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To the applicant

Our Ref: EN010162

Date: 22 July 2025

(By email only)

Dear Elena Sarieva,

Planning Act 2008 – section 51

Application by Elements Green Trent Limited for an order granting development consent for the Great North Road Solar and Biodiversity Park

Advice following issue of decision to accept the application for examination

On 23 July 2025 the Secretary of State decided that the application for the above project satisfied the acceptance tests under section 55 of the Planning Act 2008 (PA2008). The Planning Inspectorate's acceptance checklist and the application documents have been published and made available on the project page of our website.

In undertaking checks at the acceptance stage, the Inspectorate has made some initial observations in relation to the application. This letter comprises advice to the applicant provided under section 51 of the PA2008 in respect of these initial observations. The applicant should pay attention to its content and consider how appropriate action might be taken in response.

Consultees identified on a precautionary basis

Given the individual circumstances of this case, the Planning Inspectorate advises taking a precautionary approach to consultation under s42(1)(a) of PA2008 to ensure that all persons potentially affected by, or potentially likely to have an interest in the application are given the opportunity to participate fully in the examination of the application.

On this basis, the applicant may wish to serve notice on the bodies listed in Box 6 of the section 55 checklist when it serves notice of the accepted application under s56(2)(a) of the PA2008, unless there is a specific justification why this is not necessary.

Water Bodies in a River Basin Management Plan (Doc 2.6), Environmental Statement figure 9.4 (Doc 6.3.9.4), ES figure 9.6 (Doc 6.3.9.6), Figures within the Flood Risk Assessment (Doc 6.4.9.1) and Water Framework Directive Assessment (Doc 6.4.9.2)

The applicant is advised to review these figures for clarity and consistency. The figures present varying levels of detail, geographic extent and sub sections/ catchments, waterbody naming and waterbody routes. The Inspectorate advises that the figures should show a consistent presentation of data. The figures should also show, where relevant, the extent of main rivers and ordinary watercourses.

Statutory and non-statutory features of Historic Environment Plan (Doc 2.17)

The applicant is advised to review these figures for clarity, specifically relating to the following points:

- due to the scale of the icons used and similar colouring, it is difficult to differentiate between Historic Environment Record (HER) assets and listed buildings/ grades
- a very similar colouring scheme between HER recorded 'undated' period and scheduled monuments keys has been used
- due to the small scale of the icons, the labelling sometimes obscures the record being shown.

Environmental Statement (ES), Chapter 7, figures 6.3.7.11.1 – 6.3.7.11.55

The Landscape and Visual Impact Assessment (LVIA) contained within the ES, Chapter 7 details the analysis undertaken for 55 viewpoints from the visualisations contained within figures 6.3.7.11.1 – 6.3.7.11.55. The technical appendix detailing the methodology also refers to photomontages and wireline modelling where required.

However, the visualisations and photomontages do not appear to have been provided, as figures 6.3.7.11.1 – 6.3.7.11.55 contain only the location plan of the viewpoint as well as its description. We request that the applicant provide these visualisations and photomontages ahead of the opening of the relevant representation period.

Flood Risk Assessment (Doc 6.4.9.1)

The Flood Risk Assessment (FRA) provides limited explanation of the rationale behind the methodology chosen and the level of agreement with the relevant statutory consultees, in particular the Environment Agency and the Lead Local Flood Authority. This information is however available in part in accompanying documents such as the consultation report.

The applicant is advised to consolidate the information provided on the consultation undertaken and position of agreement with relevant consultees, in particular in relation to the methodology that has been utilised, into an updated FRA. This is of particular relevance to the assessment of waterbodies that are described or represented as tributaries of the Trent but do not appear to have either project specific modelling or reference to existing published studies (for example "The Beck" waterbody which appears to have an associated flood zone 2/ 3 but does not appear to be specifically referred to in the FRA).

Given the geographic scale of the proposed development, the FRA utilises multiple different baseline datasets/ published flood modelling for the differing waterbodies that are

required to be included in the FRA, as well as more targeted site specific modelling (pluvial flood risk and River Greet). However, with reference to the point above on ensuring a clear explanation of the methodology and the specific water bodies included for the benefit of interested parties, the applicant is advised to provide a figure or other explanation as to the relevant geographic areas covered by each of the datasets used in the assessment, the area covered by any site specific modelling, and whether these waterbodies are main river or ordinary watercourses. At present, the FRA relies on insets/ partial figures from the relevant studies and modelling. From the various figures provided with the application, the waterbodies adjacent to or within the order limits appear to be (however the applicant is advised to include all relevant waterbodies):

- River Trent (towards the East)
- The Beck (tributary of the Trent) (West and central)
- Pingley/ Rundell Dyke/ Car Dyke (South)
- Moorhouse Beck (tributary of Goosemoor Dyke) (north)
- Goosemoor Dyke (North)
- The Wink (Southwest)

The FRA should also explain whether there are any increases in flood levels should the waterbodies assessed flood at the same time, as currently these appear to be predominately assessed by individual modelling or use of published studies.

The FRA should also provide the full results of the project specific modelling undertaken, as these are not currently included in full.

Book of Reference (Doc 4.3)

When cross referencing the Book of Reference (BoR) with the applicant's list of statutory consultees some inconsistencies have been identified. There are a number of names included in the BoR which do not either appear on the s44 consultee list within the Consultation Report (Doc 5.1) or they have had a possible name change.

Please can an updated BoR be submitted in the early pre-examination period to ensure that the Planning Inspectorate is able to formally notify all affected parties of the preliminary meeting and draft examination timetable.

Land Rights and Negotiations Tracker (Doc 4.4)

No statuses for negotiations have been provided for Refs. 62, 63, and 64. The table may also benefit from minor reformatting so that numbers and figures which are close to borders are more legible.

The tracker should be updated for these land parcels to show the different statuses for each land interest and re-formatted before the commencement of the preliminary meeting.

Minor errors and omissions

There are minor errors and omissions, as reflected in Box 30 of the acceptance checklist.

Aside from submitting the visualisations and photomontages requested in this letter before the commencement of the relevant representation period, and submitting an updated Book of Reference early in the pre-examination period, the applicant may wish to carry out a review of the minor errors and omissions to be corrected, as listed in Box 30 of the acceptance checklist, and be prepared to submit updated versions of such documents if requested by the appointed Examining Authority.

Please pay close attention to the advice set out in this letter and act on it accordingly. This will contribute towards a more efficient examination and give any future Examining Authority comfort that the documentation is complete and accurate.

We trust you find this advice helpful, however if you have any queries on these matters please do not hesitate to contact our office using the contact details at the head of this letter.

Yours sincerely

Tracey Williams

Tracey Williams
Case Manager

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