

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

Issue Specific Hearing 1 (ISH1) – Action points and Errata and clarifications

Date: Thursday 30 July 2026

Venue: The Parsonage Hotel & Spa, Escrick, York, YO19 6LF and MS Teams

Action points

Reference	Action	Party	Deadline (DL)
Item 3. Draft Development Consent Order			
ISH1-1	Applicant to review the Explanatory Memorandum and to ensure that sufficiently detailed justification is included for all the sought powers in the draft Development Consent Order (dDCO) specific for the proposed Light Valley Solar development.	Applicant	DL2
ISH1-2	Review and update the definition of 'permitted preliminary works' in the dDCO including: - the removal of duplicate items within (d) and (j) - consideration whether a conflict exists by including specific reference to Work Nos - provision of justification for the these works specifically for the proposed Light Valley Solar development	Applicant	DL2
ISH1-3	Review the dDCO to consider whether some permitted preliminary works need to be better controlled and how this would be secured, for example through requirements and/ or a phasing plan. This should consider the approach taken in the Springwell Solar Farm DCO.	Applicant	DL2

ISH1-4	Explain how the environmental statement has assessed the worst-case scenario for works included in the definition of 'permitted preliminary works' in particular where works could be undertaken up to 5 years prior to commencement of the construction phase and therefore without the controls of the Construction Environmental Management Plan.	Applicant	DL1
ISH1-5	To confirm how the application safely demonstrates that the baseline data in the Environmental Statement (ES) is a reliable reflection of the future baseline when the replacement works would be undertaken, specific to each environmental topic.	Applicant	DL1
ISH1-6	To confirm how the dDCO controls replacement works and consider whether further controls are necessary given the operation environmental management plan would be agreed at the point of final commissioning, rather than the point when the replacement works would be undertaken.	Applicant	DL1
Item 4.1 Proposed development			
ISH1-7	Applicant to confirm the percentage rate of electrical power loss as a result of the distance from the scheme to point of connection	Applicant	DL1
ISH1-8	Applicant to carry out a sensitivity test that considers the potential permanent loss of agricultural land due to the retention of proposed landscape and ecological features such as planting of hedgerows, woodland, and biodiversity net gain area post-operation.	Applicant	DL2
ISH1-9	Applicant to update ES Chapter 2 to remove reference to 15m depth of pile foundations associated with the battery energy storage system	Applicant	DL2
ISH1-10	Applicant to confirm its position regarding the proposed cable corridor compound associated with CRC4-POC and whether, having regard to its location, nature and duration of works, this requires assessment in Green Belt policy terms.	Applicant	DL1
Item 4.3 Noise and vibration			

ISH1-11	Explain how the noise from multiple proposed tracker motors has been assessed for receptors for example PRowS and residential properties, including a mass movement of tracker panels at the end or start of a day.	Applicant	
Item 4.4 Transport			
ISH1-12	Confirm status, extent and nature of traffic regulation orders that affect villages of Birkin and the route between A19 and Chapel and West Haddlesey. Provide comments on implications for proposed construction traffic.	NYC	DL1
ISH1-13	Update for accuracy the errors previously identified in baseline HGV numbers contained within ES Chapter 14 Table 14-14 (row 7) and the sensitivity classification of receptors along proposed construction route.	Applicant	DL2
ISH1-14	Amend the outline Construction Traffic Management Plan to provide a consistent position on construction routes, confirming whether adherence is required or advised (see paragraphs 2.4.3 and 3.7.2).	Applicant	DL2
ISH1-15	Applicant to provide note on why route through West Haddlesey is preferable and other alternatives are not possible.	Applicant	DL1
ISH1-16	Provide and show details of the potential alternative route for Abnormal Indivisible Loads to access Solar Development Site 2 should Monk Fryston Railway Bridge not be deemed usable.	Applicant	DL2
ISH1-17	Confirm location of all accesses to the proposed Solar Development Site 2 and address inconsistencies between Appendix 14.1 and Access to Works plans. Provide plans showing the location and extent of any improvement works needed to demonstrate appropriate, safe and suitable accesses can be achieved, (where not already provided)	Applicant	DL2
ISH1-18	Clarify and confirm which access(es) would be used by Abnormal Indivisible Loads for the proposed Solar Development Site 2 and provide evidence (including plans) to show that these can accommodate such traffic (where not already provided).	Applicant	DL2

ISH1-19	Network Rail to confirm whether it has any comments or preference on the proposed access routes to Solar Development Site 8 and whether any improvements would be required to facilitate such access.	Network Rail	DL1
ISH1-20	Check location of access point from Scalm Lane (north) to the proposed Solar Development Site 8 and address inconsistencies with that shown on Access to Works Plans and contained in Appendix 14.1. Confirm whether improvements are required at identified access point(s) and provide evidence (including plans) to show that these can accommodate such traffic (where not already provided).	Applicant	DL2
Item 4.5 Ecology			
ISH1-21	Note to be provided on the correction of corrupt bird data and the implications for the submitted assessment.	Applicant	DL2
ISH1-22	Update the commitments register to incorporate the Environment Agency written and oral representations.	Applicant	DL2
ISH1-23	To provide comments on the draft LEMP to inform future revisions.	NYC	DL2
Item 4.6 Water environment			
ISH1-24	To submit evidence that no areas of the proposed development are in flood zone 3b. This could include figures identifying the referenced project specific modelled 1 in 30 year flood outlines relative to the proposed development. To confirm which flood zone 3b and climate change flooding datasets were relied upon in the site selection process.	Applicant	DL2
ISH1-25	NYC (as LPA and LLFA) to confirm whether the present day and future flood zone 3b mapping or data is unavailable for the study area. If unavailable, advise what flood data or mapping should be used to reasonably identify flood zone 3b, including commentary on whether the applicant's project specific 1 in 30 year modelled flood outlines are suitable.	NYC	DL1

ISH1-26	Confirm if any conclusions in the flood risk assessment or site selection would change in light of the updated surface water mapping from the updated NaFRA2 dataset.	Applicant	DL1
ISH1-27	To comment whether the updated Environment Agency surface water flood risk mapping published in May 2026 has any implications for the proposed development and the findings of the submitted flood risk assessment.	NYC	DL1
ISH1-28	Applicant to review all ES Chapter 15 figures, and update as appropriate, to ensure the risk of flooding is clear to observe in relation to the proposed development including the proposed conversion units and construction compounds. The ES Chapter 15 figures include, but not limited to: 15.16, 15.17, 15.18, 15.20, 15.22 to 15.26.	Applicant	DL2
ISH1-29	Provide further details and clarity on the mitigation from the risk of flooding from all sources (including surface water) in an updated flood risk assessment for all elements of the proposed development. This should confirm the minimum proposed solar panel heights relative to the worst-case flood level and identify the relevant standard of protection if this differs from the design flood event. This should also confirm the minimum finished floor levels for other proposed infrastructure (including conversion units) relative to the worst-case flood level and identify the relevant standard of protection if this differs from the design flood event. Provide a plan for each solar development site which identifies the minimum and maximum heights referred to above.	Applicant	DL2

ISH1-30	Water Resource Assessment to be updated to take into account water demands for replacement activities during the operation phase and provide evidence that these updated demands could be supplied.	Applicant	DL2
ISH1-31	To confirm potential locations for water supply from Yorkshire Water and whether works outside of the Order limits would be necessary to facilitate a connection.	Applicant	DL2
ISH1-32	Provide, or signpost to, a plan and supporting evidence demonstrating that the proposed battery energy storage compound can accommodate the maximum number and size of units proposed by the design parameters, along with all associated infrastructure, including noise barriers, drainage features and attenuation areas.	Applicant	DL2
ISH1-33	Update the outline battery safety management plan based on the Environment Agency concerns in relation to applications for an activity permit and subsequent rainfall or fire events after a battery energy storage system fire. This should explain how rainwater would be managed whilst firewater sampling is undertaken or before a discharge to the water environment is agreed.	Applicant	DL2
ISH1-34	Provide, or signpost to, a plan and supporting evidence demonstrating that the proposed attenuation features at substations could be accommodated.	Applicant	DL2
4.7 Landscape and visual			
ISH1-35	Applicant to explain what it considers to be the key characteristics and special qualities of the affected landscape character areas, and specifically which of those characteristics would experience the greatest change as a result of the proposed development. Also to provide a comment on how its approach to landscape character is in line with the GLVIA3 guidance.	Applicant and NYC	DL1

ISH1-36	Applicant to update section 4.2 of outline Landscape and Ecological Management Plan to provide more detail on the implementation and management prescriptions for planting, including advanced planting.	Applicant	DL2
ISH1-37	Provide an explanation regarding VP41(Hambleton Hough) where existing VP photomontage does not appear to identify SDS8.	Applicant	DL1
ISH1-38	Y15 Photomontages (winter views) requested for certain VPs. Applicant to provide by DL3.	Applicant	DL3
4.9 Cultural heritage			
ISH1-39	Conservation Area Appraisals which had not previously been available electronically to be provided by NYC and submitted electronically. The Applicant is asked to respond by deadline 2.	NYC and Applicant	DL1 (DL2 for the applicant's response)
ISH1-40	Provide a brief explanation of how archaeological considerations influenced the design process, and whether opportunities existed to avoid sensitive areas rather than relying on investigation and mitigation following consent.	Applicant	DL1
ISH1-41	Applicant, HE, NYC to provide brief confirmation on the extent of agreement on archaeological matters, including mitigation, at this stage.	Applicant, Historic England, NYC	DL1
ISH1-42	Provide a comment on the relevant representation from Time Team of Burton Salmon, Hillam and Monk Fryston [RR-1393] that there are two areas of previously known significant archaeology, and their concerns that they might not be properly and fully investigated in a timely manner before the areas of land is developed.	Historic England, NYC	DL1
ISH1-43	Comment on the extent to which the archaeological resources within the order limits is currently understood, and identify any areas where uncertainty remains.	Applicant, NYC, Historic England	DL1
ISH1-44	Provide confirmation as to how the contribution of setting of above ground heritage assets contributes to significance, and how this has been assessed, for those assets where views across the surrounding landscape form an important part of their heritage value.	Applicant	DL1

ISH1-45	Provide a summary explanation of how the cumulative effect of the proposed development, together with other existing or proposed energy infrastructure, has been assessed in relation to the setting and significance of heritage assets within the wider study area.	Applicant	DL1
ISH1-46	After mitigation has been applied and where residual harm remains, provide your view on how that harm has been weighed against the public benefits of the proposed development.	Applicant, NYC	DL1
ISH1-47	To review the errata and clarifications in annex A of this action point document and make amendments to the relevant application documents. This list is not exhaustive, and the applicant should undertake a thorough check of all documents for accuracy.	Applicant	DL2

Annex A – Errata and clarifications

Exam library reference	Document	Comments
[APP-040]	ES chapter 2, List of Tables	Under the 'List of tables' section there is no Table 2-3 and so the table numbering for items thereafter do not correspond with those in the document. Please check, correct and update the reference accordingly.
[APP-040]	ES chapter 2, table 2-6	Paragraph 2.7.1 states that the construction period be approximately 24-36 months and that this is shown in Table 2-6. Table 2-6 only shows the construction period up to 29 months not 36 months Please check and correct (including any other instances within the documentation).
[APP-043]	ES chapter 5, paragraph 5.9.19	Paragraph 5.9.19 includes text stating ' <i>Error! Reference source not found</i> '. Please check and correct the reference.
[APP-044] and [APP-0153]	ES chapter 6, paragraph 6.7.78	Paragraph 6.7.78 of ES chapter 6 refers to the badger sett findings being contained in Appendix 6.3 Badger Report (ES Volume 3) which is cited as being document reference EN0110012/APP/LVS/06.03.06.06. Is this correct? Should it be EN0110012/APP/LVS/06.03.06.03 [APP-0153]? Please check the document reference and amend accordingly (this includes other documents and chapters).
[APP-044]	ES chapter 6	There are instances within ES chapter 6 [APP-044] of Sites of Importance for Nature Conservation (SINC) being cited as SNIC (for example see paragraphs 6.9.61 and 6.6.73). Please check and amend any references accordingly (this includes other documents and chapters).
[APP-044] and [APP-062]	ES chapter 6, paragraphs 6.9.130 and 6.9.206 and Figures 3.1 and 2.5	Paragraphs 6.9.130 and 6.9.206 of ES chapter 6 [APP-044] refer to the Avoidance Areas as being shown in, Figure 3.1 (ES Volume 2) and cites this as being document reference EN0110012/APP/LVS/06.02.02.04. Is this correct? Should this be Figure 2.5, EN0110012/APP/LVS/document reference 06.02.02.05 [APP-0062]?

Exam library reference	Document	Comments
		Please check and amend any references accordingly (this includes other documents and chapters).
[APP-044]	ES chapter 6, paragraphs 6.9.236 and 6.10.16 and Outline Construction Environmental Management Plan (oCEMP), table 3-1	Paras 6.9.236 and 6.10.16 of ES chapter 6 refer to a 10 mph speed limit for surfaced tracks and a 15 mph speed limit for unsurfaced tracks. This is the reverse of that cited in the oCEMP [APP-192, Table 3-1, pdf page 13]. Please confirm which is correct and amend/correct the documentation accordingly so that they are consistent.
[APP-046]	ES chapter 8, Table 8-1	Table 8-1 currently spans pages 2 and 3, causing the row that indicates whether the construction phase was included within the assessment for archaeological heritage assets (both designated and non-designated sites, monuments, features, and other remains) to be split. Please revise the formatting to ensure this row remains on a single page to improve readability.
[APP-046]	ES chapter 8 and Figures 2.5 and 2.6	Paragraphs 8.8.3 and 8.8.5 of ES chapter 8 [APP-046] refer to the concrete feet locations or other non-ground penetrative techniques being shown on Figure 2.5 however this shows the Avoidance Areas [APP-062]. Is this reference correct, should it be Figure 2.6 instead which is entitled Solar Panels Concrete Feet or Other Non-Ground Penetrative Techniques [APP-063]. Please check and amend any references accordingly (this includes other documents and chapters).
[APP-190]	Non-technical summary, para 7.2.17	Paragraph 7.2.17 of the non-technical summary [APP-190] states that there is 495ha of best and most versatile agricultural land within proposed development and that approximately 17.5ha would be required for the permanent elements involving soil sealing. These figures differ to those cited elsewhere within the ES (i.e. paragraph 5.9.19 of ES chapter 5 [APP-043]) which states figures of 486ha of land and 19.1ha respectively.

Exam library reference	Document	Comments
		Please correct and check for any other instances and amend accordingly (this includes other documents and chapters).
[APP-050]	ES chapter 8, paragraph 8.9.27	There is a missing 'of' in the second line and where it reads "... <i>one the Important Hedgerows</i> ...". Please correct.
[APP-95] and [AS-028]	Figure 10.5, sheet 3 and Appendix 10.4, pdf page 74	Viewpoint P61 on Sheet 3 is shown as being located on Black Fen Road whereas Appendix 10.4: LVIA Photography and photomontages (pdf pg. 74) shows it located on Wistow Road. Please confirm which is correct and amend/correct the documentation accordingly so that they are consistent.
[APP-095] and [AS-028]	Figure 10.5, sheet 5 and Appendix 10.4, pdf pages 33 and 34	Viewpoint 20 as shown on pdf pages 33 and 34 of Appendix 10.4 shows views looking south-east across Solar Site 4. Some trees are labelled as Gateforth Wood on these figures, however, Figure 10.5, sheet 5 shows Gateforth Wood as being immediately behind VP20 (to the north). Please check and clarify which is correct and amend/correct the documentation accordingly.
[APP-050]	ES chapter 12, table 12-1	Missing row dividers in some cells/inconsistent approach can make the table tricky to decipher. Please amend as necessary.
[APP-050]	ES chapter 12, paragraph 12.6.3	Paragraph 12.6.3 contains a typographical error when referring to the study area. Please correct.
[APP-050]	ES chapter 12, table 12-8	In Table 12-8, within the text describing the receptors associated with the Regional Northeast, there is a typographical error (i.e. conversation instead of conservation). Please correct and check for any other instances and amend accordingly (this includes other documents and chapters).
[APP-108]	ES chapter 13, table 13-18	ES chapter 13 contains two tables labelled as Table 13-18. One identifies 'Community and Receptor Locations' (pdf page 41) and the other identifies 'Definitive Map Modification Order Applications' (pdf page 49). Please check, correct and update the references accordingly.

Exam library reference	Document	Comments
[APP-108]	ES chapter 13, table 13-22	Table 13-22 is labelled as " <i>Definitive Map Modification Orders within the RLB</i> ". Please clarify and make clear what the term RLB refers to by either updating the title or adding a definition to the text.
[APP-052]	ES chapter 14, paragraph 14.9.3 and Figures 2.3 and 1.2	Paragraph 14.9.3 suggests the Highway Improvement Areas (HIAs) are shown on Figure 2.3 however, Figure 2.3 refers to the Field Numbering System [APP-061]. The Highway Improvement Areas are shown on Figure 1.2 [APP-058]. Please check and amend the reference cited.
[APP-052]	ES chapter 14, paragraph 14.10.26	Paragraph 14.10.26 of ES chapter 14 contains reference to 'Table 14-23' twice. Please check and amend accordingly.
[APP-052]	ES ch14, table 14-26 and para 14.10.76	Table 14-26 of ES chapter 14 identifies a potential 10 Abnormal Indivisible Load (AIL) movements associated with Solar Development Sites whereas paragraph 14.10.76 says "... <i>there could be up to 9 movements to the Solar Development Sites</i> ". Table 2-4 of the Outline Construction Traffic Management Plan also identifies 9 movements. Please clarify which is correct and amend accordingly.
[APP-148]	Appendix 14.1 Transport Assessment, Annex C	The map shown as attachment 5 of the Abnormal Load Report is said to show the access route to LVS Site 4 however it appears to be labelled as LVS Site 2. Please check and amend as necessary and also confirm the plan and routes identified are correct or provide the correct plan.
[APP-054]	ES chapter 16, table 16-4 and paragraph 16.8.11	Within Table 16-4 of ES chapter 16 under 'Roads', 'Dwellings' and 'Railway' cross references are given to paragraph 16.8.11 where it is suggested details of additional mitigation are identified. Can the applicant check the paragraph references cited are correct in relation to 'Roads' and 'Railway' as these appear to be listed under different paragraphs (i.e. 16.8.13 and 16.8.16, respectively). Please check and amend any references accordingly.

Exam library reference	Document	Comments
[APP-051] and [APP-055]	ES chapter 17, table 17.7 and ES chapter 13, paragraph 13.2.4	Table 17-7 of ES chapter 17 identifies the Zone of Influence used in each of the chapters that form part of the assessment. For 'socioeconomics' this is identified as being the North Yorkshire Council area, however, paragraph 13.2.4 of ES chapter 13 says this is limited to the wards that formed the former Selby District Council area. For the avoidance of doubt, please clarify which is correct and amend/update accordingly so these are consistent.
[APP-208]	Planning Statement, paragraph 3.1.2	Paragraph 3.1.2 contains a duplicate wording of 'Table 3-6'. Please check and correct.
[APP-208]	Planning Statement Appendix 1: Planning History, Table 2-2	Table 2-2 includes reference to a solar development and a suggested footnote (reference 4) however this reference is missing from the bottom of the page. Please check, correct and update the reference accordingly.
[APP-209]	Planning Statement Appendix 2: Green Belt Assessment, paragraphs 1.1.1 and 1.4.11	Paragraphs 1.1.1 and 1.4.11 includes text stating ' <i>Error! Reference source not found</i> '. Please check and correct the reference.
[APP-017]	Draft development consent order, schedule 1, associated development, pdf page 44	Within the list of associated development identified under subsection (h) reference is given to "...<i>lighting protection masts</i>...". Is this correct? Should this be lightning protection masts? In the last paragraph (which refers to further associated development), there is an errant '49' in the second line (i.e. "...<i>construction, operation and 49 maintenance</i>..."). Please confirm and amend/correct if necessary.
[APP-145]	Table 1-1 in Commitments Register [APP-145] - missing 'o' from CEMP	Table 1-1 - missing 'o' to denote that the CEMP and DEMP are outline documents. Please check and correct.

Exam library reference	Document	Comments
	and DEMP (GC)	
[APP-145]	Appendix 1.3, Commitments Register, Row C16	Additional word within the sentence ' <i>The layout of the fencing has will be designed to retain numerous commuting corridors around existing linear features...</i> ' Please check and correct.