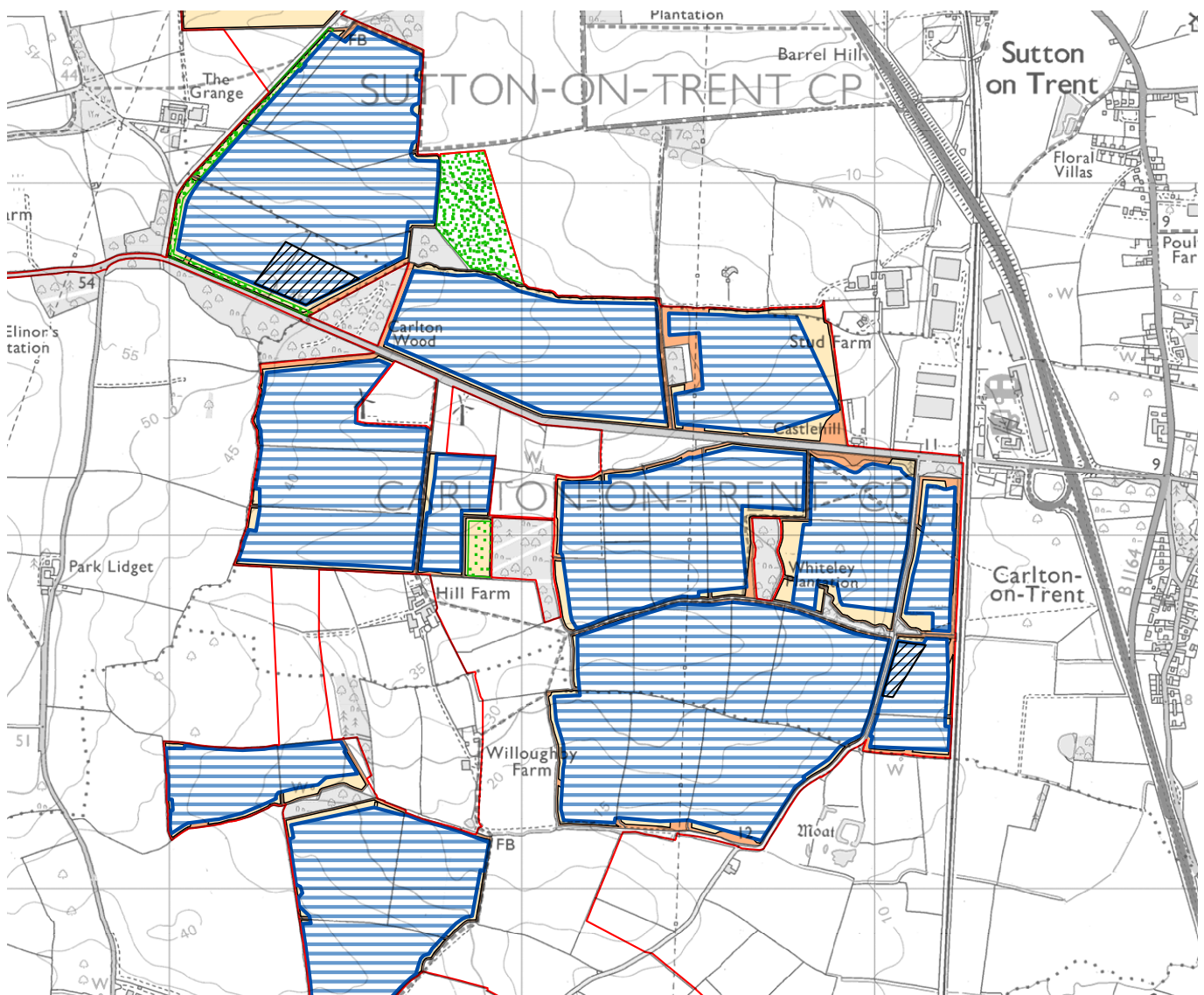
5.2.2.4 Design Changes near Carlton on Trent

63 Between Scoping and the Preliminary Masterplan:

- Set back of solar areas from residential properties at Castle Hill to mitigate effects on residential visual amenity.
- Introduction of a woodland belt around the Ossington Road intermediate substation to mitigate visual effects on road users and reinforcing the wooded character of the area.

64 Between Preliminary Masterplan and PEIR:

- Increased set back of solar areas from residential properties at Castle Hill and Stud Farm to mitigate effects on residential visual amenity.
- New woodlands proposed extending northeast of Carlton Wood and west from woodland east of Hill Farm to enhance wooded character in the area and provide ecological enhancement.



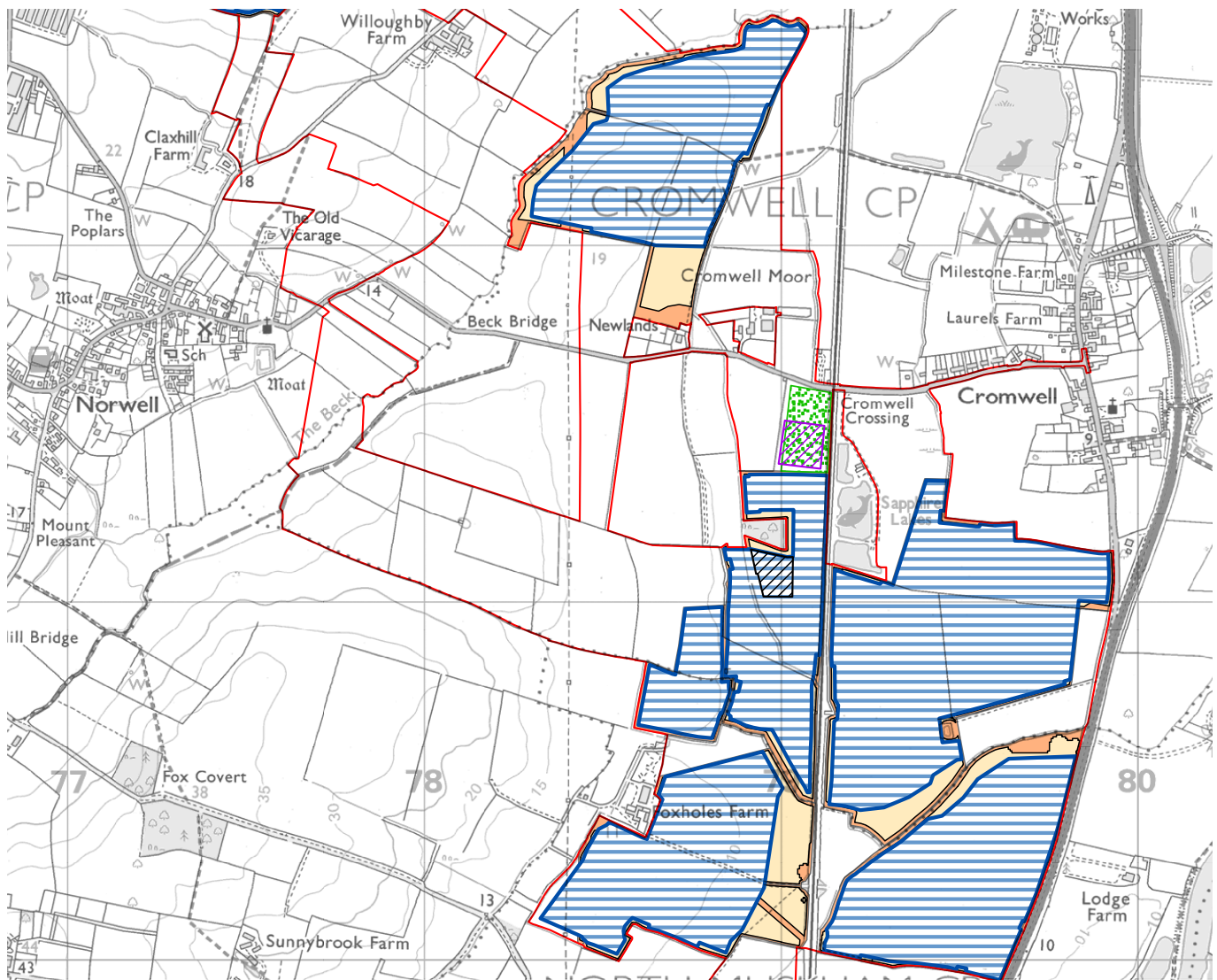
5.2.2.5 Design Changes near Cromwell

65 Between Scoping and Preliminary Masterplan:

- Set back of solar area from residential property at Newlands to mitigate effects on residential visual amenity.

66 Between Preliminary Masterplan and PEIR:

- Increased set back of solar areas from residential property at Newlands in response to comments from householders during consultation in relation to visual amenity.
- Reduction of the extent of solar areas within area of higher flood risk (Flood Zone 2) between Foxholes Farm and the A1, supported by detailed hydrological modelling.
- Location of Cromwell Crossing substation moved further south away from homes, and south of existing woodland to provide screening of views from Norwell Lane and mitigate potential noise impacts.



5.2.2.6 Design Changes near North Muskham and Bathley

67 Between Scoping and Preliminary Masterplan:

- Omission of areas close to residential properties at Bracken Farm, Oak Farm, Cordon Lodge, Downside Cottage and Moor House to mitigate effects on residential visual amenity, also reducing extent of solar areas within area of higher flood risk (Flood Zone 2).
- Omission of panels within areas of highest flood risk (Flood Zone 3).

68 Between Preliminary Masterplan and PEIR:

- Increased set back of solar areas from residential property at Bracken Farm in response to comments from householders during consultation in relation to visual amenity, and provision of a community orchard.
- Further reduction of the extent of solar areas within area of higher flood risk (Flood Zone 2) to the west of the B6325, supported by detailed hydrological modelling.
- Omission of Norwell Crossing substation as ongoing development of the electrical design indicated it would not be required.

