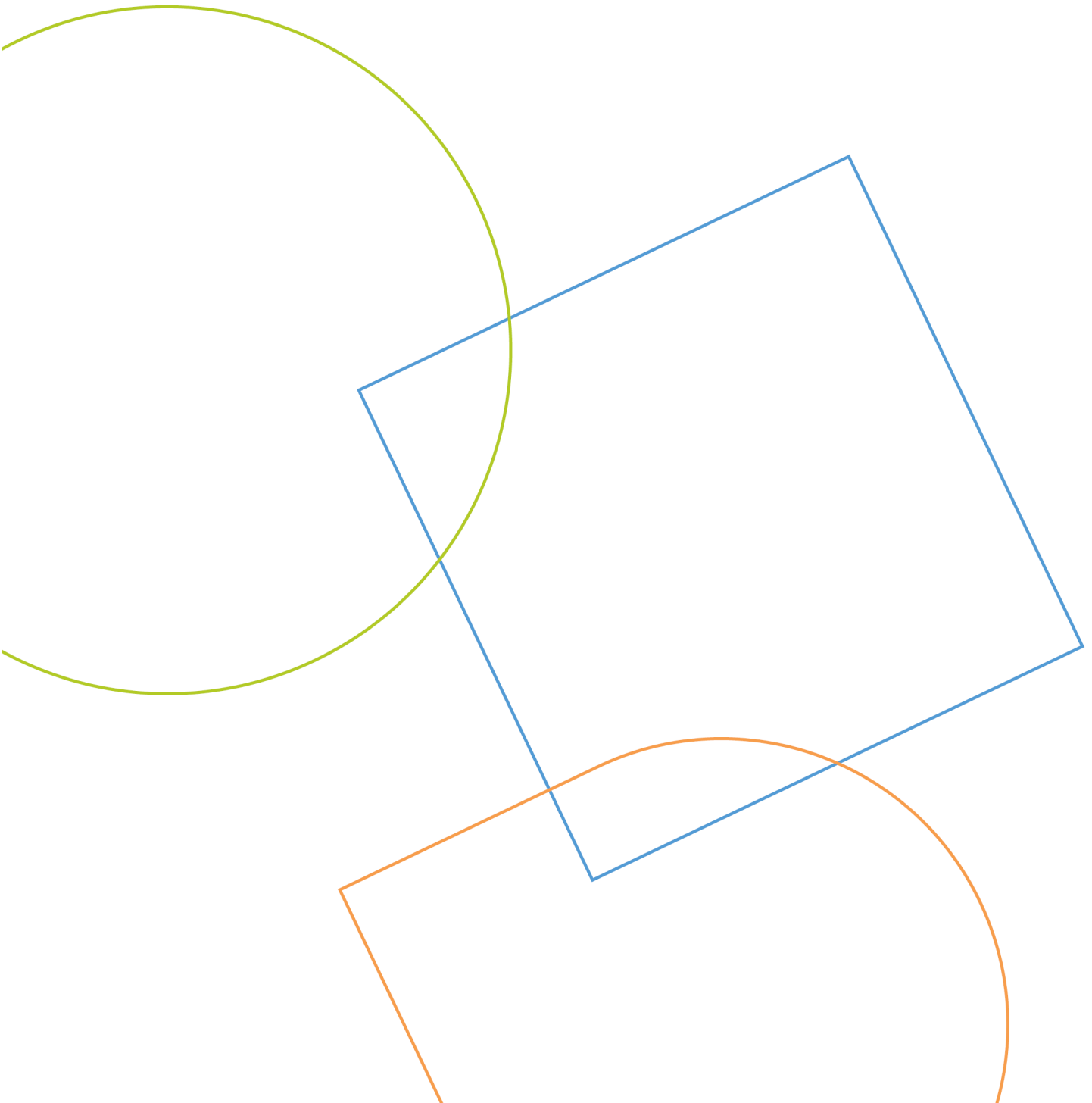




Westfield Energy Conservation Park
Environmental Statement – Volume 3 Non-Technical Summary



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Westfield Energy Conservation Park

Lightrock Power Limited



July 2025

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Environmental Statement Volume 3 Non-Technical Summary

Westfield Energy Conservation Park

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1 Introduction

- 1.1.1 This Environmental Statement ('ES') non-technical summary has been prepared by Lanpro Services Limited ('Lanpro') on behalf of our client, Lightrock Power Limited ('Lightrock Power'), in respect of an Application for Full Planning Permission for Westfield Energy Conservation Park which incorporates a Battery Energy Storage System (BESS), co-located ground mounted solar farm, associated infrastructure, access, biodiversity enhancements and landscaping (the 'Proposed Development') on land south of A507 at Westfield Common ('the Site'). The Site is within the jurisdiction of North Hertfordshire District Council ('the Council').
- 1.1.2 The land which is subject to this planning application comprises 187.3 ha. The Proposed Development comprises a number of fields which will accommodate ground mounted solar photovoltaic (PV) panels (the solar arrays); substation infrastructure to facilitate connection to the grid and energy storage. The identified Point of Connection (POC) is located adjacent to an existing 400kV transmission line. The power line crosses the Site in the southeastern corner, in a northeast-southwest direction.
- 1.1.3 The operational life of the Proposed Development is anticipated to be 40 years. Once the Proposed Development ceases to operate, it will be decommissioned.
- 1.1.4 The ES, comprising of Volumes 1 – 3, submitted to accompany the planning application has the status of a 'material consideration' during the determination of the planning application by the Council. The ES is the output of the Environmental Impact Assessment (EIA) process undertaken in accordance with the 'EIA Regulations'. The purpose of EIA and the ES is to assess and report the 'likely significant effects' of the Proposed Development on the environment, so that they can be taken into account by the Council when deciding whether to grant planning permission.
- 1.1.5 In line with the EIA Regulations, the ES should include a non-technical summary (NTS) of the information presented within the ES. As defined in the Planning Practice Guidance (PPG)4, the NTS should be written in 'plain English', so as to ensure that the findings reported in Volume 1: Main Report and Volume 2: Technical Appendices, can be easily understood by non-experts (i.e., the general public). A glossary of relevant terms is provided within Appendix 7.3 of Volume 2 of the ES. The EIA Regulations have various requirements of what needs to be reported in the ES (and thus summarised in the NTS).

1.2 EIA Screening and Scoping

- 1.2.1 An EIA Screening Opinion request was submitted to the Council in February 2025 (Ref. 25/00446/SO) to confirm whether the Proposed Development requires an EIA. The screening opinion was adopted by the Council on the 24 June 2025 and determined to be EIA Development for the purposes of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011, as amended ('the 2011 EIA Regulations') and therefore that any planning application must be accompanied by an Environmental Statement (ES).

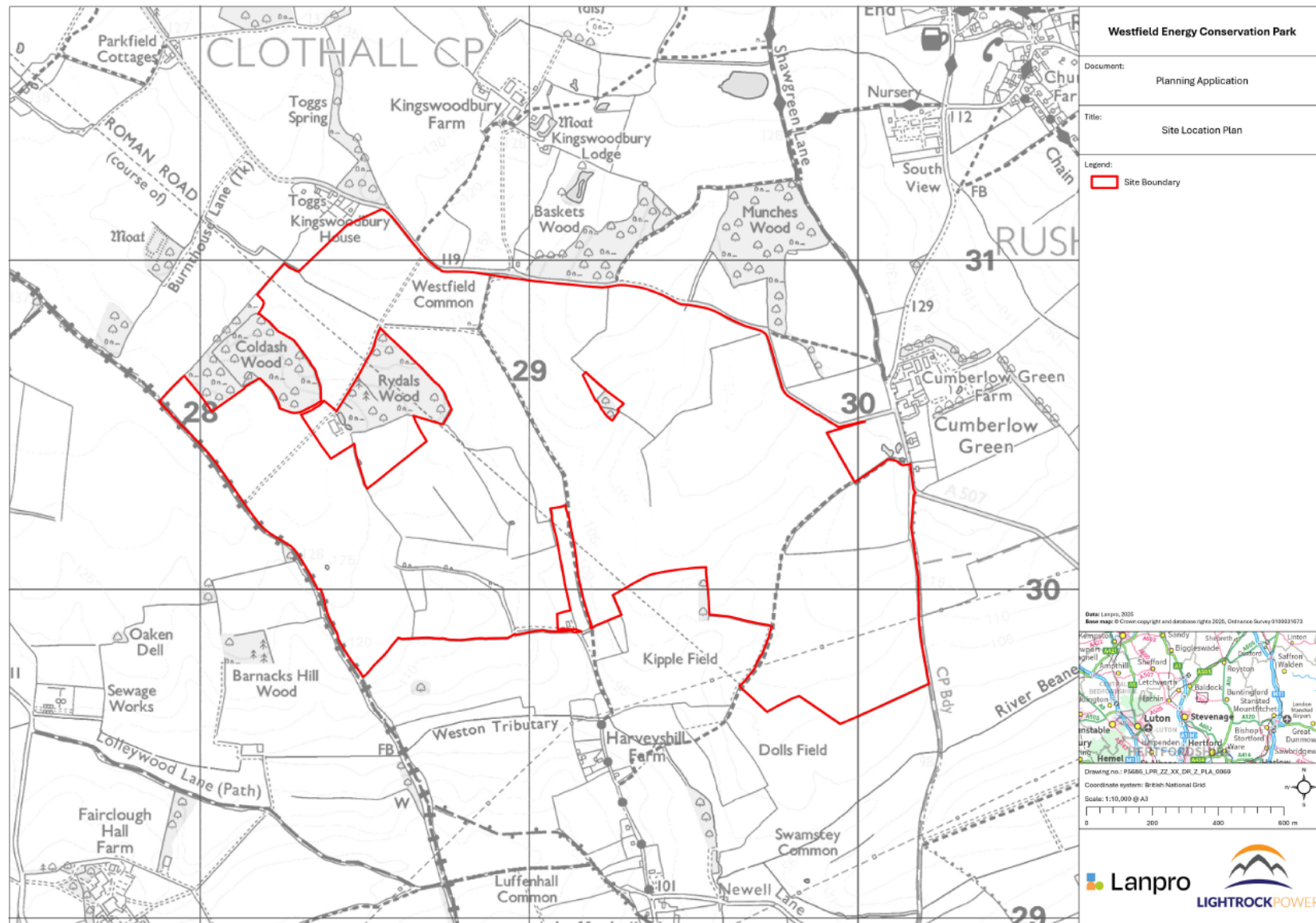
- 1.2.2 This Screening Opinion states that Council considers a single topic ES to be appropriate, with landscape and visual being the only matter that needs to be assessed. The Applicant confirmed this through informal dialogue with the Council, including with the Council's appointed landscape consultant. The Applicant has therefore not sought a Scoping Opinion from the Council.

2 The Site and Surroundings

2.1 Site Description

- 2.1.1 The Site comprises predominantly agricultural fields and parcels of woodland and totals 187.3ha. Within the Site there will be 112.2ha (60%) of built electrical infrastructure (i.e solar panels, BESS and substation), the remaining 75.1ha (40%) will be used for ecological, biodiversity and landscaping enhancements.
- 2.1.2 Munches Farm, comprising an agricultural farm building and associated access, is situated outside the Site but is associated with the agricultural land under its existing use. An electricity pylon is located within the southeast corner of the Site, with the associated National Grid 400kV overhead line transcending in a northeast-southwest direction. The Site Location Plan is provided at **Appendix 1** and in **Figure 2.1** below.
- 2.1.3 Immediately north of the Site is the A507 with agricultural fields, woodland and a farm beyond. Mill End Plants and Café, and the village of Rushden, are situated approximately 1km to the northeast. The Site is immediately west of an unnumbered classified road named Cromer Heath. To the south of the Site are agricultural fields and woodland along with the River Beane and the Weston Tributary approximately 0.25km south. To the west of the Site are a number of residential properties, agricultural fields and woodland. The Site is located wholly within the North Hertfordshire District Council boundary, although it abuts the East Hertfordshire District Council boundary on its eastern edge.
- 2.1.4 The Site is situated southwest of the village of Cumberlow Green, approximately 3km northeast of Stevenage. Letchworth Garden City is located approximately 3.7km northwest.
- 2.1.5 The surrounding area of the Site is largely rural with a number of villages including:
- Shaw Green approximately 1.2km north;
 - Rushden approximately 1km northeast;
 - Southern Green approximately 1.6km northeast;
 - Cottered approximately 1.3km east;
 - Hare Street approximately 1.25km southeast;
 - Cromer approximately 1.2km south;
 - Luffenhall approximately 0.65km south;
 - Halls Green approximately 1.3km southwest;
 - Warren's Green approximately 2.15km southwest;
 - Weston approximately 1.4km west; and
 - Clothall approximately 1.25km northwest.

Figure 2.1: Site Location Plan

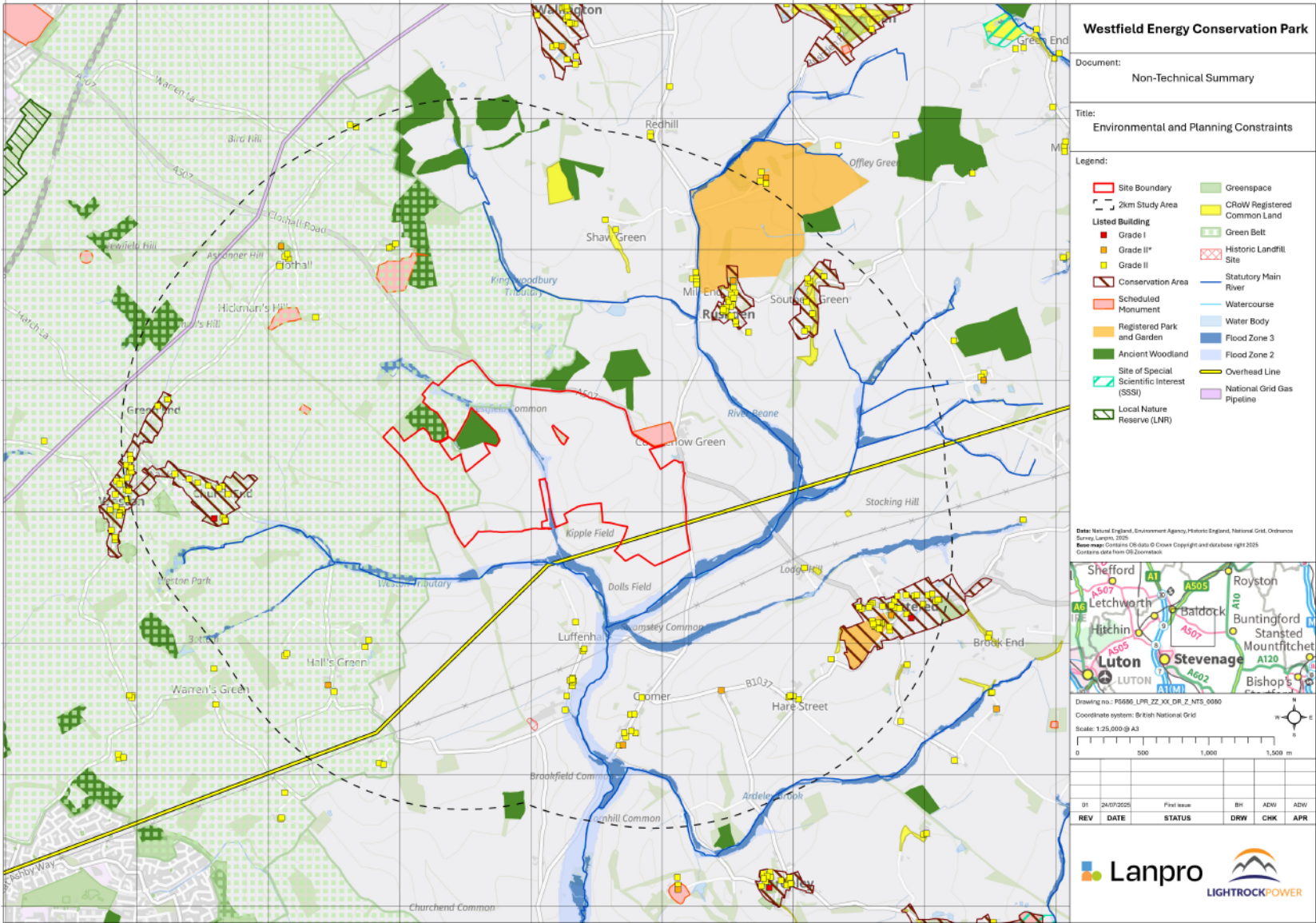


2.2 Environmental Context

- 2.2.1 The environmental and planning context of the Site is represented in the map in **Appendix 2** and in **Figure 2.2** below.
- 2.2.2 There are no known ecological designations associated with the Site. The nearest statutory designated site comprises Moor Hall Meadows Site of Special Scientific Interest (SSSI) approx. 3.7km southeast. Other designations in the surrounding area include Hill Local Nature Reserve (LNR) approx. 3.8km northwest, and Blagrove Common SSSI approx. 3.9km northeast.
- 2.2.3 The Site is not within a National Park or National Landscape Area. It is classified as being within the South Suffolk and North Essex Clayland National Character Area of the East Anglian Plain.
- 2.2.4 There are a number of parcels of ancient and semi-natural woodland and ancient replanted woodland in the vicinity of the Site, including Rydal's Wood and Coldash Wood, which are located adjacent to the Site (offset with a 15m development buffer). There are also a number of parcels of ancient woodland in the surrounding area of the Site, including Munches Wood and Baskets Wood ancient and semi-natural woodland directly north of the Site, but separated from the Site by the A507.
- 2.2.5 The Site is predominantly within Flood Zone 1, with areas of Flood Zone 2 and 3 located through the central section of the Site and which branch off east and west from the central swathe (associated with unnamed watercourse). The areas in Flood Zone 2 and 3 will not house any electrical infrastructure. There are also areas of high and low surface water flood risk.
- 2.2.6 There are no designated heritage assets on the Site, however the Site of Cumberlow Manor House Scheduled Monument is situated directly northeast of the Site, beyond the A507. Within 1km of the Site, there are two additional Scheduled Monuments: the Lammas Field Roman Villa approx. 610m to the northwest and the Enclosure and Earthworks southeast of Clothallbury House approx. 745m to the north.
- 2.2.7 Further to the above, there is one Grade II* and 25 Grade II listed buildings within 1km of the Site. The Grade II* listed Cromer Windmill is located approx. 1km to the south of the Site.
- 2.2.8 There is potential for below-ground archaeological remains from the prehistoric, Roman, medieval and post-medieval periods to be present on the Site. However, post-medieval and modern ploughing activities may have disturbed any such remains.
- 2.2.9 Two Public Rights of Way (PRoW) (HD[CLOTHALL]019 and HD[CLOTHALL]020) cross the Site from east to south and north to south. There are various other PRoWs, and a national cycle network in the immediate surroundings of the Site.
- 2.2.10 The Applicant has undertaken Agricultural Land Classification (ALC) testing of the Site. Agricultural land of Grades 1, 2 and 3a are designated as Best and Most Versatile (BMV) agricultural land. Land of Grades 3b, 4 and 5, as well as non-agricultural land, is described

as non-BMV land. The ALC testing determined that the Site is in its majority Grade 3b or lower (61.9%). Approximately 38.1% of the Site is located on BMV land (Grades 2 and 3a).

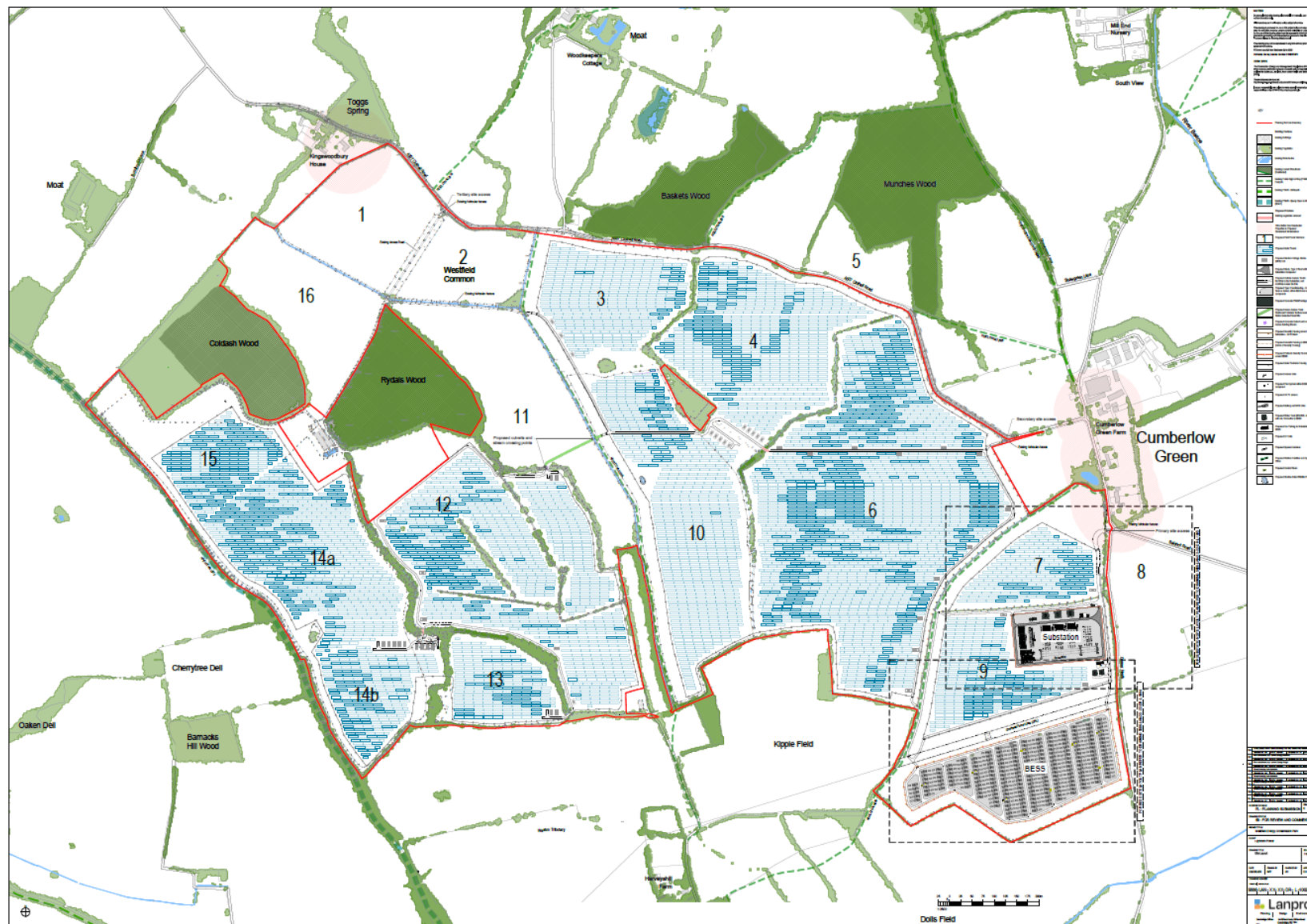
Figure 2.2: Environmental and Planning Constraints Plan



3 Proposed Development

- 3.1.1 The Proposed Development is for the construction of an Energy Conservation Park which includes a BESS facility and co-located solar farm, associated infrastructure, access, landscaping and biodiversity enhancement. The Site Layout Plan and the full set of planning drawings can be found in **Appendix 3**. The Site Layout Plan is shown in **Figure 3.1** below.
- 3.1.2 Battery storage is a technology that enables power system operators and utilities to store energy for later use. BESS is a system of devices that charge (and store) electricity from the grid at time of excess and then discharges that stored energy at a later time to provide electricity or other grid services when needed.
- 3.1.3 By importing excess electricity from the grid and storing it, batteries can capture energy (particularly from renewables like the co-located solar) that would otherwise be lost/unutilised, releasing this during peak demand or when a renewable energy source is not generating.
- 3.1.4 As the UK electricity network is interconnected, problems in one geographic location can have far reaching implications on the electricity network. Subsequently, BESS offers additional capacity to deal with system stress and variations in grid frequency at both a local and national level.
- 3.1.5 The Site has been subject to a comprehensive set of environmental surveys and assessments which have been used to refine the layout design. The design has evolved to avoid potentially significant environmental effects and incorporate feedback from both the pre-application submission to the Council and the community consultation process.
- 3.1.6 The Proposed Development will broadly comprise of the following:
- A BESS compound;
 - A substation compound;
 - Solar photovoltaic (PV) panels;
 - Associated infrastructure such as Medium Voltage Stations (MVS), welfare facilities, operational rooms and storage containers;
 - Water tanks;
 - Car parking;
 - Fencing;
 - CCTV;
 - Highway site accesses;
 - Access tracks; and
 - New landscaping and ecological enhancements.
- 3.1.7 Further detail on each of these elements is set out in the following sections.

Figure 3.1: Site Layout Plan



3.2 Battery Storage

- 3.2.1 The BESS will be located within a compound in the southeast part of the Site. The compound measures approximately 500m by 180m and covers an area of approximately 6.9 hectares.
- 3.2.2 The layout of the BESS compound is shown in drawing ref **5686-LAN-XX-XX-DR-L-1004-06 in Appendix 3.**
- 3.2.3 Within the compound there are 216 groups of four battery cabinets. Each battery unit measures approximately 6.1m in length, 2.4m in width and 3.1m in height (see drawing ref **5686-LAN-XX-XX-DR-L-3004-P03 in Appendix 3**). The groups of battery units are distributed according to manufacturer and fire safety guidelines.
- 3.2.4 Each group of four battery units is associated with a Medium Voltage Station (MVS) unit, with dimensions of approximately 6.1m in length, 2.4m in width and 2.9m in height (see drawing ref **5686-LAN-XX-XX-DR-L-3005-P02 in Appendix 3**).
- 3.2.5 Along the northern roadway within the BESS compound there are a number of ancillary buildings, including:
- 2no control rooms, with dimensions of approximately 6.2m in length, 3.2m in width and 2.8m in height (see drawing ref 5686-LAN-XX-XX-DR-L-3024-P01 in Appendix 3);
 - A welfare facility with dimensions of approximately 6.2m in length, 3.2m in width and 2.8m in height (see drawing ref **5686-LAN-XX-XX-DR-L-3022-P01 in Appendix 3**). This will not be permanently staffed;
 - An operations office with dimensions of approximately 6.2m in length, 3.2m in width and 2.8m in height (see drawing ref **5686-LAN-XX-XX-DR-L-3023-P01 in Appendix 3**). This will not be permanently staffed; and
 - 2no spares containers, with dimensions of approximately 12.2m in length, 2.4m in width and 2.8m in height (see drawing ref **5686-LAN-XX-XX-DR-L-3009-P03 in Appendix 3**).
- 3.2.6 The BESS compound is surrounded on all sides by an acoustic barrier of 4m in height and by a palisade fence.

3.3 Customer Substation

- 3.3.1 A 400kV customer substation for the Proposed Development will be located on the eastern edge of the Site. The area provided for the substation measures approximately 200m by 120m and covers approximately 2.4 hectares.
- 3.3.2 The layout of the substation is shown in drawing ref **5686-LAN-XX-XX-DR-L-1005-P09 in Appendix 3**. Elevations of the substation are provided in drawing ref **5686-LAN-XX-XX-DR-L-3001-P02 in Appendix 3**.
- 3.3.3 The substation will include:

- 3no transformers measuring approximately 15m in length and 11m in width, with busbars of up to 12m in height (see layout and elevation drawings for the substation, referred to above);
- 2no relay and control rooms (one for outgoing and one for incoming metering), each measuring approximately 25m in length, 13m in width and 5m in height (see drawing ref **5686-LAN-XX-XX-DR-L-3016-P03 in Appendix 3**);
- a 33kv metered switchroom measuring approximately 50m in length, 14m in width and 5m in height (see drawing ref **5686-LAN-XX-XX-DR-L-3017-P02 in Appendix 3**);
- a Statcom building measuring approximately 16m in length, 5m in width and 5m in height (see drawing ref **5686-LAN-XX-XX-DR-L-3012-P01 in Appendix 3**);
- 3no harmonic filters with housing, each measuring approximately 15m in length, 15m in width and 5m in height (see drawing ref **5686-LAN-XX-XX-DR-L-3015-P02 in Appendix 3**); and
- 6no aux transformers of approximately 2.7m in height (see drawing ref **5686-LAN-XX-XX-DR-L-3018-P02 in Appendix 3**).

3.3.4 Parking will be provided within the compound for substation maintenance operatives.

3.4 Other Ancillary Infrastructure

3.4.1 Around the edge of the solar panel area are located a total of 46 MVS units. Each MVS unit is sited on a concrete pad and measures approximately 6.1m in length, 2.4m in width and 2.9m in height (see drawing ref **5686-LAN-XX-XX-DR-L-3005-P02 in Appendix 3**).

3.4.2 Immediately to the south of the substation compound, provision is made for five parking spaces for maintenance vehicles.

3.4.3 Also, to the south of the substation compound, there are two water tanks to provide water in case of incident within the BESS. Each water tank has a capacity of 228,000 litres and measures approximately 10m in length, 10m in width and 2.5m in height along with an attached pumphouse (see drawing ref **5686-LAN-XX-XX-DR-L-3019-P01 in Appendix 3**).

3.4.4 Two LV units will be located Immediately to the north of the substation. The larger LV unit will measure approximately 5.1m in width, 4.7m in length and 4m in height. The smaller LV unit will measure approximately 2.8m in width and length, and 2.7m in height (see drawing ref **5686-LAN-XX-XX-DR-L-3013-P01 in Appendix 3**).

3.5 Solar Panels

3.5.1 The solar areas comprise photovoltaic (PV) panels arranged in arrays (or rows), on fixed mounted frames and secured to the ground with posts. The panels are dark in hue and are designed to maximise the absorbency of the sun's rays and minimise solar glare by incorporating an anti-glare coating. The panels will be tilted at 20 degrees from the horizontal to face south towards the sun. There is typically a distance of between 2 and 6m

between rows of panels in order to avoid inter-panel shading, but this distance is influenced by slope and aspect, so does vary across the Site. The height of the panels above the immediate ground level will typically be a maximum of 3m, including a minimum clearance of 0.8m above the ground, depending on ground conditions, with a maximum height above ground level of 3m. Panel mounting structure can vary depending on ground conditions and will be confirmed following detailed design prior to construction. Detail of the solar panels is provided in drawing ref **5686-LAN-XX-XX-DR-L-3019-P02 in Appendix 3**).

3.6 Fencing, CCTV and Lighting

- 3.6.1 The solar panels will be surrounded by perimeter fences enclosing one or more of the fields. Given the countryside setting of the Site, the fencing will consist of mesh wire fence supported by wooden poles and is circa 2.4m in height (see drawing ref **5686-LAN-XX-XX-DR-L-3020-P05 in Appendix 3**). Where gate access is necessary, these will comprise weldmesh gates (see drawing ref **5686-LAN-XX-XX-DR-L-3021-P02 in Appendix 3**). To allow free movement of small mammals across the Site there will be scrapes under fences (see drawing ref **5686-LAN-XX-XX-DR-L-3020-P05 in Appendix 3**).
- 3.6.2 The BESS compound and the substation will be surrounded on all sides by an acoustic barrier of 4m in height (see drawing ref **5686-LAN-XX-XX-DR-L-3010-P03 in Appendix 3**).
- 3.6.3 In addition, the BESS compound will be surrounded by security palisade fencing of approximately 2.4m in height with 6m wide gates (see drawing ref **5686-LAN-XX-XX-DR-L-3007-P01 in Appendix 3**). The substation will be surrounded by Cat2 mesh electric fencing of approximately 3.4m in height (see drawing ref **5686-LAN-XX-XX-DR-L-3003-P02 in Appendix 3**), with access via 6m wide security gates of the same height (see drawing ref **5686-LAN-XX-XX-DR-L-3002-P02 in Appendix 3**).
- 3.6.4 A number of motion sensor-based CCTV cameras, up to 4m in height, will also be provided across the Site to mitigate risk of theft and criminal damage (see drawing ref **5686-LAN-XX-XX-DR-L-3006-P03 in Appendix 3**). These will face inwards.
- 3.6.5 Limited external lighting will be required for temporary use only in the event there is an emergency out of daylight hours. No other permanent external lighting is required. It is proposed that a lighting scheme that minimises ecological disturbance, in particular in relation to potential impacts on bats, be agreed with the Council prior to commencement via a planning condition.

3.7 Site Access

- 3.7.1 There are three points of access for the Proposed Development, all existing and in use currently.
- 3.7.2 The primary access for construction will be off the A507 / Cromer Heath (at Field 7). Transport assessments of the existing access have confirmed that this access is wide enough for the construction vehicles without any further works required here. During operation, this will continue to be the main access and will principally be used for light

vehicle access to the substation and BESS for routine maintenance. However, this access does link through to the wider energy conservation park allowing for maintenance of the solar arrays and the proposed biodiversity areas.

- 3.7.3 The second access point is to the northeast of the Site (at Field 6). This is the secondary access point and will principally be used for light operational maintenance but also provides emergency access to the Site in the event that the primary access becomes unavailable. This complies with the National Fire Chief's Council (NFCC) guidance for BESS facilities in respect of access. To ensure the Site is accessible for emergency vehicles when operational, the internal layout tracks have been designed to allow safe access for a DB32 Fire Tender. This represents the largest vehicle that is likely to access the Site during operation.
- 3.7.4 From here, access can be afforded to the substation compound and the BESS, as well as providing more direct access to the solar arrays and skylark mitigation in Field 11. Other than in the event of an emergency vehicle attending the Site, this access will only be used by light vehicles (small 4x4 or van) approximately once a week. During construction, this access will only be used occasionally by small goods vehicles and cars (if required).
- 3.7.5 The tertiary access point will be off the A507 to the north of the Site and will only be used by light vehicles to maintain fields 1, 2, 11 and 16 during operation. This access will not be used for construction.
- 3.7.6 Traffic effects would largely be limited to the 12-18 month construction period when materials and equipment are delivered and installed at the Site, although the latter part of the construction period will largely be testing and commissioning.
- 3.7.7 Once operational, given the Proposed Development will be remotely operated and unmanned, traffic volumes would typically be limited to circa 1 van or 4x4 per week for maintenance purposes. A Construction Traffic Management Plan (CTMP) accompanies this planning application with final details to be secured by a planning condition, once a construction contractor is appointed.

3.8 Internal Access Tracks

- 3.8.1 With the exception of the substation compound, new access tracks will consist of a cellular system with an aggregate infill which can be seeded with grass for operation. Where new access tracks are planned, the footprint will be 4m-6m wide and excavated down to approximately 450mm depth, depending on the underlying ground.
- 3.8.2 For the substation compound the access tracks will be a 'made track' constructed using Type 2 aggregate and will be 4m wide with an excavation down to approximately 450mm depth, depending on the underlying ground.
- 3.8.3 Indicative cross-sections of the new access tracks are shown in drawing ref **5686-LAN-XX-XX-DR-L-3008-P03** in **Appendix 3**.

3.9 Landscaping and Biodiversity Enhancements

3.9.1 The submitted Environmental Masterplan ref **5686-LAN -XX-XX-DR-L-1003 in Appendix 4** shows the significant landscape mitigation measures and biodiversity measures which are embedded within the proposed design. These seek to screen the potential views of the Proposed Development and reinforce and enhance the character of the Site and local context, as well as strengthening the ecological habitats on the Site. These features will act as wildlife corridors to provide further improve the biodiversity of the Site.

3.9.2 The proposed enhancements within the Site include:

- A total of 6.27 hectares of new woodland planting, including:
 - Approximately 1,200 linear meters of woodland belt along the north boundary of the Site providing screening of the panels from the A507;
 - Approximately 1,200 linear meters of woodland belt along the eastern side of public footpath HD|CLOTHALL|019 that runs through the centre of the Site;
 - A woodland belt approximately 20m wide running for approximately 600m along the southern boundary of the BESS compound;
 - Woodland belts, each of approximately 500 linear meters, running on either side of public footpath HD|CLOTHALL|020 through the eastern part of the Site;
 - Woodland belts along the southern and eastern side of the substation;
 - A block of woodland linking the two existing ancient woodlands adjacent to the Site; and
 - Blocks of woodland between field 10 and fields 3 and 4, linking existing woodland to create a longer corridor.
- Approximately 3.6 hectares of shrub planting and approximately 0.4 hectares of scrub planting in strategic locations across the Site;
- Approximately 1.14km of new species-rich native hedgerow with trees across the Site;
- Approximately 102.2 hectares of native species grassland within the solar panel areas;
- Approximately 21.25 hectares of new meadow planting in areas outside the solar panel fence line;
- Approximately 26.5 hectares of tussocky grassland and wildflower planting in fields 1, 2, 11 and 16, particularly suited for skylark mitigation;
- Within field 10, the creation of a shallow-sided wildlife pond with wetland seed mix with an area of 175m², surrounded by 1,350m² of regeneration grassland. This is particularly targeted at providing habitat for turtle dove; and
- Existing hedgerows to be gapped up and maintained to height of 4.5m and width of 3-4m.

- 3.9.3 Lightrock were the first solar developer to have a partnership with the RSPB. Through their corporate partnership they work together to ensure that biodiversity is prioritised throughout the development design.

3.10 Biodiversity Net Gain

- 3.10.1 Biodiversity Net Gain (BNG) is an approach to development that aims to leave the environment in a better state than before development happens. There is a legal requirement for developments such as this to achieve a minimum of 10% BNG or measurable improvement to the Site's biodiversity (broken down into habitats, hedgerows and watercourses). This application is accompanied by a BNG Metric Assessment, which shows that the Site will achieve an increase of 73.3% BNG in habitat units, 16.57% BNG in hedgerow units and 22.34% in watercourse units. This is reflective of the significant landscaping and ecology mitigation that has been embedded into the Proposed Development's design and far exceeds the legal requirement of 10%.

3.11 Construction

- 3.11.1 Construction of the Proposed Development would likely be completed within 12-18 months and so any effects arising from this are considered short term and reversible upon completion.
- 3.11.2 At this stage it is proposed that construction activities on Site would take place between the hours of 08:00 – 18:00 on weekdays, and between 08:00 – 13:00 on Saturdays, with no activities on Sundays or Bank Holidays. Any works outside of these hours would be limited to emergency works unless otherwise agreed in writing with the Council.
- 3.11.3 To ensure the potential construction impacts are minimised, the preparation of a Construction Environmental Management Plan ('CEMP') will be agreed with the Council prior to construction. It is proposed to secure this by way of a condition pursuant to the planning permission. The CEMP will outline the allocated responsibilities, procedures, and requirements for Site environmental management. It will include relevant Site-specific method statements, operating practices, and arrangements for monitoring and liaison with local authorities and stakeholders.
- 3.11.4 The main contractors undertaking the construction of the Proposed Development will need to adopt and comply with the CEMP, allocate environmental management responsibilities to a Site manager, and ensure that all sub-contractors' activities are effectively managed in accordance with the CEMP.

3.12 Operation

- 3.12.1 The Proposed Development would not be permanent but would be reversible with a temporary operational period of 40 years. Any planning permission would be for a non-permanent use with a condition requiring the land to be returned to its pre-development state at the end of this duration.

- 3.12.2 Once operational, the Site will not be manned full time and will be monitored remotely and continuously. The use of remote monitoring reduces the number of visits required. However, regular checks will be undertaken to ensure the BESS units, solar arrays and associated infrastructure and fencing are all in good working order.
- 3.12.3 During normal operations, the Proposed Development will attract very limited vehicular movements and will only include maintenance vehicles. The movement within the Site will be either on foot or limited to a small vehicle. Personnel will visit the Site approximately once a week, in a light van or four-wheel drive vehicle, meaning very few traffic movements. Vehicles would park onsite and would not block any roads in the vicinity of the Site.
- 3.12.4 Operations for vegetation management would be comparable to common agricultural activities.

3.13 Decommissioning

- 3.13.1 At the end of the operational lifespan of the Proposed Development, the Site would be decommissioned in accordance with best practice at that time and decommissioning effects are considered similar in nature to those arising during construction.
- 3.13.2 The Site would be reinstated to full agricultural use following decommissioning of the Site. A decommissioning plan is proposed to be secured through a condition attached to the planning permission, which will be agreed upon with the Council before the end of the Site's useful life.

3.14 Consideration of Alternatives

- 3.14.1 The Applicant has carried out a review of reasonable alternatives to the Proposed Development.
- 3.14.2 A 'no development' scenario is not considered to be a reasonable alternative to the Proposed Development as it would have no prospect, realistic or otherwise, of delivering the additional renewable energy generation and energy storage proposed.
- 3.14.3 A 'smaller development' in terms of energy generating capacity has not been considered further as an alternative to the Proposed Development. The Applicant has entered into a connection agreement with National Grid. The Proposed Development aims to take up the full capacity allocated in the grid connection agreement they have to reduce further need for additional projects to reach the grid connection capacity that is available. A smaller scheme would not deliver the same generation capacity, energy security and climate change benefits as the Proposed Development, and as such would not represent a reasonable alternative.
- 3.14.4 Alternative sites have been considered. The selection of the Proposed Development's location has followed a selection process, that has sought to identify sites that meet the legislative and policy requirements, whilst recognising the need for the Proposed Development to be commercially viable. The Site of the Proposed Development is considered to be the most suitable.

- 3.14.5 Alternative designs have been considered through an iterative design process that sought to address environmental constraints and opportunities.
- 3.14.6 The Applicant has considered alternative technologies for low carbon generation of electricity. The Site is not considered to be suitable for tidal power, offshore wind, hydroelectric storage or nuclear power. The Site is not considered to be well-suited to onshore wind generation for a number of reasons, including that the low-lying nature of the area would likely give rise to greater visual impacts, and that the proximity to residential dwellings may result in adverse effects associated with shadow flicker and wind turbine noise.
- 3.14.7 The Proposed Development achieves added resilience through the inclusion of the BESS. BESS provides improved stability and 'on demand' grid resilience functions that other technologies cannot offer.

4 Landscape and Visual

4.1 Introduction

4.1.1 This Non-Technical Summary outlines the findings of the Landscape and Visual Impact Assessment (LVIA) prepared for the Westfield Energy Conservation Park and is Chapter 7 of the ES.

Methodology

4.1.2 The LVIA considers both landscape effects (on landscape character and features (fabric)) and visual effects (on views experienced by people (visual amenity)). Assessments were undertaken for construction, Year 1 of operation, and Year 15, following the establishment of mitigation planting. The year 15 effects are residual effects which have been assessed upon maturing of proposed mitigation measures. The assessment also considers the effects of the changes seasons which affects the screening ability of vegetation and is considered in winter and summer, reflected by the summer and winter photographs.

4.1.3 The LVIA has been prepared in accordance with:

- Landscape Institute and Institute of Environmental Management and Assessment, 2013, Guidelines for Landscape and Visual Impact Assessment, 3rd Edition ('GLVIA3');
- The Landscape Institute (2013), GLVIA3 Statement of Clarification 1/131;
- Landscape Institute Visual Representation of Development Proposals, Technical Guidance Note 2019; and
- 'An Approach to Landscape Character Assessment' (published by Natural England, 2014)

4.1.4 The assessment considers the application Site by itself and together (cumulatively) with the proposed Beane Solar Farm located to the southeast of the Site.

4.1.5 A study area for the LVIA was set at 2 km from the Site boundaries which encompasses several character areas, extensive landform and cumulative sites, confirmed following visits to the Site, ZTV modelling and desktop review.

4.1.6 The Proposed Development is not considered to give rise to significant landscape and visual effects beyond 2 km due to intervening urban form, topography, vegetation, and the nature of the landscape and visual receptors (mostly vehicular at this distance), therefore there are no predicted significant effects as a result of the Proposed Development beyond this distance.

¹ The Landscape Institute (2015) GLVIA3 – Statements of Clarification [Online] Available at: <https://www.landscapeinstitute.org/technical-resource/glvia3-clarifications/> (Accessed 01/02/2024).

Assessment of Significance

- 4.1.7 The significance of landscape and visual effects is determined by combining factors of sensitivity and magnitude together.
- 4.1.8 Landscape and visual effects assessed as **Major**, **Major to Moderate**, and **Moderate** are considered to be significant as highlighted in grey in Table 4.1 below.
- 4.1.9 Landscape and visual effects assessed as **Moderate to Minor**, **Minor**, **Minor to Negligible** and **Negligible** are not considered as significant.

Table 4.1: Matrix for Determining Significance of Landscape and Visual Effects

Sensitivity	High	Medium	Low	Very Low
Magnitude				
High	Major	Major/ Moderate	Moderate	Moderate/Minor
Medium	Major/ Moderate	Moderate	Moderate/ Minor	Minor
Low	Moderate	Moderate/ Minor	Minor	Minor/ Negligible
Very Low	Moderate/ Minor	Minor	Minor/ Negligible	Negligible

- 4.1.10 Effects of the Proposed Development are considered adverse unless stated otherwise (neutral/beneficial).

4.2 Baseline Assessment

- 4.2.1 The LVIA assesses the Proposed Development based on the current landscape and visual baseline.

Landscape Baseline

- 4.2.2 The assessment considers the landscape fabric and landscape character of the Site and its wider context, both during construction and operational phases. The Site lies almost entirely within the Upper Beane Valley Tributaries Landscape Character Area (LCA), featuring rolling landform that descends gently towards the upper headwaters of the River Beane, a tributary of the River Lea. A portion of the western part of the Site sites within the Weston – Green End Plateau Landscape Character Type (LCA), a slightly higher area of land with woodland enclosing arable fields. The immediate landscape exhibits characteristics typical of lowland agro-industrial farmland, including arable fields with degraded hedgerow boundaries and fragmented traditional field patterns. The Site does not have features that elevate it beyond being an ordinarily attractive rural landscape.

Visual Baseline

- 4.2.3 The visual baseline appraisal identified visual receptors within the 2 km study area. These include users of and visitors to the area from which the Proposed Development will be visible.
- 4.2.4 Viewpoint analysis has been used to identify the visibility of the Site and to assist the LVIA assessment and is conducted from selected viewpoints that have been agreed with the Council. A total of 25 viewpoints that demonstrate worst case visual effects in both summer and winter, including publicly accessible locations such as the footpaths which pass through the Site, were chosen in consultation with the Council and used for the assessment.

4.3 Mitigation Measures

- 4.3.1 An iterative landscape-led design process was undertaken to embed mitigation at the outset.
- 4.3.2 Mitigation measures seek to avoid, reduce or compensate for any adverse landscape or visual effects resulting from the Proposed Development. Mitigation would work with the fabric of and reflecting the inherent characteristics of the landscape to ensure the Development can be successfully assimilated into the landscape. Evolved in direct response to an assessment of the Site's landscape sensitivity and character and its visibility from key receptors, they are illustrated on Environmental Masterplan found in **Appendix 4**.
- 4.3.3 Mitigation includes the introduction of native hedgerow planting, species-rich grassland, and structural landscaping designed to reinforce local landscape patterns, to provide long-term landscape integrity and visual containment. On decommissioning, the Site will be restored to agricultural use, but mitigation planting and ecological enhancements are expected to remain, reinforcing sustainable land management principles and strengthening landscape character over time.
- 4.3.4 In response to the assessment of potential visibility and wider landscape character and aligned to the above process, the design objectives were as follows:
- Concentrate the battery storage in the south-eastern extents of the Site near existing overhead power lines with effective screening of views across the Beane Valley;
 - Avoid development on the visually exposed north western part of the Site either side of the access from the A507 along the northern boundary and on the northern section of the most easterly field (closest to Cumberlow Green);
 - Backcloth development with woodland and avoid skylining for visual receptors to the south of the Site including those along the B1037 between Cromer and Cottered;
 - Enhance layered screening to cross-valley views on the southern slopes of the Beane Valley within the Site;

- Screen and set back development adjacent to the BOAT on the western side of the Site to contain landscape and visual effects;
- Retain and enhance all existing hedgerows, trees and vegetation to provide natural screening;
- Protect and enhance the area's traditional wooded appearance using local native species;
- Maintain the existing PRoWs within the landscape corridors of riparian planting, native hedgerows, woodland blocks and woodland;
- Reinforce the character of the local landscape through the planting of native hedgerows, hedgerow trees and woodland as per National Character Area (NCA) guidelines; and
- Provide habitat and biodiversity net gains.

4.4 The Cumulative Site

- 4.4.1 Land immediately to the southeast of the Site is subject to an application for a solar farm (Ref. 3/24/2245/FUL), known as Beane Solar Farm. The Beane Solar Farm straddles the Beane Valley and extends southwards towards Cromer and Cottered. This application remains undetermined.
- 4.4.2 Proposed mitigation set out in the Beane Solar Farm LVIA, section 1.11 Mitigation, has similar aims and objectives to that offered by the Proposed Development. In conjunction with the Beane Solar Farm, within which a similar proportional level of BNG, landscape and visual mitigation has been proposed, and assuming both projects were to proceed, this represents a potential significant enhancement in the local landscape character in the long term. These should be taken into consideration in assessment of the overall effects.

4.5 Assessment of Effects

- 4.5.1 The conclusions below are separated into effects on the Landscape Resource and Visual Receptors including any Cumulative Site effects resulting from the in-combination effects of Beane Solar Farm.

Landscape Effects

- 4.5.2 The Proposed Development introduces low-lying solar infrastructure and BESS installations. While there would be some localised changes to the landscape character during operation, the combination of existing field structure, retained vegetation, and a comprehensive mitigation strategy ensures that effects on the wider landscape character remain limited and non-significant.
- 4.5.3 **Construction Phase**
During construction, Moderate to Minor Adverse effects are predicted at the Site level due

to the limited, reversible and short-term loss of the existing landscape features within the Site required to facilitate the Proposed Development, and the new landscape proposals yet to have established.

4.5.4 **Year 1 Operation**

At Year 1, post-construction but prior to full establishment of planting, effects on the Site's landscape character are assessed as Moderate Adverse. The main driver is the change of land use and visual contrast introduced by solar panels.

4.5.5 **Year 15 Residual Effects**

By Year 15, once mitigation has matured, residual effects on the landscape character are assessed as Minor Beneficial. The landscape will regain coherence through structural reinforcement and ecological uplift.

4.5.6 **Conclusion on Landscape Effects**

No Significant Adverse residual effects are identified in the long term. The Proposed Development integrates with the local landscape fabric and reinforces landscape character, particularly through hedgerow reinstatement and the establishment of woodland and grassland habitats.

Visual Effects

4.5.7 Due to the gently undulating landscape, existing woodland blocks, and intervening vegetation, visual influence is generally constrained to within 2km of the Site.

4.5.8 Individual viewpoints have been assessed to provide a more detailed description of the visual effects.

4.5.9 Where visible, the Site appears in context with the existing landscape features, including overhead power lines, woodland, hedgerows, agricultural buildings and a small number of residential properties. Embedded mitigation planting would further limit visibility over time. Visual effects are generally limited in geographic extent and moderate in scale; the residual effects following mitigation are considered not significant.

4.5.10 **Construction Phase**

Major to Moderate Adverse visual effects are predicted for receptors closest to the Site, particularly along PRoWs and local roads. These effects arise from construction operations.

4.5.11 **Year 1 Operation**

Visual effects remain Major to Moderate Adverse at Year 1 due to the visibility of solar infrastructure from nearby receptors. However, the presence of intervening vegetation and landform limits wider exposure.

4.5.12 **Year 15 Residual Effects**

At Year 15, residual visual effects are reduced to Minor or Moderate and in some cases become Neutral. Planting will have matured sufficiently to provide effective screening, and the infrastructure will appear settled within the landscape.

4.5.13 **Conclusion - Visual Effects**

Residual Moderate Adverse effects for users of the public rights of way that pass through the Site have been identified. These are Significant. No other Significant Adverse residual visual effects are identified. The visual envelope is tightly contained, and the Proposed Development does not appear visually dominant or incongruous in the landscape.

Cumulative Effects

- 4.5.14 Cumulative landscape and visual effects have been assessed with regard to the other development in proximity, Beane Solar Farm.

Cumulative Landscape Effects

- 4.5.15 Cumulative effects on landscape character are considered to be Minor or Negligible, depending on the receptors, reflecting the limited geographical overlap of visible influence between the Proposed Development and Beane Solar Farm. The scale of the North Hertfordshire Plateau and Upper Beane Valley landscape character areas ensures that any localised effects are diluted at a broader scale. Moreover, mitigation planting proposed as part of the Proposed Development—particularly along valley slopes and at key interfaces with public routes—would further reduce intervisibility over time, minimising the extent to which the Proposed Development contributes to a cumulative perception of landscape change.

Cumulative Visual Effects

- 4.5.16 In terms of visual amenity, cumulative effects are similarly assessed as Minor to Negligible for the majority of receptor locations. Only a limited number of viewpoints, notably from sections of the A507 and from select public rights of way near Cromer and Lodge Farm, allow for partial and sequential views of the two developments. Even in these locations, the combination of distance, vegetation screening, and the discrete layout of each development prevents the merging of visual form or character into a single, dominant feature. The Proposed Development is visually recessive in form, benefiting from low-profile infrastructure and contextualised siting within a well-defined landscape framework.
- 4.5.17 No cumulative views were identified from scenic viewpoints or nationally recognised recreational routes that would materially degrade their setting or experience. While there might potentially be a perceptible change in views from nearby heritage receptors (Cromer Windmill in particular), these were assessed in terms of landscape and visual effects on the same basis as all other receptors. During construction and early operational phases, these effects will be temporary and reversible and are not considered to result in significant cumulative harm to residential visual amenity or public enjoyment of the landscape.

Residual Effects

- 4.5.18 After Year 15, when the mitigation planting has matured, there are not considered to be any significant residual effects. Thereafter, the tree blocks, hedgerow trees and hedgerows will continue to grow and thicken, enhancing mitigation of landscape and visual effects. Species rich meadow grass will continue to evolve as habitat, and benefits for both flora and fauna will continue to increase, adding to the landscape and visual experiential benefits.
- 4.5.19 A defining feature of the proposal is the embedded long-term landscape enhancement. The mitigation strategy not only screens the development but offers significant legacy value beyond the 40-year operational lifespan. This includes:
- **Strengthening of field structure** through hedgerow reinstatement and enhancement;
 - **Ecological uplift and BNG** through species-rich planting and habitat connectivity;
 - **Microclimate and productivity benefits** for agriculture, including pollinator support, game cover, stock shelter, and passive water and soil management; and
 - **Visual structure and coherence** across the Site and its wider setting.

4.6 Overall Conclusions

- 4.6.1 Due to the location of the Site and the associated landform, vegetation and built form of the receiving landscape and as a result of the iterative design process and proposed mitigation planting there are no significant adverse residual effects as a result of the Proposed Development beyond year 15 post construction, with the exception of visual impacts for users of the two public footpaths which pass through the Site.
- 4.6.2 The assessment has shown that the Proposed Development would give rise to significant adverse effects upon the landscape character and fabric of the Site at construction and Year 1 of operation. When considering the proposed mitigation, it is assessed these effects would either reduce to minor or become beneficial by Year 15. This is as a result of the effectiveness of mitigation maturing over time.
- 4.6.3 Residual Moderate Adverse effects for users of the public rights of way that pass through the Site have been identified. These are Significant. No other Significant Adverse residual visual effects are identified. The visual envelope is tightly contained, and the Proposed Development does not appear visually dominant or incongruous in the landscape.
- 4.6.4 Accordingly, the Proposed Development is acceptable in landscape and visual terms. With the proposed mitigation in place, apart from for users of the two footpaths which run through the Site, no significant adverse effects on the landscape character or visual amenity would result from the Proposed Development, either alone or in combination with neighbouring schemes. Effects are localised to the immediate vicinity of the Proposed Development and therefore, individually and cumulatively, are considered acceptable in

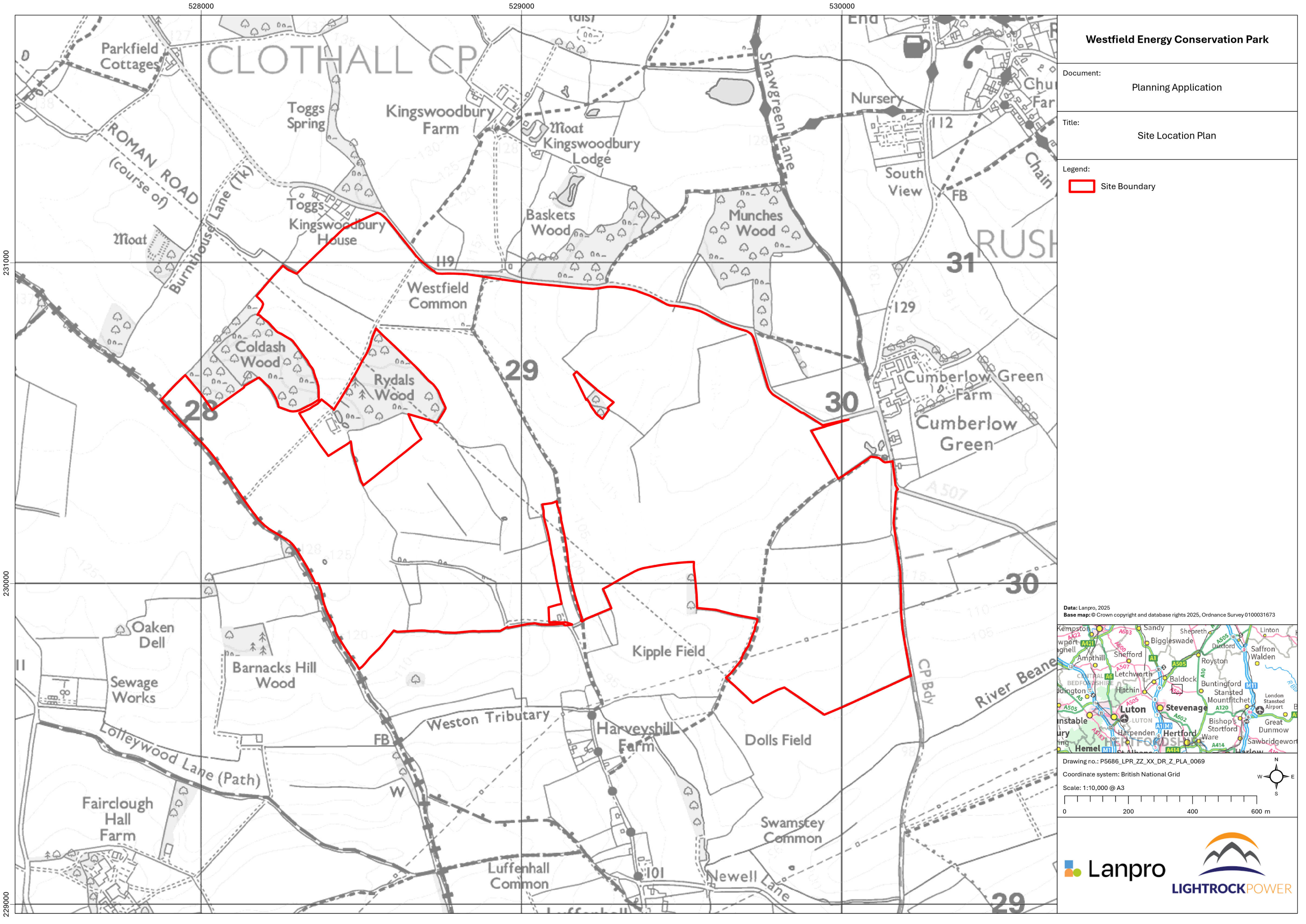
terms of the effects on the receiving landscape and the visual amenity of users in and around the Site.

- 4.6.5 The conclusions reached in terms of the long-term residual effects depend on the proposed landscape mitigation being implemented and secured through a condition to planning consent. The embedded legacy of landscape and biodiversity enhancement will provide meaningful and lasting improvement to the Site's landscape structure and functional ecological capacity, ensuring its reintegration into a resilient and productive countryside setting following decommissioning.

5 Summary of Effects and Conclusion

- 5.1.1 The Environmental Statement prepared for Westfield Energy Conservation Park - which incorporates a Battery Energy Storage System (BESS), co-located ground-mounted solar farm, associated infrastructure, access, biodiversity enhancements and landscaping - concludes that the Proposed Development will not cause any significant landscape and visual effects, apart from moderate adverse visual effects for users of the two public footpaths which pass through the Site.

Appendix 1 Site Location Plan



Westfield Energy Conservation Park

Document:
Planning Application

Title:
Site Location Plan

Legend:

Site Boundary

Data: Lanpro, 2025
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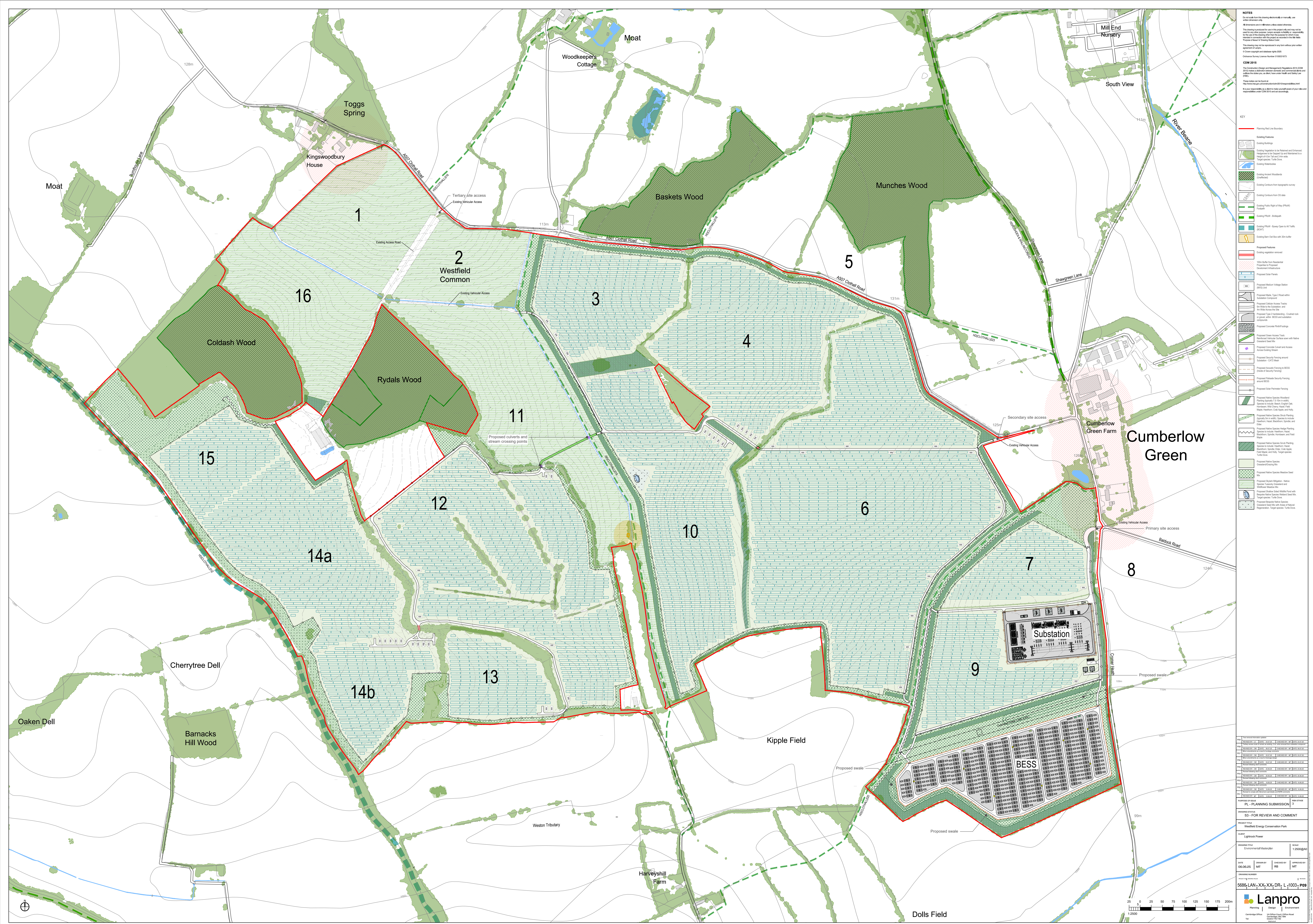


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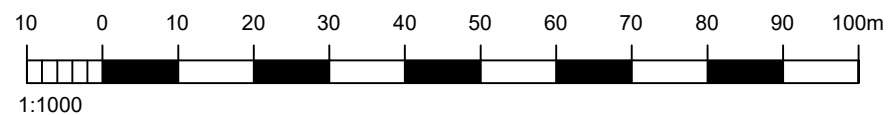
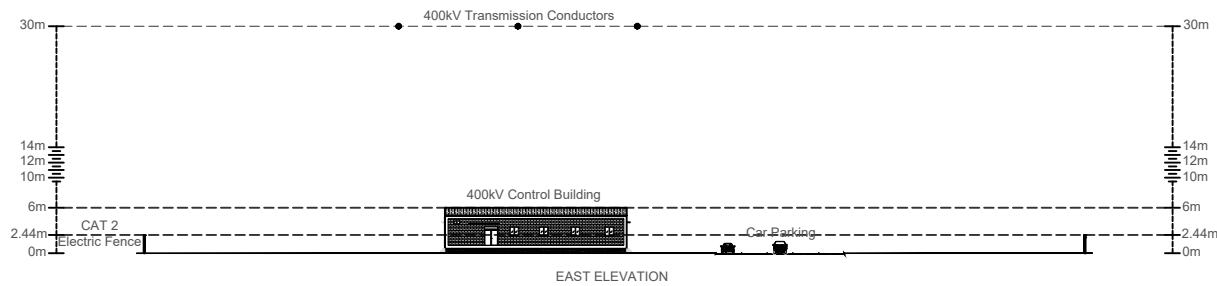
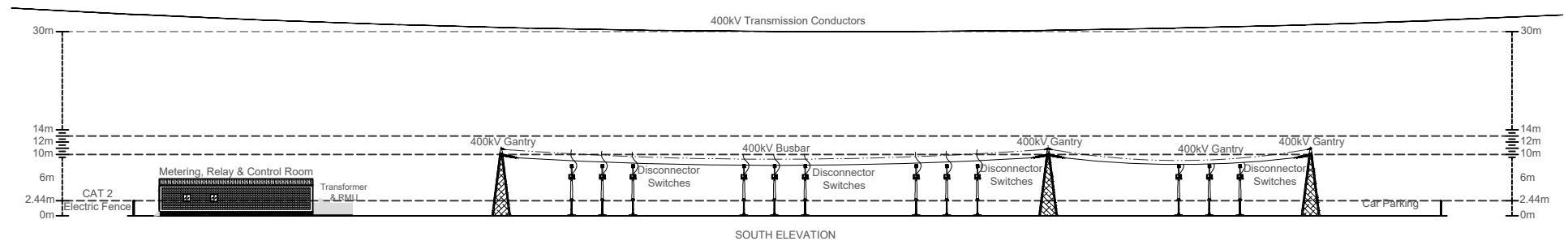
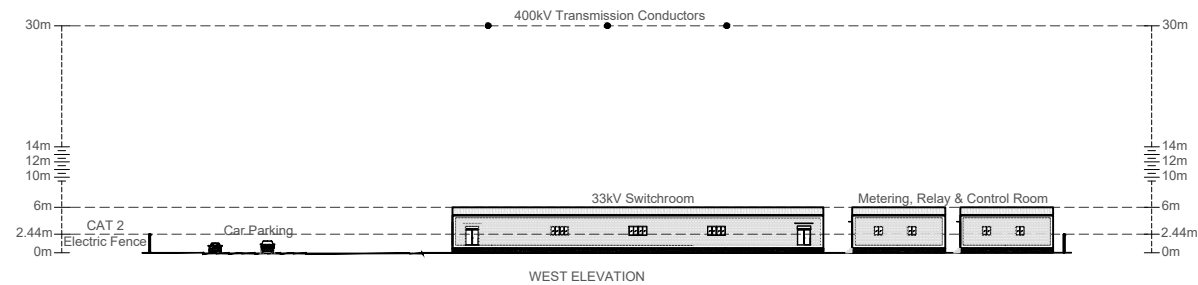
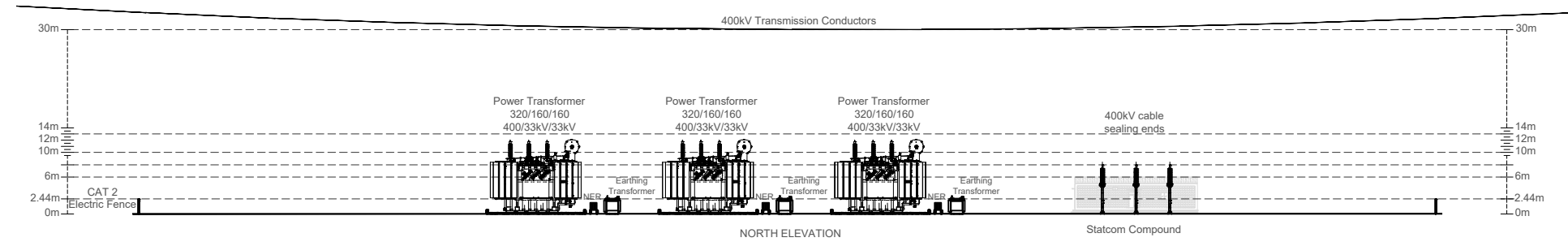




Appendix 2 Environmental and Planning Constraints Plan



Appendix 3 Proposed Development Drawings



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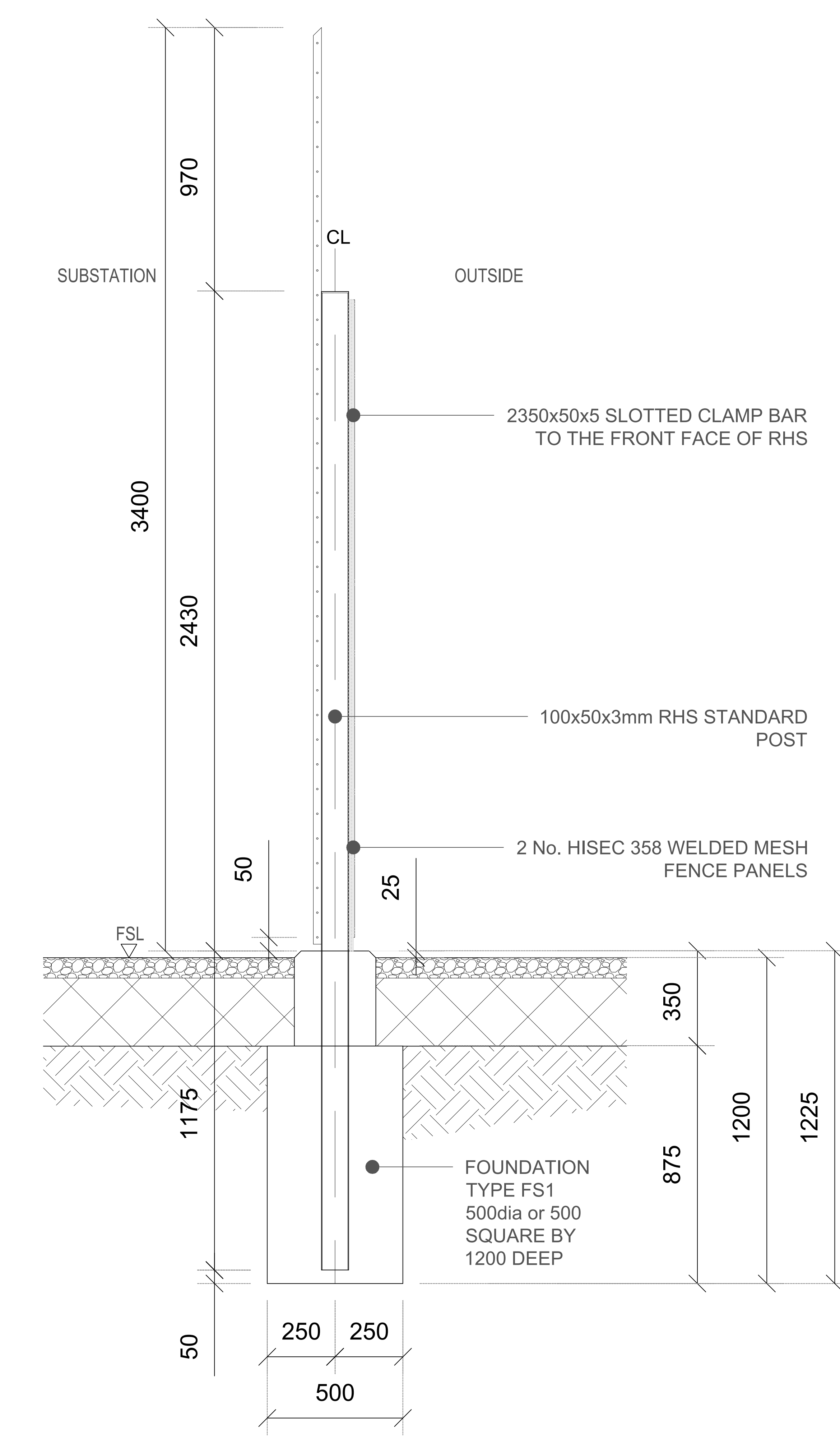
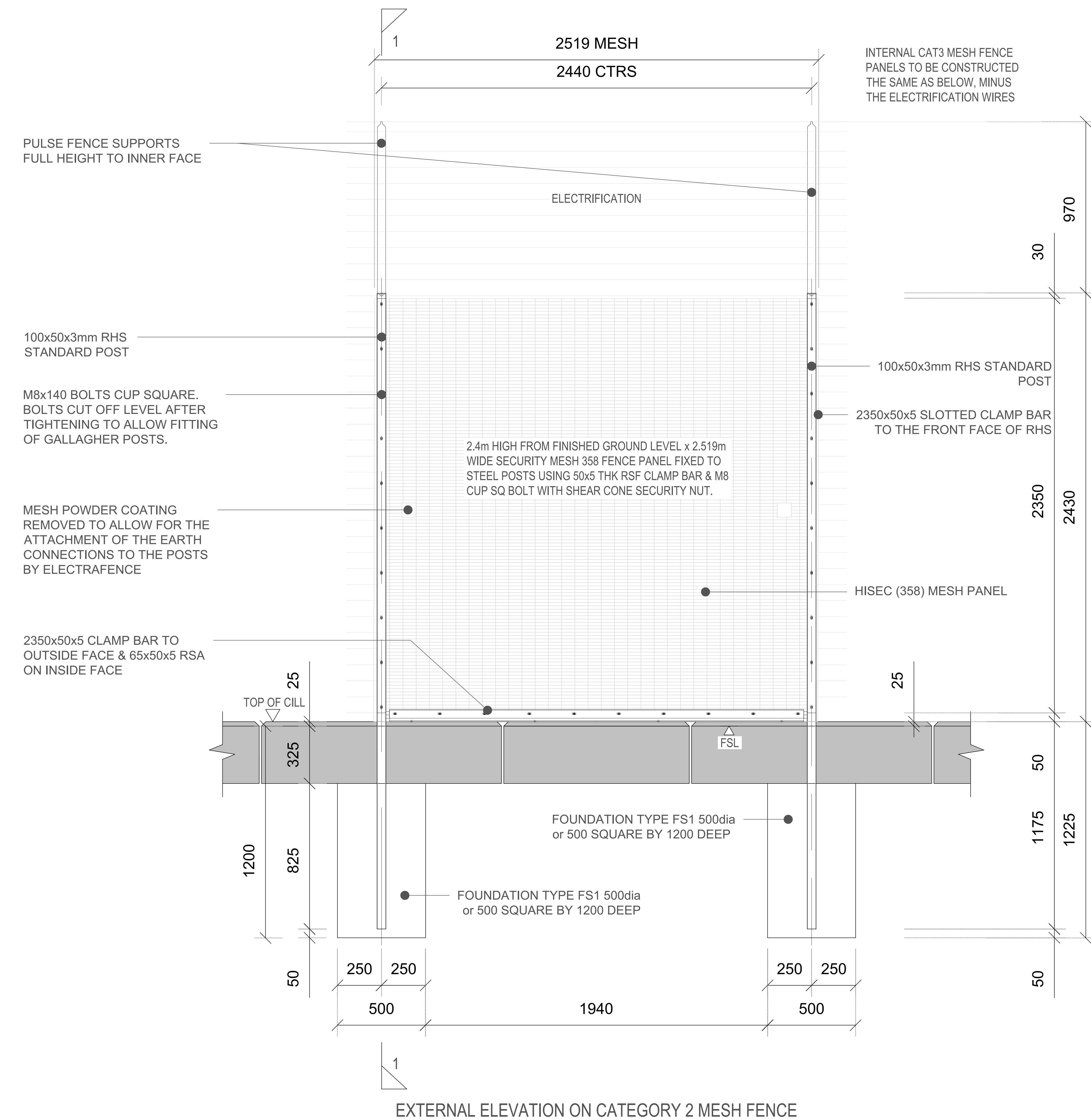
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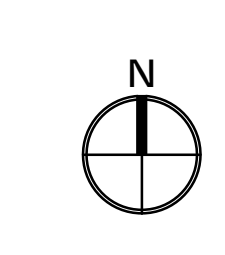
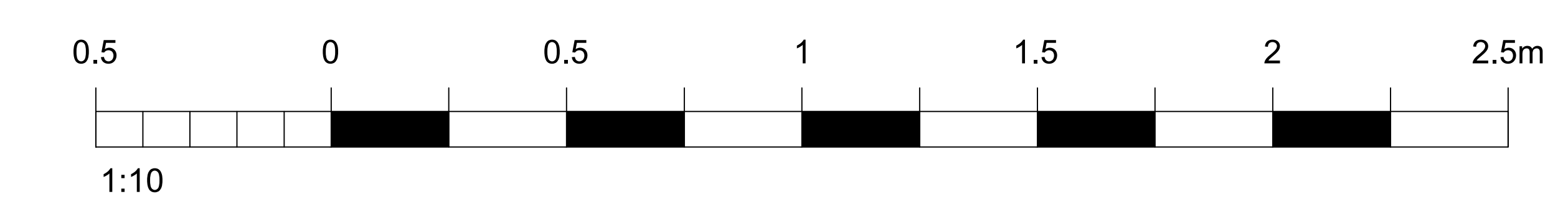
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P01	First Issue			
	REVISED BY: CW	DATE: 14.03.25	CHECKED BY: MT	DATE:14.03.25
PURPOSE OF ISSUE PL - PLANNING SUBMISSION				RIBA STAGE 3
DRAWING STATUS S2 - Suitable for Information				
PROJECT TITLE Westfield Energy Conservation Park				
CLIENT Lightrock Power				
DRAWING TITLE Substation Elevations - 400kV				SCALE 1:1000@A3
DATE 12.03.25	DRAWN BY CW	CHECKED BY MT	APPROVED BY MT	
DRAWING NUMBER PROJECT NO DRAWING FIELDS				REVISION
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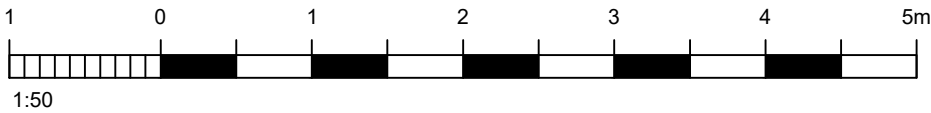
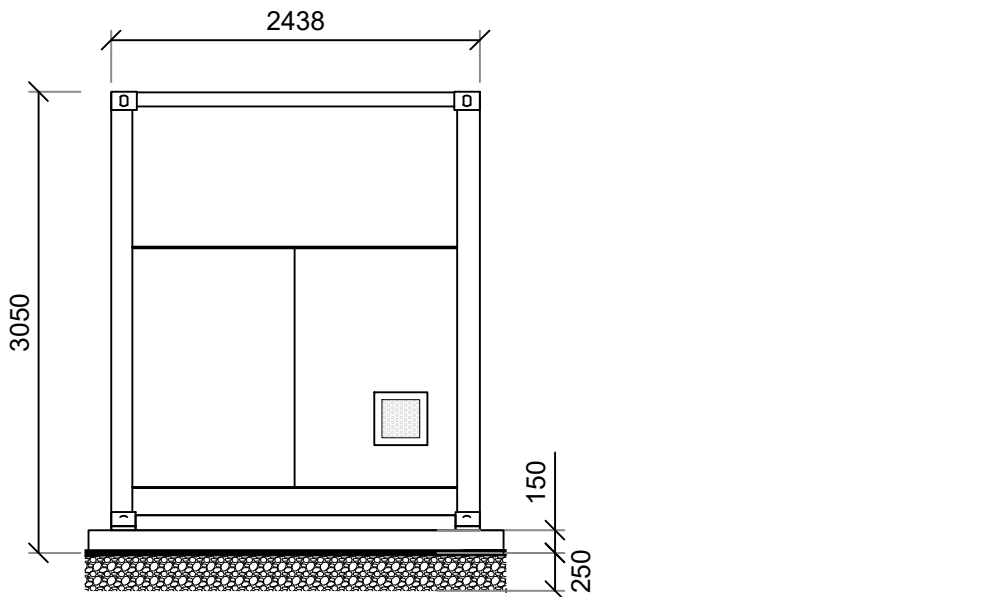
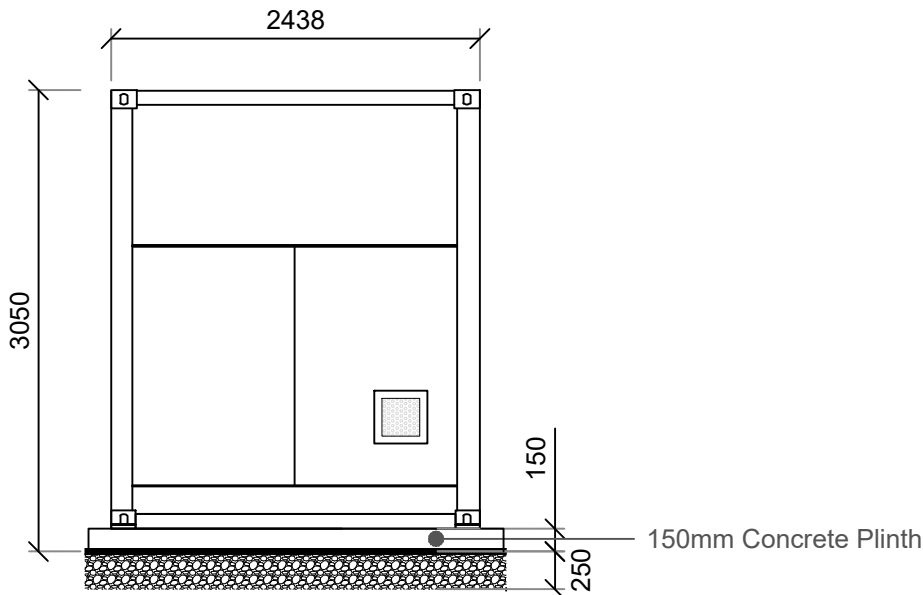
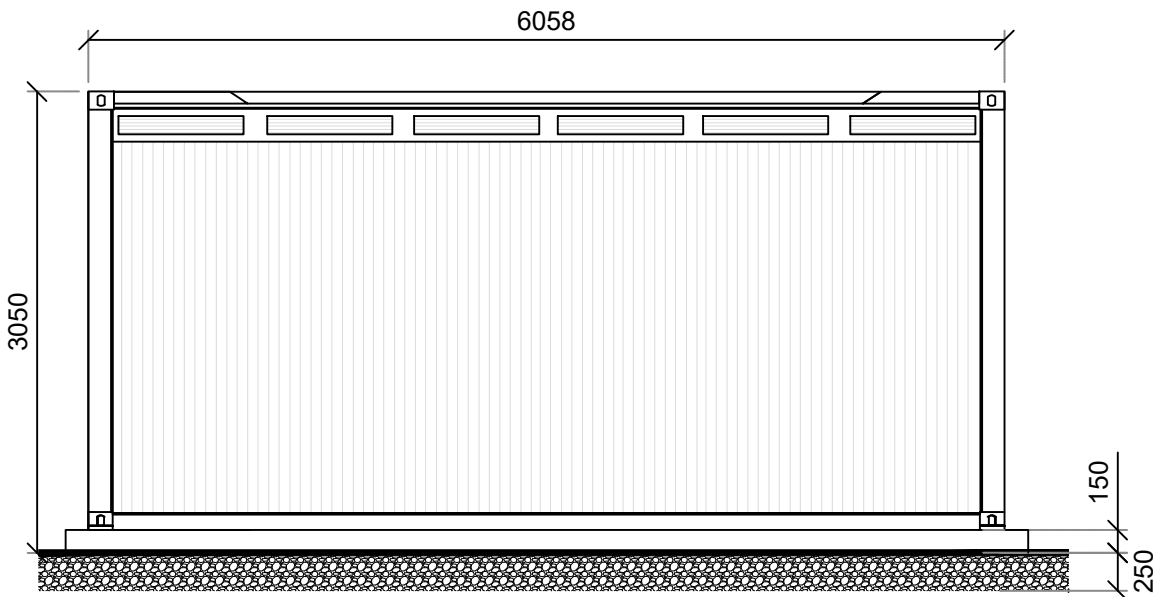
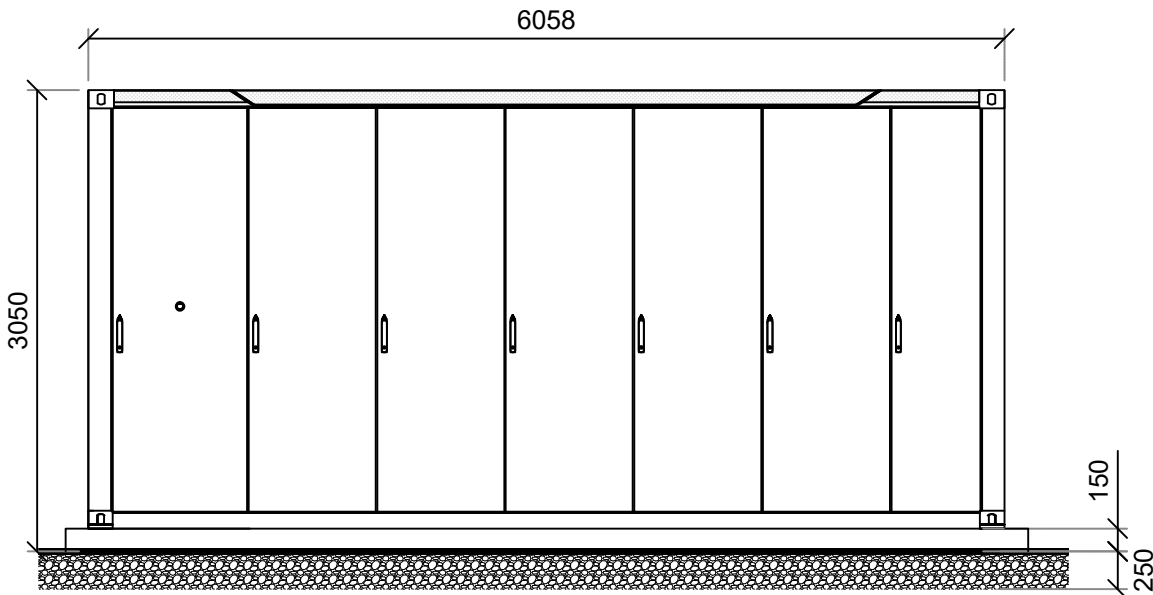
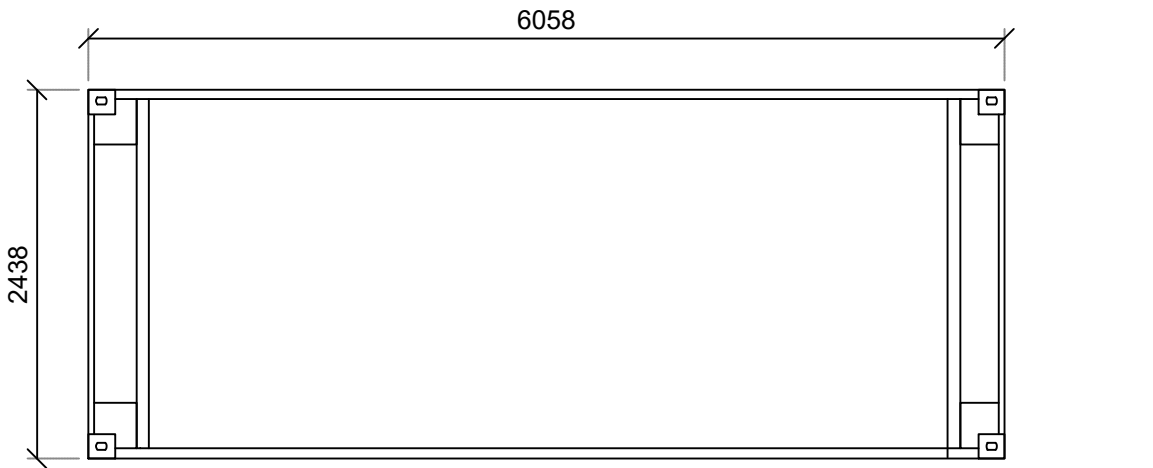
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SECTION 1-1 AT STANDARD FENCE POST FP1



PROJECT INFORMATION			
PROJECT NO.	5686-LAN-XX-XX-DR7	PROJECT NAME	Westfield Energy Conservation Park
PROJECT TYPE	PL - PLANNING SUBMISSION	PROJECT STAGE	3
DRAWING INFORMATION			
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CLIENT	Lanpro Power	DATE	15/08/20
DRAWN BY	CM	CHECKED BY	MT
DATE	15/08/20	APPROVED BY	MT
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P03	Dimension typo fixed			
	REVISED BY:	LC	DATE:	17.06.25
P02	150mm concrete plinth added			
	REVISED BY:	CW	DATE:	09.06.25
P01	First Issue			
	REVISED BY:	CW	DATE:	14.03.25

PURPOSE OF ISSUE	RIBA STAGE
PL - PLANNING SUBMISSION	3

DRAWING STATUS
S2 - Suitable for Information

PROJECT TITLE
Westfield Energy Conservation Park

CLIENT
Lightrock Power

DRAWING TITLE	SCALE
Battery Unit	1:50@A3

DATE	DRAWN BY	CHECKED BY	APPROVED BY
12.03.25	CW	MT	MT

DRAWING NUMBER	REVISION
PROJECT NO DRAWING FIELDS	

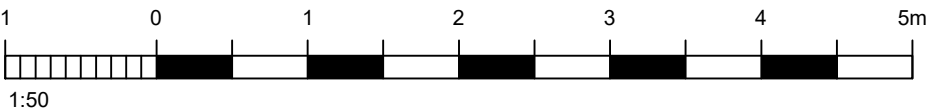
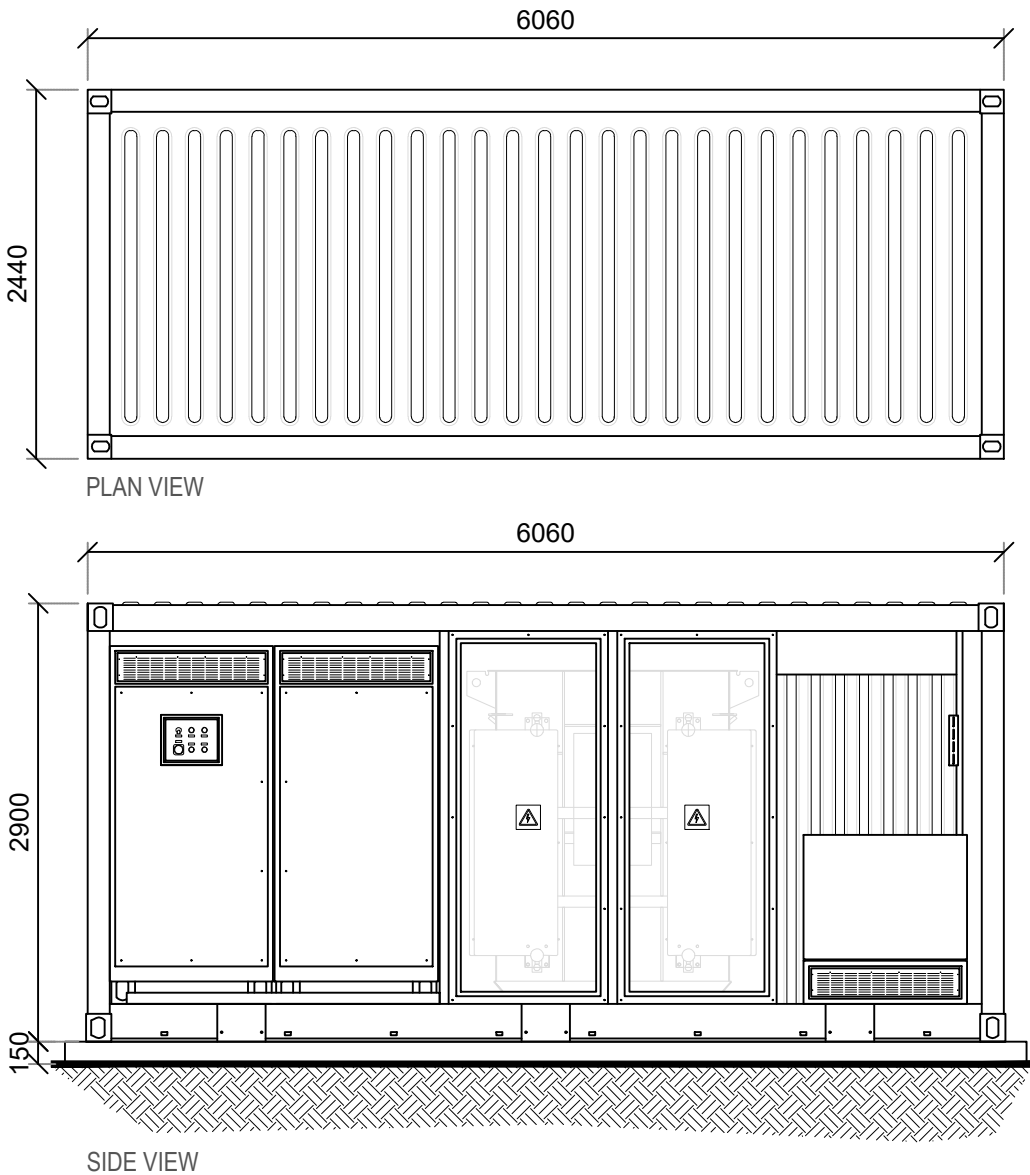
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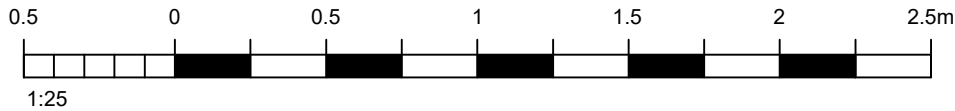
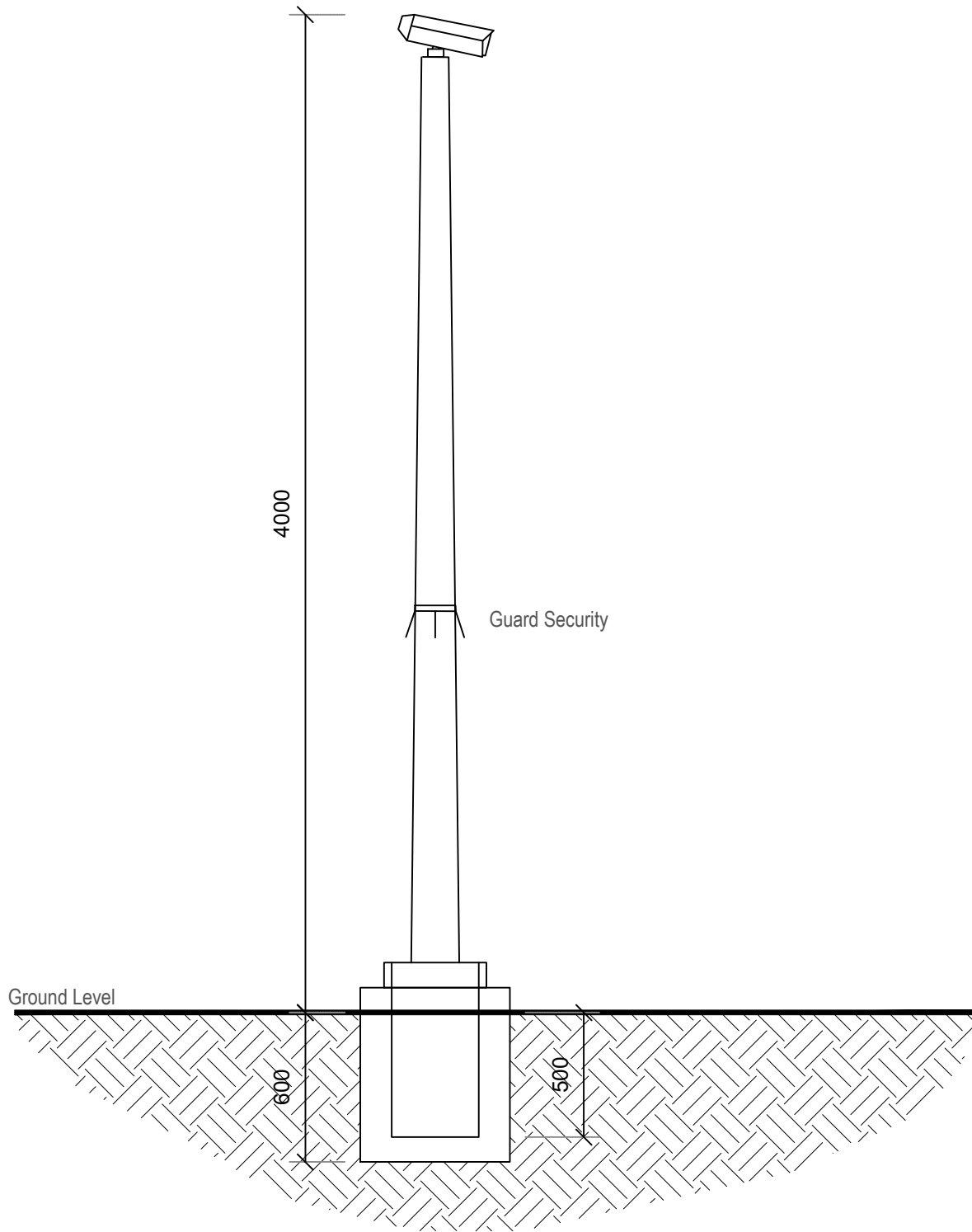
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It is your responsibility as a client to make yourself aware of your roles and responsibilities under CDM 2015 and act accordingly.

P03	Amended to suit client comment			
	REVISED BY: LC	DATE: 17.06.25	CHECKED BY: CW	DATE:17.06.25
P02	Height of tower reduced to be 4m to top of camera			
	REVISED BY: CW	DATE: 09.06.25	CHECKED BY: MT	DATE:09.06.25
P01	First Issue			
	REVISED BY: CW	DATE: 14.03.25	CHECKED BY: MT	DATE:14.03.25

PURPOSE OF ISSUE	RIBA STAGE
PL - PLANNING SUBMISSION	3

DRAWING STATUS
S2 - Suitable for Information

PROJECT TITLE
Westfield Energy Conservation Park

CLIENT
Lightrock Power

DRAWING TITLE	SCALE
CCTV	1:25@A3

DATE	DRAWN BY	CHECKED BY	APPROVED BY
12.03.25	CW	MT	MT

DRAWING NUMBER		REVISION
PROJECT NO	DRAWING FIELDS	
5686-LAN-XX-XX-DR- L -3006- P03		



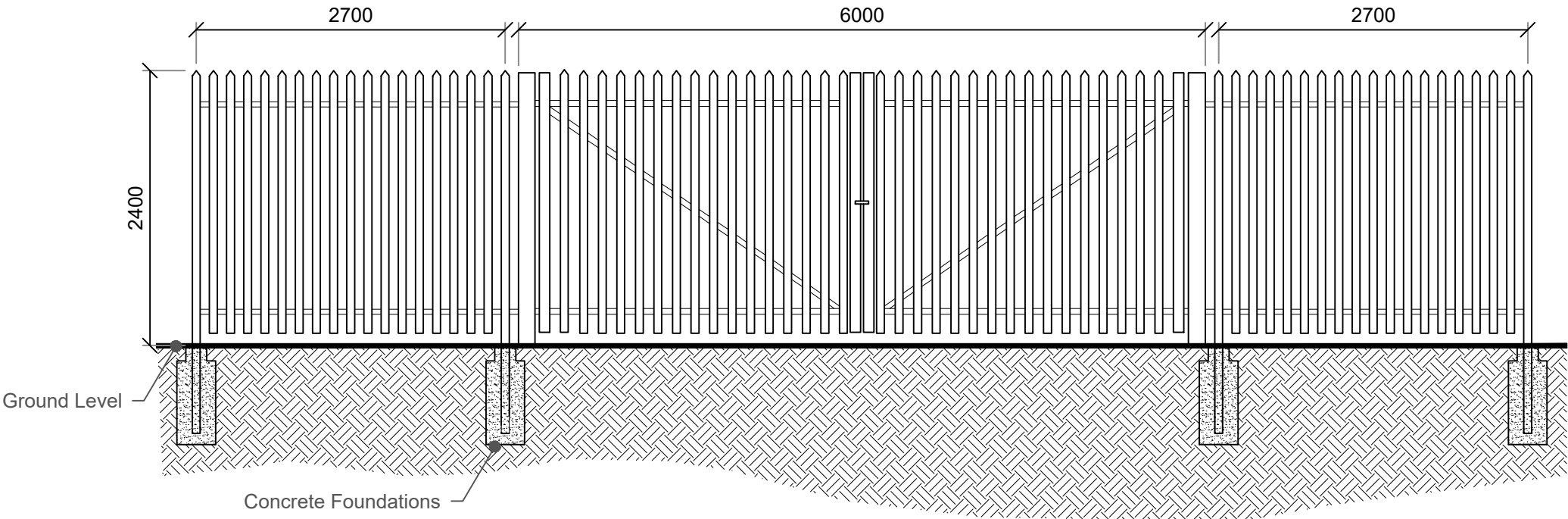
Lanpro

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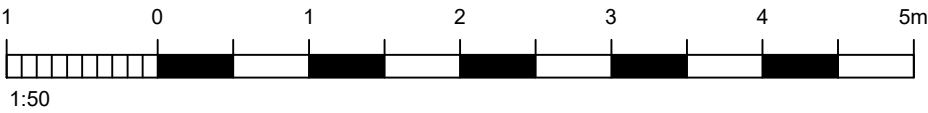
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2.4M PALISADE FENCE AND GATE



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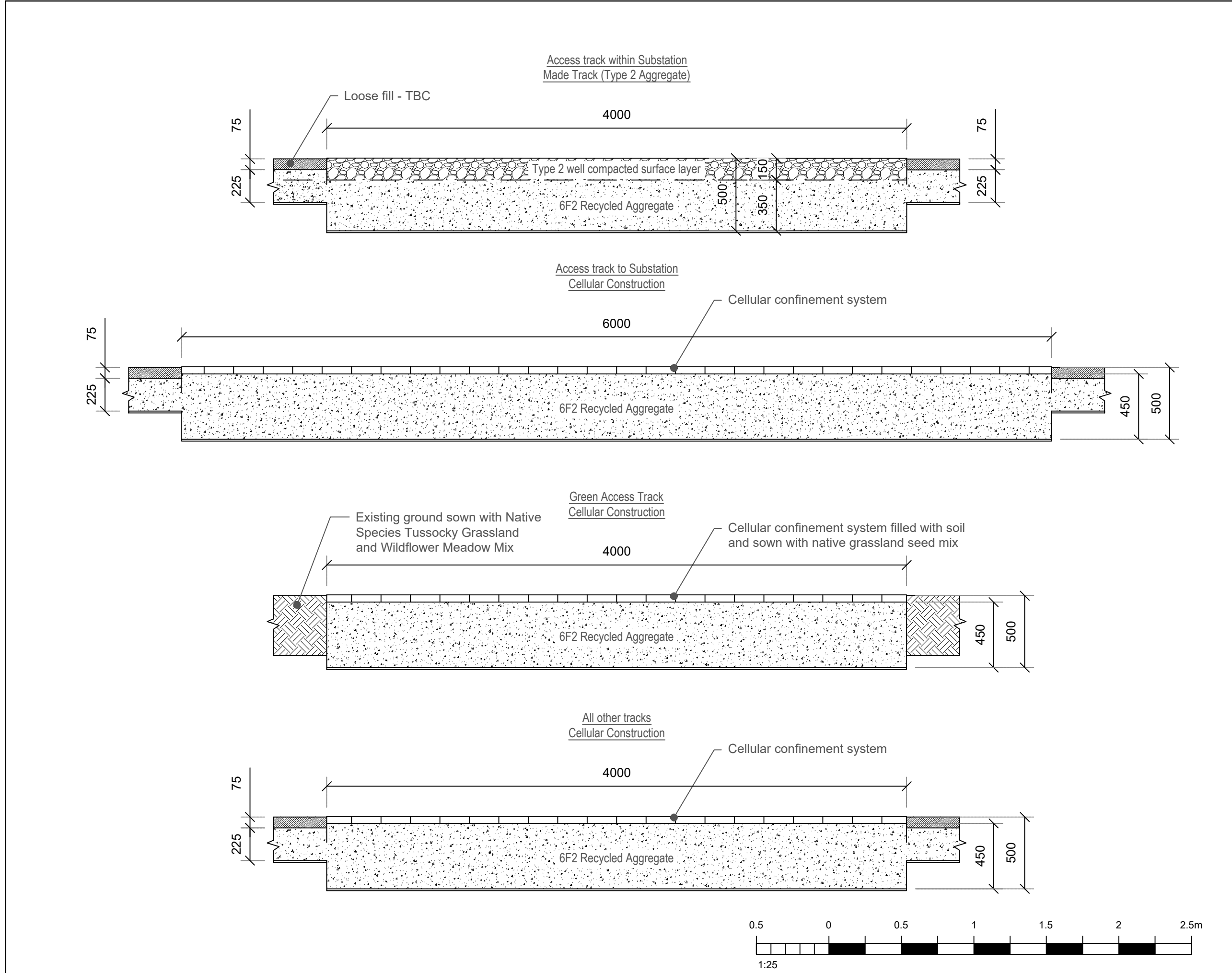
P01	First Issue			
	REVISED BY: CW	DATE: 14.03.25	CHECKED BY: MT	DATE:14.03.25
PURPOSE OF ISSUE PL - PLANNING SUBMISSION				RIBA STAGE 3
DRAWING STATUS S2 - Suitable for Information				
PROJECT TITLE Westfield Energy Conservation Park				
CLIENT Lightrock Power				
DRAWING TITLE Palisade Fencing & Gate				SCALE 1:50 @A3
DATE 12.03.25	DRAWN BY CW	CHECKED BY MT	APPROVED BY MT	
DRAWING NUMBER				
PROJECT NO DRAWING FIELDS				REVISION
5686-LAN-XX-XX-DR- L-3007- P01				



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P03	Revised to include Green Access Track			
	REVISED BY: CW	DATE: 03.07.25	CHECKED BY: MT	DATE:03.07.25

P02	Revised to reflect client comments			
	REVISED BY: CW	DATE: 11.06.25	CHECKED BY: MT	DATE:11.06.25

P01	First Issue			
	REVISED BY: CW	DATE: 14.03.25	CHECKED BY: MT	DATE:14.03.25

PURPOSE OF ISSUE		RIBA STAGE
PL - PLANNING SUBMISSION		3

DRAWING STATUS
S2 - Suitable for Information

PROJECT TITLE
Westfield Energy Conservation Park

CLIENT
Lightrock Power

DRAWING TITLE	SCALE
Access Tracks	1:25@A3

DATE	DRAWN BY	CHECKED BY	APPROVED BY
12.03.25	CW	MT	MT

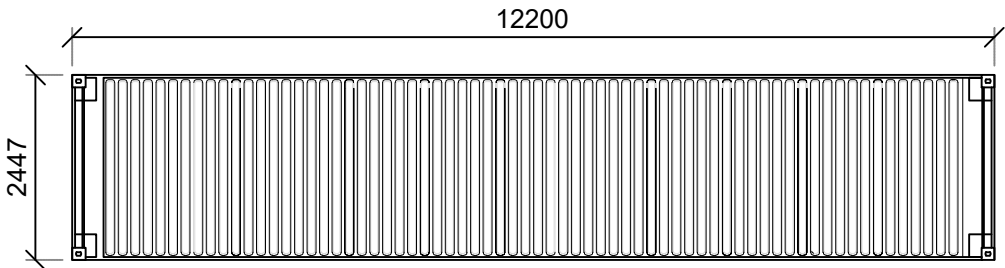
DRAWING NUMBER	REVISION
PROJECT NO DRAWING FIELDS	

5686-LAN-XX-XX-DR- L -3008- P03

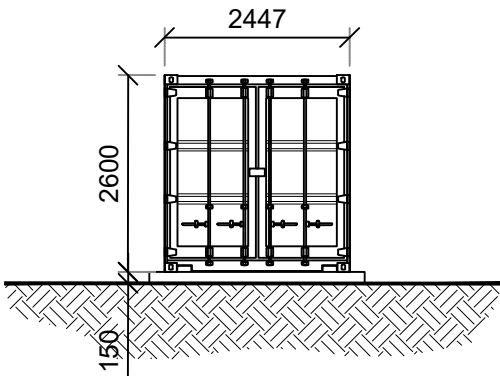


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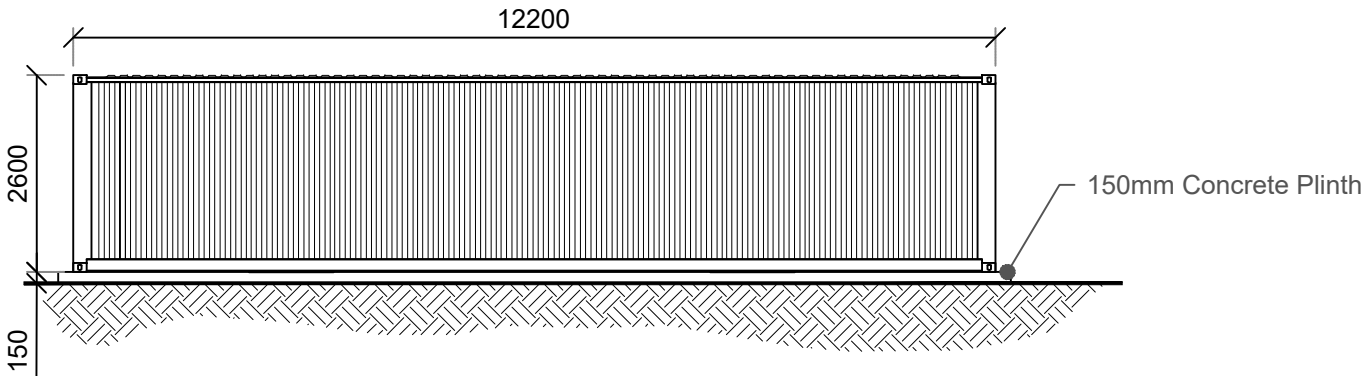
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Tel: 01223 776 740
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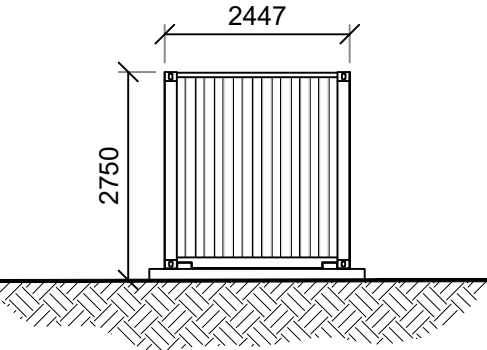
PLAN VIEW



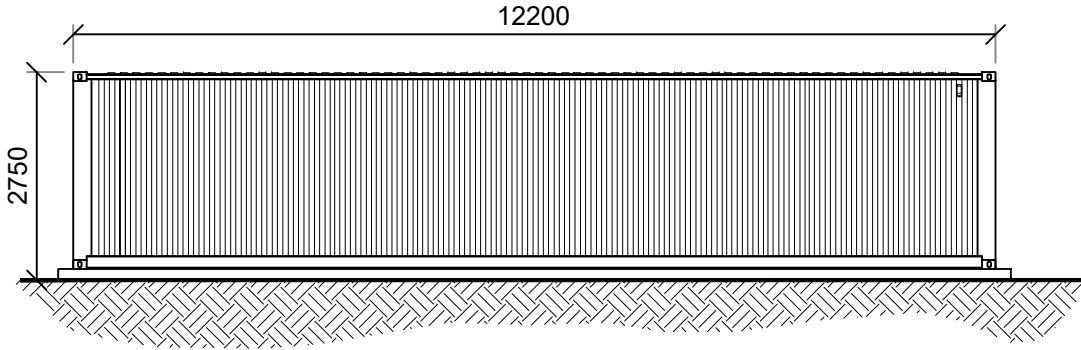
FRONT VIEW



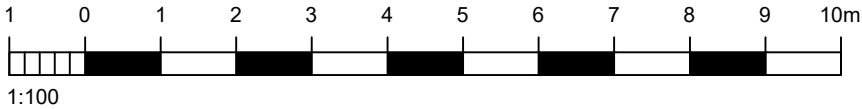
SIDE VIEW



END VIEW



SIDE VIEW



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P03	Drawing refined to only show Spares Container			
	REVISED BY: CW	DATE: 16.07.25	CHECKED BY: MT	DATE:16.07.25
P02	Variable dimensions added with key detailing each building type's dimensions			
	REVISED BY: CW	DATE: 02.07.25	CHECKED BY: MT	DATE:02.07.25
P01	First Issue			
	REVISED BY: CW	DATE: 14.03.25	CHECKED BY: MT	DATE:14.03.25

PURPOSE OF ISSUE	RIBA STAGE
PL - PLANNING SUBMISSION	3

DRAWING STATUS
S2 - Suitable for Information

PROJECT TITLE
Westfield Energy Conservation Park

CLIENT
Lightrock Power

DRAWING TITLE	SCALE
Spares Container	1:100 @ A3

DATE	DRAWN BY	CHECKED BY	APPROVED BY
12.03.25	CW	MT	MT

DRAWING NUMBER	PROJECT NO	DRAWING FIELDS	REVISION
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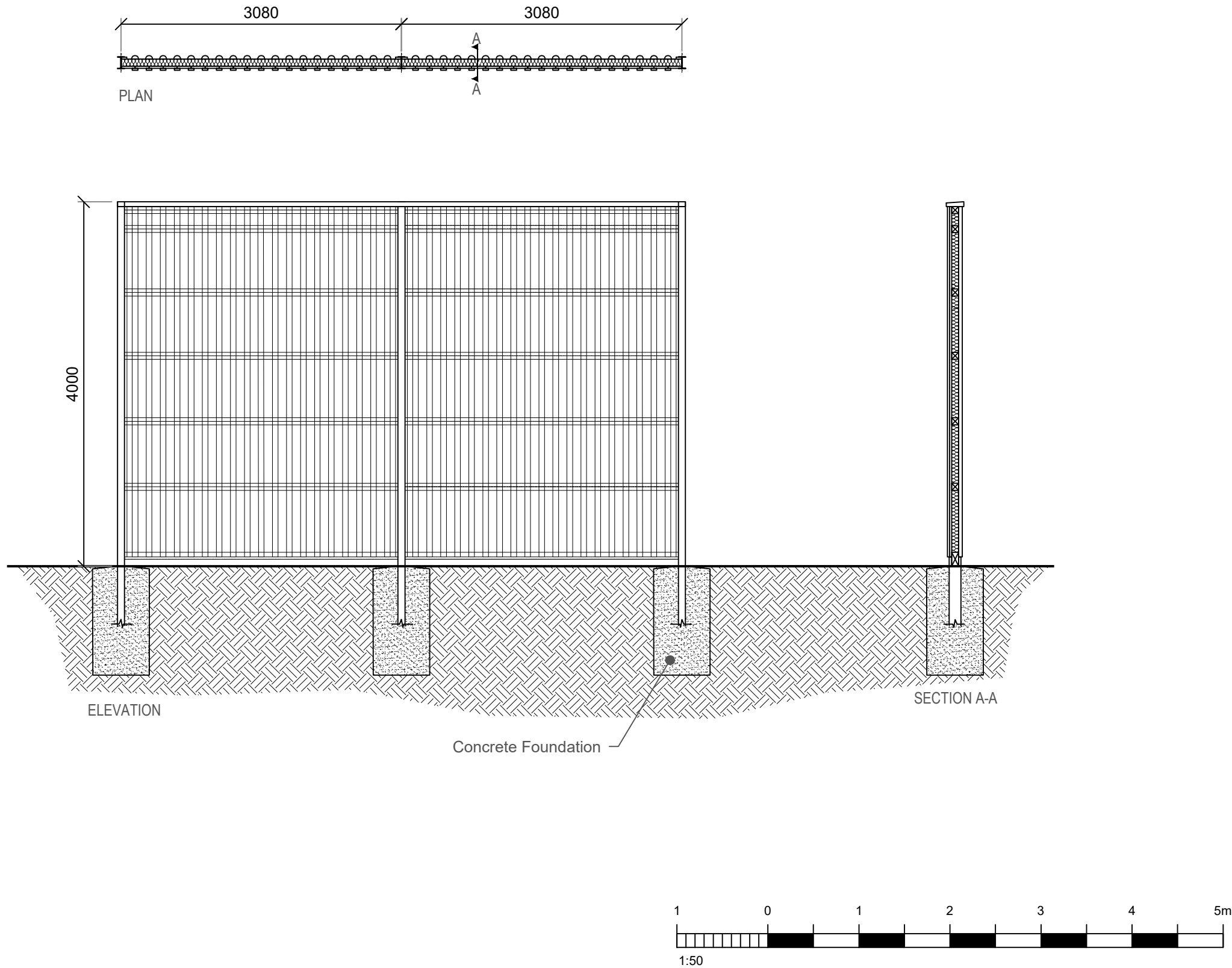
5686-LAN-XX-XX-DR- L-3009- P03



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P03	Height reflective of Noise Consultants comments			
	REVISED BY:	CW	DATE:	02.07.25
P02	Concrete Foundation note added			
	REVISED BY:	CW	DATE:	09.06.25
P01	First Issue			
	REVISED BY:	CW	DATE:	14.03.25

PURPOSE OF ISSUE	RIBA STAGE
PL - PLANNING SUBMISSION	3

DRAWING STATUS
S2 - Suitable for Information

PROJECT TITLE
Westfield Energy Conservation Park

CLIENT
Lightrock Power

DRAWING TITLE	SCALE
Acoustic Fencing	1:50@A3

DATE	DRAWN BY	CHECKED BY	APPROVED BY
12.03.25	CW	MT	MT

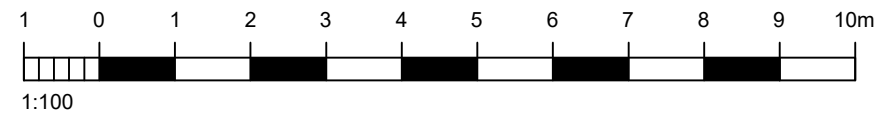
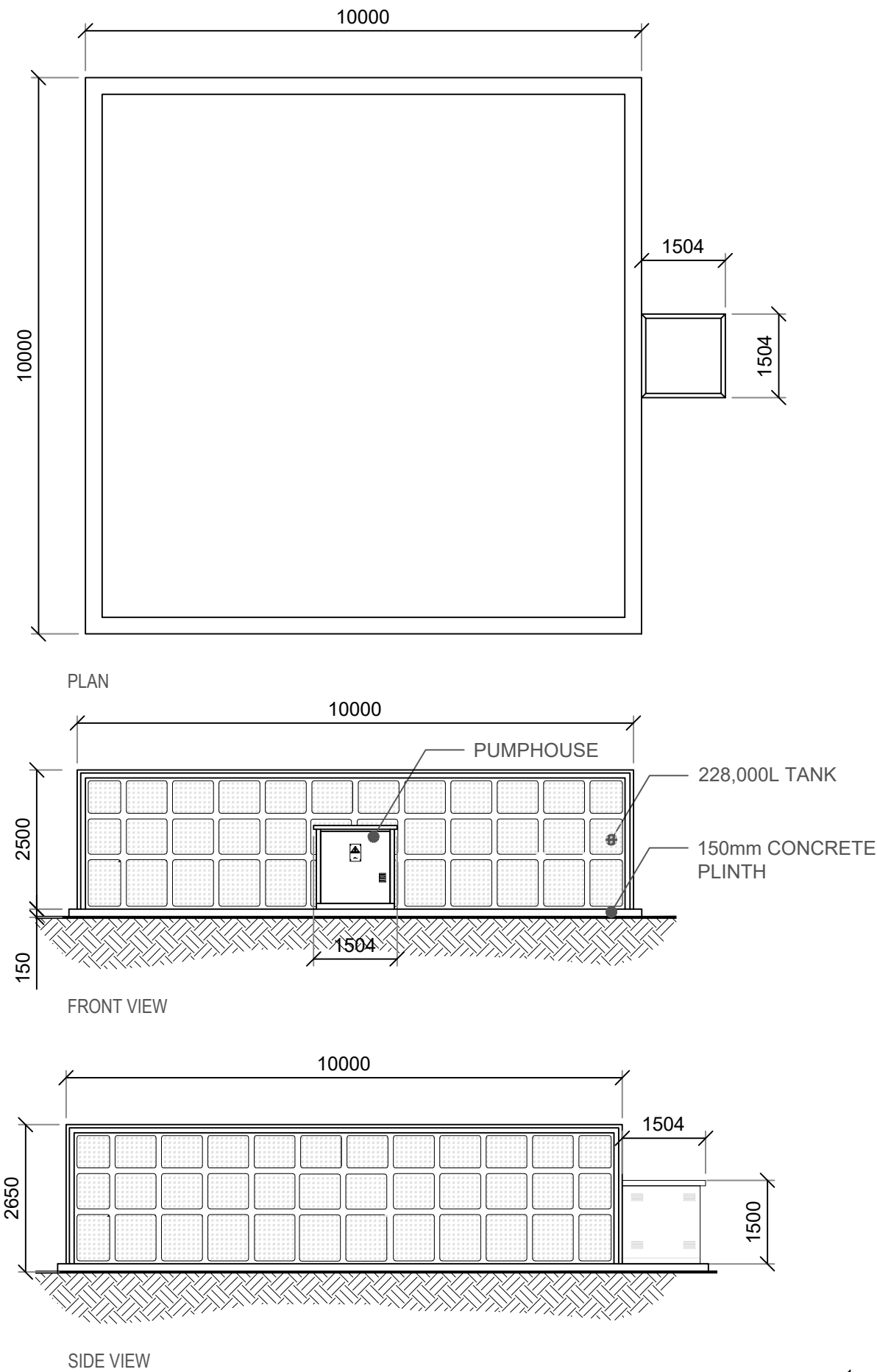
DRAWING NUMBER	REVISION
PROJECT NO DRAWING FIELDS	

5686-LAN-XX-XX-DR- L-3010- P03



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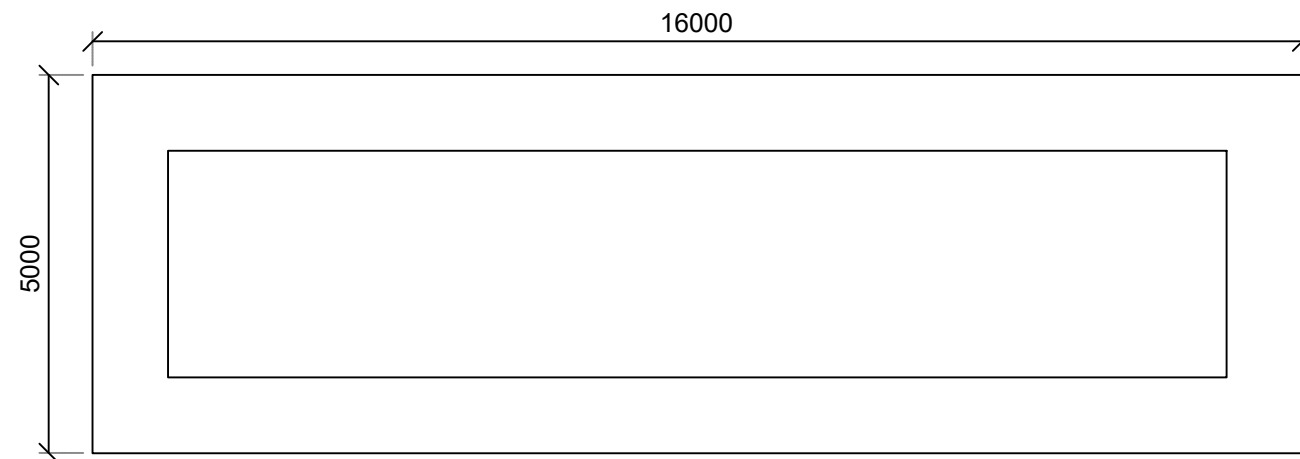
CDM 2015

The Construction (Design and Management) Regulations 2015 (CDM 2015) makes a distinction between domestic and commercial clients and outlines the duties you, as client, have under Health and Safety Law (HSE).

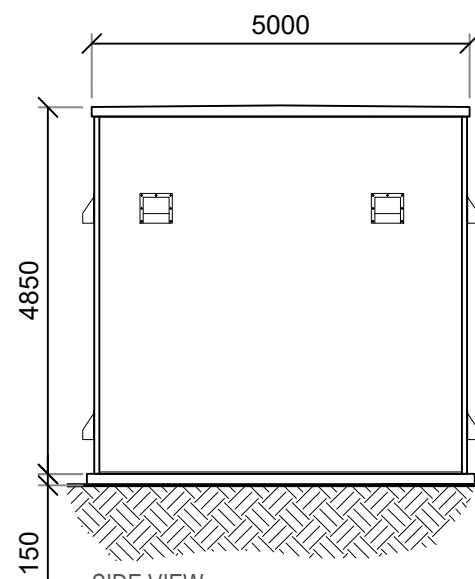
These duties can be found at:
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It is your responsibility as a client to make yourself aware of your roles and responsibilities under CDM 2015 and act accordingly.

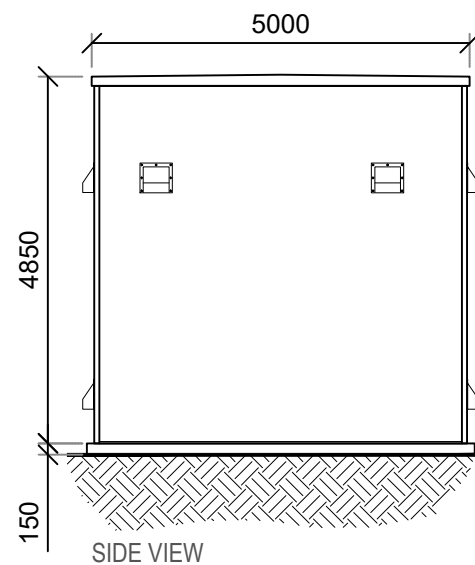
Dimensions updated			
P03	REVISED BY: LC	DATE: 17.06.25	CHECKED BY: CW DATE:17.06.25
Footprint of building reduced; title of drawing revised to include volume capacity			
P02	REVISED BY: CW	DATE: 09.06.25	CHECKED BY: MT DATE:09.06.25
First Issue			
P01	REVISED BY: CW	DATE: 14.03.25	CHECKED BY: MT DATE:14.03.25
PURPOSE OF ISSUE			RIBA STAGE
PL - PLANNING SUBMISSION			3
DRAWING STATUS			
S2 - Suitable for Information			
PROJECT TITLE			
Westfield Energy Conservation Park			
CLIENT			
Lightrock Power			
DRAWING TITLE			SCALE
Water Tank - 228 000L capacity			1:100 @ A3
DATE	DRAWN BY	CHECKED BY	APPROVED BY
12.03.25	CW	MT	MT
DRAWING NUMBER			
PROJECT NO DRAWING FIELDS			REVISION
5686-LAN-XX-XX-DR- L 3011 - P03			
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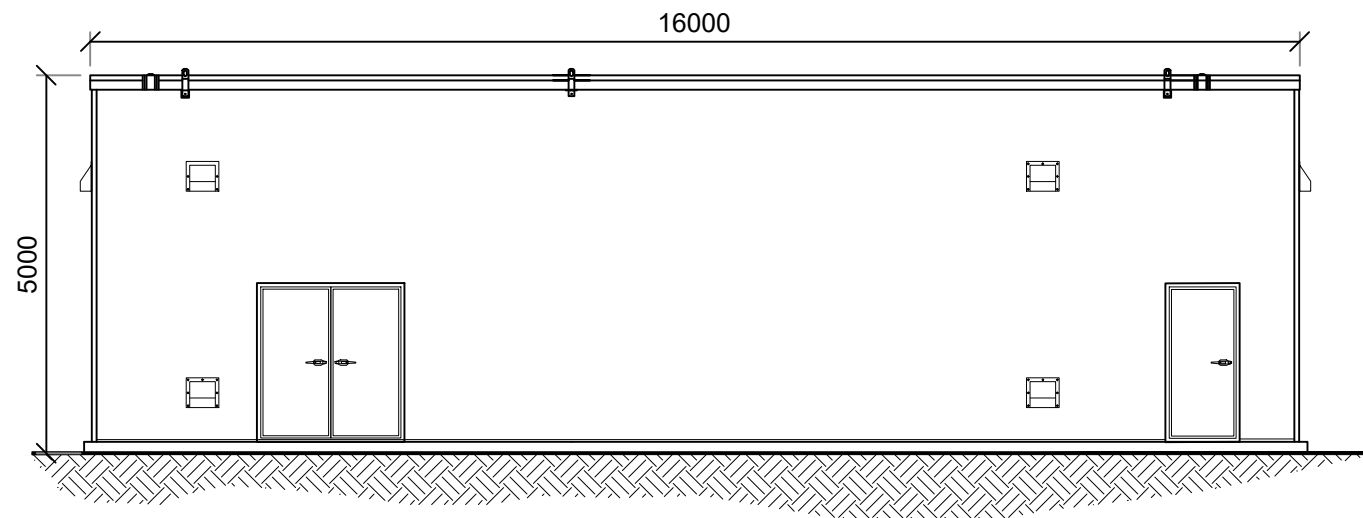
PLAN VIEW



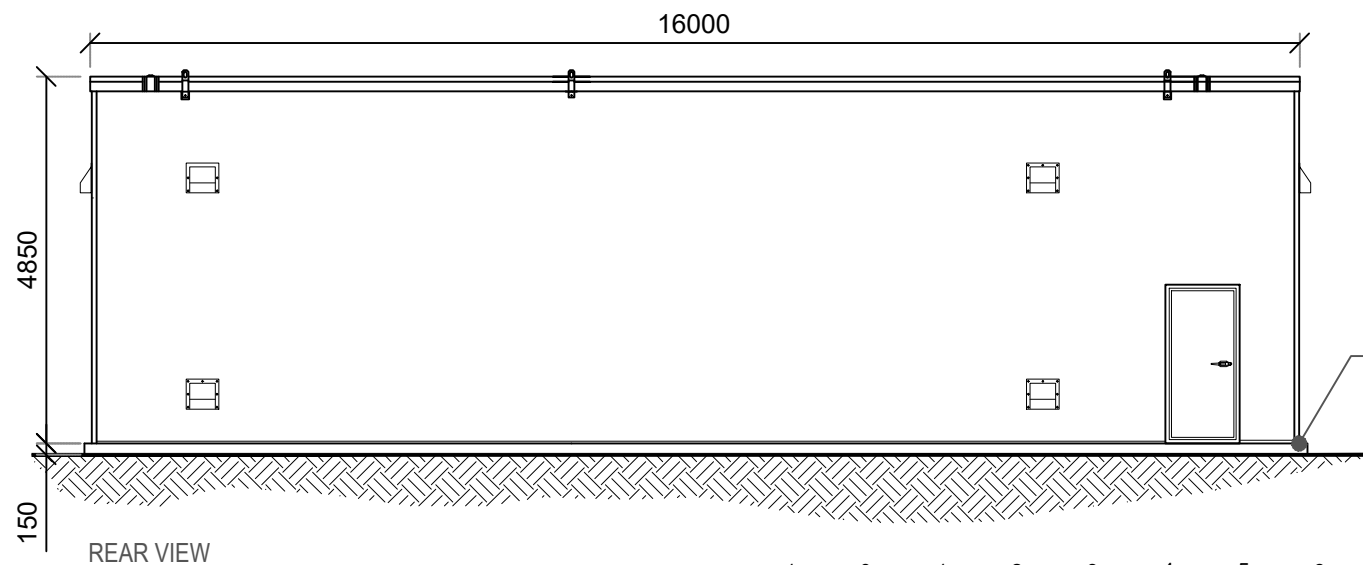
SIDE VIEW



SIDE VIEW



FRONT VIEW



REAR VIEW



150mm Concrete Plinth

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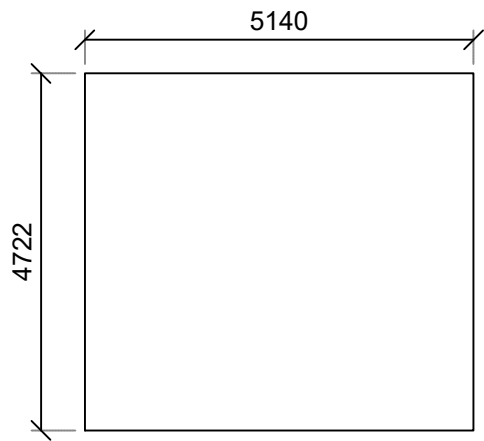
CDM 2015

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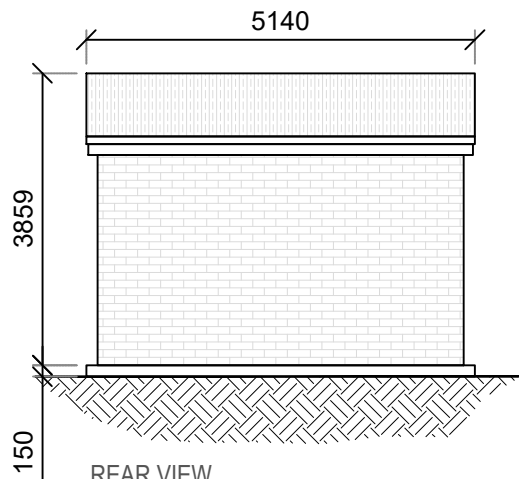
These duties can be found at:
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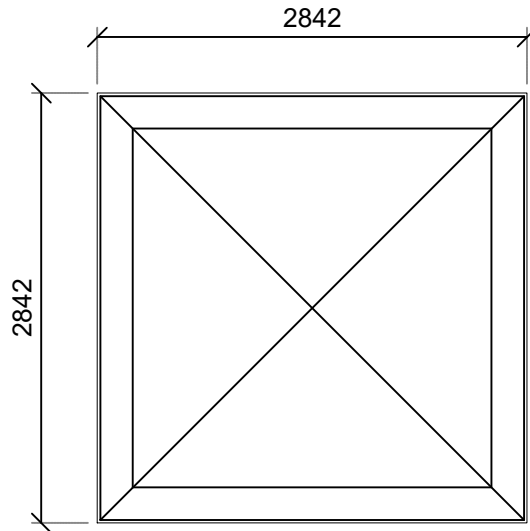
P01 First Issue			
REVISIED BY: CW	DATE: 14.03.25	CHECKED BY: MT	DATE:14.03.25
PURPOSE OF ISSUE PL - PLANNING SUBMISSION			RIBA STAGE 3
DRAWING STATUS S2 - Suitable for Information			
PROJECT TITLE Westfield Energy Conservation Park			
CLIENT Lightrock Power			
DRAWING TITLE Statcom Building			SCALE 1:100 @ A3
DATE 12.03.25	DRAWN BY CW	CHECKED BY MT	APPROVED BY MT
DRAWING NUMBER PROJECT NO DRAWING FIELDS REVISION			
5686-LAN-XX-XX-DR- L-3012- P01			
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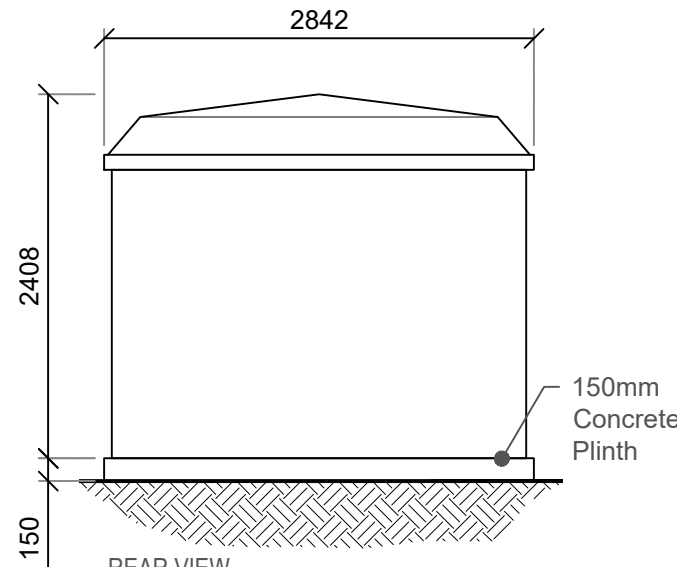
PLAN VIEW



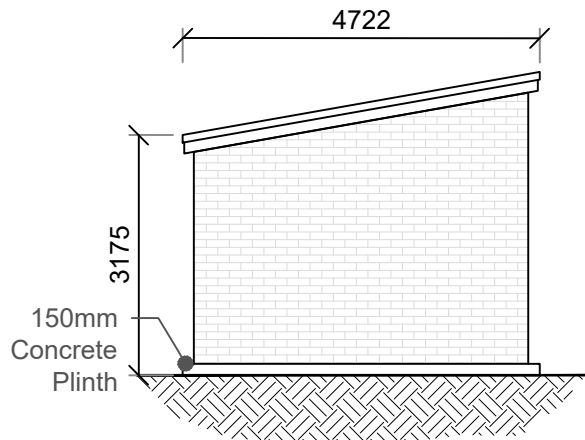
REAR VIEW



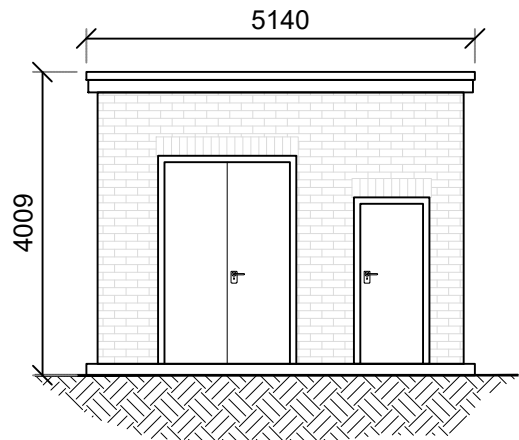
PLAN VIEW



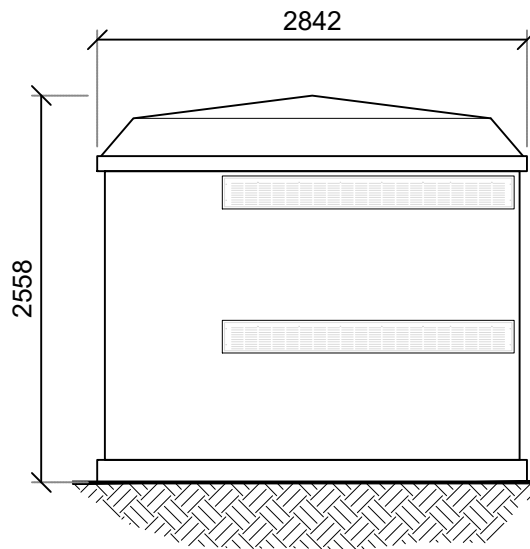
REAR VIEW



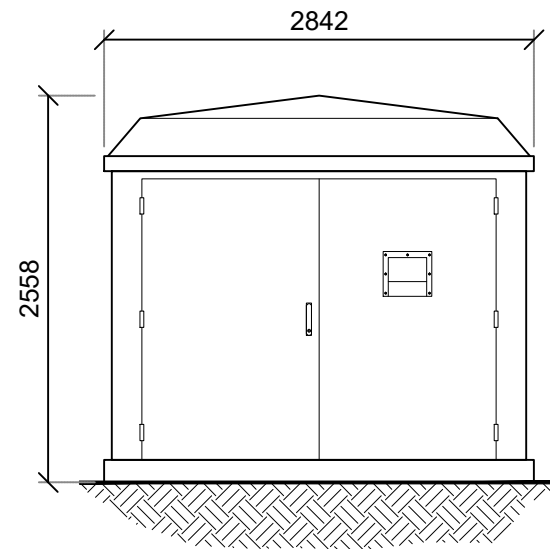
SIDE VIEW



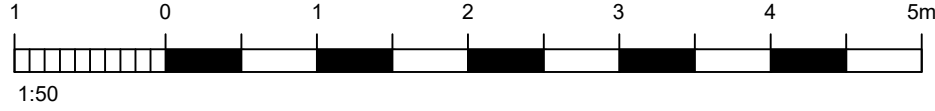
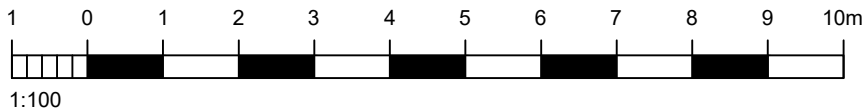
FRONT VIEW



SIDE VIEW



FRONT VIEW



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P01	First Issue			
	REVISED BY: CW	DATE: 14.03.25	CHECKED BY: MT	DATE:14.03.25

PURPOSE OF ISSUE PL - PLANNING SUBMISSION	RIBA STAGE 3
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DRAWING STATUS S2 - Suitable for Information

PROJECT TITLE Westfield Energy Conservation Park

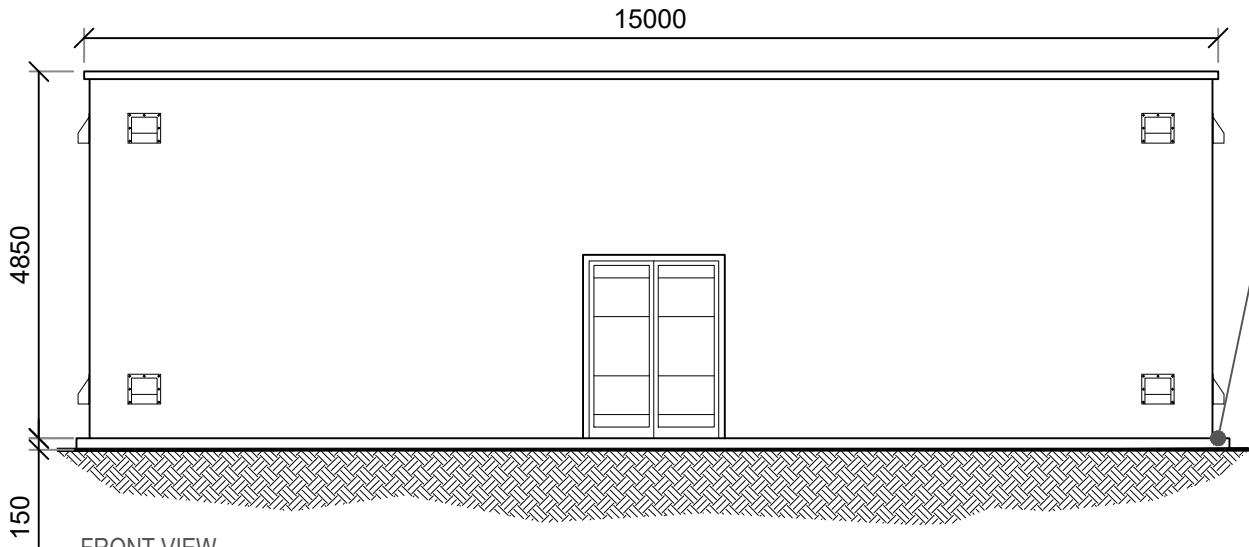
CLIENT Lightrock Power

DRAWING TITLE LV Units	SCALE 1:50@A3
---------------------------	------------------

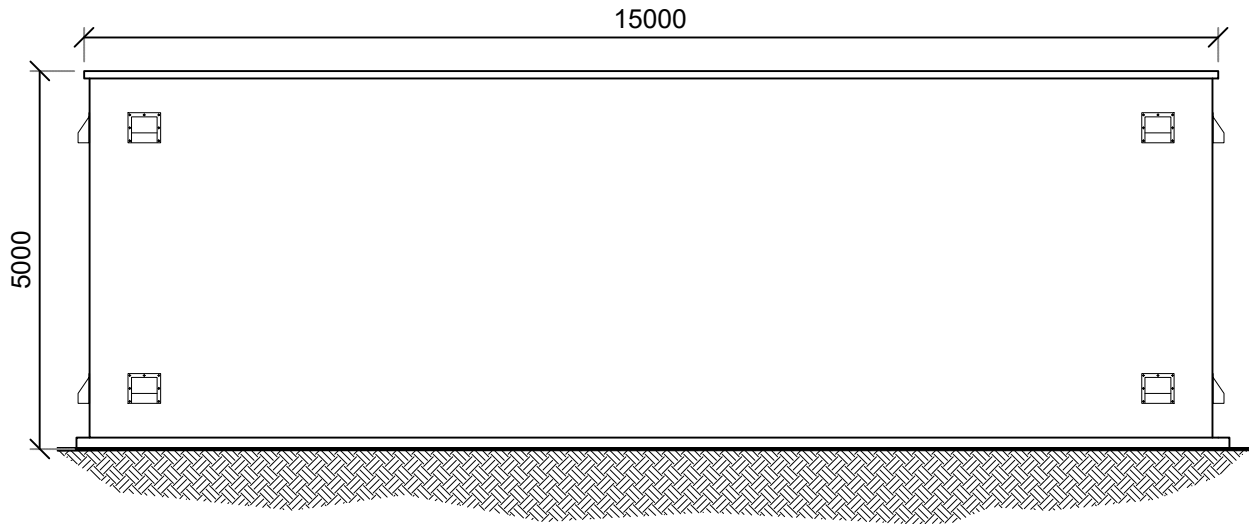
DATE 12.03.25	DRAWN BY CW	CHECKED BY MT	APPROVED BY MT
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DRAWING NUMBER PROJECT NO DRAWING FIELDS REVISION
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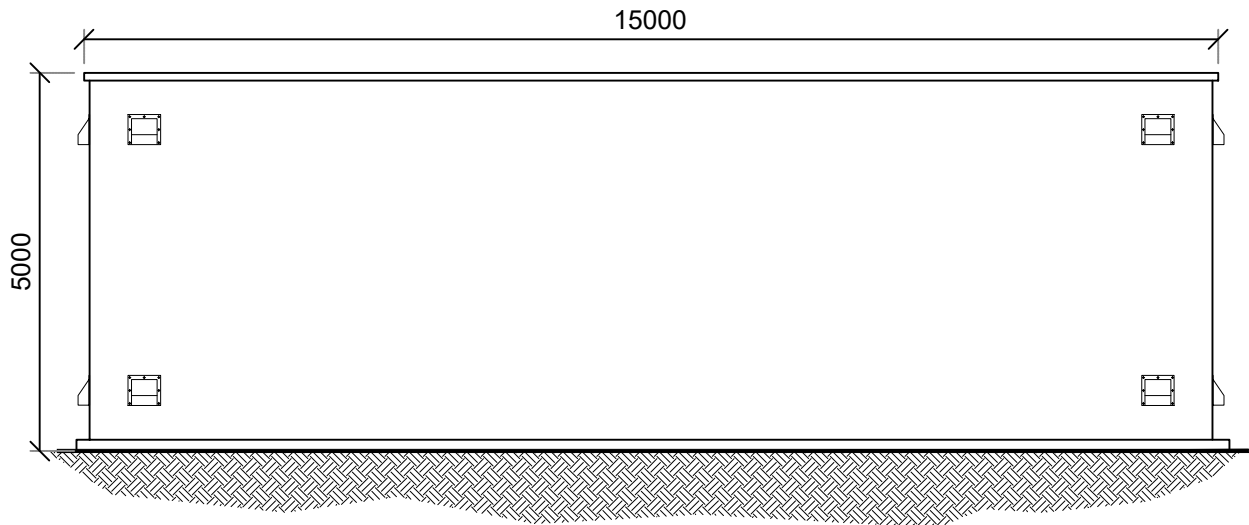
5686-LAN-XX-XX-DR- L-3013- P01



FRONT VIEW

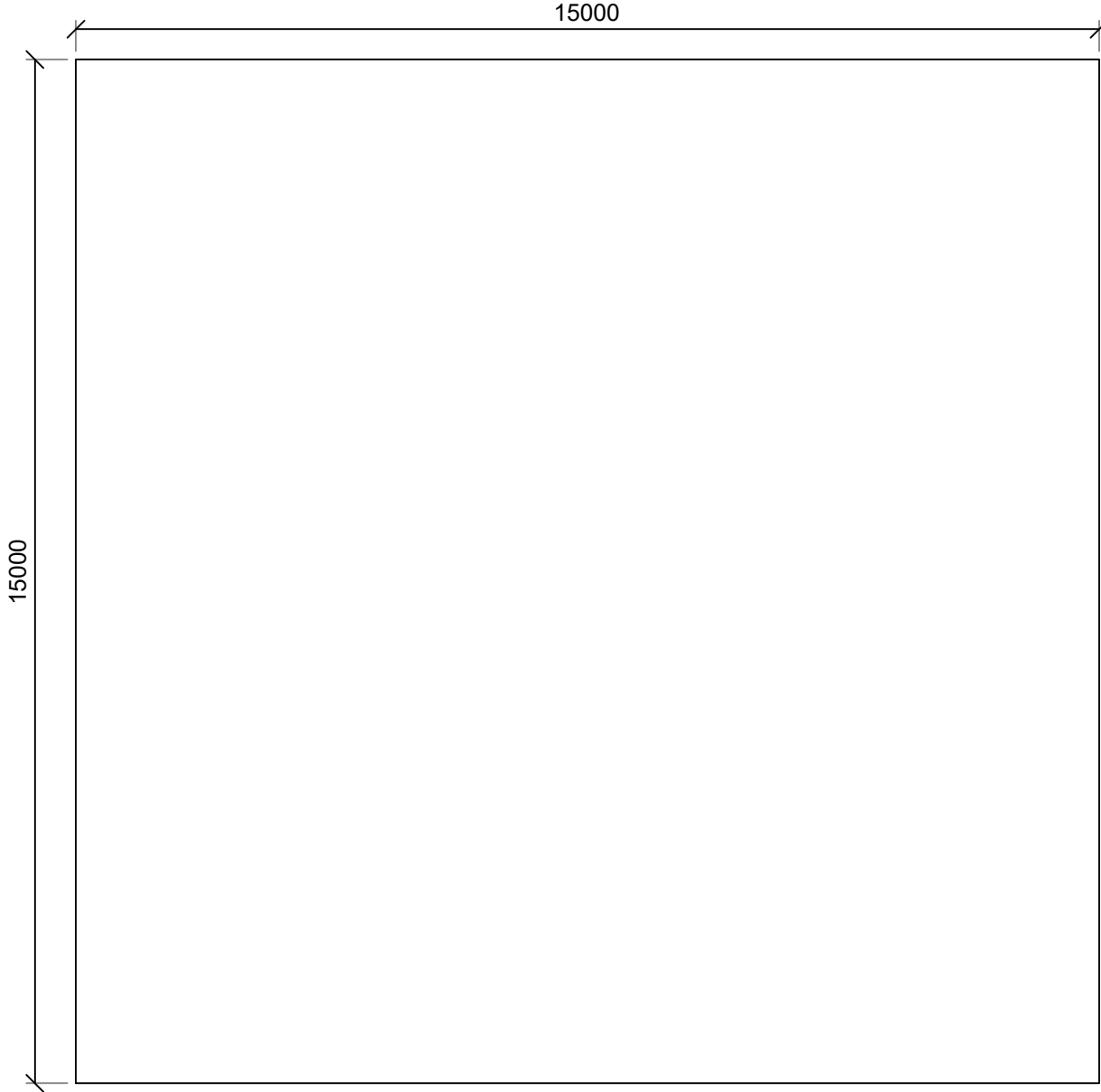


REAR VIEW

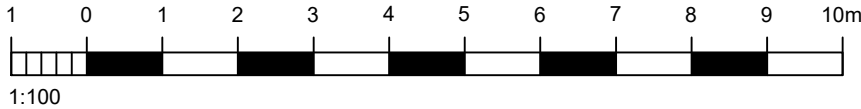


SIDE VIEW

150mm Concrete Plinth



PLAN VIEW



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P02 Drawing title updated

REVISED BY: CW DATE: 09.06.25 CHECKED BY: MT DATE:09.06.25

P01 First Issue

REVISED BY: CW DATE: 14.03.25 CHECKED BY: MT DATE:14.03.25

PURPOSE OF ISSUE RIBA STAGE
PL - PLANNING SUBMISSION 3

DRAWING STATUS
S2 - Suitable for Information

PROJECT TITLE
Westfield Energy Conservation Park

CLIENT
Lightrock Power

DRAWING TITLE SCALE
Harmonic Filter with Housing 1:100@A3

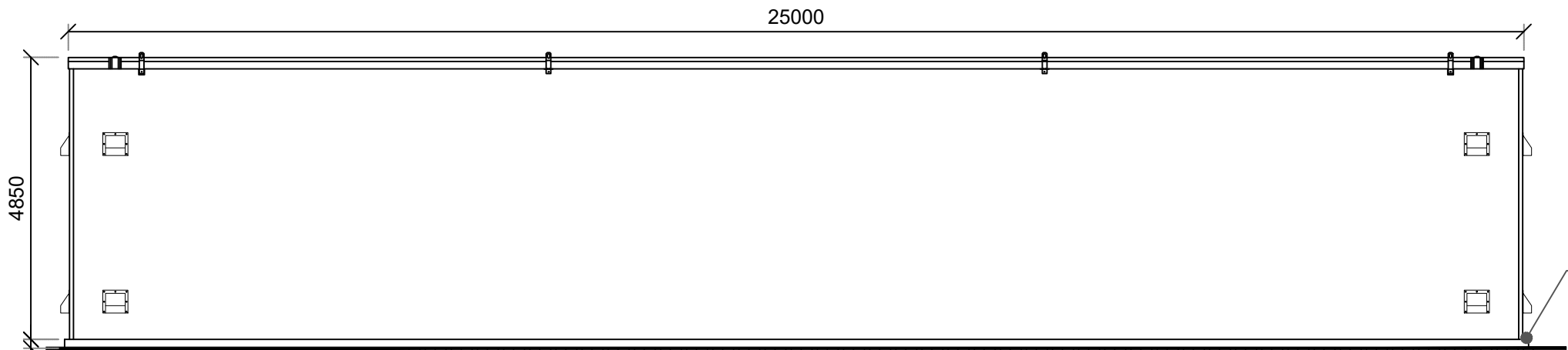
DATE DRAWN BY CHECKED BY APPROVED BY
12.03.25 CW MT MT

DRAWING NUMBER PROJECT NO | DRAWING FIELDS | REVISION

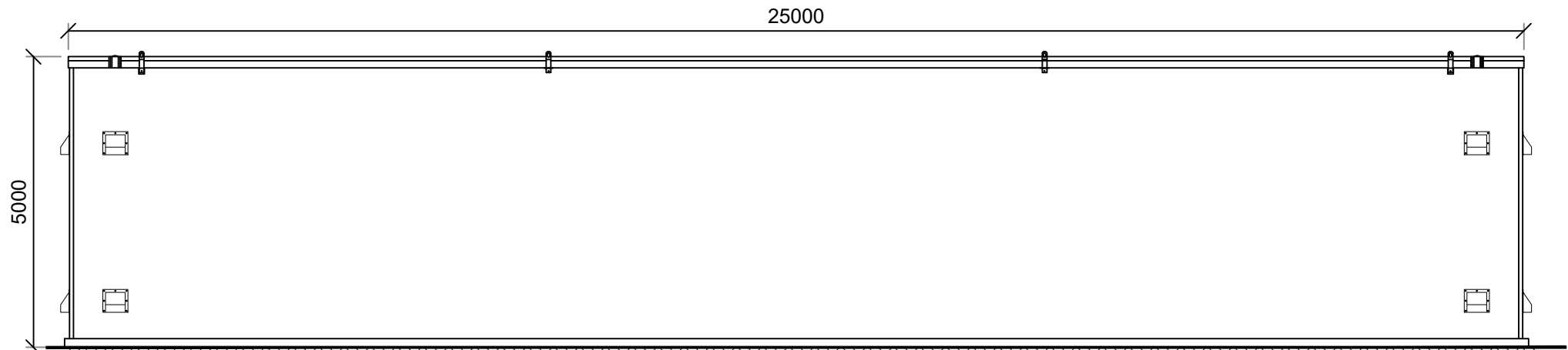
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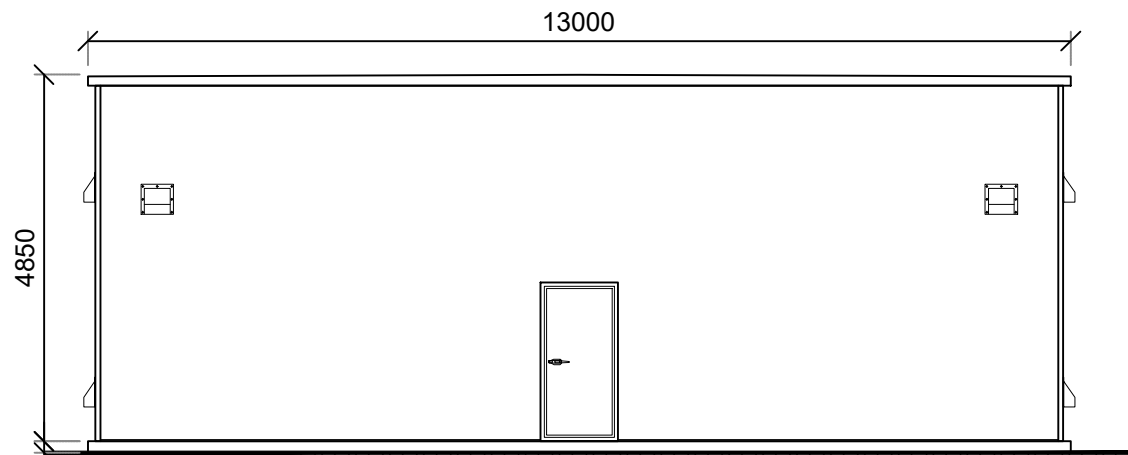
PLAN VIEW



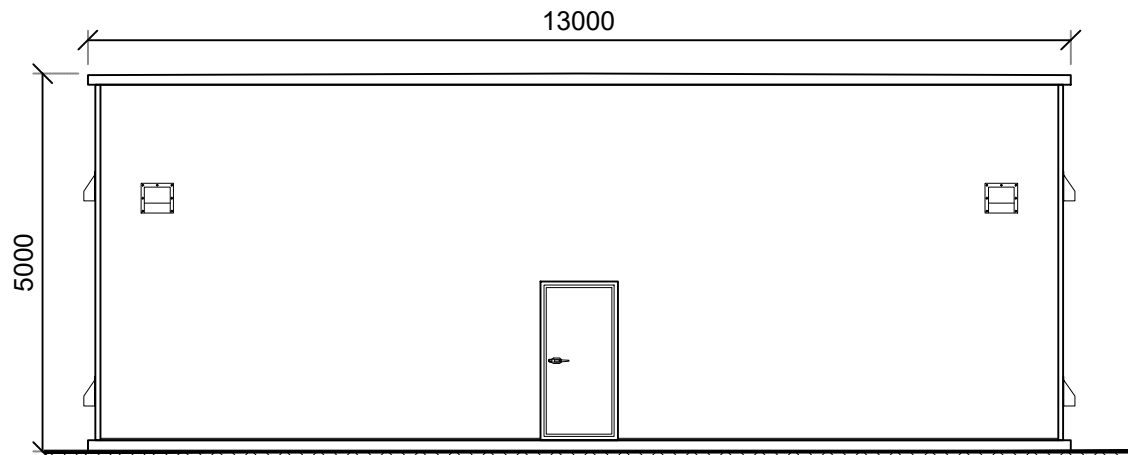
FRONT VIEW



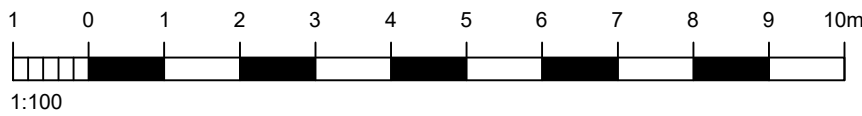
REAR VIEW



SIDE VIEW



SIDE VIEW



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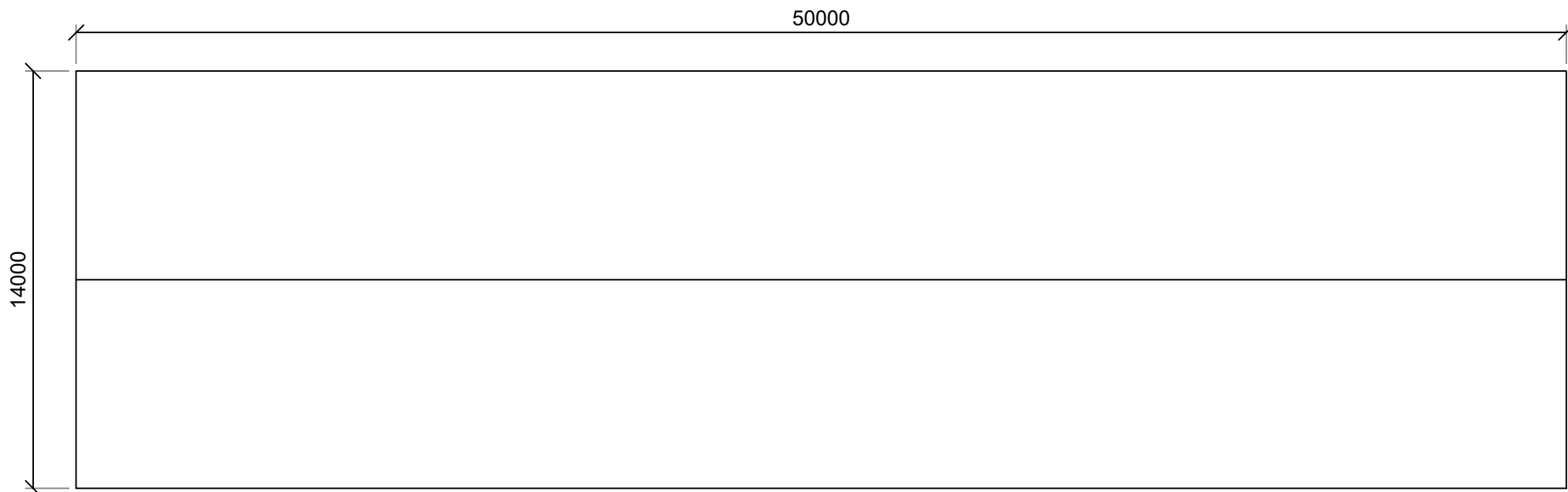
CDM 2015

The Construction (Design and Management) Regulations 2015 (CDM 2015) makes a distinction between domestic and commercial clients and outlines the duties you, as client, have under Health and Safety Law (HSE).

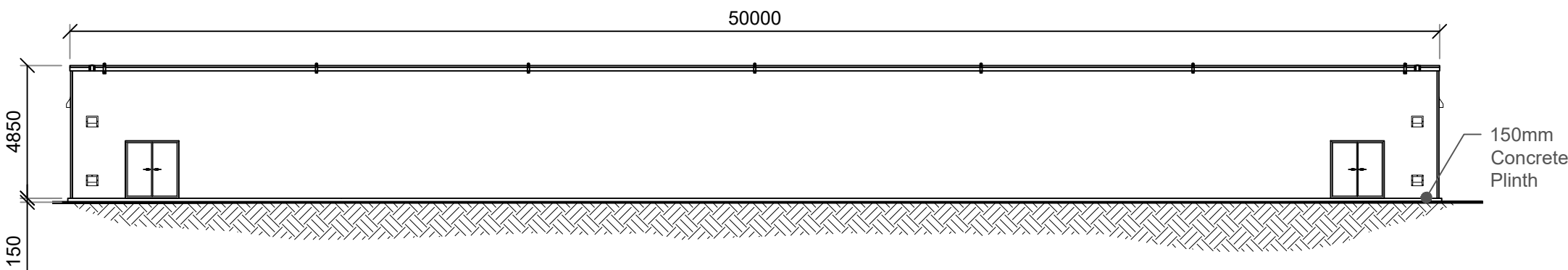
These duties can be found at:
<http://www.hse.gov.uk/construction/cdm/2015/responsibilities.html>

It is your responsibility as a client to make yourself aware of your roles and responsibilities under CDM 2015 and act accordingly.

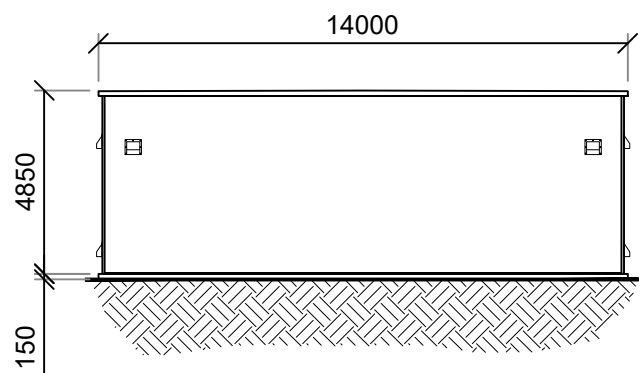
P03	Dimensions updated			
	REVISED BY: LC	DATE: 17.06.25	CHECKED BY: CW	DATE:17.06.25
P02	Size of building revised: sheet size increased			
	REVISED BY: CW	DATE: 09.06.25	CHECKED BY: MT	DATE:09.06.25
P01	First Issue			
	REVISED BY: CW	DATE: 14.03.25	CHECKED BY: MT	DATE:14.03.25
PURPOSE OF ISSUE				RIBA STAGE
PL - PLANNING SUBMISSION				3
DRAWING STATUS				
S2 - Suitable for Information				
PROJECT TITLE				
Westfield Energy Conservation Park				
CLIENT				
Lightrock Power				
DRAWING TITLE				SCALE
Relay and Control Rooms - 400kV Substation				1:100 @ A2
DATE	DRAWN BY	CHECKED BY	APPROVED BY	
12.03.25	CW	MT	MT	
DRAWING NUMBER				
PROJECT NO DRAWING FIELDS				REVISION
5686-LAN-XX-XX-DR- L-3016- P03				
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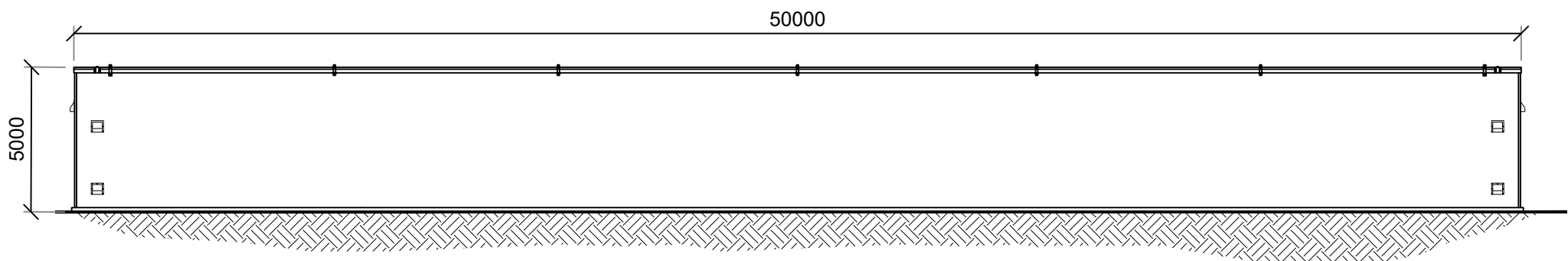
PLAN VIEW



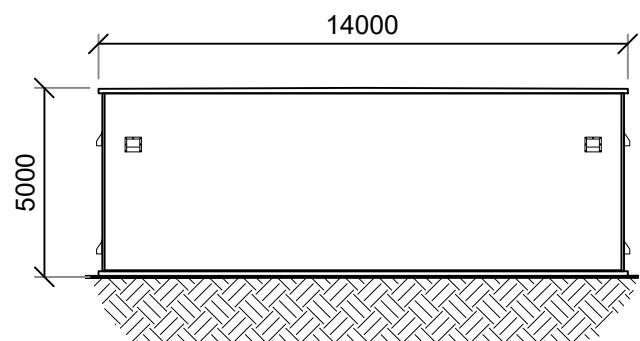
FRONT ELEVATION



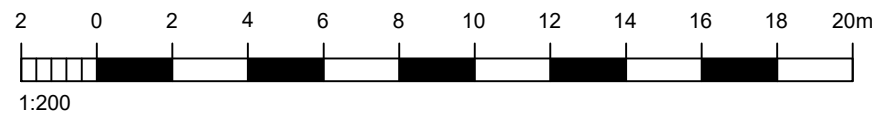
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



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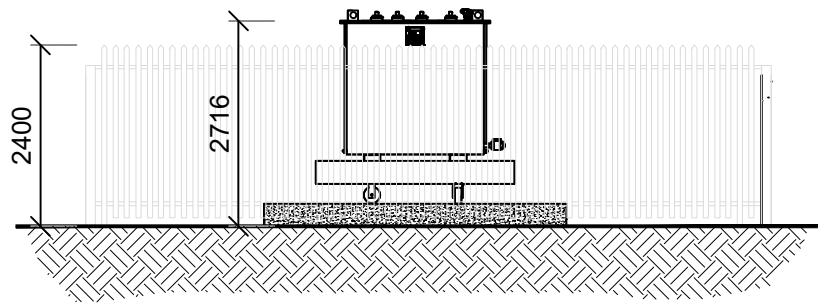
CDM 2015

The Construction (Design and Management) Regulations 2015 (CDM 2015) makes a distinction between domestic and commercial clients and outlines the duties you, as client, have under Health and Safety Law (HSE).

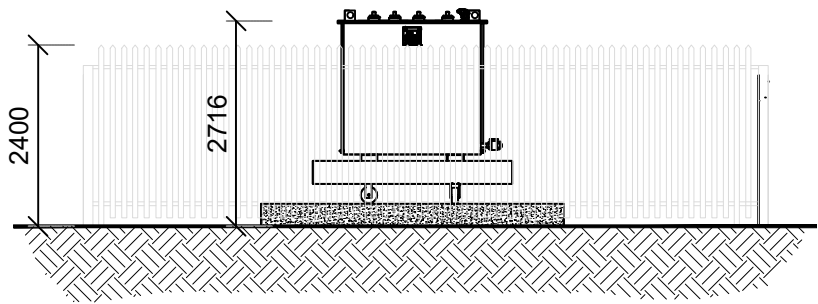
These duties can be found at:
<http://www.hse.gov.uk/construction/cdm/2015/responsibilities.html>

It is your responsibility as a client to make yourself aware of your roles and responsibilities under CDM 2015 and act accordingly.

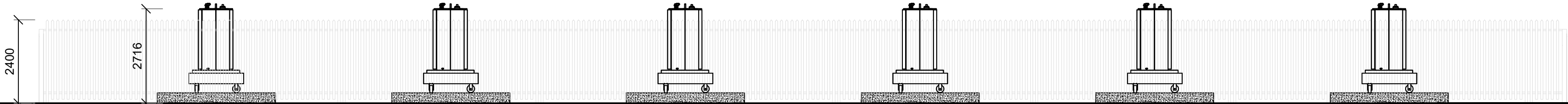
Size of building revised; sheet size increased			
P02	REVISED BY: CW	DATE: 09.06.25	CHECKED BY: MT DATE:09.06.25
First Issue			
P01	REVISED BY: CW	DATE: 14.03.25	CHECKED BY: MT DATE:14.03.25
PURPOSE OF ISSUE PL - PLANNING SUBMISSION			RIBA STAGE 3
DRAWING STATUS S2 - Suitable for Information			
PROJECT TITLE Westfield Energy Conservation Park			
CLIENT Lightrock Power			
DRAWING TITLE 33kV Metered Switchroom - 400kV Substation			SCALE 1:200 @ A2
DATE 12.03.25	DRAWN BY CW	CHECKED BY MT	APPROVED BY MT
DRAWING NUMBER PROJECT NO DRAWING FIELD REVISION			
5686-LAN-XX-XX-DR- L-3017- P02			
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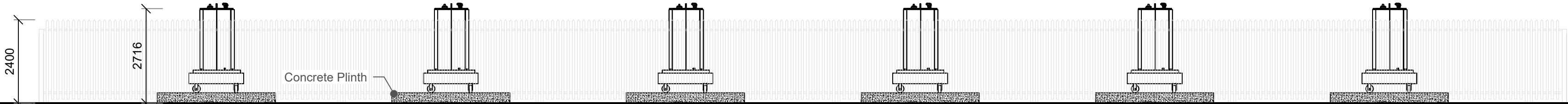
PROPOSED SIDE ELEVATION



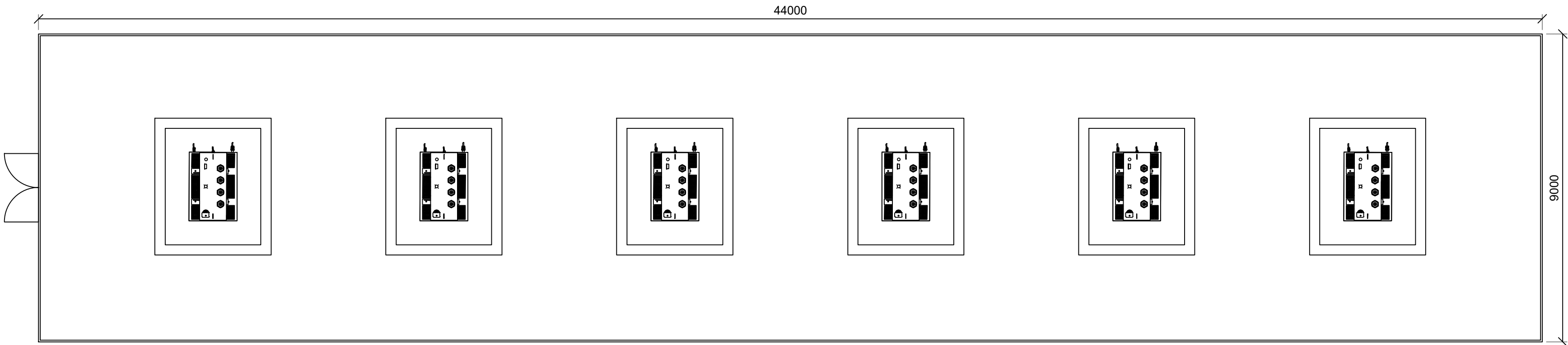
PROPOSED SIDE ELEVATION



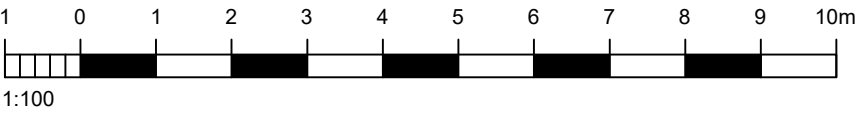
PROPOSED REAR ELEVATION



PROPOSED FRONT ELEVATION



PLAN VIEW



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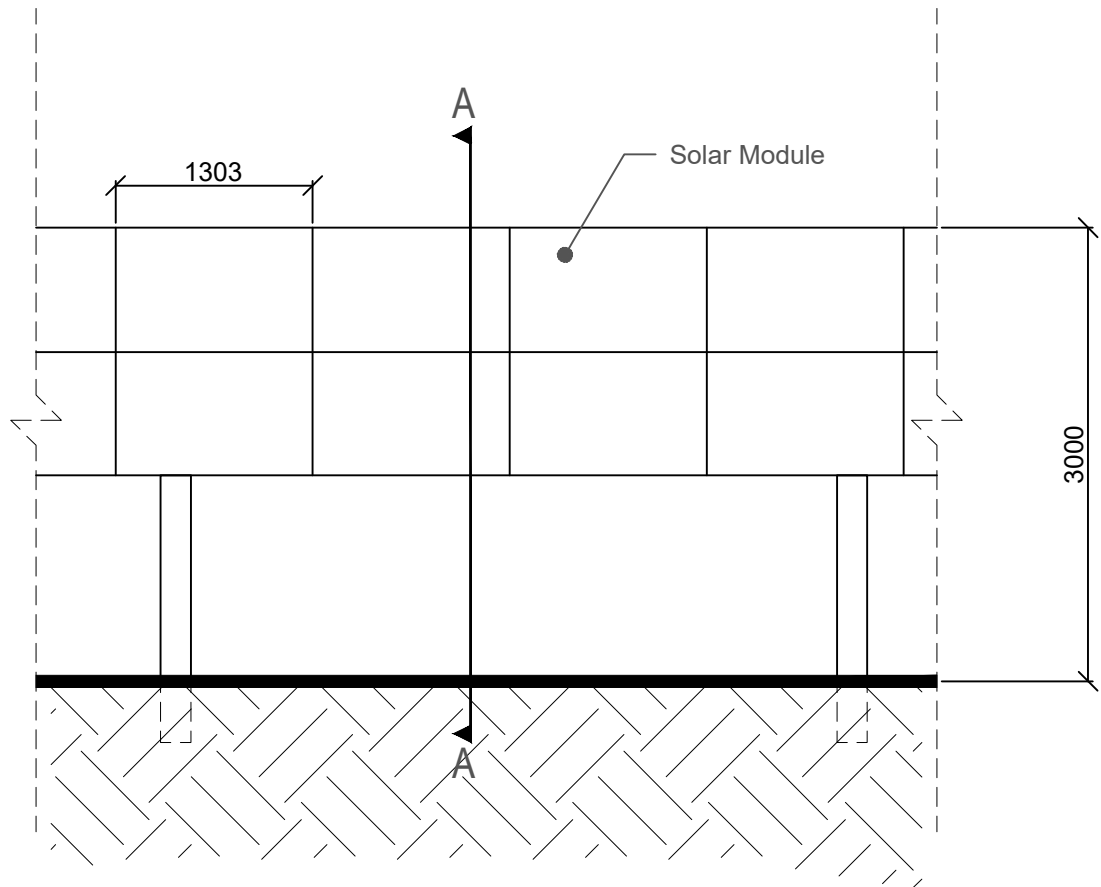
CDM 2015

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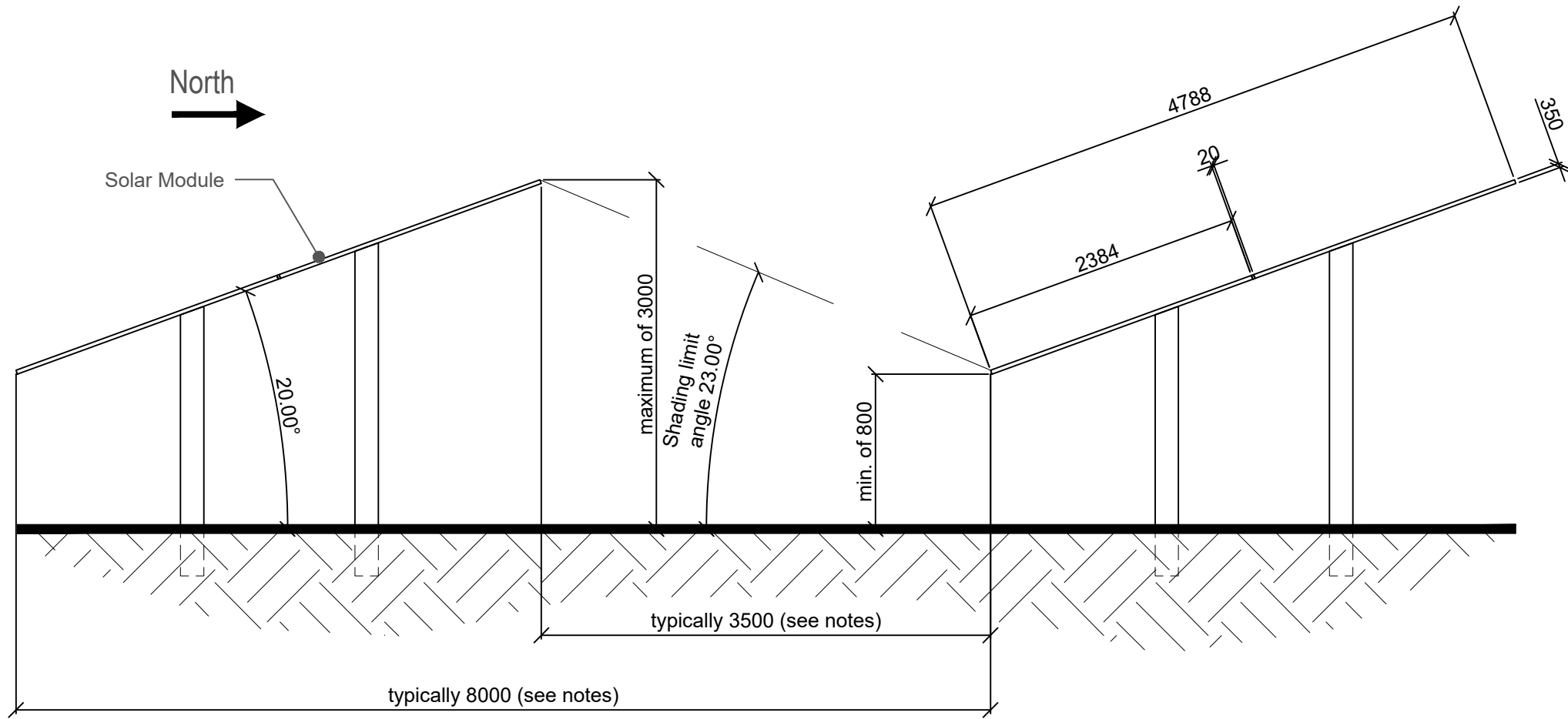
These duties can be found at:
<http://www.hse.gov.uk/construction/cdm/2015/responsibilities.html>

It is your responsibility as a client to make yourself aware of your roles and responsibilities under CDM 2015 and act accordingly.

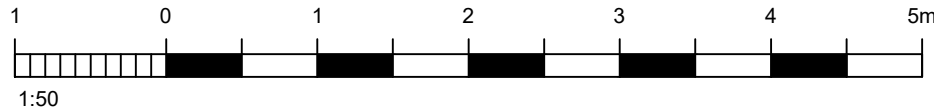
Amended and released			
P02	REVISED BY: CW	DATE: 30.06.25	CHECKED BY: MT DATE:30.06.25
First Issue			
P01	REVISED BY: CW	DATE: 23.06.25	CHECKED BY: MT DATE:23.06.25
PURPOSE OF ISSUE			RIBA STAGE
PL - PLANNING SUBMISSION			3
DRAWING STATUS			
S2 - Suitable for Information			
PROJECT TITLE			
Westfield Energy Conservation Park			
CLIENT			
Lightrock Power			
DRAWING TITLE			SCALE
Aux Transformers			1:100 @ A2
DATE	DRAWN BY	CHECKED BY	APPROVED BY
23.06.25	CW	MT	MT
DRAWING NUMBER			
PROJECT NO: DRAWING FIELD: REVISION			
5686-LAN-XX-XX-DR- L_3018- P02			
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PARTIAL FRONT ELEVATION OF ARRAY



SECTION A-A



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CDM 2015

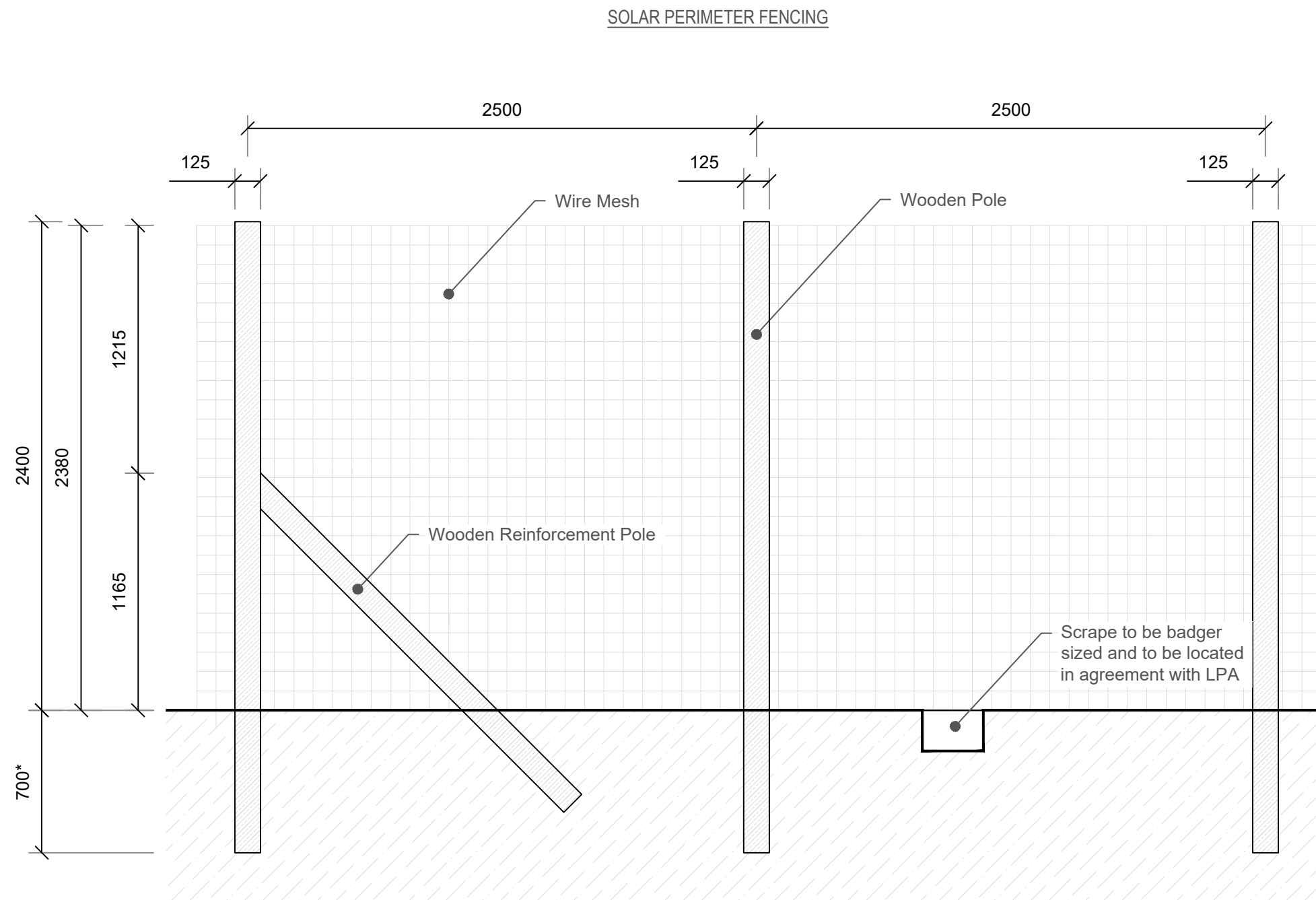
The Construction (Design and Management) Regulations 2015 (CDM 2015) makes a distinction between domestic and commercial clients and outlines the duties you, as client, have under Health and Safety Law (HSE).

These duties can be found at:
<http://www.hse.gov.uk/construction/cdm2015/responsibilities.html>

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- Notes:
1. The panels are fixed facing south at a tilt angle between 10 and 35 degrees.
 2. Depending on the final panel dimensions and tilt angle, the panels could be mounted as low as 0.8m to the ground rising to 3m at the highest point.
 3. Spacing would typically be 3.5m but could vary between 2m – 6m which is determined by topography and aspect parameters.
 4. Panel mounting structure can vary depending on ground conditions and will be confirmed following detailed design prior to construction.

Revised following client comments			
P02	REVISED BY: CW	DATE: 02.07.25	CHECKED BY: MT DATE:02.07.25
First Issue			
P01	REVISED BY: CW	DATE: 01.07.25	CHECKED BY: MT DATE:01.07.25
PURPOSE OF ISSUE PL - PLANNING SUBMISSION			RIBA STAGE 3
DRAWING STATUS S2 - Suitable for Information			
PROJECT TITLE Westfield Energy Conservation Park			
CLIENT Lightrock Power			
DRAWING TITLE Solar Panels			SCALE 1:50 @ A2
DATE 01.07.25	DRAWN BY CW	CHECKED BY MT	APPROVED BY MT
DRAWING NUMBER PROJECT NO DRAWING FIELD REVISION			
5686-LAN-XX-XX-DR- L-3019- P02			
Lanpro Planning Design Environment Cambridge Office: 1A Clifton Court, Clifton Road Cambridge, CB3 7BN Tel: 01223 776 740 lanpro.co.uk			



*NOTE:

THE DEPTH OF FOUNDATION SHALL BE DETERMINED BY
ENGINEER TO SUIT GROUND CONDITIONS ON SITE.

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CDM 2015

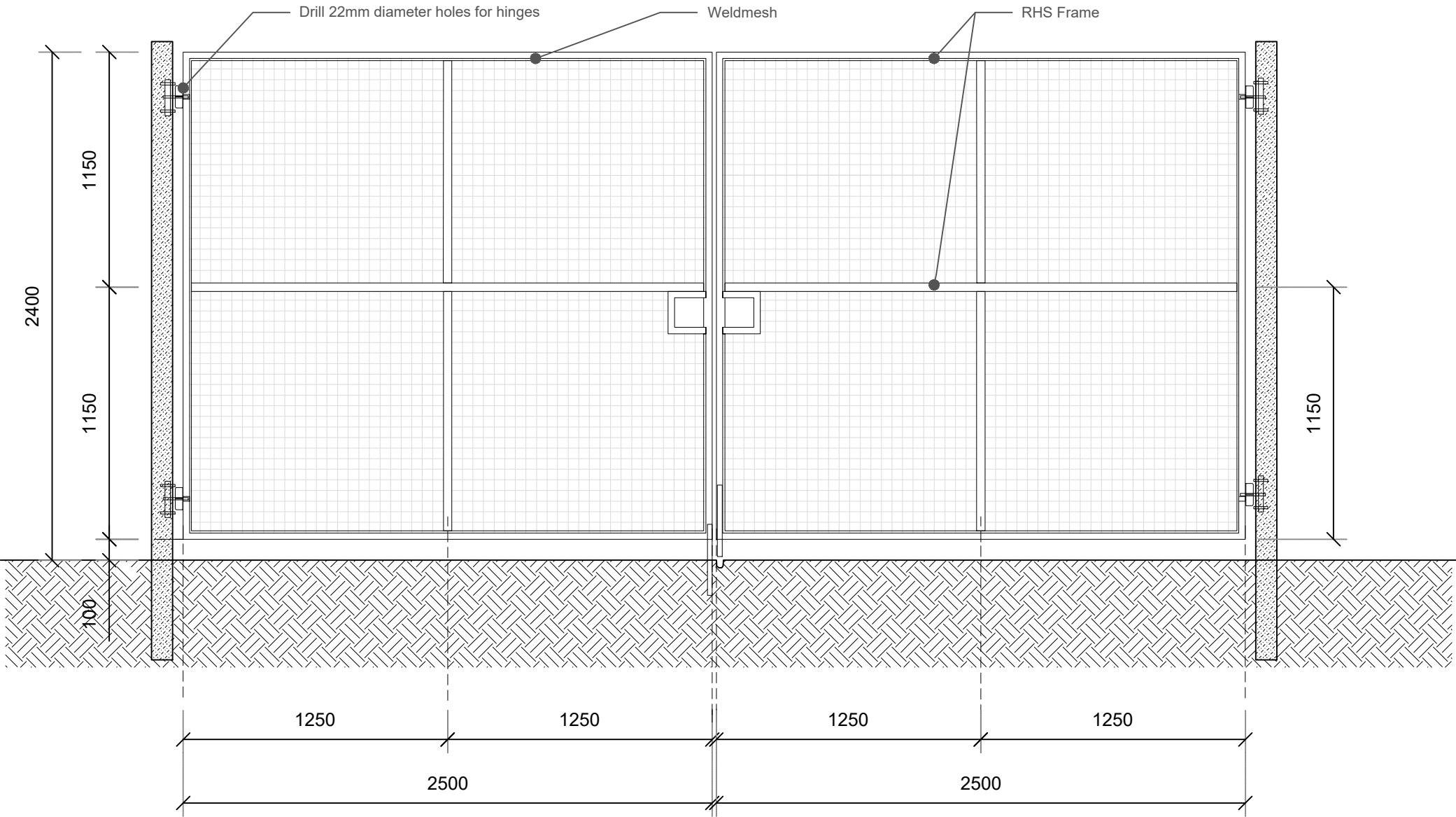
The Construction (Design and Management) Regulations 2015 (CDM 2015) makes a distinction between domestic and commercial clients and outlines the duties you, as client, have under Health and Safety Law (HSE).

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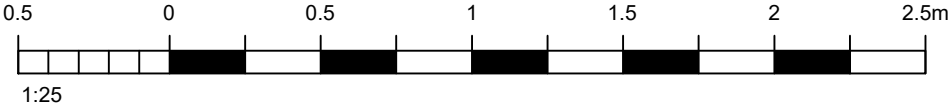
Revision to note on drawing			
P05	REVISD BY: CW	DATE: 07.07.25	CHECKED BY: MT DATE:07.07.25
Scrape added to reflect EclA			
P04	REVISD BY: CW	DATE: 07.07.25	CHECKED BY: MT DATE:07.07.25
Small mammal gates removed - refer to EclA			
P03	REVISD BY: CW	DATE: 04.07.25	CHECKED BY: MT DATE:04.07.25
Revised to show mammal gates and change of height			
P02	REVISD BY: CW	DATE: 03.07.25	CHECKED BY: MT DATE:03.07.25
First Issue			
P01	REVISD BY: CW	DATE: 03.07.25	CHECKED BY: MT DATE:03.07.25
PURPOSE OF ISSUE			RIBA STAGE
PL - PLANNING SUBMISSION			3
DRAWING STATUS			
S2 - Suitable for Information			
PROJECT TITLE			
Westfield Energy Conservation Park			
CLIENT			
Lightrock Power			
DRAWING TITLE			SCALE
Solar Perimeter Fence			1:25 @A3
DATE	DRAWN BY	CHECKED BY	APPROVED BY
03.07.25	CW	MT	MT
DRAWING NUMBER			
PROJECT NO DRAWING FIELDS			REVISION
5686-LAN-XX-XX-DR- L-3020-			P05
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GATE IN SOLAR PERIMETER FENCING



*NOTE:

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<http://www.hse.gov.uk/construction/cdm/2015/responsibilities.html>

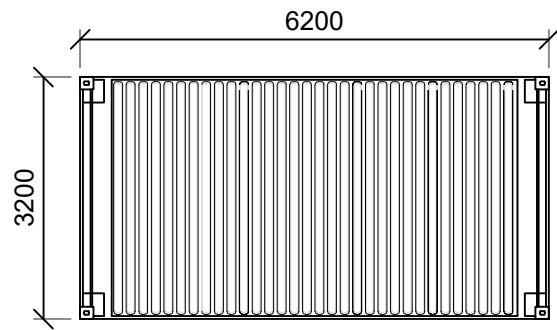
It is your responsibility as a client to make yourself aware of your roles and responsibilities under CDM 2015 and act accordingly.

Revised to show change of height			
P02	REVISED BY: CW	DATE: 03.07.25	CHECKED BY: MT DATE:03.07.25
First Issue			
P01	REVISED BY: CW	DATE: 03.07.25	CHECKED BY: MT DATE:03.07.25
PURPOSE OF ISSUE			RIBA STAGE
PL - PLANNING SUBMISSION			3
DRAWING STATUS			
S2 - Suitable for Information			
PROJECT TITLE			
Westfield Energy Conservation Park			
CLIENT			
Lightrock Power			
DRAWING TITLE			SCALE
Gate in Solar Perimeter Fence			1:25@A3
DATE	DRAWN BY	CHECKED BY	APPROVED BY
03.07.25	CW	MT	MT
DRAWING NUMBER			
PROJECT NO DRAWING FIELDS REVISION			
5686-LAN-XX-XX-DR- L-3021 - P02			

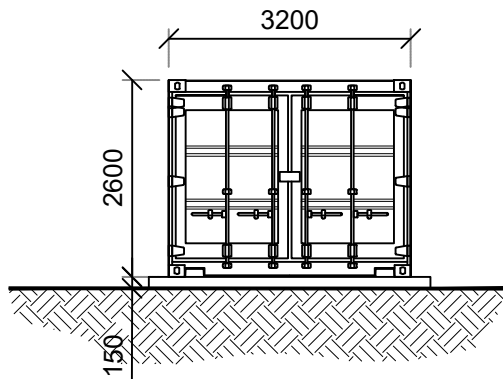


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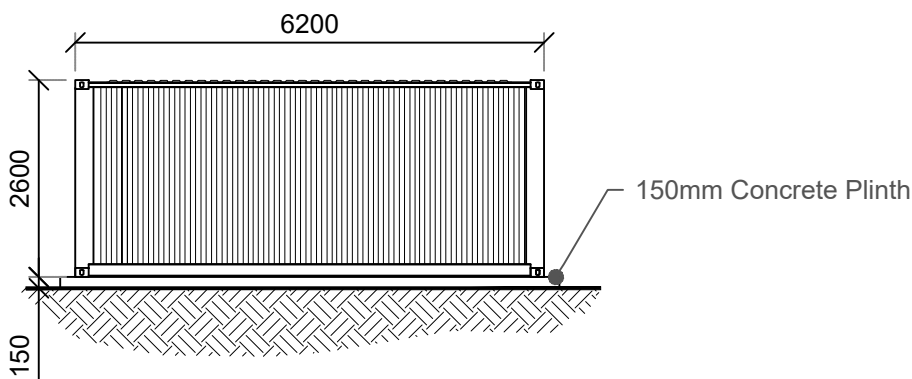
Cambridge Office: 1A Clifton Court, Clifton Road
Cambridge, CB1 7BN
Tel: 01223 776 740
lanpro.co.uk



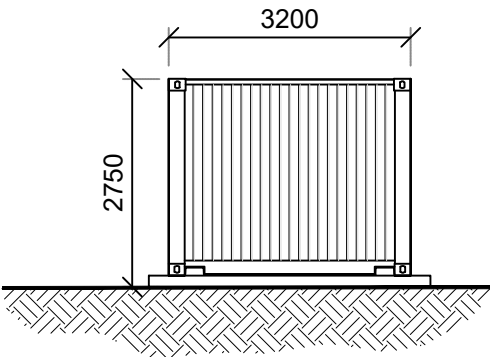
PLAN VIEW



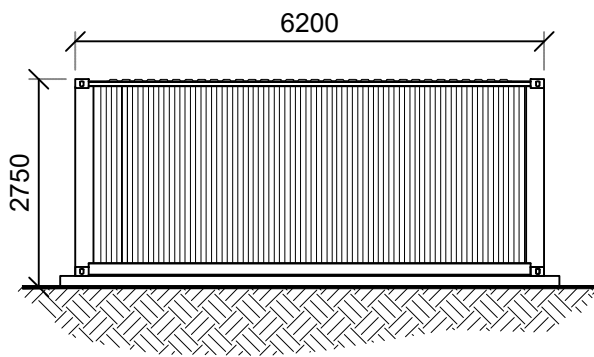
FRONT VIEW



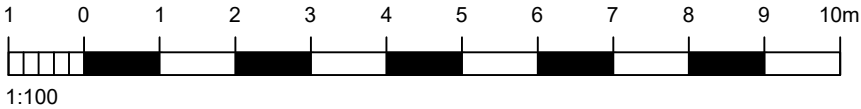
SIDE VIEW



END VIEW



SIDE VIEW



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P01	First Issue			
	REVISED BY: CW	DATE: 16.07.25	CHECKED BY: MT	DATE:16.07.25

PURPOSE OF ISSUE	RIBA STAGE
PL - PLANNING SUBMISSION	3

DRAWING STATUS
S2 - Suitable for Information

PROJECT TITLE
Westfield Energy Conservation Park

CLIENT
Lightrock Power

DRAWING TITLE	SCALE
Welfare Facilities	1:100 @ A3

DATE	DRAWN BY	CHECKED BY	APPROVED BY
12.03.25	CW	MT	MT

DRAWING NUMBER	REVISION
PROJECT NO DRAWING FIELDS	

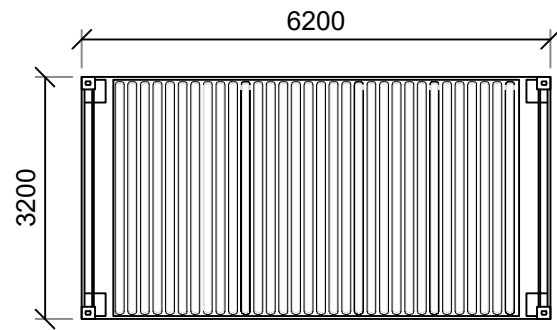
5686-LAN-XX-XX-DR- L-3022- P01



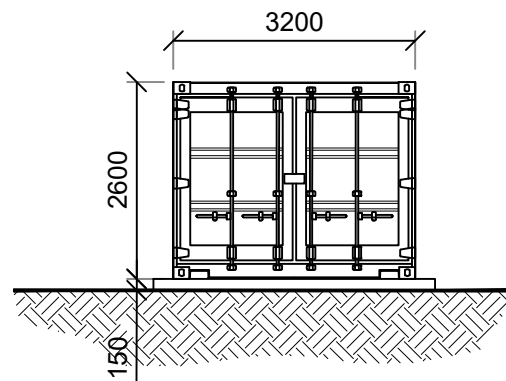
Lanpro

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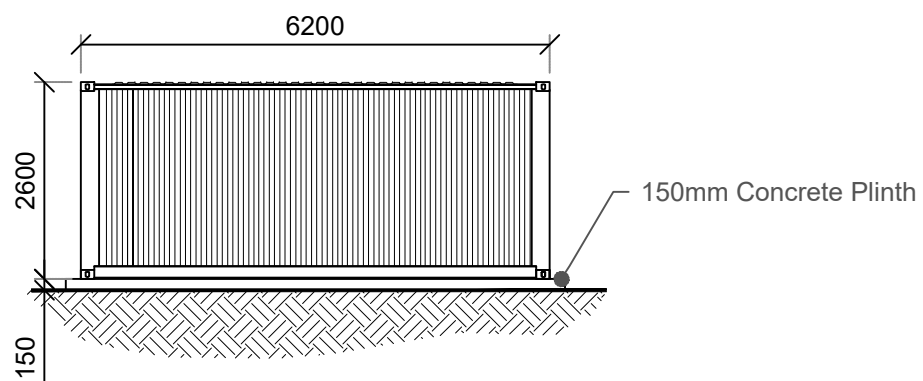
Cambridge Office: 1A Clifton Court, Clifton Road
Cambridge, CB1 7BN
Tel: 01223 776 740
lanpro.co.uk



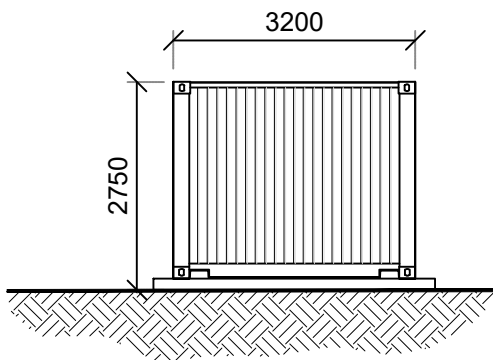
PLAN VIEW



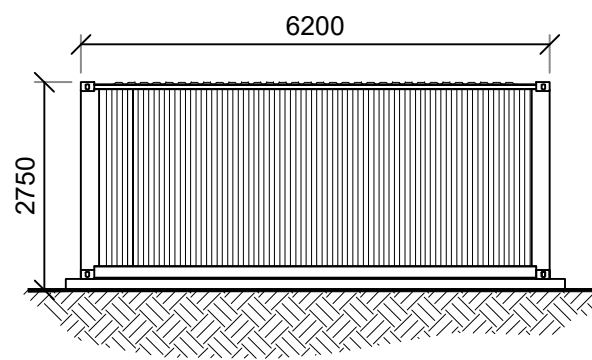
FRONT VIEW



SIDE VIEW



END VIEW



SIDE VIEW



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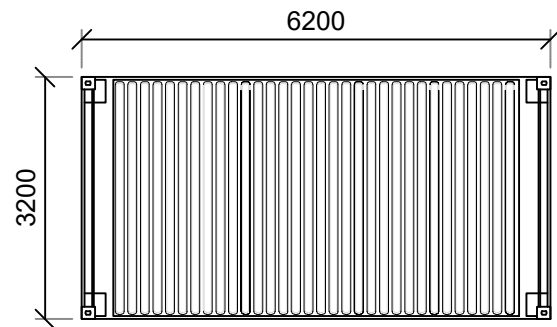
CDM 2015

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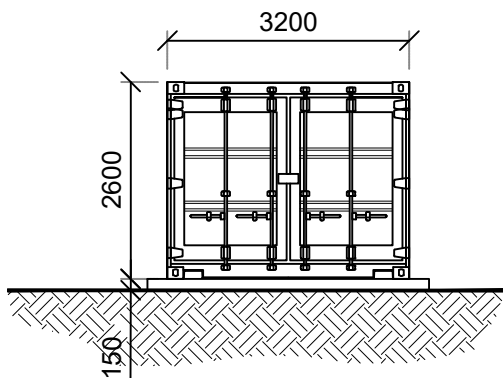
These duties can be found at:
<http://www.hse.gov.uk/construction/cdm/2015/responsibilities.html>

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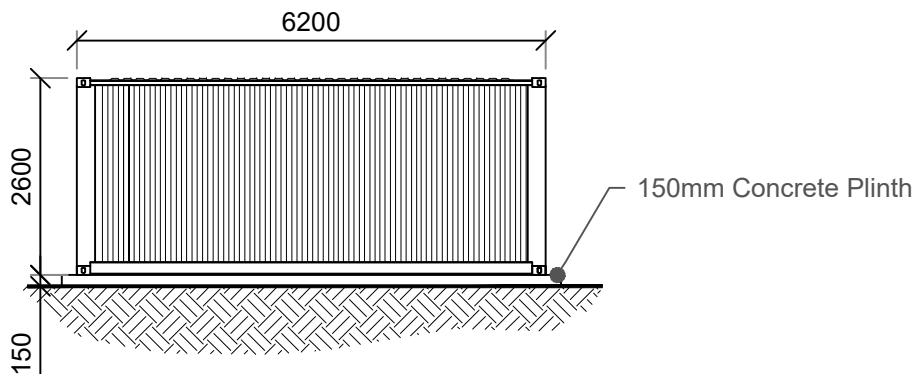
P01 First Issue			
REVISED BY: CW	DATE: 16.07.25	CHECKED BY: MT	DATE: 16.07.25
PURPOSE OF ISSUE PL - PLANNING SUBMISSION			RIBA STAGE 3
DRAWING STATUS S2 - Suitable for Information			
PROJECT TITLE Westfield Energy Conservation Park			
CLIENT Lightrock Power			
DRAWING TITLE Operations Office			SCALE 1:100 @ A3
DATE 12.03.25	DRAWN BY CW	CHECKED BY MT	APPROVED BY MT
DRAWING NUMBER PROJECT NO DRAWING FIELDS REVISION			
5686-LAN-XX-XX-DR- L-3023- P01			



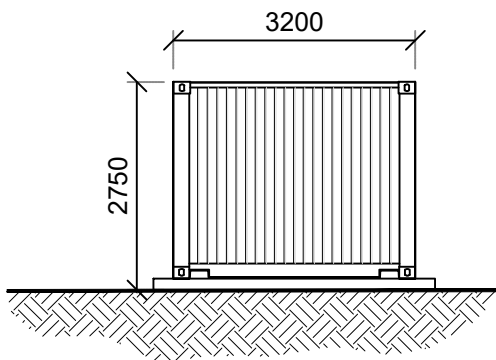
PLAN VIEW



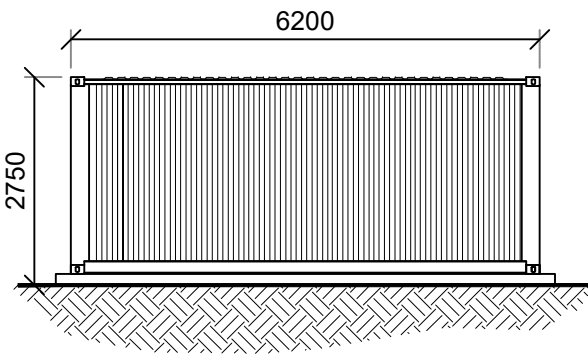
FRONT VIEW



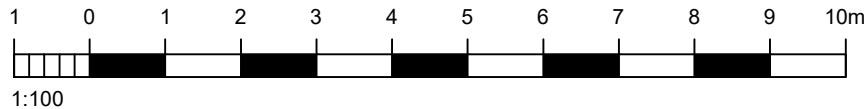
SIDE VIEW



END VIEW



SIDE VIEW



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CDM 2015

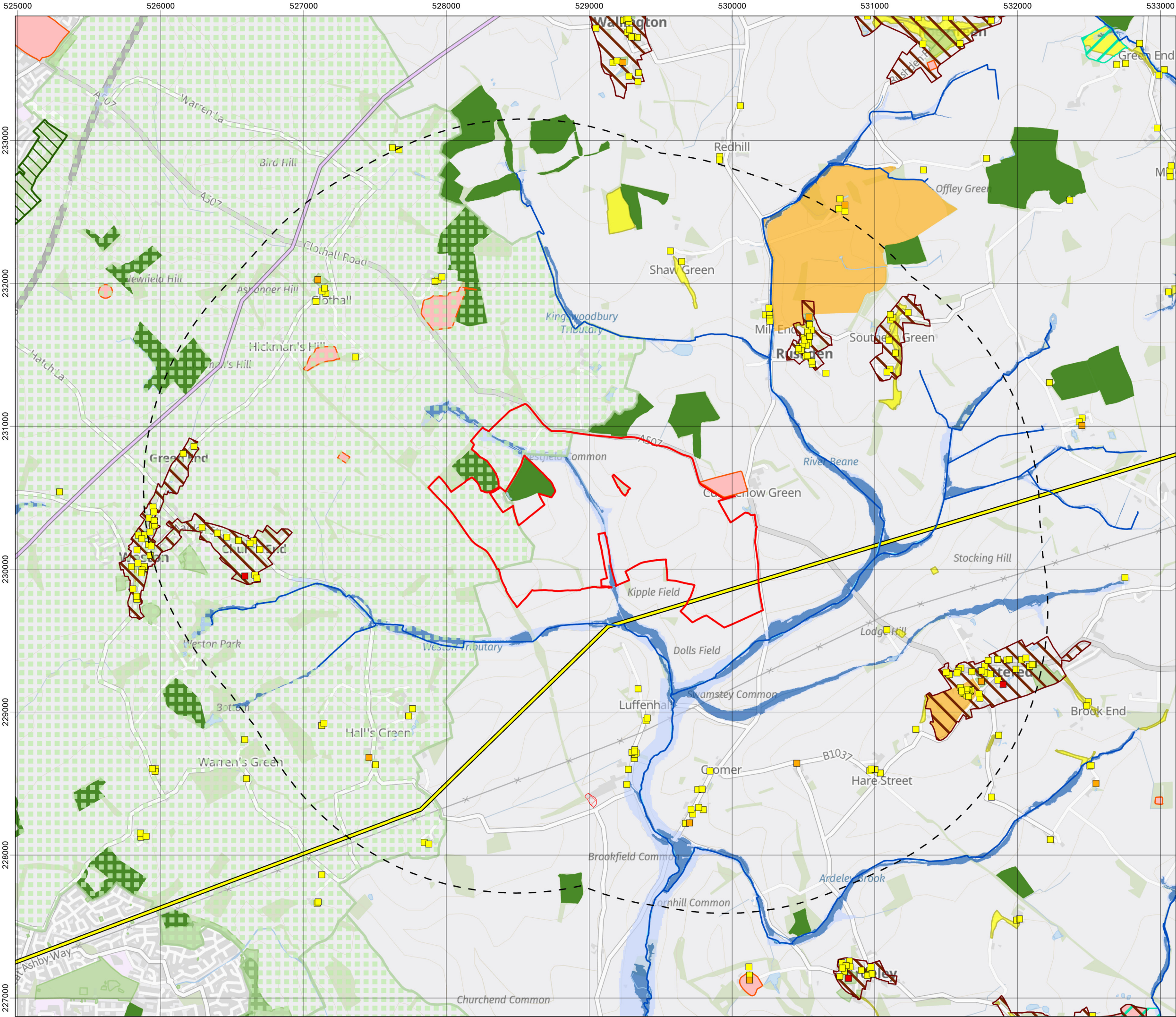
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It is your responsibility as a client to make yourself aware of your roles and responsibilities under CDM 2015 and act accordingly.

P01 First Issue			
REVISED BY: CW	DATE: 16.07.25	CHECKED BY: MT	DATE: 16.07.25
PURPOSE OF ISSUE PL - PLANNING SUBMISSION			RIBA STAGE 3
DRAWING STATUS S2 - Suitable for Information			
PROJECT TITLE Westfield Energy Conservation Park			
CLIENT Lightrock Power			
DRAWING TITLE Control Room			SCALE 1:100 @ A3
DATE 12.03.25	DRAWN BY CW	CHECKED BY MT	APPROVED BY MT
DRAWING NUMBER PROJECT NO DRAWING FIELDS REVISION			
5686-LAN-XX-XX-DR- L-3024- P01			

Appendix 4 Environmental Masterplan



Westfield Energy Conservation Park

Document:
Non-Technical Summary

Title:
Environmental and Planning Constraints

Legend:

- Site Boundary

2km Study Area

Listed Building

Grade I

Grade II*

Grade II

Conservation Area

Scheduled Monument

Registered Park and Garden

Ancient Woodland

Site of Special Scientific Interest (SSSI)

Local Nature Reserve (LNR)
- Greenspace

CRoW Registered Common Land

Green Belt

Historic Landfill Site

Statutory Main River

Watercourse

Water Body

Flood Zone 3

Flood Zone 2

Overhead Line

National Grid Gas Pipeline

Data: Natural England, Environment Agency, Historic England, National Grid, Ordnance Survey, Lanpro, 2025
Base map: Contains OS data © Crown Copyright and database right 2025
Contains data from OS Zoomstack



Drawing no.: P5686_LPR_ZZ_XX_DR_Z_NTS_0080

Coordinate system: British National Grid

Scale: 1:25,000 @ A3



01	24/07/2025	First issue	BH	ADW	ADW
REV	DATE	STATUS	DRW	CHK	APR



