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To the applicant

Case ref: EN0110012

Date: 9 March 2026

By email only

Dear Ruth Jackson

Planning Act 2008 – section 51

Application by Light Valley Solar Limited for an order granting development consent for the Light Valley Solar

Advice following issue of decision to accept the application for examination

On 9 March 2026 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.

Minor errors and omissions

There are minor errors and omissions, as reflected in Box 30 of the acceptance checklist, which require consideration by the applicant.

Environmental Statement Volume 1 Chapter 10 Landscape and Visual, Volume 3 Appendix 10.1 (Landscape and Visual Assessment Methodology), Volume 3 Appendix 10.4 (Photography and Photomontages)

Within Chapter 10: Landscape and Visual (Document 06.01.10), Table 10-23 provides the Summary of residual visual effects at Year 15. Appendix 10.4 (Photography and Photomontages) provides photos from various viewpoints (VPs). Where photomontages

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are supplied, these are for Year 1 of Operation (Winter), and Year 15 of Operation (Summer). Paragraph 1.2.42 of 10.1 (Landscape and Visual Assessment Methodology) notes that residual effects are those which remain even with embedded or primary mitigation at year 15 of existence and operation and which cannot be further mitigated by design or other measures in this time period.

The applicant is advised to update Appendix 10.4 to provide Year 15 Operation (Winter) visualisations to demonstrate residual effects which remain even with embedded or primary mitigation at year 15 of existence and operation.

ES Volume 3 Appendix 15.1 Flood Risk Assessment

Section 7.2, as well as figures 15.10 and 15.14 of the FRA report, does not distinguish between Flood Zones 3a and 3b. A figure should be included in the Flood Risk Assessment distinguishing which areas of the proposed development's order limits are within Flood Zone 3a and Flood Zone 3b.

Plans and Figures

While undertaking the acceptance procedure various issues were encountered with plan layer rendering, in particular where plans are downloaded and being used concurrently. Where the file size of a document is comparatively large, it can create issues when viewed on a screen via a computer. Lag and latency issues, and lengthy opening times have been experienced by the Planning Inspectorate during the acceptance period. These would be likely encountered by interested parties, affected persons, the Examining Authority and others during examination. CAD, GIS and other files can be exported to lower resolution or compressed in a way which avoids the rendering issues encountered during the acceptance period. The applicant is asked to submit new versions of a standard that will enable multiple documents to be opened on a computer and used concurrently. This is relevant for various plans (documents 02.01 to 02.06, 02.10 and 02.12) with file sizes ranging from 36.8MB to 94.2MB, and to Figures appended to Environmental Statement chapters which include plans, for example document 06.02.06.06, at 113.6MB.

Funding Statement

The submitted Funding Statement asserts that the applicant has the funding to implement the proposed development. It provides a current cost estimate which includes an amount to cover compensation payable in respect of compulsory acquisition. However, it does not provide information about the financial standing of the applicant. Neither does it provide an estimate of the cost for acquiring the land interests required to deliver the proposed development and for which compulsory acquisition powers are sought, only that the applicant would seek further funding with the support of its legal and financial advisors. Regulation 5(h) of The Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009 requires the applicant to demonstrate how the compulsory acquisition powers sought in the submitted dDCO would be funded. The applicant is therefore advised to resubmit an amended version of the Funding Statement that includes information about the financial standing of applicant companies where practical, and an estimate of the costs associated with exercising the compulsory acquisition powers sought.

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 and provide any updated documentation as soon as practicable prior to the Preliminary Meeting. 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

Aamina Khan

Aamina Khan
Case Manager

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