

**Byers Gill Solar  
EN010139**

# 8.4.3 Statement of Common Ground with Stockton-on-Tees Borough Council

Planning Act 2008

APFP Regulation 5(2)(q)

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

Volume 8

Deadline 8 - January 2025

Revision 5



Table of Contents		Page
<b>1.</b>	<b>Introduction</b>	<b>1</b>
1.1.	Purpose of this document	1
1.2.	Terminology	1
1.3.	Status of this document	1
<b>2.</b>	<b>Current position</b>	<b>2</b>
<b>A.1</b>	<b>Record of Engagement</b>	<b>8</b>
<b>A.2</b>	<b>Signing Sheet</b>	<b>10</b>

**Table of Tables**

Table 1	Current position of matters relevant to the parties' discussions	2
---------	--	---

# 1. Introduction

## 1.1. Purpose of this document

- 1.1.1. This Statement of Common Ground (SoCG) has been prepared to support the Examination of the Development Consent Order (DCO) application for Byers Gill Solar (the Proposed Development).
- 1.1.2. This SOCG has been prepared jointly by **RWE (the Applicant)** and **Stockton-on-Tees Borough Council (SBC)** in order to clearly identify the current position of the respective parties on specific matters that are, or have been, under discussion. It seeks to confirm to the Examining Authority (ExA) where there are points of agreement between the parties and where agreement has not been reached to date. It therefore aids the ExA in identifying any specific issues that may need to be addressed during the Examination and provides a structure to any further discussions for the parties engaged in the SoCG.
- 1.1.3. This document has been prepared in response to a specific request from the ExA as per the Rule 6 Letter [PD-003] issued on 25 June 2024.

## 1.2. Terminology

- 1.2.1. Section 2 of this document sets out the relevant matters raised through discussion between the parties. It provides a summary of the position of each party and identifies the status of discussions on each matter:
- “Agreed” means that a matter has been resolved between the parties and is not anticipated to be subject to further discussion;
  - “Under discussion” means that a matter remains in active dialogue between the parties and a final position has not been reached;
  - “Not agreed” means that the parties have established a final position that they cannot resolve the matter and will remain a point of difference.
- 1.2.2. In accordance with the request from the ExA in the Rule 6 Letter [PD-003], a **Low**, **Medium** and **High** ‘traffic light’ system is applied to each matter to indicate the likelihood of their resolution during the Examination period.

## 1.3. Status of this document

- 1.3.1. This document is final and signed.

## 2. Current position

- 2.1.1. The table below provides a summary of the current position of the Applicant and SBC in relation to specific matters that have been under discussion to date.
- 2.1.2. Where a matter is not represented in the table, it should be assumed that it is either: (i) agreed between the parties and has never required detailed discussion; or, (ii) not relevant to the discussion between the parties.
- 2.1.3. Appendix A of this document provides a record of engagement undertaken between the parties in relation to the Proposed Development. This is limited to engagement which is materially relevant to the contents of this SoCG and does not seek to include every correspondence between the parties (e.g. that which was primarily administrative).

**Table 1 Current position of matters relevant to the parties' discussions**

Row ID	Topic	SBC Position	Applicant Position	Status
SBC1	Principle of development	In paragraph 6.12 of the SBC Local Impact Report [REP1-026], SBC note their agreement with the Applicant that there is local policy support for in principle for the Proposed Development.  There are no outstanding matters for discussion in relation to the principle of development.	The Applicant acknowledges the support of SBC of the principle of development.	Agreed
SBC2	Policy accordance	SBC have highlighted the local planning policies of relevance to the Proposed Development and are in agreement that these have been considered by the Applicant.  There are no outstanding matters for discussion in relation to policy accordance.	As indicated in the Comments on Local Impact Reports [REP2-008], the Applicant has set out accordance with these local planning policies in the Planning Statement [APP-163] and the Policy Compliance Document [APP-164].	Agreed
SBC3	Agricultural land	In paragraphs 6.5 – 6.10 of the SBC Local Impact Report [REP1-026], SBC note that the Proposed Development would not result in a loss of agricultural land within the administrative boundary Stockton-on-Tees.	The Applicant is in agreement with this assessment.	Agreed

Row ID	Topic	SBC Position	Applicant Position	Status
		There are no outstanding matters for discussion in relation to agricultural land.		
SBC4	Landscape and visual	In paragraphs 7.1 – 7.8 of the SBC Local Impact Report [REP1-026], SBC note that there are some adverse effects on certain sensitive receptors within Stockton-on-Tees, but that these will be mitigated and are not so adverse to generate an objection.	The Applicant acknowledges the agreement of SBC with the findings of the ES in relation to landscape and visual receptors in Stockton-on-Tees	Agreed
SBC5	Landscape and visual	In paragraph 7.8 of the SBC Local Impact Report [REP1-026], SBC note that the cable route is yet to be finalised and request greater certainty regarding protection and retention of existing vegetation.	As indicated in the Comments on Local Impact Reports [REP2-008], the Applicant acknowledges this comment and would engage further with SBC on the detailed design of cable routes through the discharge of requirement 3 of the DCO [REP2-029], which includes accordance with 2.5 Environmental Masterplan [AS-016]. Environmental Statement Appendix 2.14 Outline Landscape and Ecology Management Plan [APP-118] sets out provision for the successful protection of existing, establishment and future management of biodiversity and landscaping mitigation works, and would be secured through requirement 12.	Agreed
SBC6	Traffic and transport	In paragraphs 8.1 – 8.3 of the SBC Local Impact Report [REP1-026], SBC states that there are no highways objections to the Proposed Development, assuming that the CTMP is secured and that any on-road works can be controlled through the street works process.	The Applicant acknowledges that SBC has no objections to the Proposed Development on highways grounds. The provisions of the CTMP are secured via the Requirement 6 of the DCO (Document Reference 3.1, Revision 2).	Agreed
SBC7	Socioeconomics	In paragraphs 8.4 – 8.6 of the SBC Local Impact Report [REP1-026], SBC request the consideration of Public Footpath 4 as it connects to Public Footpath 7. It is the position of SBC that upon review of the Applicant's revised information, FP4 Carlton will not be affected by these works.	The Applicant met with SBC on 30 September 2024 to seek clarification on this matter.  As a result, the Applicant has provided an update to its ES Errata and Management Plans Proposed Updates [REP2-0112] submitted at Deadline 4, which assesses the impact on Public Footpath 4 as it connects to Public Footpath 7 and confirms that no significant effects would be felt.	Agreed

Row ID	Topic	SBC Position	Applicant Position	Status
SBC8	Socioeconomics	In paragraphs 8.4 – 8.6 of the SBC Local Impact Report [REP1-026], SBC also state that works undertaken adjacent to, or on a Public Rights of Way (PRoW) will disturb the surface or create an obstruction, either permanent or temporary, require permission from SBC.	The Applicant has clarified in the Comments on Local Impact Reports [REP2-008] that the necessary permissions to carry out relevant works to or on PRoW is provided by the DCO, should consent be granted. As secured via Requirement 14 of the DCO, the Applicant will provide an updated PRoW Management Plan upon the appointment of a principal contractor, and any works to PRoW will be implemented in accordance with said Management Plan.	Agreed
SBC9	Hydrology	In paragraph 9.5 of the SBC Local Impact Report [REP1-026], SBC state the requirement for Land Drainage Consent for any works within 8m of an ordinary watercourse.	The Applicant has clarified in the Comments on Local Impact Reports [REP2-008] that the requirement for Land Drainage Consent is disapplied through article 7 of the DCO [REP2-029]. The Protective Provisions provided in Schedule 11 Part 3 then detail the provisions for the protection of the drainage authorities. SBC will be consulted as part of the discharge of Requirement 3 of the DCO pertaining to detailed design of the underground cable route.	Agreed
SBC10	Hydrology	<p>Table 4.6 of the CEMP [APP-110] to be updated to include a commitment (ID HFR21-CEMP) to avoiding the existing SuDS feature in Carlton Village at detailed design, and implement appropriate mitigation measures if it is unavoidable, which would secure the functionality of the SuDS feature is maintained.</p> <p>The LLFA have considered the comment above and consider that the cable route must not encroach on this existing SuDs feature in Carlton Village at detailed design, if this cannot be achieved then an alternative route must be found.</p>	<p>The Applicant notes the position of SBC. As noted in ES Chapter 3 Alternatives and Design Iteration [APP-026], the Applicant's preference is to take forward the proposed off-road cable routes across the Proposed Development, where the exact routing is yet to be determined.</p> <p>In consideration of SBC's position, the Applicant can confirm that if the off-road route through Carlton was to be taken forward, it must be constructed in a manner that would not encroach on the existing SuDs feature in Carlton Village.</p>	Agreed
SBC11	Cultural heritage and archaeology	In paragraph 10.4 of the SBC Local Impact Report [REP1-026], SBC state their agreement with the Applicant that the Proposed Development would have a negligible impact on any built heritage within the administrative boundary of Stockton on Tees.	The Applicant acknowledges the agreement of SBC.	Agreed

Row ID	Topic	SBC Position	Applicant Position	Status
		There are no outstanding matters for discussion in relation to cultural heritage and archaeology.		
SBC12	Biodiversity	In paragraphs 11.3 – 11.5 of the SBC Local Impact Report [REP1-026], SBC note that there are proposals in place to minimise impacts to habitats and species through good design and mitigation measures. SBC request further information regarding the location and treatment of Himalayan Balsam which was recorded within the study area along the course of the Bishopton Beck.	As indicated in the Comments on Local Impact Reports [REP2-008], the presence and location of Himalayan Balsam is reported in ES Appendix 6.1 Preliminary Ecological Appraisal Report [APP-126] and depicted in Figure 6.1.4 within that document. As set out in the Mitigation Route Map [APP-171] under reference BD13, the production of an Invasive Non-Native Plant Species (INNS) method statement is secured during construction and decommissioning through the outline CEMP [APP-110] and outline DEMP [APP-111] in order to minimise the risk of Himalayan Balsam spreading along Bishopton Beck.	Agreed
SBC13	Biodiversity net gain	In paragraphs 12.1 – 12.4 of the SBC Local Impact Report [REP1-026], SBC note the anticipated biodiversity net gain of the Proposed Development and that this would be secured via requirement.	The Applicant confirms that the production and implementation of a detailed LEMP and CEMP are secured via requirements 4 and 12 of the DCO [REP2-029]. The delivery of BNG is secured through implementation of the Environmental Masterplan [AS-016] and the maintenance measures as secured in the aforementioned LEMP.	Agreed
SBC14	Air quality	In paragraphs 13.2 – 13.3 of the SBC Local Impact Report [REP1-026], SBC state that the proposed air quality mitigation measures are proportionate and adequate, and request that the mitigation measures detailed in section 7 of 6.4.2.4 Environmental Statement Appendix 2.4 Construction Dust Assessment are implemented when undertaking works within Stockton-on-Tees to minimise dust emissions.	The Applicant acknowledges the support of SBC and states that the proposed mitigation measures detailed in ES Appendix 2.4 Construction Dust Assessment [APP-108] in relation to construction will be applied across the Proposed Development, including for works undertaken within the Stockton-on-Tees Borough Council administrative boundary.	Agreed
SBC15	Noise and vibration	In paragraph 13.4 of the SBC Local Impact Report [REP1-026], SBC request that noise impact assessments are undertaken in relation to properties within Stockton-on-Tees.	As indicated in the Comments on Local Impact Reports [REP2-008], the properties within Stockton are greater than 300m from the Order Limits and therefore are not included with the ES as the impact is not expected to be significant from operational noise.	Not agreed

Row ID	Topic	SBC Position	Applicant Position	Status
			Additionally, requirement 4 of the DCO [REP2-029] states that the CEMP must be produced in accordance with the Outline CEMP [APP-110] and will be subject to consultation with SBC.	
SBC16	Noise and vibration	In paragraph 13.5 of the SBC Local Impact Report [REP1-026], SBC request that construction works within Stockton-on-Tees finish by 13:00 on a Saturday.	The Applicant agrees to this request. The dDCO [REP2-029] has been amended at Deadline 2 to reflect these working hours.	Agreed
SBC17	Glint and glare	<p>In paragraph 13.6 of the SBC Local Impact Report [REP1-026], SBC accept the findings of the ES in relation to glint and glare, and request clarification regarding dwellings 254, 256 and 267 and road receptors 208 to 211, including as to whether mitigation planting is required, to be supported by a validation report.</p> <p>Following a meeting with the Applicant on 30 September 2024, clarification was made, and a further review of the assessment was made. SBC are in agreement with the Applicant's assessment.</p>	<p>As indicated in the Comments on Local Impact Reports [REP2-008], there is no impact predicted on dwellings 254 and 256 in ES Appendix 2.2 Solar Photovoltaic Glint and Glare Study [APP1-06]. There is no such dwelling 267; the Applicant has since engaged with SBC who confirmed that this was an erroneous entry, and dwelling 255 was the reference intended. Road receptors 208 to 211 have no solar reflections geometrically possible. As such, the proposed mitigation or future validation report by SBC is not required.</p> <p>The Applicant and SBC met on 30 September 2024 to clarify the receptors and discuss SBCs position. The Applicant notes the updated position of SBC in relation to glint and glare.</p>	Agreed
SBC18	Lighting	In paragraph 13.7 of the SBC Local Impact Report [REP1-026], SBC state that the proposed security lighting would not have an adverse impact on residents in Stockton-on-Tees.	The Applicant acknowledges the agreement of SBC.	Agreed
SBC19	Radon gas	In paragraphs 13.8 – 13.9 of the SBC Local Impact Report [REP1-026], SBC request a specific approach to radon gas, alongside written confirmation that there are no structures which could lead to entrapment of gas within the administrative boundary of Stockton-on-Tees.	As indicated in the Comments on Local Impact Reports [REP2-008], the Applicant has committed to further ground investigations prior to commencement of development and as per the proposed update to the outline CEMP [APP-110] detailed in ES Errata and Management Plans Proposed Updates [REP2-0112], this will include specific consideration of the risk of radon gas. The Applicant can	Agreed




Row ID	Topic	SBC Position	Applicant Position	Status
			engage further with SBC on this matter as part of the discharge of the detailed CEMP under requirement 4 of the DCO [REP2-029].	
SBC20	Draft DCO	SBC, in conjunction with DBC highways, has raised concern regarding the disapplication of the 1991 Act under Article 10 and has provided comments on Articles 11 to 17 of the dDCO.	The Applicant has amended the draft DCO as submitted on 8 January 2025 to address all points raised by SBC and DBC, including the removal of Article 10(4) such that provisions of the 1991 Act are no longer disapplied.	Agreed
SBC21	Land	SBC has advised RWE of existing option agreements on some of the SBC-owned land being sought. It is agreed that this matter is unlikely to be resolved prior to close of Examination.	The Applicant has shared Heads of Terms relating to SBC land at Letch Lane. It is understood that option agreements exist on some of this land, however the Applicant considers the installation of cable remains feasible without impacting the other developers' options. The Applicant notes that there is an alternative route within the Order Limits to use Letch Lane on-road route. Discussions with SBC are ongoing are not expected to conclude prior to close of Examination.	Agreed

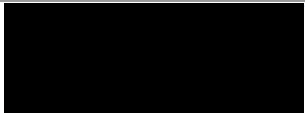
## A.1 Record of Engagement

Date	Method of engagement	Purpose / Description
30/03/2022	Meeting (virtual) with SBC planning officers	Introduction to project
03/08/2022	Email to Lead Local Flood Authority (LLFA)	Early engagement to agree approach to drainage strategy
05/08/2022	Meeting (virtual) with SBC planning officers	Project update and overview
25/08/2022	Email to SBC archaeology	Initial consultation on approach to archaeological investigation (geophysics)
21/09/2022	Meeting (virtual) with DCC, SBC, DBC planning officers	Introductory meeting on approach to consultation
2/11/2022 - 4/11/2022	Co-design workshops	SBC officers attended co-design workshops
27/02/2023	Email to LLFA	Ongoing engagement regarding drainage and flood risk
02/2023 – 04/2023	Emails and meetings (virtual)	Engagement and consultation on the Statement of Community Consultation (SoCC).
05/2023 – 6/2023	Statutory consultation	SBC notified of statutory consultation
04/08/2023	Email to SBC planning officer	Issued project programme, as part of Early Adopter's Programme (EAP) trial
23/08/2023	Email to SBC planning officer	Draft Policy Compliance Document (PCD) and Design Approach Document (DAD) shared with SBC as part of EAP.
05/09/2023	Email to SBC planning officer	Query regarding intention of SBC to engage with Applicant on PADS.
11/10/2023	Email to SBC planning officer	Draft of outline control documents for comment, as part of EAP
14/11/2023	Meeting (virtual) with LLFA	Meeting to discuss surface water drainage strategy and protective provisions
30/01/2024 - 8/2/2024	Various emails with LLFA	Exchange of emails relating to matters discussed in November '23, confirming LLFA content with approach in DCO to securing further drainage detail via requirement.
17/06/2024	Meeting (virtual) with various SBC officers	Project update regarding DCO acceptance and next steps of Examination
17/06/2024	Emails with SBC Environmental Health Officer	Exchange of emails regarding ES noise query
10/09/2024	Email to SBC Planning Officer	The Applicant shared an updated SoCG which responds to SBCs comments raised in their LIR
23/09/2024	Meeting (virtual) with LLFA	Meeting to discuss outstanding matters regarding flooding and hydrology

Date	Method of engagement	Purpose / Description
30/09/2024	Meeting (virtual) with environmental health officer	Meeting to discuss outstanding matters regarding glint and glare, and radon gas
30/09/2024	Meeting (virtual) with SBC Planning Officer	Meeting to discuss outstanding matters regarding landscape, biodiversity and socioeconomics
30/09/2024	Email to SBC Planning Officer	The Applicant shared an updated SoCG which responds to recent meetings with SBC re outstanding matters
29/10/2024	Email to SBC Planning Officer	The Applicant shared an updated SoCG which responds to recent meetings with SBC re outstanding matters and the Applicant's Deadline 4 submissions
05/11/2024	Email from SBC Planning Officer	SBC provided their response to the Applicant's Deadline 4 submission in relation to noise and vibration
06/11/2024	Email to SBC Planning Officer	The Applicant shared an updated SoCG which responds to the updated position of SBC in relation to noise and vibration
27/11/2024	Email from SBC Planning Officer	SBC provided agreement in relation to the assessment on Footpath No.4, updating the position to now agreed within the SoCG
27/11/2024	Emails between SBC Planning Officer and the Applicant	Both parties agreed to provide an updated SoCG at Deadline 6
11/12/2024	Meeting (Teams) SBC and DBC planning and highways officers	Meeting to discuss Article 10 of the draft DCO
January 2025	Emails between SBC Planning Officer and the Applicant	Both parties discuss any final matters and agree a final, signed version of the SoCG for Deadline 8

## A.2 Signing Sheet

<b>Signature</b>	
<b>Name</b>	Helen Boston
<b>Position</b>	Principal Planner
<b>On behalf of</b>	Stockton Borough Council
<b>Date</b>	16.01.2025

<b>Signature</b>	
<b>Name</b>	Michael Baker
<b>Position</b>	Development Project Manager
<b>On behalf of</b>	RWE
<b>Date</b>	16.01.2025