Lime Down
Solar Park

Consultation Report Appendices

Appendix F-5: Statutory Consultation under Section 47 of the Planning Act 2008

September 2025

Planning Inspectorate Reference: EN010168

Document Reference: APP/5.2

APFP Regulation 5(2)(q); Planning Act 2008; and Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations

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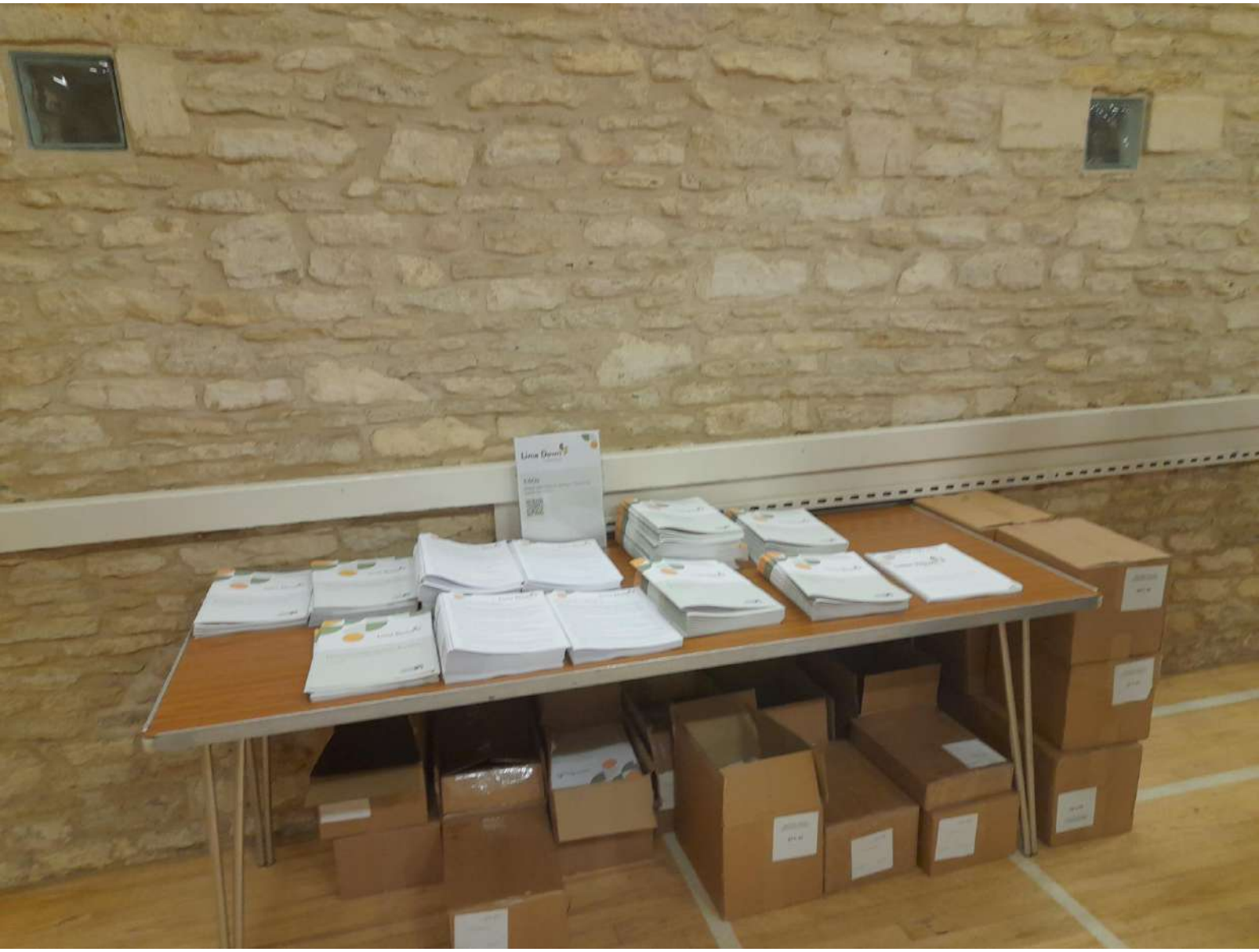

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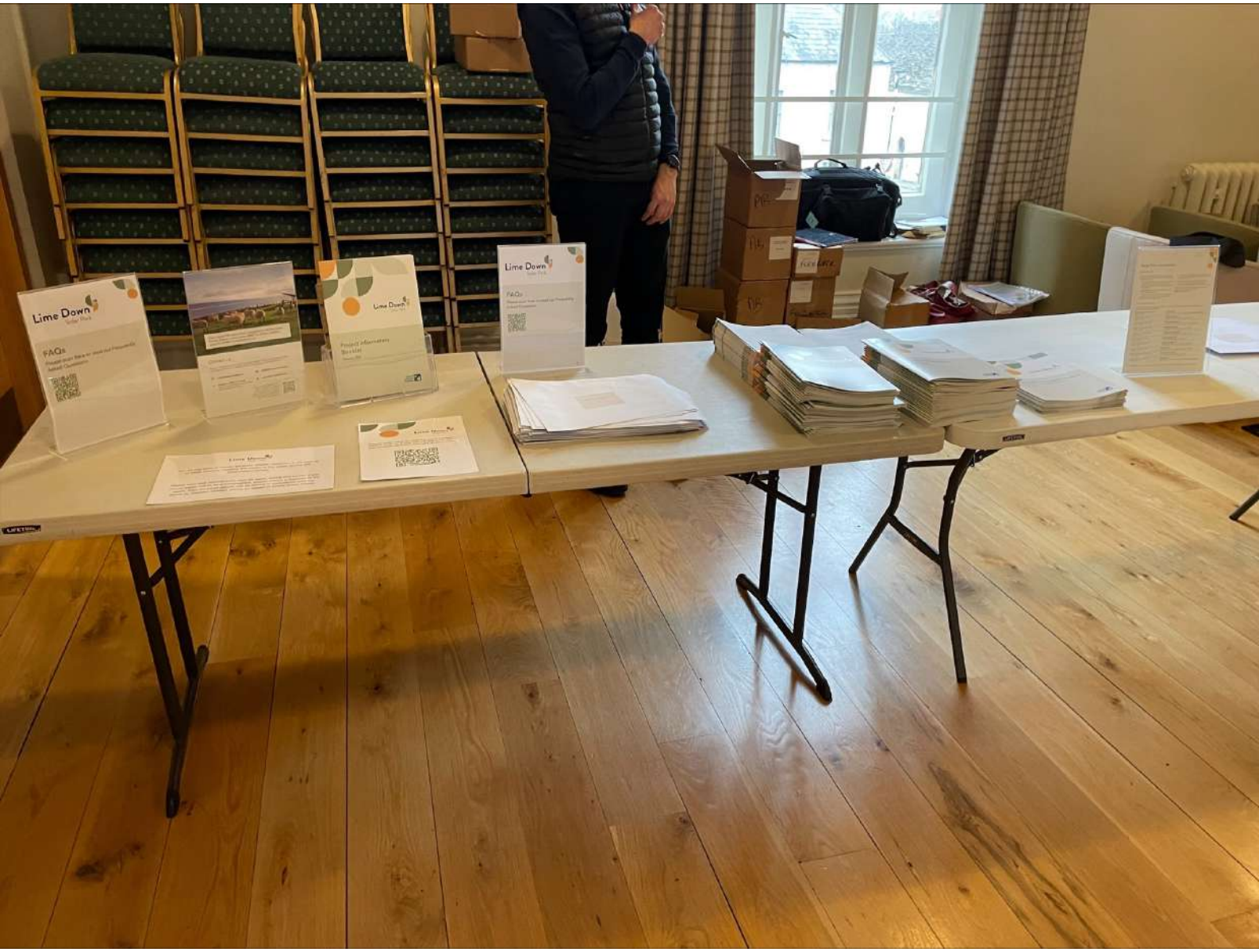
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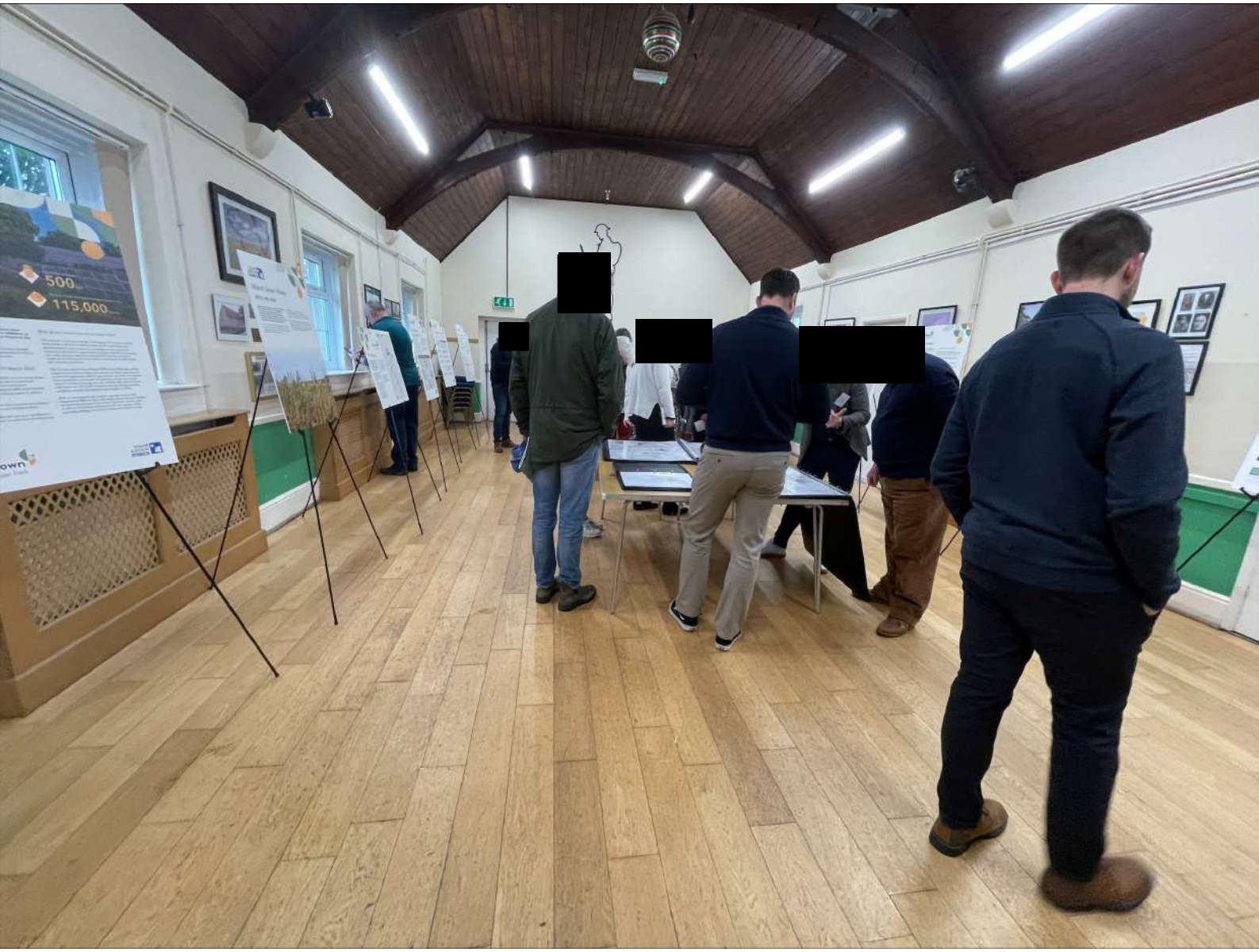
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115,000

7 Shaw Primary School – 26 February 2025


The Lord be with you
And also
Go and share the light of Christ
We will let

8 Webinar Response to outstanding questions – 05 February 2025

Lime Down Solar Park

Stage Two Consultation - Online Community Webinar

Wednesday 05 February 2025, 18:30pm – 20:00pm

Purpose of this document

This document contains responses to the unanswered questions regarding the Lime Down Solar Park proposals and/or Stage Two consultation submitted to the project team during the Q&A portion of the webinar session held on 05 February 2025.

To avoid duplication and maximise the usefulness of this document, questions have been grouped together where possible.

1. There is a high level of horse ownership in this area. Will horse riders be safe given the volume of HGVs?

2. Once operational, how would Lime Down Solar Park benefit the UK economy?

3. How will you ensure that any Highways Improvement Areas avoid damage to botanically interesting road verges?

4. What is the anticipated Gigawatt hours (GWh) generated per year from the Project? What would be the equivalent capacity of an Open Cycle Gas Turbine (OCGT) operating at full load and generating the same number of GWh/annum?

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8. How many cables do you expect to install to establish the grid connection? Will they be oil insulated? What centres will joint bays be located? Will cables be laid direct or in ducts? What are your plans to deal with any drains you encounter?

9. How often would the panels need to be replaced / renewed over the Project's 60-year lifetime?

10. If panel technology were to become more efficient during this period, would this result in reduced footprint and/or increased generation capacity for the Project?

11. Who is responsible for managing the Project when it is operational and at decommissioning? What if the developer company closes down during this time?

12. After decommissioning, how long will it take for crops to be grown on the land again?

13. Have all the landowners agreed to a 60-year lease and can they exit the lease earlier?

1. There is a high level of horse ownership in this area. Will horse riders be safe given the volume of HGVs?

A: Thanks to the feedback received to date (including to our initial consultation held in March 2024), along with ongoing environmental assessments, we are mindful of horses and equestrian activity in the local area, and are taking this into consideration in the measures we are proposing to appropriately minimise and mitigate Projects impacts in this respect. As we further refine our plans, we will consider The British Horse Society's *Advice on Solar farms near routes used by equestrians* (which you can access directly by clicking here) and any other appropriate guidance.

Horse rider safety will be a priority, and professionally trained HGV drivers will be informed of any access ways used by horse riders. Regular construction programme updates will be provided to the community, with the necessary traffic management and safety processes being put in place over the construction and decommissioning periods (when HGVs are expected to be operating) to protect horse riders.

Details of how construction traffic will safely access the site will be detailed in an outline Construction Traffic Management Plan that will be submitted with the Development Consent Order (DCO) Application, with similar details to also be developed for the decommissioning phase. The outline Construction Traffic Management Plan will then form the basis for a more detailed Construction Traffic Management Plan that will be developed before construction starts.

2. Once operational, how would Lime Down Solar Park benefit the UK economy?

A: If consented, Lime Down Solar Park could deliver approximately 500 megawatts (MW) of renewable energy. This is equivalent to providing enough clean affordable electricity to power approximately 115,000 homes annually. This contribution supports the UK's goal of achieving net zero carbon emissions by 2050 and helps meet the increasing national electricity demand.

While other renewables require substantial investment and lengthy build times, solar has much lower construction costs and is far quicker in getting energy into the system – the quickest in fact – all whilst being a highly predictable source of power.

In addition to the potential for direct local job creation during construction and operation (as set out in Preliminary Environmental Information Report (PEIR) Volume 1 Chapter 3: *The Scheme* (linked here) and Chapter 16: *Socio-Economics, Tourism and Recreation* (linked here)), we also seek to deliver community benefits as part of the Project, which are likely to take the form of local funding/ investment, e.g. a designated 'Community Benefit Fund.' Opportunities we are currently considering include ongoing community funding to provide annual revenue for local projects and facilities, such as local churches and major sports projects, and support to local charities, groups and educational programmes.

As part of our ongoing statutory consultation, we invite your suggestions for any specific on-site and off-site initiatives that we could consider. We also welcome any further suggestions regarding Community Benefits. For example, through the support of independent experts in local need and grant-making.

3. How will you ensure that any Highways Improvement Areas avoid damage to botanically interesting road verges?

A: All Highway Improvement Areas will avoid Protected Road Verges (PRVs), which are road verges in Wiltshire designated for meeting certain criteria relating to high botanical, geological and/or community interest. Further, there are no PRVs in the current construction routes proposed for the Project.

At this time, the extent and type of works required within the Highway Improvement Areas has yet to be determined and will be defined at the DCO submission stage. Where other potential impacts to road verges are identified for any road works within the Order Limits (for example to create new passing bays), we will survey the habitat before submitting our DCO Application. Our assessment of potential impacts would then be reported within the Environmental Statement (ES), including any appropriate mitigation measures where needed.

4. What is the anticipated Gigawatt hours (GWh) generated per year from the Project? What would be the equivalent capacity of an Open Cycle Gas Turbine (OCGT) operating at full load and generating the same number of GWh/annum?

A: The project is currently progressing through its environmental assessment and design process. While numerous factors remain to be determined, it is anticipated that the project will generate around 500 GWh per annum**.**

An equivalent for OCGT generators is not possible to identify as we do not have annual output figures for OCGT generators, and these tend to be used for 'peaking' power rather than run continuously.

Further, OCGT generation is relatively inefficient with high carbon emissions, which would not contribute to the UK achieving its net zero targets.

5. Will the solar panels have cadmium telluride or lead in them?

A: The solar panels proposed to be used by the Applicant do not primarily use cadmium telluride (CdTe), which is a material found in some thin-film solar panels. However, recent reports[1] have indicated that some components within panels may contain a small amount of lead, which we are currently working to confirm with our manufacturers.

Solar Energy UK's document *Everything under the sun: the facts about solar energy* includes an overview of the typical composition of solar panels, on page 15 of the report linked here.

A number of the design aspects and features of Lime Down Solar Park cannot be confirmed until the tendering process for the design and construction of the Project has been completed, including solar panel type/specification. Flexibility on these points is built into the design of the Project when we submit our DCO Application , so that the detailed design can benefit from the rapid pace of development in solar PV and battery storage technology.

We reiterate our commitment to minimising adverse effects on the local community and environment throughout the lifecycle of the Project, and are currently undertaking detailed assessments of environmental impacts on a number of topics including Soil and Human Health. Should any adverse impacts be identified as a result of potential panel components, appropriate mitigation measures would then also need to be identified and proposed as part of our plans.

6. What approx. percentage of the solar panels will be trackers (up to 4.5 metres), and what is the approx. percentage increase in energy production for these trackers vs the fixed panels (up to 3.5 metres)?

A: At this time, we are not able to confirm the approximate percentage of panels that would be trackers vs fixed as this will ultimately depend on the final design/ layout of the Project and panel types/ technologies available. However, given the variable height controls and optimisation capabilities of Tracker panel technology, it is expected that trackers would be used more widely than fixed where this possible, i.e. fixed panels would be proposed where specific constraints have been identified.

Regarding the percentage increase in energy production, the uplift from tracker panel systems is around 15-20% when compared to standard fixed panels.

[1] https://www.freeingenergy.com/are-solar-panels-really-full-of-toxic-materials-like-cadmium-and-lead/

7. Have you considered housing switch gear to reduce the footprint and "sinking" containers to reduce their impact? 25 acres for the substation and storage is substantial.

A: All measures to reduce impact and footprint (including these) are being considered as we continue to refine our plans for Lime Down Solar Park.

The battery energy storage system will be designed at a later point in the project development process and more details on this will be provided in the ES we submit to the Planning Inspectorate in the DCO Application.

8. How many cables do you expect to install to establish the grid connection? Will they be oil insulated? What centres will joint bays be located? Will cables be laid direct or in ducts? What are your plans to deal with any drains you encounter?

A: The number of cables is subject to the final detailed design of the Project, so this is not information we are able to provide at this time.

However, based on the typical approach taken for similar projects, we do not plan for the cables to be oil-insulated, and expect them to be laid in ducts. This will be determined at a later stage in the project development process. National Grid has made available more information on the different methods of underground cable installation (including ducted) in their document *Undergrounding high voltage electricity transmission lines*, on pages 12-15 of the document linked here.

The location of jointing bays will be determined as part of the detailed engineering design, so this has also yet to be determined at this stage in the development process. The decision will be made within the framework of our Design Principles, in particular our commitment to proposing a site layout that is designed to minimise, wherever practicable, impacts to local communities during construction, operation, and decommissioning.

When encountering drainage ditches, we will try to use existing crossings or go under with trenchless solutions to avoid disturbing priority or sensitive habitats as well as other pre-existing features.

9. How often would the panels need to be replaced / renewed over the Project's 60-year lifetime?

A: For the purposes of our environmental assessments and planning, we expect that the operational life of Solar PV Panels is 40 years. The operational replacement of panels is therefore anticipated to comprise replacement of defective or broken Solar Panels on an ad hoc basis, and planned replacement of all Solar PV Panels once during the 60-year operational life of the Project (over a 12-to-24-month period). The battery energy storage could be replaced up to five times during the operational phase.

However, we note that we have yet to determine the final types/ technologies for either the panels or battery energy storage proposed for Lime Down Solar Park (please see responses to Questions 5, 6 and 7). The final technologies selected for the Project, should it receive development consent, will ultimately determine how often any of the proposed equipment would require replacement/ maintenance.

During operation, activity on the Solar PV Sites would be limited to vegetation management, equipment maintenance and servicing, ad hoc replacement of any components that fail or reach the end of their lifespan, periodic fence inspection, and monitoring to ensure the continued effective operation of the Project. Along the Cable Route Corridor, operational activity will consist of routine inspections (schedule to be determined) and any reactive maintenance such as where a cable has been damaged.

An Outline Operational Environmental Management Plan (OEMP) will be prepared as part of the EIA and submitted with the DCO Application. This will set out the general environmental principles to be followed during the operation of the Project, including during maintenance/ replacement. The Outline OEMP will be used as the basis for a detailed OEMP to be prepared prior to commencement of operation.

Each technical chapter within the ES will fully assess the risk of impacts caused during operation to ensure this is reported on and any relevant mitigation implemented through the OEMP should it be deemed necessary.

10. If panel technology were to become more efficient during this period, would this result in reduced footprint and/or increased generation capacity for the Project?

A: If panel technology were to become more efficient at some point between now and the end of the Project's 60-year operational lifetime, this may result in reduced footprint overall or an increase in generation capacity depending on grid availability.

PEIR Volume 1, Chapter 7: *Climate Change* (linked here) sets out more information on how we are assessing emissions and carbon footprint impacts as we develop our proposals.

As we have set out in our Site Selection Report, a key factor that informs how much and where energy generation is located is grid connection capacity. Our grid connection agreement in this location is 500 megawatts (MW). We would not be allowed to generate more than 500 MW unless the grid connection agreement was varied by National Grid.

11. Who is responsible for managing the Project when it is operational and at decommissioning? What if the developer company closes down during this time?

A: A DCO is granted for the benefit of the undertaker of the project, who is responsible for construction, operation and decommissioning. For the Project, the undertaker will be Lime Down Solar Park Limited. The undertaker must hold a generation licence under the Electricity Act 1989.

The DCO for the Project will include requirements on the construction, operation and decommissioning of the Project. Failure to comply with the terms of a DCO is automatically a criminal offence. The undertaker will be responsible for the decommissioning and the costs of any enforcement action can also be recovered from the operator under the Planning Act 2008.

As breach of a DCO is a criminal offence, the Proceeds of Crime Act 2002 can also be used to recover funds.

In the event that the undertaker went into liquidation or receivership, its assets would be sold and/or the benefit of the DCO would be transferred to a new undertaker.

In addition to enforcement action referred to above, the Planning Act 2008 also includes a mechanism for the Secretary of State to change or revoke a DCO in exceptional circumstances or at the request of the local planning authority in the event that a development has been abandoned and the amenity of other land is adversely affected.

12. After decommissioning, how long will it take for crops to be grown on the land again?

A: We will be required to restore the land to its original use and condition as far as is practicable at the time of decommissioning. Agricultural activities could start again on completion of decommissioning during the next available cropping window.

Based on the information currently available, 30% of the land we've surveyed for the Project to date is classed as Best and Most Versatile (BMV) land, and where BMV is included, we are working closely with landowners and tenants to use their least productive land wherever we can.

Additionally, as some agricultural land would not be used for arable crops during the Project's lifespan, there would be opportunities for improvements in water quality and the health, quality and structure of the soil. This is because the land would be largely undisturbed during this time and would have time to rest without regular ploughing, fertilising and spraying with pesticides and herbicides.

13. Have all the landowners agreed to a 60-year lease and can they exit the lease earlier?

A: Lime Down Solar Park Limited has entered into option agreements with landowners. These agreements contain obligations to lease land that is being proposed for solar panels, substations, energy storage and other associated development that will be part of the Project.

The option agreements ensure that the land will be available to lease subject to the Project being granted development consent. These agreements are industry standard and provide landowners with certainty and protections over the use of their land while securing development rights for Lime Down Solar Park. The option agreements give Lime Down Solar Park Limited exclusive rights during both the option period and the lease term. For more information on this, please click here to read our FAQ '*How has the land for the proposed project been acquired?*'

As the option agreements are private contractual agreements, we cannot comment on individual terms negotiated with each landowner.

Lime Down Solar Park

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Wednesday 05 February 2025, 18:30pm – 20:00pm

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The option agreements ensure that the land will be available to lease subject to the Project being granted development consent. These agreements are industry standard and provide landowners with certainty and protections over the use of their land while securing development rights for Lime Down Solar Park. The option agreements give Lime Down Solar Park Limited exclusive rights during both the option period and the lease term. For more information on this, please click here to read our FAQ '*How has the land for the proposed project been acquired?*'

As the option agreements are private contractual agreements, we cannot comment on individual terms negotiated with each landowner.

9 Webinar Response to outstanding questions – 27 February 2025

Lime Down Solar Park

Stage Two Consultation - Online Community Webinar

Thursday 27 February 2025, 18:30pm – 20:00pm

Purpose of this document

This document contains responses to the unanswered questions regarding the Lime Down Solar Park proposals and/or Stage Two consultation submitted to the project team during the Q&A portion of the webinar session held on 27 February 2025.

To avoid duplication and maximise the usefulness of this document, questions have been grouped together where possible.

1. Have you surveyed locals to gauge support for the Project? If not, do you intend to?

2. What noise impacts will the Project have (battery energy storage system (BESS), panels, substations)? Would noise be emitted on a constant basis?

3. How long would it take for the Project to payback the carbon emitted during manufacturing and construction? Do these calculations include the carbon emissions that would be produced during Project maintenance and decommissioning?

4. How do Project commitments to working hours for construction staff help minimise disruption?

5. Has there been any calculation as to how the development of the Project will impact upon the income the area earns from visitors/ tourism. How will any loss in this be mitigated?

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12. Why is the Project lifetime proposed to be 60 years?

13. What factors have been considered when determining whether the Solar PV Sites are suitable for the Project, including their size, location and distance from the point of connection at Melksham Substation?

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15. Can more specifics be provided regarding the designated Community Fund e.g. how they may contribute to reducing energy bills for homeowners/residents, how it will work for the 60-year duration of the Project, the specific amount to be set aside?

16. Have you published a financial plan for the Project?

17. Will there be an impact assessment regarding local house prices? If an impact is identified, would compensation be provided?

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A: Yes. Our Stage Two Consultation Feedback form asks how respondents would describe their interest in the Project, including whether they are a local resident, representative, business owner, interest group member or otherwise. This section also provides the opportunity for people to self-describe their interest if they prefer.

Further, Q2 of the Feedback form asks '*Based on the information available to support this consultation, what is your view of our proposals for Lime Down Solar Park?*' Here, respondents can tick whether they are 'Supportive,' 'Supportive subject to changes being made,' 'Do not support,' 'Need further information to form an opinion, or 'No opinion.'

Feedback provided on this topic via the Feedback form and via our other means of submission (email, FREEPOST) will be equally considered. For more information on how to respond to our Stage Two consultation running until 19 March 2025, please visit our dedicated webpage https://www.limedownsolar.co.uk/how-to-provide-feedback

We also included these two questions in the Feedback form produced for the Stage One consultation, held in March – April 2024. Information on the consultation process, including the Stage One Consultation Summary Report, which provides an overview of the feedback received, can be found on our dedicated Project webpage by clicking here.

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A: The site layout has been developed to minimise noise and vibration effects at sensitive receptor locations. The BESS Area and Substation sites have been located a minimum of 450 metres (m) and 400m from receptor locations respectively.

During the operational phase of the Project, no additional mitigation measures are considered to be required given that no significant adverse effects have been identified in the Environmental Impact Assessment (EIA) carried out to date.

As the design of the Project progresses, the use of enclosures, louvres and/or acoustic

barriers around inverters and BESS cooling fans will be considered and set out within the Environmental Statement (ES).

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A: The ES will include a calculation of the approximate year by which emissions generated by the Project (including in the manufacturing of its components and construction) will be offset by the reduction in carbon emissions compared to a scenario without the Project.

These calculations will take into account carbon dioxide and equivalent greenhouse gases associated with direct emissions (e.g. tailpipe emissions from vehicles used during the construction, maintenance and decommissioning phases) and embodied emissions (i.e. emissions which will occur in the process of manufacture of components which will form part of the Project).

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4. How do Project commitments to working hours for construction staff help minimise disruption?

A: During construction, we currently propose core on-site working hours from 7:00 to 18:00 Monday to Friday, and 8:00 to 13:30 on Saturdays. During the winter months, working hours would be shorter to account for the reduced daylight hours. Work may occasionally take place outside these hours/days, in an emergency or if there is activity which needs to be conducted continuously (for example, Horizontal Directional Drilling).

This measure helps minimise disruption as construction shifts will be scheduled so that workers are not traveling during the network peak hours of 08:00 to 09:00 and 17:00 to 18:00.

The construction phase would be subject to a suite of management documents which will limit and control activities. The outline documentation that will be produced with our Development Consent Order (DCO) Application will include the Outline Construction Environmental Management Plan (CEMP) and Outline Construction Traffic Management Plan (CTMP), which will contain measures to minimise disruption and reduce construction impacts of the Project.

An overview of the construction phase of the Project, including the programme and activities, can be viewed in PEIR Volume 1 Chapter 3: *The Scheme* in Section 3.4 Construction Phase (linked here).

5. Has there been any calculation as to how the development of the Project will impact upon the income the area earns from visitors/ tourism. How will any loss in this be mitigated?

A: Impacts on tourism and visitors have been assessed through identifying tourism and visitor attractions likely to be affected by the Project, and determining the level of impact the Project may have on their use, desirability, and change to their surroundings.

Preliminary assessment work has identified that some of these impacts may be significant, particularly where very important tourism assets, such as the Fosse Way, are very close to the Project or likely to be impacted by construction traffic movements. The next stages of assessment work will focus on what can be done to remove or reduce these impacts. Assessment of the potential economic and employment impacts in the tourism industry are still ongoing, and will be presented in the ES, which will form part of the DCO Application.

To view more of the information we have gathered at this stage, please see PEIR Volume 1 Chapter 16: *Socio-Economics, Tourism and Recreation* (linked here).

Impacts on tourism assets and visitor attractions are to be mitigated through a number of measures aimed at reducing the extent to which the Project affects the desirability of its surroundings.

These include adapting the Project design to offset away from roads, Public Rights of Way (PRoWs), and neighbouring properties. Landscaping proposals have been included in the Project design to limit views of onsite infrastructure during its operational lifetime once planting has matured. PRoWs and the local road network are also subject to specific mitigation to limit disruption and ensure that they can be safely used.

Finally, where temporary workers are in need of accommodation, this is anticipated to be split between rental and hotel (or other serviced) accommodation. The Outline Construction Environmental Management Plan (CEMP) will require the contractor to provide support for construction works to find suitable accommodation in locations where impacts upon existing residents and visitors can be minimised.

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A: Specification for tree guards will be agreed with the appointed landscape contractor and tree stock supplier close to the time of planting, and while it is not possible to confirm which product will be used at this stage, plastic-free tree protection products are increasingly available on the market. The Outline Landscape and Ecological Management Plan (LEMP) (see PEIR Appendix 9.8, linked here) states that appropriate biodegradable tree or shrub guards will be used.

It is good practice to remove tree guards once they are no longer needed and before they start to restrict growth, and the Outline Landscape and Ecological Management Plan (LEMP) (see PEIR Appendix 9.8, linked here) prescribes the removal of guards within five-years post-construction, or as required to ensure establishment.

7. Would the classification of the land in areas proposed for solar panels, batteries and supporting infrastructure be changed as a result of the Project? During operation, would the land still be considered agricultural land? Following the Project's decommissioning, will areas previously used for agriculture still be able to be used for the same type/quality of agricultural production?

A: As set out in PEIR Volume 1 Chapter 17: *Soils and Agriculture*, paragraph 17.10.13 (linked here), all the agricultural land in the Project will be returned to its original use and condition as far as is reasonably practicable on decommissioning.

The land will therefore be capable of being used for the same type and quality of agricultural production as it is today.

During operation, the land may still be used for agricultural purposes such as grazing.

Improvements to soil health, quality and structure as a result of taking land out of intensive arable production during operation of the Project are anticipated.

8. How will the Project be compatible with existing environmental land management agreements with the government?

A: Following construction of the Project, the land for the solar and biodiversity net gain (BNG) offsetting will be ineligible for funding under existing environmental land management agreements. Cable corridor landowners will be able to apply for a derogation during the construction of the cable where they will be compensation for any payment losses. Post construction, the land on the cable corridor will be compatible with existing Environmental Land Management Agreements.

9. If land returned to original state at end of the Project's operational period, does that mean the biodiversity net gain improvements and natural habitats will be reversed?

A: Due to the requirement to restore land back to its original use as part of decommissioning, it will be up to the landowner to decide what elements of landscaping will be retained.

However, decommissioning works will need to conform with all biodiversity policies and legislation applicable at the time. Pre-decommissioning surveys and assessments will be conducted to identify whether mitigation or compensatory measures (including retention of certain habitats) may be required.

10. Will there be coverage in the wildlife corridors for deer to shelter and get cover when moving between the areas?

A: Undeveloped buffer zones at all existing field boundaries will maintain shelter for wildlife (including deer) in the form of hedgerow bases, scrub and woodland edge which will all be retained as part of the Project design. Proposed new hedgerow planting will provide additional sheltering features and connective linkages.

11. Are the environmental impacts of safety measures that could potentially be used in the event of a fire (such as firefighting foams) being considered as part of our assessments?

A: The environmental impacts of safety measures to deal with possible BESS fires, are considered as part of the assessments in PEIR Chapter 11: *Hydrology, Flood Risk and Drainage* (linked here) and Chapter 20: *Other Environmental Matters* (linked here).

Appendix 11-1: Flood Risk Assessment and Drainage Strategy (linked here) explains that

in the unlikely event of a fire, runoff fire water would be captured via a lined-gravel subbase beneath the BESS Area. Moreover, the proposed drainage system associated with the BESS would be controlled by automatically actuated valves. In the event of a BESS fire, the valve will be designed to activate to close off the BESS Area's drainage system triggered by the fire alarm systems. Flows will then be contained in the system itself rather than in the surrounding environment.

Following a fire event, the wastewater will be tested to ascertain the level of contamination. A decision will then be made as to the appropriate methodology to dispose of the attenuated water. This may involve on-Site treatment and release, or removed off site via tankers to a licensed facility where it would be appropriately treated.

An Outline Battery Safety Management Plan (BSMP**)** is under development for the Project which will be detailed in the Environmental Statement and submitted with the DCO. This document will cover key fire safety provisions for the BESS including measures to reduce fire risk and fire protection measures. The BSMP will be fully compliant with the requirements outlined in the National Fire Chiefs Council Grid Scale Battery Energy Storage System Planning Guidance (linked here).

12. Why is the Project lifetime proposed to be 60 years?

A: A 60-year period has been chosen to provide flexibility for the Project to continue operating where the solar PV panels continue to generate electricity after the average panel lifespan of 40 years has passed. This timeframe is typical for a renewable project of this scale.

13. What factors have been considered when determining whether the Solar PV Sites are suitable for the Project, including their size, location and distance from the point of connection at Melksham Substation?

A: The initial step in selecting the Solar PV Sites was to identify an area of search from the point of connection at Melksham Substation. We incrementally expanded the search area to a 20-kilometre (km) radius from Melksham Substation, which is typically considered to be a viable cable connection distance for a solar project of this size.

Our Site Selection Assessment Report (PEIR Volume 3, Appendix 4-2 linked here) sets out the five-stage approach used to identify the potential development areas and explains how these have been assessed. The factors influencing the identification of the potential development areas for assessment (and the order in which the factors have been applied/considered) are set out more fully in this same Report.

We have assessed 10 potential development areas within the 20km search area to check their suitability for the Project, including ones closer to Melksham Substation. Once identified, each of the 10 potential development areas were then assessed against a range of planning, environmental and operational considerations, including ecology and

biodiversity, landscape and visual, land use, cultural heritage, access for construction traffic, flood risk, field shading, grid connection, topography and site size to determine which would be the most suitable for the Project. The Site Selection Assessment Report (linked here) concludes that the Solar PV Sites (Lime Down A-E), offer the most suitable location for the Project.

14. Where will all the decommissioning waste go?

A: At this time, it is not possible to identify either the waste management routes or specific facilities that would be used, as these are liable to change between now and when the Project is decommissioned. This is outlined in PEIR Volume 1, Chapter 3: *The Scheme*, paragraph 3.6.11 (linked here).

The Outline Decommissioning Strategy to be submitted with the DCO Application will set out requirements to maximise recycling and reuse of the Project components at the end of their life, where this is reasonably practicable. This is outlined in PEIR Volume 1, Chapter 20: *Other Environmental Matters* paragraph 20.3.71 (linked here).

The decommissioning contractor will use the Outline Decommissioning Strategy to produce their Decommissioning Strategy prior to decommissioning works on-site. This is also outlined in PEIR Volume 1, Chapter 20: *Other Environmental Matters,* and can be found in paragraph 20.3.44.

15. Can more specifics be provided regarding the designated Community Fund e.g. how they may contribute to reducing energy bills for homeowners/residents, how it will work for the 60-year duration of the Project, the specific amount to be set aside?

A: Island Green Power offers a community benefits package with the renewable energy schemes that it promotes, and we are continuing to investigate potential on-site and off-site initiatives we could support during the lifespan of Lime Down Solar Park. Off-site initiatives currently under consideration include a designated 'Community Benefit Fund' which could support local charities, groups and educational programmes. Off-site initiatives could also include the provision of solar PV for educational facilities, support with domestic energy bills and improvements to existing community initiatives.

At this time, we have yet to determine specifics regarding a designated Community Fund however encourage your views and feedback on this point. Questions 12 and 13 in our Stage Two Consultation Feedback Form (linked here) invite your suggestions regarding community benefits, including specific on-site and off-site initiatives that we could consider and we are also welcoming any further suggestions for how a Community Benefit Fund could run, should the Project be consented. For example, through the support of independent experts in local need and grant-making; or the provision of funding on an annual basis, proportionate to the Project's capacity, for the Project's 60-year lifespan.

This aspect of our proposals for the Project will continue to evolve, both in response to industry/ government-level guidance and your feedback to both stages of consultation. We will also work closely with local authorities, parish councils and elected members to identify and define community benefits, including the appropriate amounts, mechanisms and means of facilitation.

Further information on community benefits is available via our *Community benefits and Biodiversity Net Gain* webpage (linked here). To submit your suggestions, please visit our *How to provide feedback* webpage (linked here).

16. Have you published a financial plan for the Project?

A: No, published financial plans do not form a part of the DCO Application process. Details of the funding and ownership of the Project will be available in the Funding Statement, which will be submitted as part of the DCO Application.

17. Will there be an impact assessment regarding local house prices? If an impact is identified, would compensation be provided?

A: As set out in our Scoping Report and our PEIR, our Environmental Impact Assessment (EIA) will not include an impact assessment on local house prices. In the Scoping Opinion, the Planning Inspectorate agreed that significant effects on property value as a result of the siting of the solar panels are not likely and that it is content to scope this matter out of further assessment.

However, our first principle is to ensure that we design a project with as little an impact as practicable on nearby residential properties, including appropriate screening as well as buffer zones/offsets between proposed equipment and residential properties. We are currently proposing a minimum 50m buffer for solar infrastructure, 450m for the BESS Area and 400m for the Substation sites from existing residential properties to reduce the impact the Project could have on the landscape and people nearby.

To determine what is most suitable for both public amenities and private properties in the local area, we are undertaking a Landscape and Visual Impact Assessment (LVIA). The LVIA is an assessment we are required to undertake to ensure we have identified any potential landscape and visual impacts associated with the Project and appropriate measures to reduce them. Where practicable, we will propose bespoke measures to visually reduce the potential impacts of the development for each of the properties that may be affected.

Preliminary findings of the LVIA are set out in the PEIR Volume 1 Chapter 8: *Landscape and Visual* (linked here).

Further, we are still considering the need to undertake a Residential Visual Amenity Assessment (RVAA) on certain residential properties. More information on this is available in paragraph 8.6.57 - 8.6.60 of the PEIR Volume 1 Chapter 8: *Landscape and Visual* as linked above.

Lime Down Solar Park

Stage Two Consultation - Online Community Webinar

Thursday 27 February 2025, 18:30pm – 20:00pm

Purpose of this document

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A: Undeveloped buffer zones at all existing field boundaries will maintain shelter for wildlife (including deer) in the form of hedgerow bases, scrub and woodland edge which will all be retained as part of the Project design. Proposed new hedgerow planting will provide additional sheltering features and connective linkages.

11. Are the environmental impacts of safety measures that could potentially be used in the event of a fire (such as firefighting foams) being considered as part of our assessments?

A: The environmental impacts of safety measures to deal with possible BESS fires, are considered as part of the assessments in PEIR Chapter 11: *Hydrology, Flood Risk and Drainage* (linked here) and Chapter 20: *Other Environmental Matters* (linked here).

Appendix 11-1: Flood Risk Assessment and Drainage Strategy (linked here) explains that

in the unlikely event of a fire, runoff fire water would be captured via a lined-gravel subbase beneath the BESS Area. Moreover, the proposed drainage system associated with the BESS would be controlled by automatically actuated valves. In the event of a BESS fire, the valve will be designed to activate to close off the BESS Area's drainage system triggered by the fire alarm systems. Flows will then be contained in the system itself rather than in the surrounding environment.

Following a fire event, the wastewater will be tested to ascertain the level of contamination. A decision will then be made as to the appropriate methodology to dispose of the attenuated water. This may involve on-Site treatment and release, or removed off site via tankers to a licensed facility where it would be appropriately treated.

An Outline Battery Safety Management Plan (BSMP**)** is under development for the Project which will be detailed in the Environmental Statement and submitted with the DCO. This document will cover key fire safety provisions for the BESS including measures to reduce fire risk and fire protection measures. The BSMP will be fully compliant with the requirements outlined in the National Fire Chiefs Council Grid Scale Battery Energy Storage System Planning Guidance (linked here).

12. Why is the Project lifetime proposed to be 60 years?

A: A 60-year period has been chosen to provide flexibility for the Project to continue operating where the solar PV panels continue to generate electricity after the average panel lifespan of 40 years has passed. This timeframe is typical for a renewable project of this scale.

13. What factors have been considered when determining whether the Solar PV Sites are suitable for the Project, including their size, location and distance from the point of connection at Melksham Substation?

A: The initial step in selecting the Solar PV Sites was to identify an area of search from the point of connection at Melksham Substation. We incrementally expanded the search area to a 20-kilometre (km) radius from Melksham Substation, which is typically considered to be a viable cable connection distance for a solar project of this size.

Our Site Selection Assessment Report (PEIR Volume 3, Appendix 4-2 linked here) sets out the five-stage approach used to identify the potential development areas and explains how these have been assessed. The factors influencing the identification of the potential development areas for assessment (and the order in which the factors have been applied/considered) are set out more fully in this same Report.

We have assessed 10 potential development areas within the 20km search area to check their suitability for the Project, including ones closer to Melksham Substation. Once identified, each of the 10 potential development areas were then assessed against a range of planning, environmental and operational considerations, including ecology and

biodiversity, landscape and visual, land use, cultural heritage, access for construction traffic, flood risk, field shading, grid connection, topography and site size to determine which would be the most suitable for the Project. The Site Selection Assessment Report (linked here) concludes that the Solar PV Sites (Lime Down A-E), offer the most suitable location for the Project.

14. Where will all the decommissioning waste go?

A: At this time, it is not possible to identify either the waste management routes or specific facilities that would be used, as these are liable to change between now and when the Project is decommissioned. This is outlined in PEIR Volume 1, Chapter 3: *The Scheme*, paragraph 3.6.11 (linked here).

The Outline Decommissioning Strategy to be submitted with the DCO Application will set out requirements to maximise recycling and reuse of the Project components at the end of their life, where this is reasonably practicable. This is outlined in PEIR Volume 1, Chapter 20: *Other Environmental Matters* paragraph 20.3.71 (linked here).

The decommissioning contractor will use the Outline Decommissioning Strategy to produce their Decommissioning Strategy prior to decommissioning works on-site. This is also outlined in PEIR Volume 1, Chapter 20: *Other Environmental Matters,* and can be found in paragraph 20.3.44.

15. Can more specifics be provided regarding the designated Community Fund e.g. how they may contribute to reducing energy bills for homeowners/residents, how it will work for the 60-year duration of the Project, the specific amount to be set aside?

A: Island Green Power offers a community benefits package with the renewable energy schemes that it promotes, and we are continuing to investigate potential on-site and off-site initiatives we could support during the lifespan of Lime Down Solar Park. Off-site initiatives currently under consideration include a designated 'Community Benefit Fund' which could support local charities, groups and educational programmes. Off-site initiatives could also include the provision of solar PV for educational facilities, support with domestic energy bills and improvements to existing community initiatives.

At this time, we have yet to determine specifics regarding a designated Community Fund however encourage your views and feedback on this point. Questions 12 and 13 in our Stage Two Consultation Feedback Form (linked here) invite your suggestions regarding community benefits, including specific on-site and off-site initiatives that we could consider and we are also welcoming any further suggestions for how a Community Benefit Fund could run, should the Project be consented. For example, through the support of independent experts in local need and grant-making; or the provision of funding on an annual basis, proportionate to the Project's capacity, for the Project's 60-year lifespan.

This aspect of our proposals for the Project will continue to evolve, both in response to industry/ government-level guidance and your feedback to both stages of consultation. We will also work closely with local authorities, parish councils and elected members to identify and define community benefits, including the appropriate amounts, mechanisms and means of facilitation.

Further information on community benefits is available via our *Community benefits and Biodiversity Net Gain* webpage (linked here). To submit your suggestions, please visit our *How to provide feedback* webpage (linked here).

16. Have you published a financial plan for the Project?

A: No, published financial plans do not form a part of the DCO Application process. Details of the funding and ownership of the Project will be available in the Funding Statement, which will be submitted as part of the DCO Application.

17. Will there be an impact assessment regarding local house prices? If an impact is identified, would compensation be provided?

A: As set out in our Scoping Report and our PEIR, our Environmental Impact Assessment (EIA) will not include an impact assessment on local house prices. In the Scoping Opinion, the Planning Inspectorate agreed that significant effects on property value as a result of the siting of the solar panels are not likely and that it is content to scope this matter out of further assessment.

However, our first principle is to ensure that we design a project with as little an impact as practicable on nearby residential properties, including appropriate screening as well as buffer zones/offsets between proposed equipment and residential properties. We are currently proposing a minimum 50m buffer for solar infrastructure, 450m for the BESS Area and 400m for the Substation sites from existing residential properties to reduce the impact the Project could have on the landscape and people nearby.

To determine what is most suitable for both public amenities and private properties in the local area, we are undertaking a Landscape and Visual Impact Assessment (LVIA). The LVIA is an assessment we are required to undertake to ensure we have identified any potential landscape and visual impacts associated with the Project and appropriate measures to reduce them. Where practicable, we will propose bespoke measures to visually reduce the potential impacts of the development for each of the properties that may be affected.

Preliminary findings of the LVIA are set out in the PEIR Volume 1 Chapter 8: *Landscape and Visual* (linked here).

Further, we are still considering the need to undertake a Residential Visual Amenity Assessment (RVAA) on certain residential properties. More information on this is available in paragraph 8.6.57 - 8.6.60 of the PEIR Volume 1 Chapter 8: *Landscape and Visual* as linked above.

10 Webinar follow-up email – 07 February 2025

[redacted]

From: Lime Down Solar Park <info@limedownsolar.co.uk>
Sent: 07 February 2025 16:11
To: [redacted]
Subject: Lime Down Solar Park – Update

No images? Click here

Lime Down Solar Park Update

As someone who registered to receive Project updates, we are writing to extend our sincere thanks to all those who took part in our Statutory Consultation Webinar for Lime Down Solar Park on 05 February.

For those who were unable to attend, or if you'd like to revisit any of the information shared, the recording of the webinar and presentation slides are now available on our Project website. You can find these in the *Consultation – Stage Two Consultation* section, listed next to the date of the webinar: https://www.limedownsolar.co.uk/stage-two-consultation-january-2025

Should you have any further questions following the webinar, please do not hesitate to contact us via email at info@limedownsolar.co.uk or by phone at 0808 175 6656

Once again, thank you for your participation and engagement.

Yours faithfully,

[redacted]
Senior Project Development Manager
Island Green Power

Communication Lines

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- Freephone - 0808 175 6656 (open 09.00-17.00 Monday to Friday excluding bank holidays)
- FREEPOST Lime Down Solar Park
- www.limedownsolar.co.uk

11 Webinar follow-up email – 28 February 2025

[redacted]

From: Lime Down Solar Park <info@limedownsolar.co.uk>
Sent: 28 February 2025 16:23
To: [redacted]
Subject: Lime Down Solar Park – Update

No images? Click here

Lime Down Solar Park Update

As someone who registered to receive Project updates, we are writing to extend our sincere thanks to all those who took part in our Statutory Consultation Webinar for Lime Down Solar Park on 27 February.

For those who were unable to attend, or if you'd like to revisit any of the information shared, the recording of the webinar and presentation slides are now available on our Project website. You can find these in the *Consultation – Stage Two Consultation* section, listed next to the date of the webinar: https://www.limedownsolar.co.uk/stage-two-consultation-january-2025

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