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Secretary Of State For Business, Energy And
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Our Ref ZG2026/0307/GOV (attn of Linda Drake)
Your Ref EN0110012 Light Valley Solar
Date 11 August 2026

Dear Sirs

Light Valley Solar
Procedural Deadline 1 – Post Hearing Submissions Action Points

Due to the short timescale provided for submission, and the absence of key technical officers, North Yorkshire Council is not in a position to provide responses to all action points required for Deadline 1.

Outstanding responses will be forwarded as soon as the Council is able. The Council appreciates the need for timely submission and that acceptance of late information is at the discretion of the ExA.

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.

Response to follow

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.

Response to follow

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.

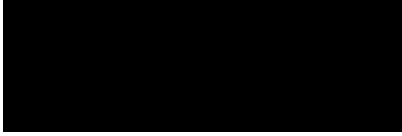
Response to follow.

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.

Please see attached document (260806_LVS_ISH_35_NYCreponse_Final)
ISH1-39 Conservation Area Appraisals which had not previously been available electronically to be provided by NYC and submitted electronically. The relevant Conservation Area Appraisals have been submitted via the project website.
ISH-41 Applicant, HE, NYC to provide brief confirmation on the extent of agreement on archaeological matters, including mitigation, at this stage. NYC agrees that the archaeological assessment of the DCO has been proportionate. The timely manner in which the assessment work was undertaken has led to the exclusion of areas of significance from the DCO area. NYC supports the proposed embedded mitigation to avoid direct impact to significant remains within the DCO area through surface mounting of solar arrays or through preservation within ecological mitigation areas. NYC also supports the preservation by record (e.g. archaeological excavation) of other areas in advance of, or during development.
ISH-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. The relevant representation of the Time Team of Burton Salmon, Hillam and Monk Fryston indicates a preference for the preservation by record of the area of Roman Kilns near Siddle House, rather than designing out impact using surface mounting. The remains identified are of archaeological significance and NYC have no objection to the applicant's proposal to design out the physical impact as this accords with National Guidance. This said, the remains are not of such significance that physical preservation is the only option and a preservation by record response would also be acceptable should Light Valley Solar wish to explore this option with the local community. NYC agree with the Time Team of Burton Salmon, Hillam and Monk Fryton that the group of archaeological features between the A162 and the railway line are of archaeological significance and may include a hengiform monument. However, as the hengiform monument falls outside of the order limits there is no mechanism for its inclusion within the proposed archaeological mitigation. The site specific Archaeological Mitigation Strategy for this area (to be agreed by requirement) could include specific reference to archaeological remains outside of the order limits and note that these are directly associated and may indicate that remains within the order limits are part of an important complex of prehistoric ritual activity as set out in the representation.
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 The submission includes an Environmental Statement Chapter on Cultural Heritage (Chapter 8) that assesses the impact of the proposal on heritage assets of archaeological interest. The Cultural Heritage Chapter is supported by a Cultural Heritage Baseline (Appendix 8.1) and Gazetteer (Appendix 8.2) which set out the known archaeological resource, including sites newly identified by the developers own archaeological field evaluations including geophysical survey (Appendices 8.3) and archaeological trial trenching (Appendix 8.4). Although there are some acknowledged gaps in coverage of the geophysical survey (Chapter 8; paragraph 8.6.1, point 5) the assessments are otherwise comprehensive and represent a proportionate examination of the significance of the archaeological resource which is now adequately understood. The identified gaps in the geophysical survey are currently being addressed.
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.

In terms of impact on archaeology, there should be no residual harm following a combination of embedded mitigation and preservation by record.

Yours faithfully,



Head Of Development Management

- (i) *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.*
- (ii) *Also to provide a comment on how its approach to landscape character is in line with the GLVIA3 guidance.*
- (i) **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.**

List of relevant landscape character areas (Selby District) & their key characteristics & special qualities:

Solar Development Sites

- LCA 3: Skipwith Lowlands (solar development site 1)
- LCA 11: Sherburn Farmland (solar development sites 2, 6, 7 & 8)
- LCA 13: Haddlesey Farmland (solar development sites 3 & 4)

LCA 3: Skipwith Lowlands (site 1)

Summary of key characteristics

- *Relatively flat arable farmland, with a strong presence of woodland plantation throughout the landscape.*
- *Semi-enclosed landscape with extensive areas of woodland plantation concentrated around Skipwith.*
- *Broad area of heather and heather grassland, of high conservation value, located at Skipwith*
- *Common National Nature Reserve (NNR) to the south-west of Skipwith.*
- *Medium-large scale varied field pattern defined commonly by ditches and dikes or by sparse and irregular hedgerows with occasional hedgerow trees.*

Perceptual & Experiential Qualities

- *The strongly rural and natural character of the area makes it sensitive to built development, since many of the areas lack human influence and thus are quiet and isolated. This sense of tranquillity is reduced towards the west and south, closer to the A19 and A163 respectively.*

NYC comment – With solar development site 1 (solar panels covering approx. 70ha introducing industrial elements into a strongly rural and tranquil area) the sense of tranquillity would experience the greatest change as a result of the proposed development.

The Outline Environmental Masterplan – Site 1 – sets out opportunities for addressing adverse effects through mitigation. The masterplan can be refined during the detailed design stage.

LCA 11: Sherburn Farmland (sites 2, 6, 7 & 8)

- *Flat low-lying predominantly arable farmland with little tree cover and few hedgerows.*
- *Large scale fields often defined by dikes or ditches and irregularly spaced isolated trees.*
- *Outside the main villages within the area, settlement is sparse with occasional isolated properties and farmsteads.*
- *Small dispersed areas of broadleaved woodland, including intermittent woodland belts.*
- *Predominantly rural character with a strong sense of openness, however with dominant industrial scale human elements to the west around Sherburn in Elmet.*

Key sensitivities (key extracts)

Physical character (including topography and scale)

The area may be highly sensitive to relatively small changes in the landscape, due to the very flat, unenclosed nature of the landscape which enables new features of all scales to be highly visible. Areas of increased enclosure further east would be less sensitive to change where development could be absorbed within the greater presence of trees.

Views and visual character including skyline

The hill adjacent to the mine (Gascoigne) is a key landform which is visible on the skyline. There are numerous landmarks within the character area, generally corresponding with the industrial and commercial development at Sherburn Enterprise Park, which introduces prominent man-made features on the southern skyline.

Views to the south generally consist of skylines with significant human influence, and thus are less sensitive to changes. Views northwards and to the east are generally less developed, and therefore would have a greater sensitivity to change. Selby Abbey and the sandstone hills of Hambleton Hough and Brayton Barff are landmarks in the east and south of the character area.

Perceptual and Experiential Qualities

Whilst the northern and eastern parts of this area have a stronger rural character with associated tranquillity, the highly industrial skyline and lighting in the west results in a reduction in perceived naturalness and tranquillity and thus is less sensitive to new development.

NYC comment - site 2 with larger proposed infrastructure (in terms of scale massing) in the form of the sub station and battery energy storage site (BESS) will impact on the physical character of LCA 11 as *‘the area may be highly sensitive to relatively small changes in the landscape, due to the*

very flat, unenclosed nature of the landscape which enables new features of all scales to be highly visible. This is particularly the case, as the substation and BESS have a combined frontage of 700m onto the A63, with a limited set back from the road.

Mitigation planting is proposed but it will depend on successful establishment and may take a number of years to appropriately screen or filter views towards the sub station (reaching a height of 13 metres) and the acoustic screen to the perimeter of the BESS reaching a height of 5 metres.

In its Local Impact Report, North Yorkshire Council, have raised concerns about the adequacy of the applicant's assessment of Site 2 and the siting of the infrastructure (sub station and BESS). The Council has requested that the assessment of the substation and BESS requires further investigation during the Examination in terms of effects on landscape and views, embedded mitigation and mitigation proposals.

LCA 13: Haddlesey Farmland (sites 3 & 4)

Summary of key characteristics

- *Flat arable farmland arranged in a patchwork of regularly shaped fields of a large scale, defined predominantly by grassed field margins, and occasional trees.*
- *Distinct lack of hedgerows, creating a vast sense of openness with long distance views and lack of enclosure.*
- *Very sparse settlement pattern, with few isolated properties.*
- *Areas of woodland distributed unevenly through landscape, with significant areas concentrated near Gateforth.*
- *Major energy transmission infrastructure present, with prominent views of power stations, transmission lines and occasional wind turbines.*

Key sensitivities

Physical character (including topography and scale)

The area may be sensitive to relatively small changes, due to its very flat and very open nature in which new features could be highly visible. The area is overlooked from the sandstone hills to the north and the limestone ridge to the west. The large scale and horizontal aspect may be less sensitive to other development types.

Natural character

This is an intensively farmed landscape with very few areas of woodland or other semi-natural character. Areas around woodland near Gateforth may have locally increased sensitivity, as they represent rare natural features within this landscape.

Historic Landscape Character

There is limited time-depth in this landscape, most parts of which have been drained relatively recently. The Selby Canal with its associated bridges and cottages is a key historic feature of this landscape. Most of the landscape is the result of modern field amalgamation, although some areas closer to the settlements of Brayton, Hillam and

Monk Fryston contain earlier enclosures. Localised areas of older medieval strip fields around these settlements are more sensitive to change.

Views and Visual Character including Skylines

The sandstone hills and the church spire at Brayton are key sensitive landmarks in views. Skylines are frequently indistinct with limited vegetation, and therefore are less sensitive to change. There are long, relatively straight roads that provide vistas through the landscape, and most of the areas with open visibility would be more sensitive to changes.

Perceptual and Experiential Qualities

The area has a very strong rural character away from the influence of transmission lines, making it more sensitive to new development and change. Generally the landscape is quiet and tranquil, away from the major roads that have a localised influence.

NYC comment – The footprint of Site 4 approximates to 100ha, and its extensive area is likely to impact on some of the key sensitivities LCA 13. This includes the natural character of Gateforth Wood, as Site 4 encloses the entire southern edge of the wood.

In terms of views and visual character, the straight roads (including Hillam Common Lane, Roe Lane, Haddlesey Road) and public rights of way (PRoW) network have open visibility and would be more sensitive to changes including Sites 3 and 4.

The strong rural character of the area makes it more sensitive to new development and change.

The Outline Environmental Masterplan – Sites 3 and 4 – sets out opportunities for addressing adverse effects through mitigation. The masterplan can be refined during the detailed design stage.

(ii) Also to provide a comment on how its approach to landscape character is in line with the GLVIA3 guidance.

In Appendix 10.1: Landscape and Visual Assessment Methodology, the applicant has structured a narrative around the following sub-headings:

- Landscape designations
- Landscape baseline
- Tranquillity
- Assessment of night time effects
- Sensitivity of landscape receptors
- Value attached to the landscape
- Valued landscape
- Susceptibility of landscape receptors to change
- Combining judgements to define landscape sensitivity
- Magnitude of landscape impacts
- Significance of landscape and visual effects

This approach aligns with GLVIA3, although in terms of the identification of valued landscapes, the same document lists the range of factors that can help in the identification of valued landscapes Box 5.1 (page 84). Box 5.1 has been superseded by the Landscape Institute's Technical Guidance Note (TGN) 02/21 'Assessing landscape value outside national designations' and this is referred to in Appendix 10.1.

GLVIA3 sets out the steps in assessing landscape effects (Figure 5.1, page 71) as set out below (abridged):

- Describe characteristics of proposal
- Define scope of assessment
- Establish the landscape baseline using Landscape Character Assessment
- Identify landscape receptors
- Identify interactions between proposal and landscape receptor
- Identify and describe likely landscape effects
- Combine to judge sensitivity of landscape receptor
- Combine to judge magnitude of landscape effect
- Combine to assess significance of landscape effect
- Propose measures to mitigate adverse effects
- Final statement of likely significant landscape effects

The content of the applicant's detailed baseline descriptions and likely impacts and likely significance of effects for the Proposed Development are set out in Appendix 10.2: Landscape Baseline and Effects and summarised in Chapter 10: Landscape and Visual.

In terms of assessment of effects, the Council confirms that the applicant has identified the landscape receptors as the solar development sites and the landscape character areas in the Selby District Landscape Character Assessment and this was agreed at the scoping stage.

The Council confirms that the content and outputs of Appendix 10.1 (Methodology), Appendix 10.2 (Baseline and Effects) and Chapter 10 broadly align with GLVIA3. However, the Council considers that in certain cases the applicant has not sufficiently assessed the potential effects on landscape character caused by the Proposed Development. The assessment of Site 2 is one example of this.