

6 October 2026

The Planning Inspectorate  
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Via E-mail

Cc [info@lightvalleysolar.co.uk](mailto:info@lightvalleysolar.co.uk)  
Via E-mail

Dear Sir/Madam,

**Responses by Deloitte LLP on behalf of Harworth Estates (Agricultural Land) Limited and Harworth Estates Investments Limited to The Examining Authority's written questions and requests for information (ExQ1) – Q1.17.4 and Q1.17.5**

**1 Introduction**

- 1.1 This response relates to written questions and requests for information ("ExQ1") issued by The Examining Authority in respect of an Order Granting Development Consent for the Light Valley Solar Project (Planning Inspectorate Ref EN0110012).
- 1.2 This submission is made on behalf of Harworth Estates (Agricultural Land) Limited and Harworth Estates Investments Limited together referred to as "Harworth".
- 1.3 Harworth most recently submitted a Relevant Representation on 30<sup>th</sup> April 2026 (the "Relevant Representation"). Harworth's interests and wider landholdings at Gascoigne Wood have previously been described in detail within its Relevant Representation and earlier consultation responses. To avoid unnecessary repetition, those submissions are relied upon and should be read alongside this response. Copies of those submissions are appended at Appendix A for ease of reference.
- 1.4 This submission responds directly to the Examining Authority's Question 1.17.5. However, given developments since the submission of Harworth's Relevant Representation, specifically its inclusion within the Applicant's updated Book of Reference (Ref. EN0110012/APP/LVS/04.03, dated 4<sup>th</sup> September 2026) and the proposed acquisition of rights over land associated with Site 6 (Land Ref. 14-028 on Land Plans dated 4<sup>th</sup> September 2026), Harworth considers it appropriate to provide a broader update to assist the Examination, in respect of both Q1.17.5 and Q1.17.4.

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## **2 Response to ExQ1 Question 1.17.5**

2.1 The Examining Authority asks Harworth Estates (Agricultural Land) Limited at Q.1.17.5

*“Your Relevant Representation [RR-0526] stated, 'Construction and Operational Access for Site 8; works number 8A and 8B look to comprise the only southern access options to the site, on this understanding Harworth has no further comment to make'. Sheets 16 and 17 of the Works Plans [AS-004] identify proposed works to facilitate permanent access to SDS8 from the north. Could you provide further comments in relation to the proposed north access, as you feel necessary.*

2.2 Harworth's Relevant Representation commented on the basis of its understanding at that time of the Proposed Development and the access arrangements then under consideration.

2.3 Harworth has subsequently reviewed the proposed works identified on Sheets 16 and 17 of the Works Plans [AS-004] relating to the provision of permanent access to Solar Development Site 8 ("SDS8") from the north.

2.4 The proposed northern access arrangements were discussed between representatives of Harworth and the Applicant at a meeting held on 1 October 2026.

2.5 Based on Harworth's current understanding of the proposals, Harworth has no objection to the proposed works facilitating permanent access to SDS8 from the north, insofar as those works do not affect Harworth's land interests, rights or development aspirations at Gascoigne Wood.

2.6 Harworth does not consider the proposed northern access arrangement to give rise to any additional concerns in relation to its interests beyond those already set out within its Relevant Representation and subsequent Examination submissions.

2.7 Harworth reserves its position should the proposed access arrangements change during the Examination or should further details emerge demonstrating an impact on Harworth's landholdings, rights or operations.

## **3 Response to ExQ1 Question 1.17.4**

3.1 Whilst Question 1.17.4 is directed to the Applicant, Harworth considers it appropriate to provide an update regarding matters which have arisen during the Examination, namely the inclusion of Harworth's interests within the Applicant's updated Book of Reference and Land Plans and the implications of the compulsory acquisition powers sought in respect of those interests.

- 3.2 Harworth has engaged constructively with Light Valley Solar throughout the evolution of the Project.
- 3.3 Harworth engaged with the Project during the pre-application stage, including through the Applicant's Phase Two Statutory Consultation in August 2025. These representations set out Harworth's land interests, strategic aspirations for Gascoigne Wood and concerns regarding potential interfaces between the Project and Harworth's landholdings.
- 3.4 Following submission of the DCO application, Harworth submitted a Relevant Representation in April 2026. Since then, Harworth has continued to actively monitor the progress of the Development Consent Order application and the Examination process. To date, Harworth has not received a substantive response from the Applicant in relation to the representations previously submitted.
- 3.5 Through review of the Examination documentation, Harworth became aware for the first time that its interests had been included within the Applicant's updated Book of Reference (Ref. EN0110012/APP/LVS/04.03, September 2026) and associated Land Plans in connection with Land Ref. 14-028. Harworth was not identified within earlier versions of the Book of Reference and was therefore not previously aware that the Applicant considered its rights to be affected by the Order or the extent to which compulsory acquisition powers were proposed in relation to those rights.
- 3.6 Harworth's interests have been identified as follows:
- Category 2 PIL in respect of a right of way granted by a Statutory Declaration dated 15 December 2006.
- 3.7 Harworth's right of way is exercised over the access track located within the western part of Land Ref. 14-028 ("the access track"). Harworth notes that Land Ref. 14-028 is identified within the Land Plans as land which may be:
- "compulsorily acquired and temporary use of land and in relation to which it is proposed that easements, servitudes and other private rights will cease to have effect".*
- 3.8 On that basis, Harworth's existing rights appear capable of being affected by the powers sought through the Order.
- 3.9 Harworth is concerned not only by the powers sought, but also by the process through which its interests became subject to compulsory acquisition powers.
- 3.10 Harworth understands that notification letters (under Section 102A of the Planning Act 2008) were issued following its inclusion within the revised Book of

Reference. However, Harworth did not receive those letters by post and instead became aware of its inclusion through its own review of Examination documents. Harworth subsequently received a copy of the relevant correspondence by email following request.

Engagement relating to the access track within the western extent of Land Ref. 14-028

3.11 Harworth understands from discussions with the Applicant on 1 October 2026 that a voluntary option is being pursued with the freehold owner and that the Applicant has verbally indicated that existing rights benefiting Harworth would remain intact notwithstanding any such agreement.

3.12 Harworth welcomes the Applicant's verbal indication that its existing rights would be preserved. However, that position is not presently reflected within the Application documents before the Examination. In particular, Land Ref. 14-028 is identified on the Land Plans as land in relation to which it is proposed that "*easements, servitudes and other private rights will cease to have effect*". The draft DCO and associated application documents do not contain any express protection for Harworth's rights and therefore appear capable of extinguishing, suspending, overriding or otherwise interfering with those rights.

3.13 In the absence of a binding legal mechanism, Harworth is unable to place reliance on verbal assurances alone.

3.14 Harworth therefore requires the Applicant to secure appropriate legal protection of its interests through an enforceable mechanism, including by amendment to the Land Plans and draft DCO to ensure that Harworth's land rights are appropriately safeguarded.

Justification for the inclusion of the access track within the western extent of Land Ref. 14-028

3.15 Harworth notes that the Applicant bears the burden of demonstrating that all land and rights proposed to be subject to compulsory acquisition powers are necessary for the Proposed Development.

3.16 The Applicant has indicated during discussions that Harworth's rights are capable of remaining in place. While Harworth welcomes that indication, it raises a question as to the extent to which powers affecting those rights are required.

3.17 If the rights can continue without prejudice to the Project, Harworth does not consider that the inclusion of the access track within the compulsory acquisition powers has been adequately justified.

3.18 Accordingly, Harworth considers that further clarification is required regarding the operational need for the access track and the reasons for its inclusion within Land Plans under “*compulsorily acquired and temporary use of land and in relation to which it is proposed that easements, servitudes and other private rights will cease to have effect*”. Pending that explanation, Harworth remains concerned that the necessity and proportionality of including the access track within the scope of the compulsory acquisition powers have not yet been fully demonstrated.

#### **4 Conclusion**

4.1 Harworth remains supportive in principle of the Light Valley Solar Project and wishes to continue constructive engagement with the Applicant.

4.2 Harworth requests that Land Ref. 14-028, insofar as it affects Harworth's rights and interests in relation to the access track, be appropriately protected through from the compulsory acquisition powers sought through the Order.

4.3 Harworth requests a legally binding mechanism which expressly protects Harworth's rights and confirms that those rights will not “*cease to have effect*”.

4.4 Harworth will continue to engage with the Applicant during the Examination but reserves all rights in relation to compulsory acquisition, interference with private rights, compensation and any further representations that may be required.

Yours sincerely,

Deloitte LLP

Appendix A – Submission of Relevant Representation dated 30<sup>th</sup> April 2026 and Light Valley Statutory Consultation dated 7<sup>th</sup> August 2025

**Appendix A – Relevant Representations and Light Valley Statutory Consultation Response**

30 April 2026

Light Valley Solar Case Team  
The Planning Inspectorate  
Temple Quay House  
2 The Square  
BS1 6PM

Dear Sir/Madam

**Representation by Deloitte LLP on behalf of Harworth Estates (Agricultural Land) Limited and Harworth Estates Investments Limited**

Application by Light Valley Solar Limited (part of Island Green Power (IGP)) for an Order seeking Development Consent for the Light Valley Solar Project (Planning Inspectorate Ref EN0110012).

**1 Overview**

- 1.1 The representation relates to the application by Light Valley Solar Limited (“the Applicant”) for an order under the Planning Act 2008 seeking Development Consent for the Light Valley Solar Project (the “Project”), a proposed solar farm with associated battery energy storage system (BESS).
- 1.2 This representation is submitted on behalf of Harworth Estates (Agricultural Land) Limited and Harworth Estates Investments Limited (“Harworth”), as a landowner with land adjacent to the proposed Order Limits but also holder of rights which extend beyond the Harworth landholding demise and are included in the proposed Order Limits.
- 1.3 Harworth is supportive in principle of the Project for which consent is being sought and recognises its importance in the energy transition agenda. Harworth is committed to ongoing engagement with the Applicant to ensure alignment with its own strategic objectives and ambitions for the wider North Yorkshire region.
- 1.4 Harworth previously responded to the statutory consultation held by the Applicant, a copy of which is provided in Appendix 1.

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1.5 The observations in the statutory consultation response, principally in relation to Solar Development sites 6 and 8 remain pertinent to the pending DCO examination; with reference to these and in summary they comprise requests for further information in relation to:

1.5.1 Detailed ecological and biodiversity plans, including opportunities for collaboration on biodiversity net gain initiatives;

1.5.2 The ability to align development timelines and exploration of shared infrastructure;

1.5.3 Harworth rights beyond their demise- it is noted that Harworth is not listed in the Book of Reference (“BoR”); can it therefore be confirmed that none of their rights are affected;

1.5.4 Construction and Operational Access for Site 8; Works number 8A and 8B look to comprise the only southern access options to the site, on this understanding Harworth has no further comment to make.

## **2 Conclusion**

2.1 Harworth welcomes the opportunity to continue to work with the Applicant on the matters raised above.

Yours faithfully

Deloitte LLP

Appendix 1 – Harworth submission to Light Valley Statutory Consultation dated 7<sup>th</sup> August 2025

## **Appendix 1**

7<sup>th</sup> August 2025

Light Valley Solar  
Freepost LIGHT VALLEY SOLAR

Sent via Email only to: [info@lightvalleysolar.co.uk](mailto:info@lightvalleysolar.co.uk)

Dear Sir/Madam,

## **Representation by Deloitte LLP on behalf of Harworth Estates (Agricultural Land) Limited and Harworth Estates Investments Limited – Phase Two Statutory Consultation**

Phase Two Statutory Consultation by Light Valley Solar Limited in respect of a future application for an Order Granting Development Consent for the Light Valley Solar Project (Planning Inspectorate Ref EN0110012).

Any defined terms are used as per the consultation literature.

### **1 Overview**

1.1 This representation relates to the Phase Two Statutory Consultation (“the Consultation”) by Light Valley Solar Limited (part of Island Green Power (IGP)) (the “Applicant”) in respect of a future application for an order under the Planning Act 2008 granting Development Consent for the Light Valley Solar Project (the “Project”), a proposed solar farm located near Selby in North Yorkshire, consisting of a new solar electricity generating station and associated battery energy storage system (BESS).

1.2 It is understood that the Project comprises (in summary):

- Seven solar development sites totalling approximately 1,020 hectares;
- Additional land to be used for approximately 30km of underground cabling to connect the aforementioned sites to the National Grid Monk Fryston substation (the “Cable Corridor”). It is understood that the Cable Corridor is currently a broad area of search which will be refined following the Consultation;
- Battery energy storage system (BESS), proposed to be located on Solar Development Site 2, and associated infrastructure;

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- Substations, including the main project substation located on Site 4, as well as secondary substations on other sites;
- Ground mounted solar photovoltaic (PV) modules accompanied with the necessary infrastructure to generate and store electricity; and
- Environmental mitigation / biodiversity net gain areas.

1.3 This representation is submitted on behalf of Harworth Estates (Agricultural Land) Limited and Harworth Estates Investments Limited (“Harworth”), as a landowner with land adjacent to the proposed Order Limits but also holder of rights which extend beyond the Harworth landholding demise and are included in the proposed Order Limits.

1.4 Harworth is supportive in principle of the Project for which consent will ultimately be sought and recognises its importance in the energy transition agenda. Harworth is committed to ongoing engagement with the Applicant to ensure alignment with its own strategic objectives and ambitions for the wider North Yorkshire region.

1.5 Necessarily at this stage Harworth reserves the right to make further comments and representations during any further rounds of consultation as maybe required, and once the Development Consent Order (“DCO”) application has been submitted and the key application documents are available for review, including the Environmental Statement, the book of reference and the draft DCO. Furthermore, Harworth reserves its position in relation to any compensation claims arising from compulsory acquisition, the extinguishment of its rights and/or injurious affection and will address such matters as appropriate during the examination process or through other relevant legal mechanisms.

## **2 Gascoigne Wood – Harworth Estates (Agricultural Land) Limited and Harworth Estates Investments Limited.**

2.1 Harworth owns extensive landholdings at Gascoigne Wood, Sherburn in Elmet, comprising 257 hectares of brownfield and greenfield land (“the Site”)<sup>1</sup>. This landholding is located directly adjacent to the proposed Light Valley Solar Order Limits, cited as Sites 6 and 8 on the consultation literature as proposed solar panel areas. It is noted that both sites 6 and 8 have been added since the initial Phase One consultation on the project (held October – December 2024).

2.2 Harworth have been promoting the Site for a number of years through engagement with Selby District Council, now North Yorkshire Council (“NYC”), as well as through continued liaison with York and North Yorkshire Combined Authority.

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<sup>1</sup> See Property Terrier Plan, Appendix 1

2.3 In 2024, Harworth secured a draft allocation (Ref. SHER-AA – Gascoigne Wood Interchange) in the Revised Publication Draft Selby Local Plan for 57.35 hectares of employment development (71.71 hectares total).

2.4 Also in 2024, Harworth secured Outline Planning Permission, on the former colliery (part of the Site) for the *“demolition of existing colliery buildings and the construction of up to 1,460,000 sq. ft of employment floorspace comprising Use Classes B2, B8 and E(g) to include access (with all other matters reserved)”* on the southern part of the Site (ref. 2021/1531/EIA). Harworth is now working to deliver this permission, where it is in close and regular dialogue with NYC.

2.5 Building on the extant planning permission and the former draft allocation, Harworth has promoted a further 40 hectares of the Site through the NYC Call for Sites Exercise (which commenced in April 2024) for employment and industrial uses. .

2.6 A key element of the plans for the Harworth Site is the incorporation of Biodiversity Net Gain (“BNG”) and the bringing forward of a habitat bank on the east of Harworth land holding. This will be utilised to generate habitat units which Harworth can utilise to offset any developments in the local area. In realising this aspect of development, the land will change for a minimum of a 30 year term and be legally secured via a conservation covenant.

### **3 Aspects of the Proposed Development that are important to Harworth on review of the Consultation literature**

3.1 Harworth are of the view that there are several areas of the proposed development in which the Project and Harworth either have direct project interfaces or are important to Harworth in its realisation of plans for the Site, which are expanded on below.

#### **3.2 Ecology and Biodiversity**

3.3 Site 8 (on Outline Environmental Masterplan Sites 2, 6, 7 and 8) details proposed solar panel areas to the east of the Site as well as an area for consideration for a substation.

3.4 Site 6 (on Outline Environmental Masterplan Sites 2, 6, 7 and 8), further shows a proposed solar panel area to the south of the Site contiguous with Common Lane, as well as an area for consideration for a substation.

3.5 Both of these areas recognise that there are existing woodland and tree belts ‘within or adjacent to the Order Limits’. This includes land at the Site under Harworth control.

3.6 Harworth would be keen to understand further the Applicant's plans for the protection and improvement of ecology and biodiversity in these locations, particularly given the proximity of their own nature reserve, their own intentions and the potential for alignment on this matter.

### *3.7 Landscape and Visual*

3.8 Sites 6 and 8 in the consultation literature includes for 'an area under consideration for substation'. Harworth would welcome further information on the type of substation proposed (beyond 275kV and 33kV) in these locations, i.e., Air Insulated or Gas Insulated, the maximum height and external appearance of the substation proposed, before it provides further comment. This information is essential for Harworth to assess the visual and operational implications of the proposed infrastructure.

### *3.9 Site Selection*

3.10 It is acknowledged that Sites 6 and 8 have been added to the consultation since the conclusion of the Phase 1 consultation.

3.11 The consultation literature provides limited detail on the alternative locations considered. Harworth requests clarification on whether the entirety of these areas is anticipated to be used for solar panels and the rationale for their inclusion in the Project.

3.12 The rationale for inclusion of Sites 6 and 8 acknowledges that the selection of these locations is done in isolation of potential construction compound locations. Harworth would be keen to understand further where such compounds may be located, as they relate to proposed construction access points for the Solar Development Sites and their own development plans for the Site.

## **4 Overall comments on Consultation Literature**

4.1 Harworth hold rights which extend beyond their title demise which could be affected by the proposed Order Limits, for example Rights of Way and service of utilities. Harworth requests confirmation from the Applicant regarding how these rights will be addressed within the Development Consent Order and reserves its position to seek protective provisions or appropriate compensation should these rights be interfered with, extinguished, or otherwise adversely affected by the proposed development.

4.2 There is a Public Right of Way (PRoW) which runs between the Site and Site 8. The Outline Environmental Masterplan for Sites 2, 6, 7 and 8 suggests this could be used as an access point for Site 8 (directly north of the railway line, using Hagg Lane). Harworth are keen to understand, of the 'up to 65 trips by HGVs and up to 589 trips by car and/or Light Good

*Vehicles (LGV) each day to the Solar Development Sites and BESS'* how many would be required for the development of Site 8. Further, Harworth would look to understand in more detail, the position on access arrangements anticipated in this area.

## **5 Ways of working**

5.1 It is understood that the Project would be promoted through the Development Consent Order ("DCO") process in due course.

5.1 It is acknowledged that the timing of the Project and Harworth's projects are likely to fall somewhat concurrently from a development, construction and operation/occupation timeline perspective.

5.2 Harworth are keen to understand any efficiencies that could be achieved in co-ordination in this regard and equally wishes to highlight the importance of aligning development timelines to avoid conflicts or harmful impacts.

5.3 It is anticipated, as with other solar farm developments of this scale, that a level of overplanting with photo voltaic arrays will take place as part of the Project. Harworth would be keen to understand what ability, if any, exists for the use of excess power generated on site, beyond grid capacity, that could be used locally, and at the Site, through a private wire mechanism.

## **6 Conclusion**

6.1 Harworth welcomes the opportunity to continue to work with the Applicant as they finalise their plans ahead of an anticipated DCO submission in 2026. To this end, Harworth requests further engagement on the following key areas:

1. Detailed ecological and biodiversity plans, including opportunities for collaboration on biodiversity net gain initiatives.
2. Comprehensive design and visual impact information for Sites 6 and 8, including substation details and photomontages.
3. Transparency on site selection and construction compound locations, particularly in relation to Harworth's development plans.
4. Traffic and access management plans, including specific data for Site 8.
5. Alignment of development timelines and exploration of shared infrastructure opportunities.

6.2 Harworth looks forward to discussing these matters further and proposes a meeting with the Applicant to agree on a co-ordinated approach that benefits both parties.

6.3 To advise that Harworth are also in receipt of the Landowner Information Questionnaire (LIQ) and will revert under separate cover.

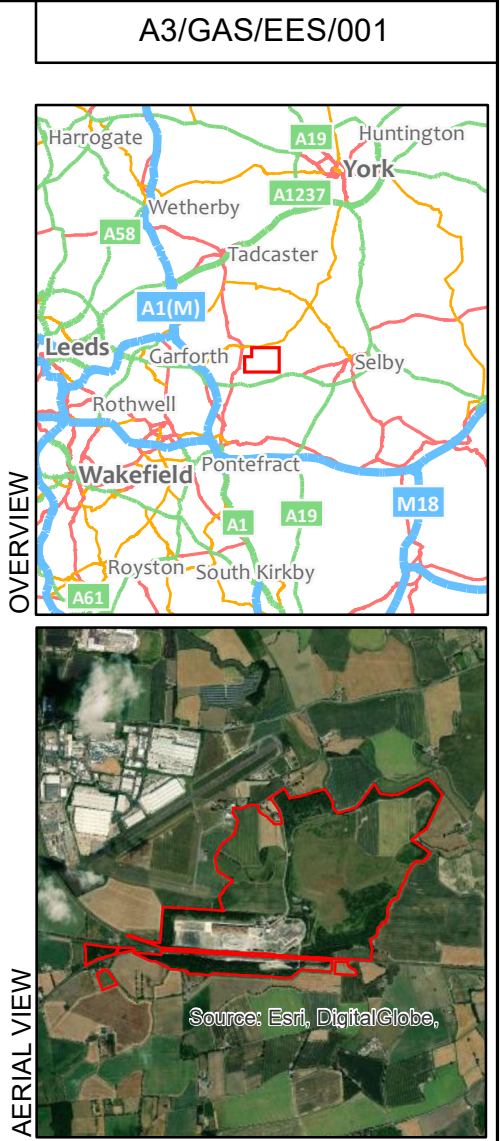
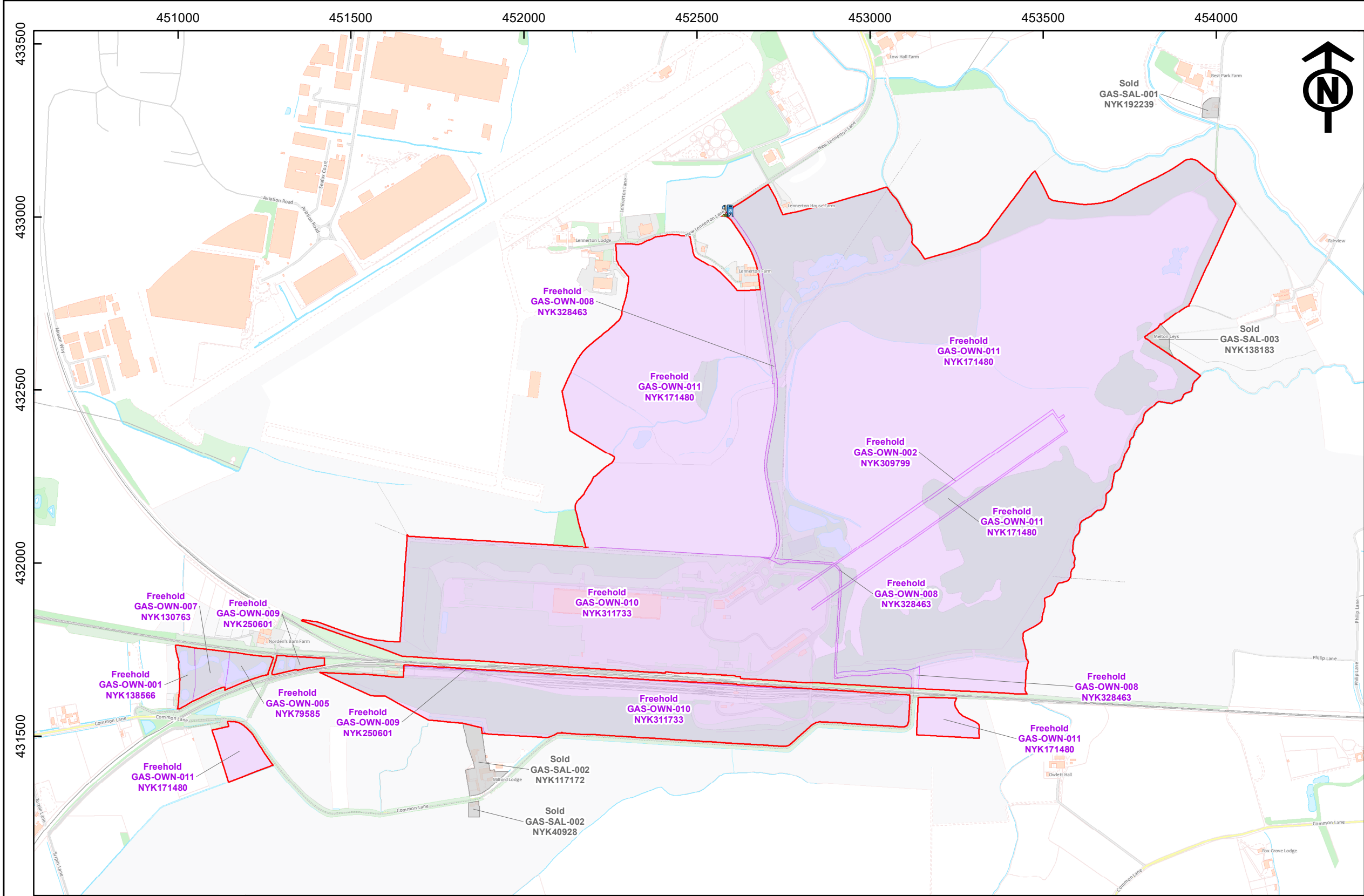
Yours faithfully,



Deloitte LLP

## Appendices

Appendix 1      Property Terrier Plan



|                    |                                                            |      |            |
|--------------------|------------------------------------------------------------|------|------------|
| TITLE :-           | PROPERTY TERRIER PLAN<br>YORKSHIRE AND CENTRAL             |      |            |
| SITE NAME :-       | GASCOIGNE WOOD                                             |      |            |
| ACREAGE :-         | 636.318 acres                                              |      |            |
| ADDRESS :-         | NEW LENNERTON LANE, LEEDS,<br>NORTH YORKSHIRE LS25 6JE, UK |      |            |
| LOCAL AUTHORITY :- | NORTH YORKSHIRE COUNTY COUNCIL /<br>SELBY DISTRICT COUNCIL |      |            |
| WARD :-            | SHERBURN IN ELMET                                          |      |            |
| DISTRICT :-        | SELBY DISTRICT                                             |      |            |
| COUNTY :-          | NORTH YORKSHIRE                                            |      |            |
| DEPT.:-            | ESTATES, ENVIRONMENTAL & SAFETY                            |      |            |
| DRAWN              | MR                                                         | DATE | 04/05/2020 |

**Legend**

Site Access Point

**Property\_Terrier\_Reference**

GAS-SAL-001

GAS-SAL-002

GAS-SAL-003

**FREEHOLD**

**Land\_Registry\_Title\_No, HE\_Company\_Ownership, Acres**

NYK130763, Harworth Estates (Agricultural Land) Limited (HEALL), 2.912

NYK138566, Harworth Estates (Agricultural Land) Limited (HEALL), 1.946

NYK171480, Harworth Estates (Agricultural Land) Limited (HEALL), 107.688

NYK171480, Harworth Estates (Agricultural Land) Limited (HEALL), 11.702

NYK171480, Harworth Estates (Agricultural Land) Limited (HEALL), 324.498

NYK171480, Harworth Estates (Agricultural Land) Limited (HEALL), 4.013

NYK171480, Harworth Estates (Agricultural Land) Limited (HEALL), 4.3

NYK250601, Harworth Estates Investments Limited (HEIL), 2.232

NYK309799, Harworth Estates Investments Limited (HEIL), 3.045

NYK311733, Harworth Estates Investments Limited (HEIL), 110.29

NYK311733, Harworth Estates Investments Limited (HEIL), 56.914

NYK328463, Harworth Estates (Agricultural Land) Limited (HEALL), 0.09

NYK328463, Harworth Estates (Agricultural Land) Limited (HEALL), 1.356

NYK328463, Harworth Estates (Agricultural Land) Limited (HEALL), 2.971

NYK79585, Harworth Estates (Agricultural Land) Limited (HEALL), 2.33

**Harworth**

Transforming Regenerating Revitalising

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