

Light Valley Solar

EN0110012

Technical Note: Plot Optionality

Document Reference EN0110012/APP/LVS/08.10

September 2026



Light Valley
Solar

Infrastructure Planning

Planning Act 2008

The Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009 (as amended)

Light Valley Solar

Development Consent Order 2025

Technical Note: Plot Optionality

Planning Inspectorate Case Reference	EN0110012
Application Document Reference	EN0110012/APP/08.10
Author	Light Valley Solar Limited

Version	Date	Status of Version
1.0	September 2026	Deadline 2 Submission

Contents

1	Technical Note: Plot Optionality	1
1.1	Introduction	1
1.2	Plot Optionality	2

List of tables

Table 1-1	Plot Optionality	2
Table 1-2	Site accesses where additional flexibility is required	4

List of plates

Plate 1-1	Cable Route Corridor 1-4 and 1-4a presented on sheet 5 of Volume 2, Figure 2.2 - Cable Route Corridor Numbering [APP-060]	2
Plate 1-2	Cable Route Corridor 3-4 and 3-4a presented on sheet 3 of Volume 2, Figure 2.2 - Cable Route Corridor Numbering [APP-060]	3
Plate 1-3	Site 8 accesses presented on sheet 6 of Volume 2, Figure 14.4: Construction Routing [APP-113]	4
Plate 1-4	Accesses CA40 and CA41 presented on sheet 6 of Volume 2, Figure 14.4: Construction Routing [APP-113]	5

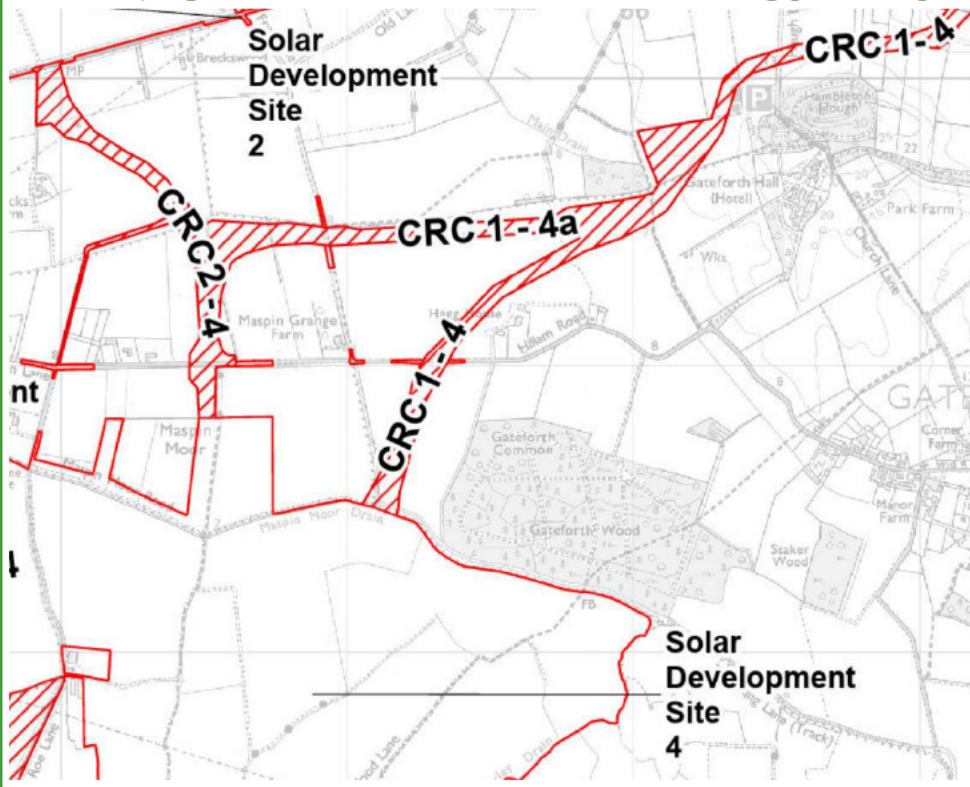
1 Technical Note: Plot Optionality

1.1 Introduction

- 1.1.1 Following Compulsory Acquisition Hearing 1 (CAH1), the Examining Authority has requested in action point CAH1-6 that the Applicant identify the land plots or rights that would fall away if optional elements of the Proposed Development were not taken forward.
- 1.1.2 Table 1-1 of this technical note identifies the locations within the Scheme where optionality exists; the land plots which would, depending on the option progressed, no longer be required; and accordingly, those plots that would, following updates to the **draft Development Consent Order EN0110012/APP/LVS/03.01**] (submitted at Deadline 2), no longer be subject to the potential for permanent acquisition of rights. The reason for the optionality is set out below. The plots referenced in this document are those contained within the updated **Book of Reference** submitted at Deadline 2, which details the persons with an interest in the land. The rights sought over each plot are set out in Schedule 9 to the draft DCO. The location of all plots of land are shown on the updated **Land Plans, Crown Land Plans and Special Category Land Plans [EN0110012/APP/LVS/02.02]** submitted at Deadline 2.
- 1.1.3 Table 1-1 below also addresses action point CAH1-5 the optionality of CRC3-4 and CRC3-4a remains necessary in context of consent being granted for the third-party development, also referred to in **Environmental Statement (ES) Volume 1, Chapter 3 – Alternatives and Design Iteration [EN0110012/APP/LVS/06.01.03]** submitted at Deadline 2.
- 1.1.4 Where optionality has been considered for the Proposed Development, this has been assessed in accordance with the Planning Inspectorate's Advice Note Nine: Rochdale Envelope, as set out within **Environmental Statement (ES) Volume 1, Chapter 2 - The Proposed Development [EN0110012/APP/LVS/06.01.02]**.
- 1.1.5 Table 1-2 addresses the second part of action point CAH 1-6, explaining the reasons why each of the three access options for Solar Development Site 8 are required. The accesses to SDS8 provide flexibility, rather than true optionality, as there is a realistic likelihood that all three accesses will be required. For completeness, Table 1-2 also explains the flexibility that has been included within the Order Limits at access CA40, which is similar to the position at SDS8 in that the way in which access will be obtained to land north of woodland cannot be determined at this stage, with additional land included in the Order Limits specifically to accommodate the flexibility required.

1.2 Plot Optionality

Table 1-1 Plot Optionality

Optional aspect of the Proposed Development	Relevant plan and extracted plate	Reason for optionality	Affected plots	Approach to Environmental Impact Assessment
Cable Route Corridor 1-4 and 1-4a	Plate 1-1 Cable Route Corridor 1-4 and 1-4a presented on sheet 5 of Volume 2, Figure 2.2 - Cable Route Corridor Numbering [APP-060] 	As set out within Environmental Statement (ES) Volume 1, Chapter 2 - The Proposed Development [EN0110012/APP/LVS/06.01.02], depending on the detailed electrical design, the Interconnecting Cables from Solar Development Site 1 may be routed directly to Solar Development Site 4 (CRC 1-4) or via Solar Development Site 2 (CRC 1-4a). Development and optimisation of the electrical design will result in the most efficient substation layouts and equipment selection, but will be influenced by: - Whether single axis tracker Solar PV Panels or fixed south facing Solar PV Panels are used within each Solar Development Site and the technical performance of the panels available at the time of selection. - The design voltage selected for the Interconnecting Cabling from Site 1. - The technical performance of the transformers and other electrical available at time of selection for the sub-stations. Overall, if the most efficient design and layout results in substation components located on Site 4 then CRC 1-4 would be used. If substation components are located on Site 2 then CRC 1-4a would be used. Flexibility is required to optimise electrical equipment, which could lead to smaller substation requirements and reduced effects. During construction, irrespective of which route the cable is to be laid in, a haul road will be located within CRC 1-4a east of Fox Lane which would be used to access Cable Construction Compound 4 via access CA28, minimising routing construction	Plots within CRC 1-4 comprise: 11-037, 12-041, 12-043, 12-047, 12-048, 12-049 Plots within CRC 1-4a comprise: 11-038, 12-015, 12-016, 12-018, 12-022	The Environmental Impact Assessment for the Proposed Development has considered a worst-case of potential environmental effects for both CRC 1-4 and CRC 1-4a.

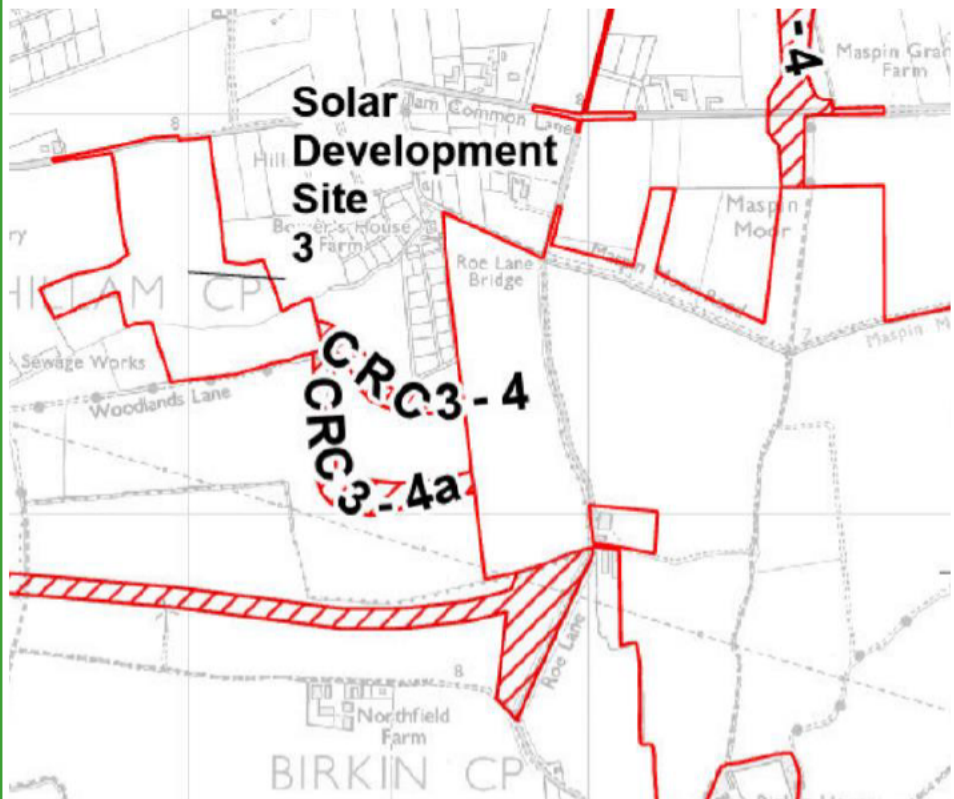
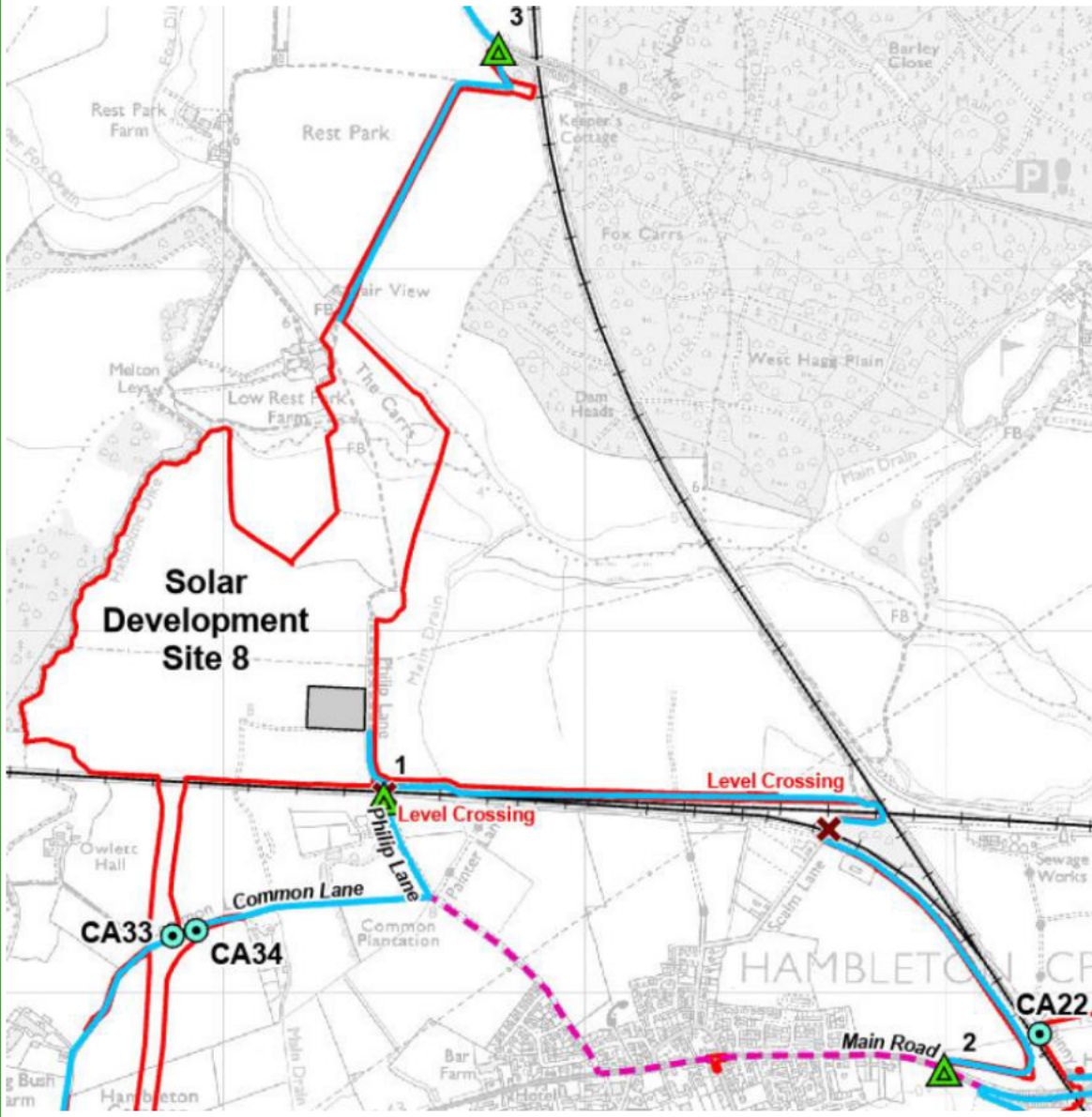
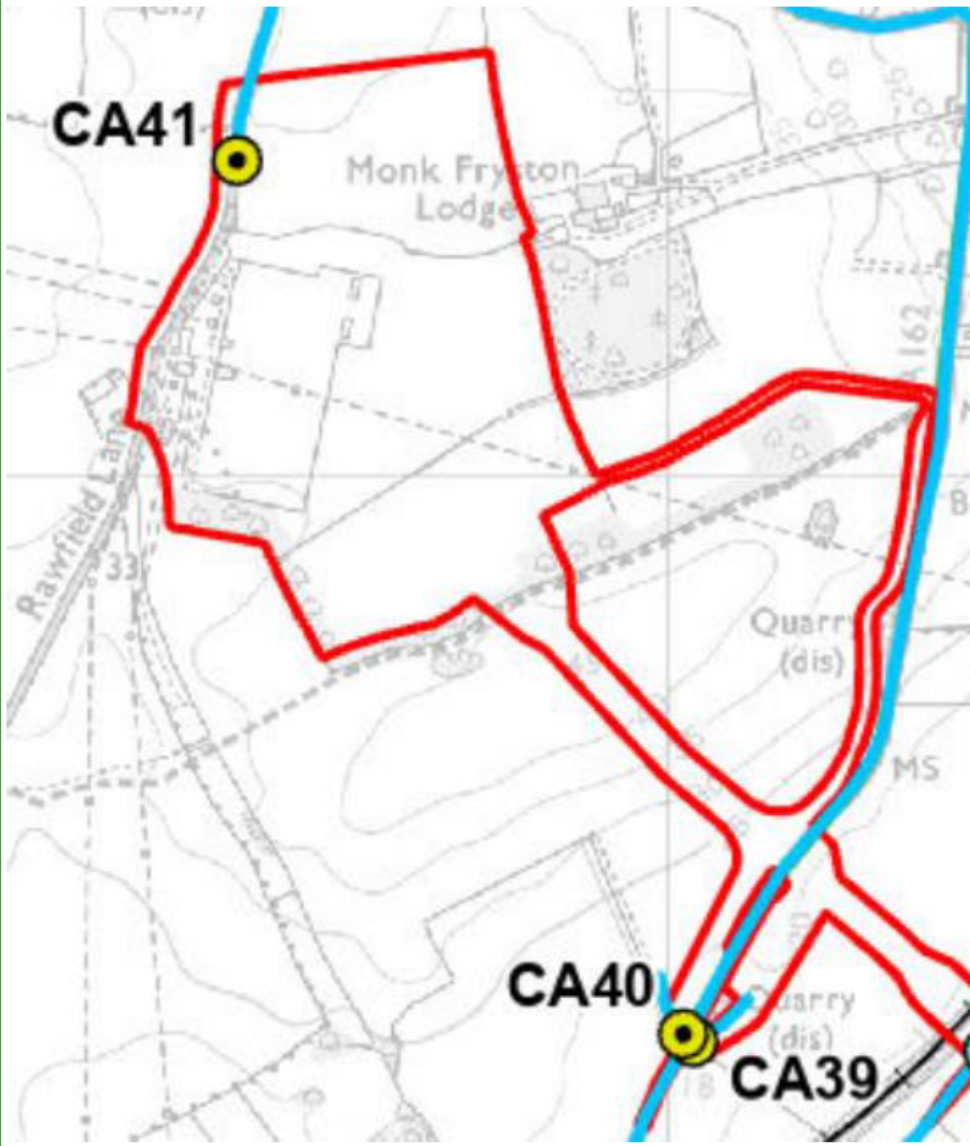
Optional aspect of the Proposed Development	Relevant plan and extracted plate	Reason for optionality	Affected plots	Approach to Environmental Impact Assessment
		traffic close to residences along Hillam Road.		
Cable Route Corridor 3-4 and 3-4a	Plate 1-2 Cable Route Corridor 3-4 and 3-4a presented on sheet 3 of Volume 2, Figure 2.2 - Cable Route Corridor Numbering [APP-060] 	As set out within the updated Environmental Statement (ES) Volume 1, Chapter 3 – Alternatives and Design Iteration [EN0110012/APP/LVS/06.01.03] submitted at Deadline 2, route CRC 3-4 will be used if an adjacent solar farm development (ID 67 in Table 17-11 of the updated Volume 1, Chapter 17 - Cumulative and In-Combination Effects EN0110012/APP/LVS/06.01.17] submitted at Deadline 2) is not taken forward. Route CRC 3-4 is preferred as it is shorter and does not necessitate the use of trenchless techniques to install the Interconnecting Cables. Route CRC 3-4a would be used if the adjacent development is brought forward to ensure that this development and the Proposed Development are able to coexist.	Plots within CRC 3-4 comprise: 12-075, Plots within CRC 3-4a comprise: 12-076, 19-006, 19-007, 19-008, 19-009, 19-010, 19-011, 19-012, 19-013, 19-014, 19-015	The Environmental Impact Assessment for the Proposed Development has considered a worst-case of potential environmental effects for both CRC 3-4 and CRC 3-4a.

Table 1-2 Site accesses where additional flexibility is required

Access	Relevant plan and extracted plate	Reason for flexibility	Approach to Environmental Impact Assessment
Solar Development Site 8 Accesses	Plate 1-3 Site 8 accesses presented on sheet 6 of Volume 2, Figure 14.4: Construction Routing [APP-113] 	As set out within Environmental Statement (ES) Volume 1, Chapter 2 - The Proposed Development [EN0110012/APP/LVS/06.01.02], Solar Development Site 8 is bordered to the south by a railway line and as such three access are included as part of the application to ensure that access may be taken at any time during the construction, operation and decommissioning phases. Current access to Solar Development Site 8 is taken via a level crossing of Hull Railway Line from Phillip Lane in the south. This access is included within the Order Limits, as Access 1 on ES Volume 2, Figure 14.4 -Construction Routing [EN0110012/APP/LVS/06.02.14.4]. Use of this access requires traffic use an at-grade level crossing. Network Rail has indicated that using this level crossing may be acceptable. However, discussions with Network Rail are ongoing and the Applicant is also conscious that the railway is an operational asset and may not be accessible when needed, e.g. during rail works. Alternative accesses into Solar Development Site 8 have therefore been included in the Order Limits to ensure that access can be taken at all times. Access 2 from the A63 (Main Road) to the south using an existing private road. It also requires access across the railway via an at-grade level crossing on Scalm Lane (Hambleton) to the south east of Solar Development Site 8. Whilst this route also requires using a level crossing, it crosses the Hambleton South Curve rail line (instead of the Hull Railway Line). It then uses existing access tracks to enter Solar Development Site 8. Access 3 is via an existing access point from Scalm Lane (Biggin) from the north and would require the construction of a new track to access Solar Development Site 8. Access 3 is the only access which does not require use of an at-grade level crossing. Please refer to the Applicant's technical note on plot sizing [EN0110012/APP/LVS/08.14] for an explanation of the areas of land included within the Order Limits to ensure Access 3 can be brought forward.	The Environmental Impact Assessment for the Proposed Development has considered a worst-case of potential environmental effects all three access routes during construction, operation and decommissioning .

Access	Relevant plan and extracted plate	Reason for flexibility	Approach to Environmental Impact Assessment
Access CA40 (A162) and CA41 Rawfield Lane	Plate 1-4 Accesses CA40 and CA41 presented on sheet 6 of Volume 2, Figure 14.4: Construction Routing [APP-113] 	The Applicant has committed to crossing woodland south of Monk Fryston Substation with trenchless techniques (refer to Volume 2, Figure 2.5 - Avoidance Areas [EN0110012/APP/LVS/06.02.02.05]). To enable this work, access is required to both the launch and receptor pits. The Proposed Development's construction phase could overlap with the construction phase of the consented Yorkshire Green Nationally Significant Infrastructure Project, which includes works at Monk Fryston Substation (both projects may have construction work in 2028). The Applicant is conscious that the works required for Yorkshire Green at the time of construction of Light Valley Solar may mean that access will not be able to be taken via the Monk Fryston Substation via Rawfield Lane and CA41. The Order Limits therefore allow for alternative access to be taken to the location of the pit to the north of the woodland from the A162 via access CA40, utilising an existing track adjacent to the A162 before turning west once north of the woodland. This access route would only be required if the construction work associated with Yorkshire Green made it impossible to access this location from CA41 and this alternative is included within the Order Limits to allow for this potential impediment and ensure that access can be taken at all times. CA41 would also be required to facilitate works to connect the Proposed Development to Monk Fryston Substation.	The Environmental Impact Assessment for the Proposed Development has considered a worst-case of potential environmental effects for taking access via CA40 and CA41.