WHITESTONE SOLAR FARM (EN0110020)

Firsby Residents Association (FRA) — Interested Party Reference [redacted]

Procedural Deadline A — 27 October 2026

REQUEST FOR SITE INSPECTIONS — WHITESTONE 1 / CONISBROUGH PARKS

To: The Examining Authority, Planning Inspectorate

Firsby Residents Association (FRA) requests that the Examining Authority considers the locations below for accompanied site inspections, where practicable. These requests are intended to test the representativeness of the Applicant's selected viewpoints and demonstrate how the landscape is experienced from homes, roads and continuous public rights of way journeys.

FRA's principal priority is the interconnected bridleway network surrounding Firsby, particularly Conisbrough Parks Bridleways 2, 4, 13 and 14, together with the residential properties and Firsby Lane. These routes should be considered as a functioning network rather than as isolated viewpoints or individual crossing locations.

A series of positions along each route is proposed where a user experience gives different aspects because a single photograph may not capture changing topography, vegetation, screening, views and the experience of walkers and mounted riders. The Association also requests that construction access, proposed crossings, nearby infrastructure and equestrian safety are considered during inspections.

Firsby is a small rural hamlet comprising of seven residential properties with differing orientations and outlooks including grade II listed building. FRA questions whether the Applicant's selected representative viewpoints adequately demonstrate the effects on these homes and the wider residential environment alongside the historic landscape and use of the PRoW network.

The Association is aware that residents have previously raised concerns through the consultation process and that some residents have experienced difficulties engaging individually with the initial examination deadline. FRA therefore requests that the ExA considers the collective concerns raised on behalf of the community, alongside any individual submissions, without assuming that the absence of a separate submission from every household indicates an absence of concern.

These inspection requests are intended to inform the examination of whether the landscape, heritage, residential, recreational, access and safety effects of Whitestone 1 (W1) have been adequately assessed, including whether W1 should remain within the proposed Development Consent Order.

Requested site inspection locations

No.	Location / route	Reason for requested inspection	Proposed positions (latitude / longitude)
1	**Residential properties within Firsby — PRIORITY**	Residents experience different outlooks and degrees of exposure to W1 arrays and infrastructure. FRA requests accompanied visits, with occupiers' consent, to representative homes including those near **Firsby Hall Farm, Firsby Hall Cottage, Threshing Barn, Rose Cottage, Brier Barn, Reserve House and The Barn**. Consider topography, residential amenity, the relationship with heritage buildings and nearby bridleways. Applicant Viewpoint 11 should be tested against actual residential outlooks rather than assumed to represent every property.	Individual property visits by prior arrangement
2	Ravenfield Footpath 10 — Braithwell Road towards Garden Lane	Inspect a sequence of positions along the route rather than one low-lying viewpoint. Consider changing views over Conisbrough Parks, possible views towards Conisbrough Castle, the historic landscape and W1 infrastructure. Confirm whether the Applicant's selected viewpoints represent the higher sections and actual definitive route.	1. 53°26'46.62"N, 1°15'39.40"W 2. 53°26'34.57"N, 1°15'28.21"W 3. 53°26'25.71"N, 1°15'08.80"W
3	Ravenfield Footpath 2 — St James' Church to Ravenfield Ponds / Arbour Lane	Assess views towards Conisbrough Parks and the setting of Grade II listed St James' Church. Walk the route to consider changing topography and the relationship between the church, landscape and proposed development.	1. 53°27'12.02"N, 1°16'09.94"W 2. 53°27'13.69"N, 1°15'58.22"W 3. 53°27'15.27"N, 1°15'44.27"W
4	Ravenfield Footpath 6 — near Ravenfield Primary School and Hollings Lane woodland	Assess the recreational experience from the woodland approach and views towards Conisbrough Parks and W1.	53°26'36.49"N, 1°16'27.22"W
5	Ravenfield Bridleway 4 — St James' View towards Garden Lane	Inspect the route as part of the wider equestrian and walking network linking Ravenfield with Conisbrough Parks, Firsby, Hooton and Clifton. Consider riders' elevated eye level, sequential views and the relationship to Applicant Viewpoint 9, subject to verification of its exact location.	1. 53°27'06.66"N, 1°16'07.06"W 2. 53°27'07.05"N, 1°16'00.30"W 3. 53°27'08.00"N, 1°15'53.32"W
6	B6093 Moor Lane South / Main Street — Ravenfield Primary Academy	Consider views experienced by residents, pedestrians and road users, including the school environs. Assess whether representative viewpoints reflect the changing outlook across W1.	1. 53°26'37.07"N, 1°16'03.96"W 2. 53°26'50.43"N, 1°16'09.91"W
7	Common Lane, Ravenfield	Consider views across Conisbrough Parks and the experience of riders and other users, including the section with post-and-rail fencing. Assess construction activity, infrastructure and equestrian safety.	53°26'27.95"N, 1°14'28.71"W
8	Arbour Lane, Ravenfield	Inspect views towards proposed panels in land parcels identified by FRA as 162B and 162C, subject to confirmation against the latest Works Plans. Consider walkers, road users and nearby residential receptors.	53°27'24.14"N, 1°15'36.67"W
9	**Conisbrough Parks Bridleway 13 — ancient woodland / land parcel 29 — PRIORITY**	Walk representative sections of the bridleway to appreciate changing views, topography and the continuous riding and walking experience around Firsby. Former Applicant Viewpoint 12 was reportedly omitted following consideration of vegetation screening. FRA requests examination of the original position, alternative positions, winter visibility and the relationship with Applicant Viewpoint 11.	1. 53°27'44.68"N, 1°15'44.77"W 2. 53°27'39.30"N, 1°15'37.97"W 3. 53°27'35.19"N, 1°15'32.80"W
10	**Conisbrough Parks Bridleway 2 — Firsby Lane / Hilltop Farm towards Arbour Lane — PRIORITY**	Inspect the descent from the A630/Hilltop Farm direction towards Firsby, examining changing views towards proposed arrays and infrastructure. Attention is requested to the relationship between the bridleway, Firsby Lane, proposed construction crossings and the safe passage of horses and riders. This includes Properties such as 3 Firsby Lane and Hilltop House which backs onto the proposal alongside Hilltop Farm which are on an elevated position to properties at Firsby	1. 53°28'14.68"N, 1°15'20.39"W 2. 53°27'58.78"N, 1°15'27.69"W 3. 53°27'48.17"N, 1°15'33.19"W
11	Conisbrough Parks Footpath 3 — Arbour Lane to Park Lane	Walk the route to experience views in several directions across Conisbrough Parks, including towards Ravenfield, St James' Church and Firsby. Examine the changing visual relationship with W1 and the representativeness of Applicant Viewpoint 11 where relevant.	1. 53°27'41.10"N, 1°15'12.43"W 2. 53°27'53.29"N, 1°14'59.39"W 3. 53°28'03.74"N, 1°14'46.04"W
12	**Conisbrough Parks Bridleway 4 — Park Lane — PRIORITY**	Request an accompanied inspection of a continuous accessible section to understand equestrian journeys, changing views and the historic landscape. Consider Conisbrough Castle and St Peter's Church where visible, proposed substation infrastructure, the relationship with Park Lane and any construction access or crossing arrangements.	1. 53°26'30.70"N, 1°14'29.29"W 2. 53°26'53.57"N, 1°14'37.27"W 3. 53°27'33.46"N, 1°14'22.39"W
13	Conisbrough Cemetery	Inspect elevated views towards Conisbrough Parks and potential effects of the proposed A630 access. Compare these positions with Applicant Viewpoint 1 and assess whether the cemetery outlook is adequately represented.	1. 53°28'29.66"N, 1°14'19.21"W 2. 53°28'28.54"N, 1°14'18.51"W

No.	Location / route	Reason for requested inspection	Proposed positions (latitude / longitude)
14	Micklebring Grove / Sheffield Road, Conisbrough	Consider residential and passing road-user views, including the public transport corridor near the proposed main access.	53°28'29.60"N, 1°14'36.13"W
15	Conisbrough Parks Footpath 4 — Park Lane towards Clifton	Walk representative elevated sections to examine changing views across Conisbrough Parks and the relationship between the proposed development, Conisbrough Castle and other historic features.	1. 53°27'06.30"N, 1°14'14.13"W 2. 53°27'08.00"N, 1°13'19.60"W 3. 53°27'24.46"N, 1°13'13.55"W
16	**Conisbrough Parks Bridleway 14 — Arbour Lane to Park Lane — PRIORITY**	Inspect the changing elevation and panoramic outlooks from this part of the bridleway network around Firsby. Consider Conisbrough Castle, St Peter's Church, ancient woodland and the historic landscape, alongside the continuous experience of mounted riders. Examine any proposed construction access, crossing or temporary restriction affecting the route. This elevates over properties within Firsby.	1. 53°27'14.42"N, 1°14'34.62"W 2. 53°27'18.75"N, 1°14'44.69"W 3. 53°27'30.20"N, 1°15'17.99"W
17	Grazing Harts public house — Micklebring	Consider outdoor and customer-facing views towards Conisbrough Parks and potential effects on the landscape experienced by visitors.	53°26'48.52"N, 1°13'32.16"W
18	Beech Grove, Conisbrough	Consider residential views from this elevated area towards Conisbrough Parks and whether the Applicant's representative viewpoints adequately reflect the outlook.	53°28'40.17"N, 1°14'23.29"W
19	Conisbrough Parks Footpath 16 (accessed adjacent to New House Farm on Common Lane, Clifton)	Open views of Conisbrough Village, Scheduled Monument Conisbrough Castle & St Peters Church to the right and Conisbrough Parks to the left, panoramic views over the proposed development and would be rated as the 'Highest' priority for a Planning Inspectorate visit.	53°27'37.16"N, 1°13'22.70"W
20	Beacon lane Viewpoint, Clifton	Panoramic view over the proposed development located off PROW well used by users for the scenic historic landscape view.	53°27'36.14"N, 1°13'22.50"W
21	Hilltop Pub, A630	Consider outdoor and customer-facing views towards Conisbrough Parks and potential effects on the landscape experienced by visitors.	53°28'20.93"N, 1°15'14.47"W

Inspection and evidence requests

1. Priority bridleway inspections. Please give priority to Conisbrough Parks Bridleways 2, 4, 13 and 14 which surround and are relied upon by residents Firsby - FRA requests accompanied inspections involving local users where practicable, with representative continuous sections walked rather than relying solely upon individual photographic viewpoints.

2. Equestrian safety and construction arrangements. Please examine the relationship between the bridleway network, proposed construction crossings, Firsby Lane, Park Lane, construction traffic and nearby infrastructure. FRA requests identification of the equestrian-specific risk assessments relied upon by the Applicant.

3. Residential properties at Firsby. Please consider residential viewpoints from individual properties by prior arrangement and with occupiers' consent, recognising their different aspects. In particular, please establish the evidence supporting the Applicant's reliance on Viewpoint 11 as representative of Firsby residential views.

4. Applicant Viewpoints 9 and 65. Please clarify their selection, exact locations and representativeness in relation to Ravenfield Bridleway 4 and Footpath 10. FRA requests examination of the higher and changing views along Footpath 10 and verification against the definitive route.

5. Former Applicant Viewpoint 12. Please explain its reported omission from the representative viewpoint selection, the vegetation-screening evidence relied upon and whether alternative positions on Bridleway 13 were assessed.

6. Viewpoint 11 and the definitive rights of way network. Please verify the Applicant's description and precise camera position against Rotherham Council's definitive map, particularly the relationship between Conisbrough Parks Footpath 3 and Bridleway 13.

7. Firsby Lane Bridleway 2 and residential access. Please establish what construction restrictions or controlled access arrangements are proposed and how reasonable access to all Firsby residential properties, including emergency and equestrian access, would be maintained. This location separates Doncaster and Rotherham

8. A630 single access. Please inspect the proposed principal construction access and consider whether the traffic baseline and road safety assessment adequately reflect existing local conditions and proposed HGV movements.

9. Historic landscape and sequential effects. Please consider the combined effects of W1 on Conisbrough Parks, the setting of heritage assets, residential outlooks and the connected public rights of way network, rather than considering each viewpoint or crossing in isolation.

10. Alternatives and removal of W1. Please consider whether the identified effects warrant further assessment or changes to the proposal, including the removal of Whitestone 1 as a means of avoiding adverse effects that may not be satisfactorily addressed through mitigation.

Community participation and previous engagement

11. FRA wishes to record that some residents have reported difficulty understanding or engaging individually with the requirements of the first procedural deadline and the links provided by ExA. The Association therefore seeks to ensure that the ExA is made aware of locations and concerns identified collectively by residents, including those who may not have submitted an individual request at this stage.

12. A number of the concerns raised by residents are longstanding and have previously been communicated through the Applicant's consultation process. FRA requests that the examination establishes how substantive concerns have been assessed and addressed, rather than assuming that their previous submission or acknowledgement demonstrates their resolution.

Coordinate and evidence status

The positions above are transcribed from FRA's existing viewpoint schedule and have not been independently verified against definitive public rights of way GIS, the latest Works Plans or the Applicant's viewpoint coordinates. They are proposed inspection positions.

Where access to residential properties or other private land is proposed, visits would be subject to prior agreement and the relevant occupiers' or landowners' permission.

Co ordinates have been photographed and then placed on Google Earth Pro giving coordinates.

Conclusion

FRA respectfully requests that the ExA gives priority to the residential properties at Firsby, the surrounding interconnected bridleway network and the proposed construction access arrangements.

The Association considers that the examination should establish whether the Applicant's selected viewpoints, baseline information and proposed mitigation provide a reliable and adequate basis for assessing the combined effects of W1.

FRA's principal objective remains the removal of Whitestone 1 from the proposed development**.** We ask the ExA to consider whether that outcome is necessary to avoid unacceptable residential, landscape, heritage, recreational, access and safety effects.

Submitted on behalf of Firsby Residents Association (FRA)
Interested Party Reference: [redacted]
27 October 2026