

Ms Julie Haycraft
Normanby-by-Spital Parish Council
Owmbly-by-Spital Parish Council

Sent via e-mail to: clerk@normanbybyspital-pc.gov.uk,

clerk@owmblybyspital-pc.gov.uk

Dear Ms Haycraft,

Re: Potential Solar Farm Development – Land off Highgate Lane, Normanby-by-Spital, LN8 2HQ

I write on behalf of our client, Infraland Ltd, in respect of the above development proposal. Pre-application advice has previously been sought from the Local Planning Authority (West Lindsey District Council) and, on the basis of said advice, our client is minded to proceed towards submission of a full planning application. A formal request for an EIA Screening Opinion is to be submitted to the Local Planning Authority in the next week or so, with the formal planning application submission anticipated to be submitted towards the end of the year.

We would like to take the opportunity, before any application is made, to meet with the Parish Council in order to explain a bit more about the need for renewable energy, the choice of site and the matters raised in the Local Planning Authority's pre-application response, including how we intend to address those issues.

By way of context/ background, below is a description of the development proposal and application site.

The Development Proposal

The development proposal is for the construction and operation of a solar photovoltaic farm comprising arrays of solar panels mounted on metal frameworks (tables). Whilst we are presently finalising the design, the scheme is expected to comprise 384 full tables and 38 half tables totalling 19,344 panels. These would stand no higher than 2.9m and the total energy generated would be up to 11MW.

Associated ancillary infrastructure and works will also be required as part of the development (i.e. a substation building, inverter/ transformer stations, CCTV with poles of up to 3.5m, perimeter fencing up to 3m, a storage container, relevant communications and monitoring equipment and a site access).

The development will have a construction period of around about 20 weeks. The operational period will be 40 years from the point at which it first comes into use, after which the site will be restored and returned to its current state. The provisions for decommissioning and restoring the land to agricultural use will be set out in a Decommissioning Plan and will be subject to planning conditions.

The Application Site

The application site is located within the jurisdiction of West Lindsey District Council, and comprises approximately 16 hectares (40 acres) of agricultural land. The site is located on Highgate Lane (a single carriageway road) which comprises a number of passing places. The site itself is irregular in shape and primarily flat, dipping slightly down to the north and rising modestly again. The field boundaries are screened by a mix of low/ high hedging with some gapping.

Highgate Lane defines the southern boundary of the site. Highgate Farm lies immediately to the east/ southeast of the site. Existing hedgerows define the remaining boundaries, with further agricultural/ greenfield land lying beyond. No Public Rights of Way (PRoW) pass directly through the site or run along the site boundaries.

The village of Normanby by Spital is located around 500m to the west of the site, and the village of Owmbly by Spital is located around 600m to the southwest.

The site benefits from an existing agricultural field access off Highgate Lane, and it is proposed to utilise this access for the proposed development. Following construction, only limited vehicle access will be required on an occasional basis for routine maintenance. The majority of large vehicle movements would occur during the construction and decommissioning phase, and a Transport Statement and Construction Traffic Management Plan will be provided as part of the planning application to provide details of expected traffic movements and the type/ size of vehicle and to allow suitable planning conditions to be applied.

I would be grateful if you would confirm whether your members are interested in exploring further dialogue regarding this scheme over the coming weeks. We look forward to hearing your thoughts.

Kind regards,



Kate Thompson
Associate Planner