

The Corsham Estate objects to the Lime Down Solar Project and the compulsory powers sought through the Development Consent Order ("DCO") application.

Whilst the Estate has significant concerns regarding the overall impact of the scheme on the Estate, its landholdings and its tenant farming businesses, a particular concern arises from the extent of land included within the proposed Order Limits.

The area of the Corsham Estate currently affected by the DCO extends to approximately 80 hectares. However, based on the information currently available, the actual land required for installation of the proposed cable route appears to comprise only some 14 hectares, together with approximately 1 hectare for temporary construction compounds. On that basis, it is difficult to understand why compulsory powers are being sought over a further 65 hectares of Estate land.

The Estate understands that much of this additional land has been included because the Applicant has not yet determined its preferred means of crossing the railway line between Easton and Thingley. Whilst the Applicant may wish to retain flexibility pending further investigations, it is inappropriate for such uncertainty to be transferred to affected landowners and occupiers through the inclusion of extensive areas of land for which no clearly defined requirement has been demonstrated.

The compulsory acquisition and temporary possession powers available under the DCO regime are exceptional powers and must be shown to be necessary, proportionate and justified. At present, the Applicant has not adequately demonstrated why such an extensive area of additional land is required, and the Estate considers the Order Limits to be materially overstated.

This uncertainty is causing particular concern in relation to Easton Court Farm and Thingley Court Farm. Easton Court Farm is the last remaining dairy farm on the Corsham Estate, extending to approximately 75 hectares, whilst Thingley Court Farm comprises approximately 80 hectares and supports a separate livestock enterprise. Together, the farms support two independent tenant families whose livelihoods depend upon the continued viability of their farming businesses.

It is estimated that approximately 40% of the combined area of the two holdings falls within the current DCO boundary, with 21 of the 32 field parcels potentially affected. As matters stand, neither the Estate nor its tenants are able to determine with any certainty which land parcels, access routes, drainage systems, and farming operations will ultimately be affected by the scheme. This makes meaningful forward planning extremely difficult and significantly hampers the ability of both the Estate and its tenants to make informed representations during the examination process.

Without a clearly defined cable route, it is impossible properly to assess the extent of agricultural disruption, impacts on livestock and dairy operations, effects on drainage and soil management, potential severance of holdings, biosecurity risks, reinstatement proposals and the long-term consequences for the viability of the affected businesses.

The Estate therefore objects both to the proposed development and to the excessive extent of land currently included within the Order Limits. The current approach exposes productive agricultural land and established tenant farming businesses to significant uncertainty and potential harm, whilst seeking compulsory powers over land for which no proven requirement has yet been established.

The uncertainty created by the Applicant's approach is itself prejudicial to affected landowners and occupiers, and undermines their ability to participate effectively in the DCO examination process.

The Estate respectfully requests that the Examining Authority scrutinise carefully the justification for the land included within the Order Limits and require the Applicant to demonstrate that any land over which compulsory powers are sought is genuinely necessary for the authorised development.

Lime Down Solar Project Submission ID No. S8976FA5B

Interested Party Reference [REDACTED]

Land areas referred to in above-mentioned submission (excludes non-agricultural land)

Land Parcel ID	Area (has)
12-001	0.9726
12-002	1.4440
12-003	3.1823
12-004	0.0920
12-005	0.4568
12-006	0.1232
12-007	2.1290
12-011	0.4905
12-012	1.4996
12-013	0.9184
12-014	0.9047
12-018	0.1316
12-019	5.2374
12-020	1.1183
13-001	0.4244
13-002	4.9174
13-017	1.0561
13-020	1.3480
13-021	0.7314
13-022	1.0002
13-023	0.7808
13-025	0.8652
13-037	1.9728
14-001	2.1538
14-002	0.2888
14-004	4.6201
14-005	4.5946
14-018	3.8248
14-019	0.2250
14-020	2.6452
14-021	0.1294
14-022	2.0641
14-023	0.1344
14-026	1.9383
14-028	3.7671
14-035	0.2467
14-036	0.1438
14-038	2.9035
14-042	1.6740
14-044	2.5391
14-045	2.3652
14-046	7.6531
14-047	6.4072
Total	82.1149