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To the applicant  
(By email only)

Case ref: EN010168  
Date: 17 October 2025

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Dear Mr Threlfall

## **Planning Act 2008 – section 51**

### **Application by Lime Down Solar Park Limited for an order granting development consent for the Lime Down Solar Project**

#### **Advice following issue of decision to accept the application for examination**

On 17 October 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.

#### **Relevant Representation Period**

The Inspectorate considers that there is some merit in Wilshire Council's observations that the targeted consultation publicised in the Applicant's 'Summer Newsletter' may have appeared to be closed to the general public to comment on. On that basis we encourage the applicant to take a precautionary approach to the timeframe for the relevant representations period, in order to allow sufficient opportunity for people to review the additional material included within the targeted consultation and to register an interest in the application.

#### **Environmental Statement (ES) Wording**

The wording throughout the ES documents often do not make it clear what part of the proposed development is being discussed. Please review the documentation and make sure that it is clear what is being referred to, i.e. solar panels, BESS and/ or the cable corridor. This is often the case when referring to area 'D' which contains both solar panels and the BESS.

## **Flood Zones**

The Flood Risk Assessment (FRA) and Drainage Strategy (ES Appendix 11-1 to 11-9) does not differentiate between Flood Zones 3a and 3b. The FRA should clarify which of these flood zones the relevant parts of the site fall into and display this on a figure.

## **Labelling of watercourses**

The FRA and Drainage Strategy (ES Appendix 11-1 to 11-9) provide sections setting out the site conditions and locations of waterbodies in the area. Figures have been provided displaying watercourses and bodies for each of the 'sites'. The names of watercourses and bodies have not been labelled on all these figures although where relevant, the location has been described in the text. The FRA should provide appropriate figures displaying labels for all named watercourses and bodies.

## **File naming conventions**

It would assist the Inspectorate if the applicant could name the document files with relevant details to allow for a smoother, and swifter publication process. Eg instead of '6.2 Figure 11-3 Lime Down C1 Flood Risk Map', could you consider adding that Figure 11-3 is part of the Environmental Statement and the volume number. For example, '6.2 ES, Volume 2, Figure 11-3 Lime Down C1 Flood Risk Map'.

## **Cover sheets**

The applicant is advised to ensure that documents include cover sheets for ease of use during examination. E.g. ES Appendix 11-3.

## **PDF metadata**

The applicant is advised to check the metadata within PDF documents so that the name of the file matches the metadata. If these two differ it can affect how the document appears when published on to a website.

## **Consultees identified on a precautionary basis**

Given the individual circumstances of this case, the 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.

## **Minor errors and omissions**

There are examples of minor errors and omissions, as reflected in Box 30 of the acceptance checklist which the applicant is advised to act on. These are not exhaustive so please review the entire documentation prior to submission.

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Please pay close attention to the advice set out in this letter and act on it accordingly. It is requested that you action these points before the commencement of the relevant representation period. 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

*Deborah Allen*

Deborah Allen  
**Case Manager**

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