



EAST PARK ENERGY

East Park Energy

EN010141

Consultation Report Appendices Part 4

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Infrastructure Planning (Applications: Prescribed Forms and
Procedure) Regulations 2009: Regulation 5(2)(q)

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EAST PARK ENERGY

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Consultation Report Appendices Part 4

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APPENDIX 4-1 CONSULTATION REPORT
APPENDIX 4-1: LIST OF CONSULTEES UNDER
SECTION 42 (A-B) [EN010141/DR/5.2]

Category	Consultee	Circumstances when that person must be notified or consulted	Organisation/contact	Included in Regulation 11 list?	Date consulted	Responded to statutory consultation?
Government						
S42(a)	The Welsh Ministers (Welsh Government)	All proposed applications likely to affect land in Wales	N/A – Not relevant to project area	No	N/A – Not relevant to project area	N/A
S42(a)	The Scottish Executive (Scottish Government)	All proposed applications likely to affect land in Scotland	N/A – Not relevant to project area	No	N/A – Not relevant to project area	N/A
S42(a)	The relevant Northern Ireland Department	All proposed applications likely to affect land in Northern Ireland	N/A – Not relevant to project area	No	N/A – Not relevant to project area	N/A
S42(a)	The Secretary of State for Defence	All proposed applications likely to affect the current or future operation of a site identified in a safeguarding map and all developments in the marine area	The Rt Hon John Healey MP	Yes	23/9/24 (post) and 24/9/24 (email)	Yes – 1/10/24
S42(a)	The relevant parish council, or, where the application relates to land in Wales or Scotland the relevant community council	All proposed applications	Bolnhurst and Keysoe Parish Council	Yes	23/9/24 (post) and 24/9/24 (email)	Yes - 25/10/24
S42(a)	The relevant parish council, or, where the application relates to land in Wales or Scotland the relevant community council	All proposed applications	Colmworth Parish Council	No	23/9/24 (post) and 24/9/24 (email)	No

Category	Consultee	Circumstances when that person must be notified or consulted	Organisation/contact	Included in Regulation 11 list?	Date consulted	Responded to statutory consultation?
S42(a)	The relevant parish council, or, where the application relates to land in Wales or Scotland the relevant community council	All proposed applications	Great Staughton Parish Council	Yes	23/9/24 (post) and 24/9/24 (email)	Yes - 28/10/24
S42(a)	The relevant parish council, or, where the application relates to land in Wales or Scotland the relevant community council	All proposed applications	Hail Weston Parish Council	Yes	23/9/24 (post) and 24/9/24 (email)	Yes - 28/10/24
S42(a)	The relevant parish council, or, where the application relates to land in Wales or Scotland the relevant community council	All proposed applications	Kimbolton and Stonely Parish Council	No	23/9/24 (post) and 24/9/24 (email)	Yes - 29/10/24
S42(a)	The relevant parish council, or, where the application relates to land in Wales or Scotland the relevant community council	All proposed applications	Little Paxton Parish Council	No	23/9/24 (post) and 24/9/24 (email)	No
S42(a)	The relevant parish council, or, where the application relates to land in Wales or Scotland the relevant community council	All proposed applications	Little Staughton Parish Council	Yes	23/9/24 (post) and 24/9/24 (email)	Yes - 28/10/24
S42(a)	The relevant parish council, or, where the application relates to land in Wales or Scotland the relevant community council	All proposed applications	Pertenhall and Swinsehead Parish Council	Yes	23/9/24 (post) and 24/9/24 (email)	Yes - 22/10/24

Category	Consultee	Circumstances when that person must be notified or consulted	Organisation/contact	Included in Regulation 11 list?	Date consulted	Responded to statutory consultation?
S42(a)	The relevant parish council, or, where the application relates to land in Wales or Scotland the relevant community council	All proposed applications	Riseley Parish Council	No	23/9/24 (post) and 24/9/24 (email)	No
S42(a)	The relevant parish council, or, where the application relates to land in Wales or Scotland the relevant community council	All proposed applications	Southoe and Midloe Parish Council	No	23/9/24 (post) and 24/9/24 (email)	No
S42(a)	The relevant parish council, or, where the application relates to land in Wales or Scotland the relevant community council	All proposed applications	St Neots Town Council	Yes	23/9/24 (post) and 24/9/24 (email)	No
S42(a)	The relevant parish council, or, where the application relates to land in Wales or Scotland the relevant community council	All proposed applications	Staploe Parish Council	Yes	23/9/24 (post) and 24/9/24 (email)	Yes - 28/10/24
S42(a)	The relevant parish council, or, where the application relates to land in Wales or Scotland the relevant community council	All proposed applications	Wyboston, Chawston and Colesden Parish Council	No	23/9/24 (post) and 24/9/24 (email)	No
S42(b)	Host local authority ("B")		Bedford Borough Council		23/9/24 (post) and 24/9/24 (email)	Yes - 29/10/24

Category	Consultee	Circumstances when that person must be notified or consulted	Organisation/contact	Included in Regulation 11 list?	Date consulted	Responded to statutory consultation?
S42(b)	Host local authority ("C")		Cambridgeshire County Council		23/9/24 (post) and 24/9/24 (email)	Yes - 29/10/24
S42(b)	Host local authority ("B")		Huntingdonshire District Council		23/9/24 (post) and 24/9/24 (email)	Yes - 29/10/24
S42(b)	Neighbouring local authority ("A")		Central Bedfordshire Council		23/9/24 (post) and 24/9/24 (email)	No
S42(b)	Neighbouring local authority ("A")		East Cambridgeshire District Council		23/9/24 (post) and 24/9/24 (email)	No
S42(b)	Neighbouring local authority ("D")		Essex County Council		23/9/24 (post) and 24/9/24 (email)	Yes – 30/9/24
S42(b)	Neighbouring local authority ("A")		Fenland District Council		23/9/24 (post) and 24/9/24 (email)	No
S42(b)	Neighbouring local authority ("D")		Hertfordshire County Council		23/9/24 (post) and 24/9/24 (email)	No

[illegible]

Category	Consultee	Circumstances when that person must be notified or consulted	Organisation/contact	Included in Regulation 11 list?	Date consulted	Responded to statutory consultation?
S42(a)	The Environment Agency	All proposed applications likely to affect land in England	Environment Agency	Yes	23/9/24 (post) and 24/9/24 (email)	12/2/25
S42(a)	The Scottish Environment Protection Agency	All proposed applications likely to affect land in Scotland	N/A – Not relevant to project area	No	N/A – Not relevant to project area	N/A
S42(a)	Natural Resources Wales	All proposed applications likely to affect land in Wales	N/A – Not relevant to project area	No	N/A – Not relevant to project area	N/A
S42(a)	Natural England	All proposed applications likely to affect land in England	Natural England	Yes	24/9/24	Yes – 5/11/24
S42(a)	Scottish Natural Heritage (known as NatureScot)	All proposed applications likely to affect land in Scotland	N/A – Not relevant to project area	No	N/A – Not relevant to project area	N/A
S42(a)	The Forestry Commission	All proposed applications likely to affect the protection or expansion of forests and woodlands in England	Forestry Commission	Yes	23/9/24 (post) and 24/9/24 (email)	Yes – 24/10/24
S42(a)	Relevant AONB Conservation Boards	All proposed applications likely to affect an AONB that is managed by a Conservation Board	N/A – None identified	No	N/A – None identified	N/A

Category	Consultee	Circumstances when that person must be notified or consulted	Organisation/contact	Included in Regulation 11 list?	Date consulted	Responded to statutory consultation?
S42(a)	Historic Buildings and Monuments Commission for England (known as Historic England)	All proposed applications likely to affect land in England	Historic England	Yes	23/9/24 (post) and 24/9/24 (email)	Yes – 28/10/24
S42(a)	Royal Commission on Ancient and Historical Monuments of Wales	All proposed applications likely to affect the historic environment in Wales	N/A – Not relevant to project area	No	N/A – Not relevant to project area	N/A
S42(a)	The Joint Nature Conservation Committee	All proposed applications likely to affect the marine environment	N/A – Not relevant to project area	No	N/A – Not relevant to project area	N/A
S42(a)	The Maritime and Coastguard Agency	All proposed applications likely to affect the maritime or coastal environment, or the shipping industry	N/A – Not relevant to project area	No	N/A – Not relevant to project area	N/A
S42(a)	The relevant Internal Drainage Board	All proposed applications likely to increase the risk of flooding in that area or where the proposals relate to an area known to be an area of flood risk	Bedford Group of Drainage Boards (including Bedfordshire and River Ivel and Alconbury and Ellington Internal Drainage Boards)	Yes	23/9/24 (post) and 24/9/24 (email)	Yes – 26/9/24
S42(a)	The Canal & River Trust	All proposed applications likely to have an impact on inland waterways or land adjacent to inland waterways in England and Wales	Canal and River Trust	Yes	23/9/24 (post) and 24/9/24 (email)	Yes – 7/10/24

Category	Consultee	Circumstances when that person must be notified or consulted	Organisation/contact	Included in Regulation 11 list?	Date consulted	Responded to statutory consultation?
S42(a)	The British Waterways Board (known as Scottish Canals)	All proposed applications likely to have an impact on inland waterways or land adjacent to inland waterways in Scotland	N/A – Not relevant to project area	No	N/A – Not relevant to project area	N/A
S42(a)	Trinity House	All proposed applications likely to affect navigation in tidal waters	N/A – Not relevant to project area	No	N/A – Not relevant to project area	N/A
Transport						
S42(a)	Railways		Network Rail	Yes	23/9/24 (post) and 24/9/24 (email)	Yes – 30/10/24
S42(a)	Railways		National Highways Historical Railways Estate	Yes	23/9/24 (post) and 24/9/24 (email)	No
S42(a)	Licence Holder (Chapter 1 of Part 1 of Transport Act 2000)		NATS En-Route Safeguarding	Yes	23/9/24 (post) and 24/9/24 (email)	Yes – 24/9/24
S42(a)	The relevant Highways Authority	All proposed applications likely to have an impact on the road network or the volume of traffic in the vicinity of the proposal	Bedford Borough Council	Yes	23/9/24 (post) and 24/9/24 (email)	Yes – 29/10/24

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Category	Consultee	Circumstances when that person must be notified or consulted	Organisation/contact	Included in Regulation 11 list?	Date consulted	Responded to statutory consultation?
S42(a)	The Health and Safety Executive	All proposed applications	Health and Safety Executive	Yes	23/9/24 (post) and 24/9/24 (email)	Yes – 1/10/24
S42(a)	The United Kingdom Health Security Agency, an executive agency of the Department of Health and Social Care	All proposed applications likely to involve chemicals, poisons or radiation which could potentially cause harm to people and are likely to affect significantly public health	UK Health Security Agency	Yes	23/9/24 (post) and 24/9/24 (email)	Yes – 29/10/24
S42(a)	NHS England	All proposed applications likely to affect land in England and Wales	NHS England	Yes	23/9/24 (post) and 24/9/24 (email)	No
S42(a)	The National Health Service Trusts (Wales)	All proposed applications likely to affect land in Wales	N/A – Not relevant to project area	No	N/A – Not relevant to project area	N/A
S42(a)	The relevant Health Board (Scotland)	All proposed applications likely to affect land in Scotland	N/A – Not relevant to project area	No	N/A – Not relevant to project area	N/A
S42(a)	The relevant local health board (Wales)	All proposed applications likely to affect land in Wales	N/A – Not relevant to project area	No	N/A – Not relevant to project area	N/A
S42(a)	The relevant Integrated Care Board(s)		NHS Bedfordshire, Luton and Milton Keynes ICB	Yes	23/9/24 (post) and 24/9/24 (email)	No

Category	Consultee	Circumstances when that person must be notified or consulted	Organisation/contact	Included in Regulation 11 list?	Date consulted	Responded to statutory consultation?
S42(a)	The relevant Integrated Care Board(s)		NHS Cambridgeshire and Peterborough ICB	Yes	23/9/24 (post) and 24/9/24 (email)	No
Other						
S42(a)	Relevant statutory undertakers	All proposed applications likely to affect their functions as statutory undertakers	Anglian Water	Yes	23/9/24 (post) and 24/9/24 (email)	Yes – 25/10/24
S42(a)	Relevant statutory undertakers	All proposed applications likely to affect their functions as statutory undertakers	Eclipse Power Network	Yes	23/9/24 (post) and 24/9/24 (email)	No
S42(a)	Relevant statutory undertakers	All proposed applications likely to affect their functions as statutory undertakers	Energy Assets Networks	Yes	23/9/24 (post) and 24/9/24 (email)	No
S42(a)	Relevant statutory undertakers	All proposed applications likely to affect their functions as statutory undertakers	ESP Electricity	Yes	23/9/24 (post) and 24/9/24 (email)	No
S42(a)	Relevant statutory undertakers	All proposed applications likely to affect their functions as statutory undertakers	Fulcrum Electricity Assets	Yes	23/9/24 (post) and 24/9/24 (email)	No
S42(a)	Relevant statutory undertakers	All proposed applications likely to affect their functions as statutory undertakers	Harlaxton Energy Networks	Yes	23/9/24 (post) and 24/9/24 (email)	No

Category	Consultee	Circumstances when that person must be notified or consulted	Organisation/contact	Included in Regulation 11 list?	Date consulted	Responded to statutory consultation?
S42(a)	Relevant statutory undertakers	All proposed applications likely to affect their functions as statutory undertakers	Independent Power Networks	Yes	23/9/24 (post) and 24/9/24 (email)	Yes – 1/10/24
S42(a)	Relevant statutory undertakers	All proposed applications likely to affect their functions as statutory undertakers	Indigo Power	Yes	23/9/24 (post) and 24/9/24 (email)	No
S42(a)	Relevant statutory undertakers	All proposed applications likely to affect their functions as statutory undertakers	Last Mile Electricity	Yes	23/9/24 (post) and 24/9/24 (email)	No
S42(a)	Relevant statutory undertakers	All proposed applications likely to affect their functions as statutory undertakers	Leep Electricity Networks	Yes	23/9/24 (post) and 24/9/24 (email)	No
S42(a)	Relevant statutory undertakers	All proposed applications likely to affect their functions as statutory undertakers	Mua Electricity	Yes	23/9/24 (post) and 24/9/24 (email)	No
S42(a)	Relevant statutory undertakers	All proposed applications likely to affect their functions as statutory undertakers	Optimal Power Networks	Yes	23/9/24 (post) and 24/9/24 (email)	No
S42(a)	Relevant statutory undertakers	All proposed applications likely to affect their functions as statutory undertakers	The Electricity Network Company	Yes	23/9/24 (post) and 24/9/24 (email)	No

Category	Consultee	Circumstances when that person must be notified or consulted	Organisation/contact	Included in Regulation 11 list?	Date consulted	Responded to statutory consultation?
S42(a)	Relevant statutory undertakers	All proposed applications likely to affect their functions as statutory undertakers	UK Power Distribution	Yes	23/9/24 (post) and 24/9/24 (email)	No
S42(a)	Relevant statutory undertakers	All proposed applications likely to affect their functions as statutory undertakers	UK Power Networks	Yes	23/9/24 (post) and 24/9/24 (email)	No
S42(a)	Relevant statutory undertakers	All proposed applications likely to affect their functions as statutory undertakers	Utility Assets	Yes	23/9/24 (post) and 24/9/24 (email)	No
S42(a)	Relevant statutory undertakers	All proposed applications likely to affect their functions as statutory undertakers	Vattenfall Networks	Yes	23/9/24 (post) and 24/9/24 (email)	No
S42(a)	Relevant statutory undertakers	All proposed applications likely to affect their functions as statutory undertakers	Electricity System Operator	Yes	23/9/24 (post) and 24/9/24 (email)	No
S42(a)	Relevant statutory undertakers	All proposed applications likely to affect their functions as statutory undertakers	National Grid Electricity Transmission	Yes	23/9/24 (post) and 24/9/24 (email)	No
S42(a)	Relevant statutory undertakers	All proposed applications likely to affect their functions as statutory undertakers	Cadent Gas	Yes	23/9/24 (post) and 24/9/24 (email)	No

Category	Consultee	Circumstances when that person must be notified or consulted	Organisation/contact	Included in Regulation 11 list?	Date consulted	Responded to statutory consultation?
S42(a)	Relevant statutory undertakers	All proposed applications likely to affect their functions as statutory undertakers	Energy Assets Pipelines	Yes	23/9/24 (post) and 24/9/24 (email)	No
S42(a)	Relevant statutory undertakers	All proposed applications likely to affect their functions as statutory undertakers	ES Pipelines	Yes	23/9/24 (post) and 24/9/24 (email)	No
S42(a)	Relevant statutory undertakers	All proposed applications likely to affect their functions as statutory undertakers	ESP Connections	Yes	23/9/24 (post) and 24/9/24 (email)	No
S42(a)	Relevant statutory undertakers	All proposed applications likely to affect their functions as statutory undertakers	ESP Networks	Yes	23/9/24 (post) and 24/9/24 (email)	No
S42(a)	Relevant statutory undertakers	All proposed applications likely to affect their functions as statutory undertakers	ESP Pipelines	Yes	23/9/24 (post) and 24/9/24 (email)	No
S42(a)	Relevant statutory undertakers	All proposed applications likely to affect their functions as statutory undertakers	Fulcrum Pipelines	Yes	23/9/24 (post) and 24/9/24 (email)	No
S42(a)	Relevant statutory undertakers	All proposed applications likely to affect their functions as statutory undertakers	GTC Pipelines	Yes	23/9/24 (post) and 24/9/24 (email)	Yes – 1/10/24

Category	Consultee	Circumstances when that person must be notified or consulted	Organisation/contact	Included in Regulation 11 list?	Date consulted	Responded to statutory consultation?
S42(a)	Relevant statutory undertakers	All proposed applications likely to affect their functions as statutory undertakers	Harlaxton Gas Networks	Yes	23/9/24 (post) and 24/9/24 (email)	No
S42(a)	Relevant statutory undertakers	All proposed applications likely to affect their functions as statutory undertakers	Independent Pipelines	Yes	23/9/24 (post) and 24/9/24 (email)	Yes – 24/9/24
S42(a)	Relevant statutory undertakers	All proposed applications likely to affect their functions as statutory undertakers	Indigo Pipelines	Yes	23/9/24 (post) and 24/9/24 (email)	No
S42(a)	Relevant statutory undertakers	All proposed applications likely to affect their functions as statutory undertakers	Last Mile Gas	Yes	23/9/24 (post) and 24/9/24 (email)	No
S42(a)	Relevant statutory undertakers	All proposed applications likely to affect their functions as statutory undertakers	Leep Gas Networks	Yes	23/9/24 (post) and 24/9/24 (email)	No
S42(a)	Relevant statutory undertakers	All proposed applications likely to affect their functions as statutory undertakers	National Gas	Yes	23/9/24 (post) and 24/9/24 (email)	Yes – 28/10/24
S42(a)	Relevant statutory undertakers	All proposed applications likely to affect their functions as statutory undertakers	Northern Gas Networks	Yes	23/9/24 (post) and 24/9/24 (email)	Yes – 24/9/24

Category	Consultee	Circumstances when that person must be notified or consulted	Organisation/contact	Included in Regulation 11 list?	Date consulted	Responded to statutory consultation?
S42(a)	Relevant statutory undertakers	All proposed applications likely to affect their functions as statutory undertakers	Quadrant Pipelines	Yes	23/9/24 (post) and 24/9/24 (email)	Yes – 24/9/24
S42(a)	Relevant statutory undertakers	All proposed applications likely to affect their functions as statutory undertakers	Scotland Gas Networks	No	23/9/24 (post) and 24/9/24 (email)	Yes – 25/9/24
S42(a)	Relevant statutory undertakers	All proposed applications likely to affect their functions as statutory undertakers	Southern Gas Networks	No	23/9/24 (post) and 24/9/24 (email)	No
S42(a)	Relevant statutory undertakers	All proposed applications likely to affect their functions as statutory undertakers	Squire Energy	Yes	23/9/24 (post) and 24/9/24 (email)	No
S42(a)	Relevant statutory undertakers	All proposed applications likely to affect their functions as statutory undertakers	Wales and West Utilities	No	23/9/24 (post) and 24/9/24 (email)	No
S42(a)	The Coal Authority	All proposed applications that lie within areas of past, present, or future coal mining	N/A – Not relevant to project area	No	N/A – Not relevant to project area	N/A
S42(a)	The Crown Estate Commissioners	All proposed applications likely to impact on the Crown Estate	N/A – Not relevant to project area	No	N/A – Not relevant to project area	N/A

Category	Consultee	Circumstances when that person must be notified or consulted	Organisation/contact	Included in Regulation 11 list?	Date consulted	Responded to statutory consultation?
S42(a)	The relevant police authority	All proposed applications	Cambridgeshire Police and Crime Commissioner	Yes	23/9/24 (post) and 24/9/24 (email)	No
S42(a)	The relevant police authority	All proposed applications	Bedfordshire Police and Crime Commissioner	Yes	23/9/24 (post) and 24/9/24 (email)	No
S42(a)	The relevant ambulance service	All proposed applications	East of England Ambulance Service NHS Trust	Yes	23/9/24 (post) and 24/9/24 (email)	No
S42(a)	The relevant fire and rescue authority	All proposed applications	Cambridgeshire Fire and Rescue Service	Yes	23/9/24 (post) and 24/9/24 (email)	Yes – 15/10/24
S42(a)	The relevant fire and rescue authority	All proposed applications	Bedfordshire Fire and Rescue Service	Yes	23/9/24 (post) and 24/9/24 (email)	Yes – 15/10/24
S42(a)	A person who manages any property, rights or interests to which section 90B(5) of the Scotland Act 1998 applies	All applications likely to impact on the property, rights and interests managed by the person to which section 90B(5) of the Scotland Act 1998 applies	N/A – Not relevant to project area	No	N/A – Not relevant to project area	N/A
S42(a)	Universal Service Provider		Royal Mail	Yes	23/9/24 (post) and 24/9/24 (email)	No

Category	Consultee	Circumstances when that person must be notified or consulted	Organisation/contact	Included in Regulation 11 list?	Date consulted	Responded to statutory consultation?
S42(a)	Homes and Communities Agency		Homes England	Yes	23/9/24 (post) and 24/9/24 (email)	No

APPENDIX 4-2 CONSULTATION REPORT APPENDIX 4-2: LETTER SENT TO CONSULTEES UNDER SECTION 42 [EN010141/DR/5.2]



**EAST PARK
ENERGY**

@ 0808 258 5991

info@eastparkenergy.co.uk

Freepost EAST PARK ENERGY

Address line 1

Address line 2

Address line 3

Address line 4

Address line 5

Monday 23 September 2024

Dear sir/madam,

EAST PARK ENERGY

Statutory consultation under Section 42 of the Planning Act 2008 and the Infrastructure Planning (Applications: Prescribed Forms and Procedures) Regulations 2009 (the APFP Regulations)

on under Regulation 13 of the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 (the EIA Regulations)

BSSL Cambsbed 1 Ltd ("Brockwell Storage and Solar") proposes to submit a development consent order ("DCO") application to the Secretary of State for Energy Security and Net Zero under Section 37 of the Planning Act 2008 ("the 2008 Act") for East Park Energy ("the proposed development"), a new solar farm and energy storage project located in Bedfordshire and Cambridgeshire.

We are holding a statutory consultation on the proposed development in accordance with the requirements of the 2008 Act from Tuesday 24 September 2024 until Tuesday 29 October 2024.

During the pre-application process, we must consult with a variety of persons and organisations about our proposed development in accordance with the requirements of the 2008 Act. We are writing to you as you have been identified as a prescribed consultee for the purposes of section 42(1) of the 2008 Act.

This letter explains how you can find out more about the proposed development and comment on the proposals.

The proposed development

The proposed development would comprise of a new ground-mounted solar photovoltaic energy generating s associated on-site Battery Energy Storage System (“BESS”) on land to the north-west of St Neots, in the administrative areas of Bedford Borough Council and Huntingdonshire District Council. The enclosed newsletter includes a plan of the area the project is proposed for.

ed development also includes associated infrastructure for connection to the electricity transmission network at National Grid’s Eaton Socon substation, and would ne generation and export of up to 400 megawatts (“MW”) of renewable electricity, as well as the storage and export of up to 100 MW of electricity in the BESS. The precise generating capacity and storage capacity will be subject to detailed design.

The area of the proposed development extends to approximately 766 hectares, and includes all land required for the solar development, BESS, landscaping, cabling, access and grid connection. For ease of reference, the area of the proposed development has been sub-divided into four sites where above ground infrastructure would be located, along with three linear corridors proposed for underground cabling to connect the different parts of the proposed development and provide a connection to the Eaton station.

The proposed development is classed as a nationally significant infrastructure project (“NSIP”) as defined by section 15(2) of the 2008 Act. Brockwell Storage and Solar is therefore required to submit a DCO application to the Secretary of State for Energy Security and Net Zero in order to obtain development consent to construct, operate, maintain and decommission the proposed development. These permissions will include a number of other provisions, including those which authorise the compulsory acquisition of interests in, on or over land, if necessary, to construct and maintain the proposed development. You can find more information on the DCO process via the Planning Inspectorate’s website at infrastructure.planninginspectorate.gov.uk.

The proposed development is also an Environmental Impact Assessment (“EIA”) development under the EIA Regulations. An Environmental Statement (“ES”) will accompany the DCO application. To support the statutory consultation, we have published and are consulting on a Preliminary Environmental Information Report (“PEIR”).

Consultation on the proposed development

Brockwell Storage and Solar is holding a consultation on the proposed development pursuant to the 2008 Act between Tuesday 24 September and 11:59pm on Tuesday 29 October 2024 (“the consultation period”).



**EAST PARK
ENERGY**

@ 0808 258 5991

📧 info@eastparkenergy.co.uk

✉️ Freepost EAST PARK ENERGY

During the consultation period, a series of public consultation events will be held. These events will provide an opportunity to hear further details about the proposed development and to [REDACTED] project team. Dates, times and locations for these events are provided in the enclosed newsletter and in the Statement of Community Consultation ("SoCC"), which is available to view free-of-charge on the project website, eastparkenergy.co.uk.

[REDACTED] 13 of the EIA Regulations requires that Brockwell Storage and Solar provides a copy of the notice being published in accordance with Section 48 of the Act. This is [REDACTED] alongside the project newsletter, whilst the full set of documents produced as part of this consultation will be available free-of-charge from Tuesday 24 September 2024 on the Document library page of the project website, eastparkenergy.co.uk.

[REDACTED]
Paper copies of consultation documents can be provided on request by contacting the project team by email at info@eastparkenergy.co.uk or by calling 0808 258 5991. Questions about the proposals may also be directed to these contact channels. Whilst paper copies of most consultation materials, including the consultation brochure and feedback form, are provided free-of-charge, some technical documents (such as the full PEIR) may be subject to a reasonable copying charge of £0.35 per page to cover print [REDACTED] ge costs.

Responding to the consultation

Consultation responses can be submitted in the following ways:

- By completing the feedback form on the project website, eastparkenergy.co.uk
- By returning a letter or paper copy of the feedback form at a consultation event or via post to Freepost EAST PARK ENERGY (no further stamp or address needed)
- By emailing comments to info@eastparkenergy.co.uk

When submitting your response, we would appreciate it if you could include your name/the name of the organisation you are responding on behalf of, contact details and confirmation of the nature of your interest in our proposals. **Please ensure that you submit any response by the deadline of 11:59pm on Tuesday 29 October 2024.**

Brockwell Storage and Solar will review its proposals in light of the feedback received as part of this consultation and will consider if changes are needed to its proposals before it makes a DCO application. As part of this process, it may be required to make copies of consultation responses available to the Planning Inspectorate. Personal details will be held securely in accordance with the applicable data laws and our privacy statement, which can be found on the project website at eastparkenergy.co.uk.



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ENERGY**

@ 0808 258 5991

📞 info@eastparkenergy.co.uk

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If you have any questions about the proposed development, please do not hesitate to get in touch using the contact details provided above.

Yours sincerely,

[Redacted Signature]

[Redacted Name]

Development Director
[Redacted] mbsbed 1 Ltd

[Redacted Address Line]

[Redacted Address Line]

APPENDIX 4-3 CONSULTATION REPORT APPENDIX

4-3: STATUTORY CONSULTATION NEWSLETTER

[EN010141/DR/5.2]



**EAST PARK
ENERGY**

Statutory consultation update

September 2024



BSSL Cambsbed 1 Ltd, a wholly-owned subsidiary of Brockwell Storage and Solar, is seeking your views on East Park Energy, a new solar farm and energy storage project to the northwest of St Neots.

Since the close of last year's initial non-statutory consultation, our team has been busy reviewing consultation feedback and the results of survey work. Following this, we are now presenting our detailed plans for the project as part of a statutory consultation.

The consultation begins on **Tuesday 24th September** and will run until **11:59pm on Tuesday 29th October 2024**.

During the consultation period, we are presenting our detailed plans for the project and sharing the results of preliminary environmental assessments. We're also holding a series of public consultation events in the local area, where you will be able to speak to members of our team and ask questions.

In this update, you can read a brief overview of our proposals and find out about the different ways you can take part in the consultation. Please do take the time to read through our proposals and give your feedback.

WHY IS EAST PARK ENERGY NEEDED?

There's a lot to do in the coming years if the UK is to meet its net zero targets, including the new Government's target to triple the amount of solar power being generated by 2030.

As one of the cheapest and most rapidly deployable forms of renewable energy, solar will play a crucial role in responding to these challenges, bolstering the UK's energy security and supporting net zero commitments.



OUR PROPOSALS



A solar farm capable of generating up-to 400 MW of clean power – more than enough for every home in Bedford and St Neots



A battery energy storage facility capable of storing up-to 100 MW of electricity until it's needed, so that the UK can benefit from solar power, even when the sun isn't shining



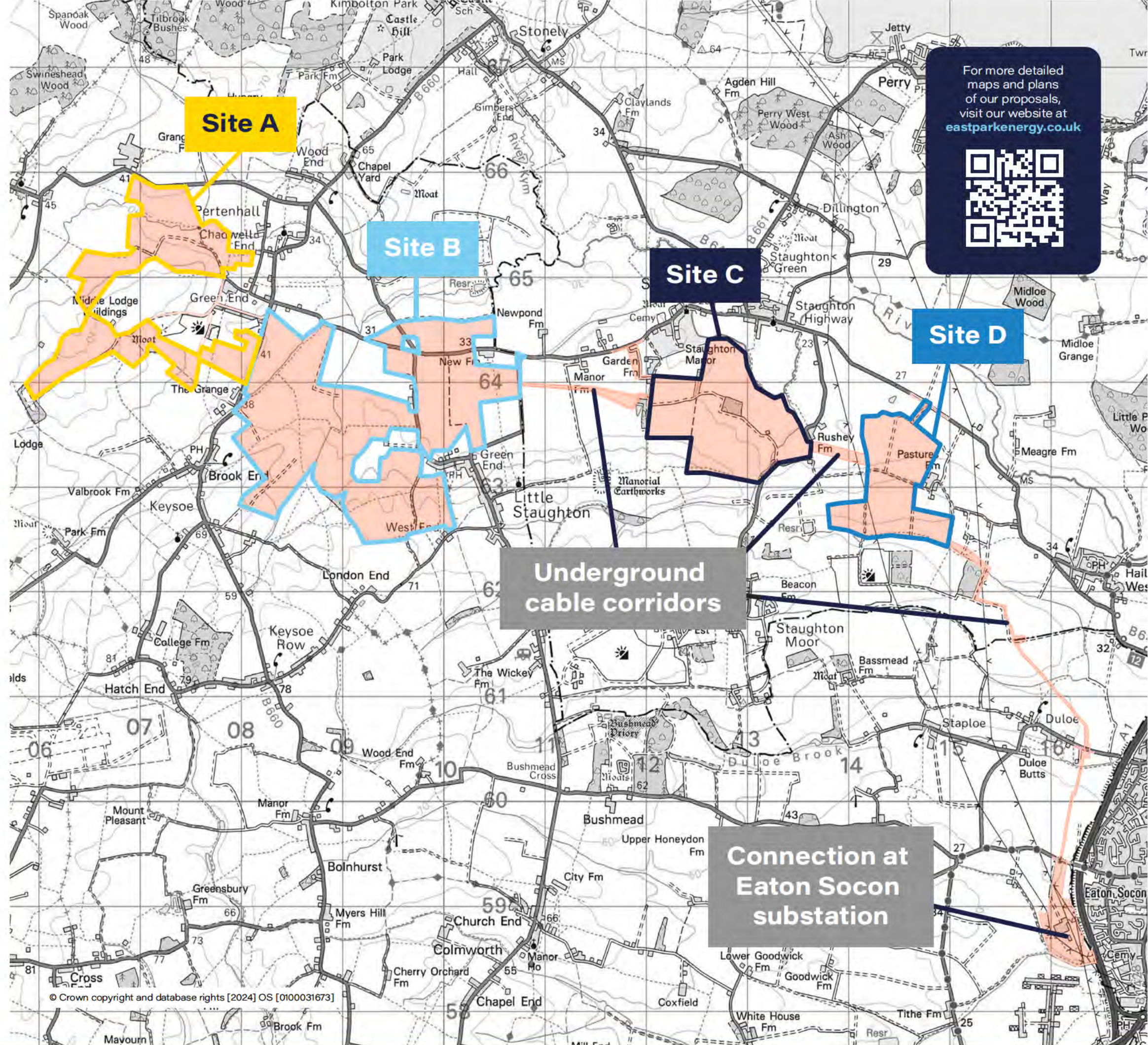
A connection to the electricity transmission network at Eaton Socon substation, alongside associated infrastructure such as access roads and construction compounds



Works to create, enhance and maintain the natural environment, including the delivery of at least 10% biodiversity net gain



A Legacy Fund that would provide financial contributions to local projects, ensuring that those living locally benefit from our plans



FIND OUT MORE

Visit our website

All of the information we are producing as part of this consultation is available on our website, eastparkenergy.co.uk. You can also submit your feedback directly via our website and register to receive email updates about the project.

Join us at a public consultation event

We are hosting a series of in-person public consultation events at venues across the local area. At each event, information about our proposals will be on display and members of the project team will be on hand to answer any questions.

Date	Time	Location
Tues 1st October	2pm-7pm	Keysoe Village Hall, Elm Tree Grove, Keysoe, MK44 2JE
Weds 2nd October	2pm-7pm	Little Staughton Village Hall, Colmworth Rd, Little Staughton, MK44 2BX
Fri 11th October	2pm-7pm	Hail Weston Village Hall, 109 High St, Hail Weston, PE19 5JS
Sat 12th October	11am-3pm	Great Staughton Village Hall, Green Lane, Great Staughton, PE19 5DG

Book a one-to-one appointment with our team

If you have more detailed questions about our proposals, we are holding a day of one-to-one meetings during the consultation period. Appointments are available on a first come first served basis. You must have an appointment before attending the below session, otherwise we won't be able to see you. To book an appointment, visit our website or get in touch by phone or email.

Date	Time	Location
Tues 22nd October	10am-2pm	Pertenhall Village Hall, Swineshead Road, Pertenhall, MK44 2AT

HOW TO GIVE YOUR FEEDBACK

The quickest way to submit your feedback and get confirmation that we have received your response is by completing the online feedback form on our website, eastparkenergy.co.uk. You can also scan the QR code to be taken directly to the online feedback form.



Scan the QR code using your phone or tablet to submit your response online

Alternatively, you can complete a paper feedback form and return it to us at a consultation event or via post to **Freepost EAST PARK ENERGY** (no stamp required). You can also email your comments to info@eastparkenergy.co.uk.

The deadline for providing responses is 11:59pm on Tuesday 29th October 2024.

CONTACT US

Please do not hesitate to contact us if you have any questions about our proposals or if you require a paper copy of our materials. You can get in touch in the following ways:

@ info@eastparkenergy.co.uk ☎ 0808 258 5991 ✉ Freepost EAST PARK ENERGY



APPENDIX 4-4 CONSULTATION REPORT APPENDIX 4-4: LETTER SENT TO CONSULTEES UNDER SECTION 42(1)(D) [EN010141/DR/5.2]



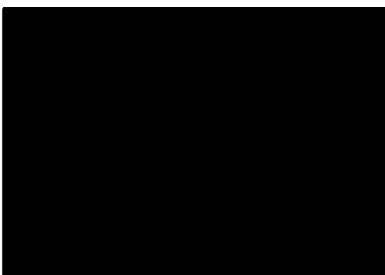
**EAST PARK
ENERGY**



0333 358 0502



East Park Energy, C/O Lexington
Third Floor, Queens House,
Queen Street, Manchester,
M2 5HT



Ref: 70097121-S42-240920-3411634

Friday 20 September 2024

Dear 

EAST PARK ENERGY

Statutory pre-application consultation: Tuesday 24 September 2024 – Tuesday 29 October 2024

Section 42(1)(d) of the Planning Act 2008: Duty to consult on a proposed application

BSSL Cambsbed 1 Ltd (“Brockwell Storage and Solar”) proposes to submit a Development Consent Order (“DCO”) application to the Secretary of State for Energy Security and Net Zero under Section 37 of the Planning Act 2008 (“the 2008 Act”) for East Park Energy (“the proposed development”), a new solar farm and energy storage project located in Bedfordshire and Cambridgeshire.

We are holding a statutory consultation on the proposed development in accordance with the requirements of the 2008 Act from Tuesday 24 September 2024 until Tuesday 29 October 2024.

During the pre-application process, we must consult with a variety of people and organisations about our proposed application in accordance with section 42 of the Act. The Act requires us to consult with three categories of person: (1) landowners, tenants, occupiers of the land subject to the development proposals; (2) those with certain other interests in land; and (3) those who do not own land subject to acquisition but may be entitled to make a claim for compensation as a result of the proposed development. We are writing to you because we believe you fall into at least one of the categories set out above.

This letter explains how you can find out more about the proposed development and comment on the proposals.



**EAST PARK
ENERGY**



0333 358 0502



East Park Energy, C/O Lexington
Third Floor, Queens House,
Queen Street, Manchester,
M2 5HT

The proposed development

The proposed development would comprise of a new ground-mounted solar photovoltaic energy generating station and an associated on-site Battery Energy Storage System ("BESS") on land to the north-west of St Neots, in the administrative areas of Bedford Borough Council and Huntingdonshire District Council. The enclosed newsletter includes a plan of the area the project is proposed for.

The proposed development also includes associated infrastructure for connection to the electricity transmission network at National Grid's Eaton Socon substation, and would allow for the generation and export of up to 400 megawatts ("MW") of renewable electricity, as well as the storage and export of up to 100 MW of electricity in the BESS. The precise generating capacity and storage capacity will be subject to detailed design.

The area of the proposed development extends to approximately 766 hectares, and includes all land required for the solar development, BESS, landscaping, cabling, access and grid connection. For ease of reference, the area of the proposed development has been sub-divided into four sites where above ground infrastructure would be located, along with three linear corridors proposed for underground cabling to connect the different parts of the proposed development and provided a connection to the Eaton Socon substation.

The proposed development is classed as a nationally significant infrastructure project ("NSIP") as defined by section 15(2) of the 2008 Act. Brockwell Storage and Solar is therefore required to submit a DCO application to the Secretary of State for Energy Security and Net Zero in order to obtain development consent to construct, operate, maintain and decommission the proposed development. These permissions will include a number of other provisions, including those which authorise the compulsory acquisition of interests in, on or over land, if necessary, to construct and maintain the proposed development. You can find more information on the DCO process via the Planning Inspectorate's website at infrastructure.planninginspectorate.gov.uk.

The proposed development is also an Environmental Impact Assessment ("EIA") development under the EIA Regulations. An Environmental Statement ("ES") will accompany the DCO application. To support the statutory consultation, we have published and are consulting on a Preliminary Environmental Information Report ("PEIR").



**EAST PARK
ENERGY**



0333 358 0502



East Park Energy, C/O Lexington
Third Floor, Queens House,
Queen Street, Manchester,
M2 5HT

Consultation on the proposed development

Brockwell Storage and Solar is holding a consultation on the proposed development pursuant to the 2008 Act between Tuesday 24 September and 11:59pm on Tuesday 29 October 2024 ("the consultation period").

During the consultation period, a series of public consultation events will be held. These events will provide an opportunity to hear further details about the proposed development and to speak with the project team. Dates, times and locations for these events are provided in the enclosed newsletter and in the Statement of Community Consultation ("SoCC"), which is available to view free-of-charge on the project website, eastparkenergy.co.uk.

Regulation 13 of the EIA Regulations requires that Brockwell Storage and Solar provides a copy of the notice being published in accordance with Section 48 of the Act. This is enclosed alongside the project newsletter, whilst the full set of documents produced as part of this consultation will be available free-of-charge from Tuesday 24 September 2024 on the Document library page of the project website, eastparkenergy.co.uk.

Paper copies of consultation documents can be provided on request by contacting the project team by email at info@eastparkenergy.co.uk or by calling 0808 258 5991. Questions about the proposals may also be directed to these contact channels. Whilst paper copies of most consultation materials, including the consultation brochure and feedback form, are provided free-of-charge, some technical documents (such as the full PEIR) may be subject to a reasonable copying charge of £0.35 per page to cover print and postage costs.

Responding to the consultation

Consultation responses can be submitted in the following ways:

- By completing the feedback form on the project website, eastparkenergy.co.uk
- By returning a letter or paper copy of the feedback form at a consultation event or via post to Freepost EAST PARK ENERGY (no further stamp or address needed)
- By emailing comments to info@eastparkenergy.co.uk

When submitting your response, we would appreciate it if you could include your name/the name of the organisation you are responding on behalf of, contact details and confirmation of the nature of your interest in our proposals. **Please ensure that you submit any response by the deadline of 11:59pm on Tuesday 29 October 2024.**



**EAST PARK
ENERGY**



0333 358 0502

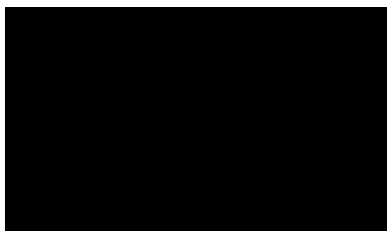



East Park Energy, C/O Lexington
Third Floor, Queens House,
Queen Street, Manchester,
M2 5HT

Brockwell Storage and Solar will review its proposals in light of the feedback received as part of this consultation and will consider if changes are needed to its proposals before it makes a DCO application. As part of this process, it may be required to make copies of consultation responses available to the Planning Inspectorate. Personal details will be held securely in accordance with the applicable data laws and our privacy statement, which can be found on the project website at eastparkenergy.co.uk.

If you have any questions about the proposed development, please do not hesitate to get in touch using the contact details provided above.

Yours sincerely,




**Development Director
BSSL Camsbed 1 Ltd**

APPENDIX 4-5 CONSULTATION REPORT APPENDIX

4-5: SITE NOTICE [EN010141/DR/5.2]

Section 42 site notices

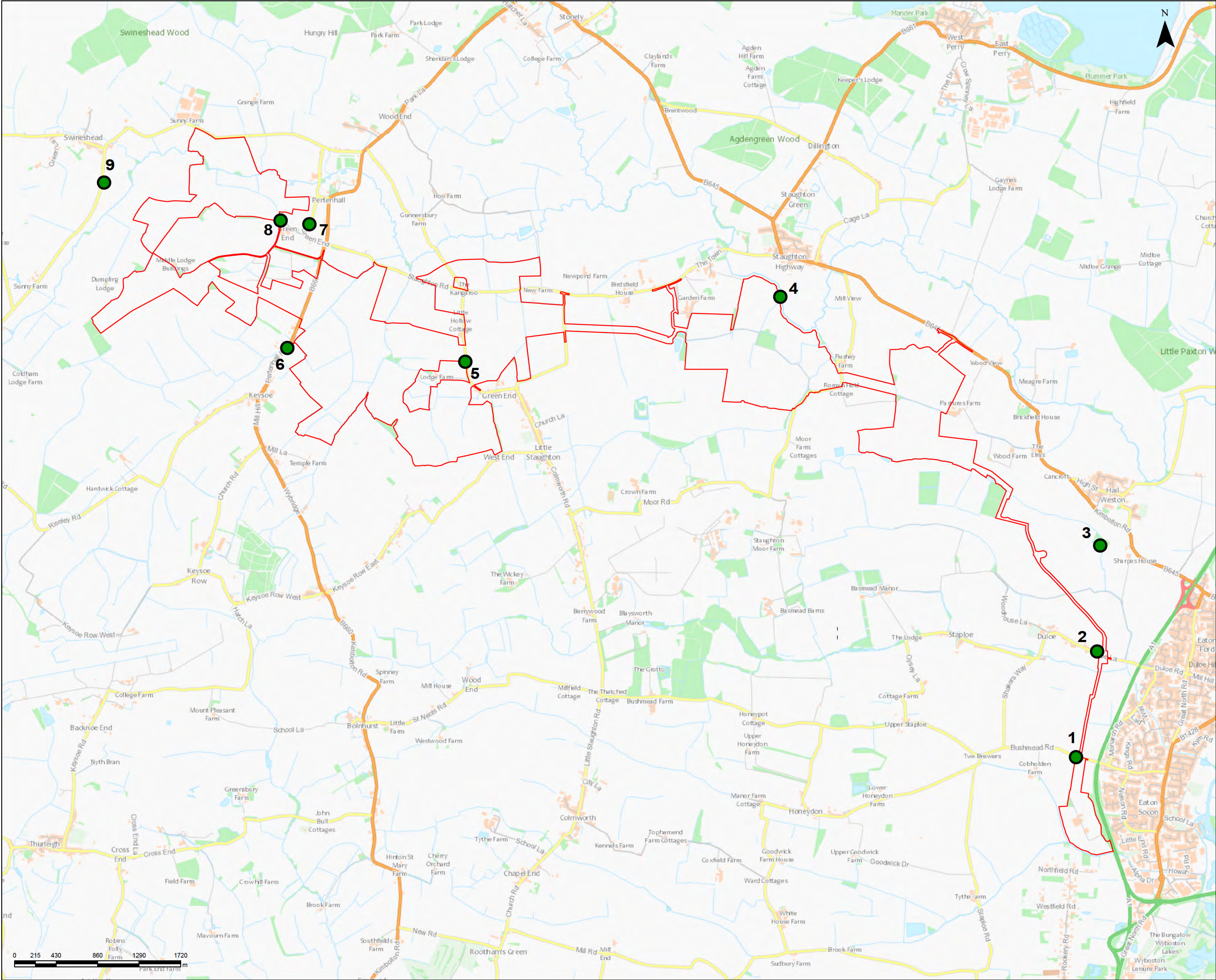


Unknown land site notices



APPENDIX 4-6 CONSULTATION REPORT APPENDIX 4-6: PLAN SHOWING LOCATION OF SITE NOTICES [EN010141/DR/5.2]

Section 42 site notice locations



Project

EAST PARK ENERGY PROJECT

Client

BROCKWELL STORAGE AND SOLAR

Consultant

WSP Ltd
70 Chancery Lane
London
WC2A 1AF
United Kingdom
Tel +44 (0)20 7314 5000
www.wsp.com

Notes

1. ALL DIMENSIONS IN METERS UNLESS STATED OTHERWISE.

2. DO NOT SCALE FROM THIS DRAWING USE ONLY FIGURED DIMENSIONS.

3. THE PROPOSED WORKS SHOWN ARE ILLUSTRATIVE ONLY AND WILL BE SUBJECT TO CHANGE AS PART OF DETAILED DESIGN DEVELOPMENT. ANY CHANGES WILL BE LIMITED TO BEING WITHIN THE ORDER LIMITS AND ANY OTHER CONSTRAINTS INCLUDED IN THE DEVELOPMENT CONSENT ORDER.

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ISSUE/REVISION

00	01/10/2025	FOR INFORMATION ONLY
I/R	DATE	DESCRIPTION

Key

Order Limits

Site Notice Location

Scale

Original Size (A1) 1:18,000 @ A1

Purpose of Issue

FOR INFORMATION ONLY

Project Number

EN010141

Reference Number

XXXX

Sheet Title

Section 42 Site Notice Locations

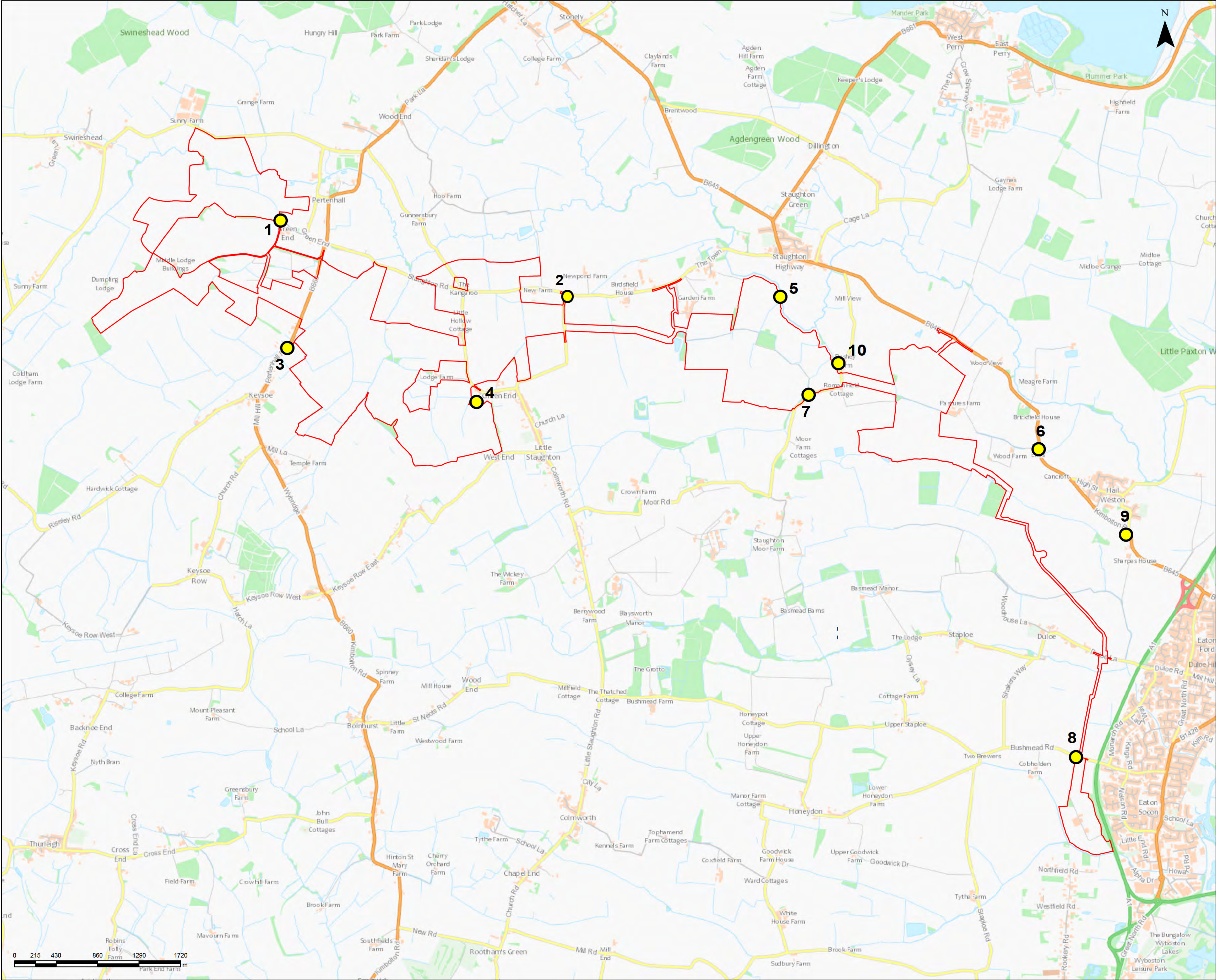
Sheet Number

0

Scale: 1:18,000

Rev: 00

Unknown site notice plan



Project

EAST PARK ENERGY PROJECT

Client

BROCKWELL STORAGE AND SOLAR

Consultant

WSP Ltd
70 Chancery Lane
London
WC2A 1AF
United Kingdom
Tel +44 (0)20 7314 5000
www.wsp.com

Notes

1. ALL DIMENSIONS IN METERS UNLESS STATED OTHERWISE.
2. DO NOT SCALE FROM THIS DRAWING USE ONLY FIGURED DIMENSIONS.
3. THE PROPOSED WORKS SHOWN ARE ILLUSTRATIVE ONLY AND WILL BE SUBJECT TO CHANGE AS PART OF DETAILED DESIGN DEVELOPMENT. ANY CHANGES WILL BE LIMITED TO BEING WITHIN THE ORDER LIMITS AND ANY OTHER CONSTRAINTS INCLUDED IN THE DEVELOPMENT CONSENT ORDER.

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ISSUE/REVISION

00	01/10/2025	FOR INFORMATION ONLY
I/R	DATE	DESCRIPTION

Key

- Order Limits
- Site Notice Location

Scale

Original Size (A1) 1:18,000 @ A1

Purpose of Issue

FOR INFORMATION ONLY

Project Number

EN010141

Reference Number

XXXX

Sheet Title

Unknown Site Notice Locations

Sheet Number

0

Scale: 1:18,000

Rev: 00

APPENDIX 4-7 CONSULTATION REPORT APPENDIX

4-7: SECTION 46 NOTIFICATION LETTER

[EN010141/DR/5.2]



**EAST PARK
ENERGY**

@ 0808 258 5991

info@eastparkenergy.co.uk

Freepost EAST PARK ENERGY

The Secretary of State for Energy Security and Net Zero
c/o The Planning Inspectorate

For the attention of [REDACTED]

By email only to EastParkEnergyProject@planninginspectorate.gov.uk

[REDACTED]

[REDACTED]

Monday 23 September 2024

Dear [REDACTED],

Statutory consultation for East Park Energy: Tuesday 24 September to Tuesday 29 October 2024

Notification under Section 46 of the Planning Act 2008: Duty to notify Secretary of State of a proposed application

[REDACTED]
BSSL Cambsbed 1 Ltd ("Brockwell Storage and Solar") writes to provide the Secretary of State with formal notification under Section 46 of the Planning Act 2008 ("the 2008 Act") of its intention to launch a statutory consultation under Sections 42, 47 and 48 of the 2008 Act in relation to East Park Energy ("the proposed development"), a new solar farm and energy storage project.

The proposed development would comprise of a new ground-mounted solar photovoltaic energy generating station and an associated on-site Battery Energy Storage System ("BESS") on land to the north-west of St Neots, in the administrative areas of Bedford Borough Council and Huntingdonshire District Council.

The proposed development also includes associated infrastructure for connection to the electricity transmission network at National Grid's Eaton Socon substation, and would allow for the generation and export of up to 400 megawatts ("MW") of renewable electricity, as well as the storage of up to 100 MW of electricity in the BESS.

Consultation on the proposed development

The consultation period is due to start on Tuesday 24 September and will end at 11:59pm on Tuesday 29 October 2024.



**EAST PARK
ENERGY**

@ 0808 258 5991

info@eastparkenergy.co.uk

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In accordance with Section 46 of the 2008 Act, Brockwell Storage and Solar hereby supplies the Secretary of State with the materials that will be sent to all consultees identified under Section 42 of the 2008 Act, including:

- A copy of the letter sent to Section 42 consultees
- A copy of the project newsletter sent to Section 42 and Section 47 consultees
- A copy of the notices being published in accordance with Sections 47 and 48 of the 2008 Act

All consultees have been provided with a link to the project website, eastparkenergy.co.uk, where they can access the full set of documents produced as part of the consultation. This set of documents includes:

- [REDACTED] sletter
- Consultation brochure
- Feedback form
- Statement of Community Consultation
- Preliminary Environmental Information Report
- Preliminary Environmental Information Report non-technical summary
- General arrangement plans and drawings
- [REDACTED] n-statutory consultation report

The materials listed above are available to download free-of-charge from the Document library on the project website for the duration of the consultation period. The availability of this information online, along with contact details for the project team (including who to contact with any queries on the documentation), has been explained in our consultation materials.

Whilst paper copies of most consultation materials, including the consultation brochure and feedback form, are provided free-of-charge, some technical documents (such as the full PEIR) may be subject to a reasonable copying charge of £0.35 per page to cover print and postage costs. Consultation documents will also be available at a series of public consultation events scheduled during the consultation period.

Further details of the consultation arrangements are set out in the Statement of Community Consultation (SoCC). Notice of publication of the SoCC and of the consultation is being made in relevant newspapers in accordance with Sections 47 and 48 of the 2008 Act, and in accordance with Regulation 4(2) of the Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009. The SoCC is also available to consultees on the project website.

I would be grateful for confirmation of the safe receipt of this email and accompanying items.



| **EAST PARK
ENERGY**

@ 0808 258 5991

📞 info@eastparkenergy.co.uk

✉️ Freepost EAST PARK ENERGY

Should you have any questions about the proposed development, please do not hesitate to get in touch by email at info@eastparkenergy.co.uk or by calling 0808 258 5991.

[Redacted]

Yours sincerely,

[Redacted]

[Redacted]

**Development Director
BSSL Cambsbed 1 Ltd**

[Redacted]

[Redacted]

APPENDIX 4-8 CONSULTATION REPORT APPENDIX

4-8: LIST OF NON-PRESCRIBED CONSULTEES

[EN010141/DR/5.2]

Organisation	Contact	Date consulted	Responded to statutory consultation?
Non-prescribed consultees (as directed in Regulation 11 list)			
Cambridgeshire and Peterborough Combined Authority	Dr Nik Johnson	24/9/24 (email)	
Business			
Bedfordshire Chamber of Commerce		23/9/24 (post) and 24/9/24 (email)	No
Cambridgeshire Chambers of Commerce		23/9/24 (post) and 24/9/24 (email)	No
Little Staughton Airfield		23/9/24 (post) and 24/9/24 (email)	No
Community group			
Great Staughton Community Land Trust		24/9/24 (email)	No
Prior Park Friends Group		24/9/24 (email)	No
St Neots Flood Action Group		24/9/24 (email)	No
Stop East Park Energy		24/9/24 (email)	Yes – 29/10/24
Education			
Great Staughton Primary Academy		23/9/24 (post) and 24/9/24 (email)	No

Organisation	Contact	Date consulted	Responded to statutory consultation?
Kimbolton School		23/9/24 (post) and 24/9/24 (email)	No
Environment			
National Farmers' Union		23/9/24 (post) and 24/9/24 (email)	No
Beds, Cambs and Northants Wildlife Trust		23/9/24 (post) and 24/9/24 (email)	Yes - 31/10/24
British Horse Society		23/9/24 (post) and 24/9/24 (email)	No
British Horse Society - Bedfordshire		24/9/24 (email)	No
British Horse Society - Cambridgeshire		24/9/24 (email)	No
Campaign for the Protection of Rural England (CPRE)		23/9/24 (post) and 24/9/24 (email)	No
CPRE Bedfordshire		23/9/24 (post) and 24/9/24 (email)	Yes - 28/10/24
CPRE Cambridgeshire and Peterborough		23/9/24 (post) and 24/9/24 (email)	No
Huntingdonshire Wildlife Trust		23/9/24 (post) and 24/9/24 (email)	No
Hunts Ramblers		24/9/24 (email)	No
North Bucks Beagles		23/9/24 (post)	No

Organisation	Contact	Date consulted	Responded to statutory consultation?
Oakley Hunt		23/9/24 (post)	No
Ramblers		23/9/24 (post) and 24/9/24 (email)	No
Royal Society for the Protection of Birds (RSPB)		23/9/24 (post) and 24/9/24 (email)	Yes - 31/10
Hard to reach			
Breakfast Church		23/9/24 (post) and 24/9/24 (email)	No
Cambridgeshire Travellers Community		24/9/24 (email)	No
Congear Centre		23/9/24 (post) and 24/9/24 (email)	No
Fair to Nature		23/9/24 (post) and 24/9/24 (email)	No
Great Staughton WI		23/9/24 (post)	No
Love's Farm Community		23/9/24 (post) and 24/9/24 (email)	No
Loves Farm Ladies		23/9/24 (post) and 24/9/24 (email)	No
Messy Church		23/9/24 (post) and 24/9/24 (email)	No
Neotists		24/9/24 (email)	No

Organisation	Contact	Date consulted	Responded to statutory consultation?
Parish Charities		24/9/24 (email)	No
Royal Naval Association		23/9/24 (post) and 24/9/24 (email)	No
St Andrew's Church		23/9/24 (post)	No
St Neots and Huntingdon Methodist Circuit		23/9/24 (post) and 24/9/24 (email)	No
St Neots Community Support		24/9/24 (email)	No
St Neots Local History Society		23/9/24 (post) and 24/9/24 (email)	No
St Neots Museum		23/9/24 (post) and 24/9/24 (email)	No
St Neots Round Table		24/9/24 (email)	No
St Neots TimeBank		24/9/24 (email)	No
St Neots Voluntary Welfare Association		23/9/24 (post) and 24/9/24 (email)	No
St Neots Volunteer Centre		23/9/24 (post) and 24/9/24 (email)	No
Teatime Praise		23/9/24 (post) and 24/9/24 (email)	No
The Sun Network		23/9/24 (post) and 24/9/24 (email)	No

Organisation	Contact	Date consulted	Responded to statutory consultation?
Walk and Talk 4 Men St Neots		24/9/24 (email)	No
Host local authority councillors			
Bedford Borough Council	Cllr James Weir	23/9/24 (post) and 24/9/24 (email)	No
Bedford Borough Council	Cllr Martin Towler	23/9/24 (post) and 24/9/24 (email)	No
Bedford Borough Council	Cllr Sharan Sira	23/9/24 (post) and 24/9/24 (email)	No
Bedford Borough Council	Mayor Tom Wootton	23/9/24 (post) and 24/9/24 (email)	No
Cambridgeshire County Council	Cllr Elisa Meschini	23/9/24 (post) and 24/9/24 (email)	No
Cambridgeshire County Council	Cllr Ian Gardener	23/9/24 (post) and 24/9/24 (email)	Yes – 23/10/24
Cambridgeshire County Council	Cllr Lorna Dupré	23/9/24 (post) and 24/9/24 (email)	No
Cambridgeshire County Council	Cllr Lucy Nethsingha	23/9/24 (post) and 24/9/24 (email)	No
Huntingdonshire District Council	Cllr Lara Davenport-Ray	23/9/24 (post) and 24/9/24 (email)	No
Huntingdonshire District Council	Cllr Sarah Conboy	23/9/24 (post) and 24/9/24 (email)	No
Huntingdonshire District Council	Cllr Simone Taylor	23/9/24 (post) and 24/9/24 (email)	No

Organisation	Contact	Date consulted	Responded to statutory consultation?
Huntingdonshire District Council	Cllr Stephen Cawley	23/9/24 (post) and 24/9/24 (email)	No
Huntingdonshire District Council	Cllr Tom Sanderson	23/9/24 (post) and 24/9/24 (email)	No
Media			
BBC Look East		24/9/24 (email)	No
BBC Radio Cambridgeshire		24/9/24 (email)	No
BBC Three Counties Radio		24/9/24 (email)	No
Bedford Today		24/9/24 (email)	No
Cambridgeshire Live		24/9/24 (email)	No
Heart East Anglia		24/9/24 (email)	No
Hunts Post		24/9/24 (email)	No
ITV News Anglia		24/9/24 (email)	No
Member of Parliament			
	Ben Obese-Jecty MP	23/9/24 (post) and 24/9/24 (email)	Yes – 29/10/24

Organisation	Contact	Date consulted	Responded to statutory consultation?
	Richard Fuller MP	23/9/24 (post) and 24/9/24 (email)	Yes – 29/10/24
Neighbouring parish council			
Abbotsley Parish Council		23/9/24 (post) and 24/9/24 (email)	Yes – 24/10/24
Buckden Parish Council		23/9/24 (post) and 24/9/24 (email)	Yes – 10/10/24
Dean and Shelton Parish Council		23/9/24 (post) and 24/9/24 (email)	No
Great Paxton Parish Council		23/9/24 (post) and 24/9/24 (email)	No
Melchbourne and Yelden Parish Council		24/9/24 (email)	No
Perry Parish Council		24/9/24 (email)	No
Ravensden Parish Council		23/9/24 (post) and 24/9/24 (email)	No
Thurleigh Parish Council		23/9/24 (post) and 24/9/24 (email)	No
Tilbrook Parish Council		23/9/24 (post) and 24/9/24 (email)	No
Toseland Parish Council		23/9/24 (post) and 24/9/24 (email)	No
Wilden Parish Council		23/9/24 (post) and 24/9/24 (email)	No

Organisation	Contact	Date consulted	Responded to statutory consultation?
Transport			
Active Travel England		24/9/24 (email)	Yes – 27/9/24
Sustrans		23/9/24 (post) and 24/9/24 (email)	No

APPENDIX 4-9 CONSULTATION REPORT APPENDIX 4-9: LETTER SENT TO NON-PRESCRIBED CONSULTEES [EN010141/DR/5.2]



**EAST PARK
ENERGY**

@ 0808 258 5991

📧 info@eastparkenergy.co.uk

✉ Freepost EAST PARK ENERGY

Address line 1

Address line 2

Address line 3

Address line 4

Address line 5

Monday 23 September 2024

Dear sir/madam,

Statutory consultation on East Park Energy: 24 September to 29 October 2024

I am writing to let you know that BSSL Cambsbed 1 Ltd, a wholly-owned subsidiary of Brockwell Storage and Solar, is holding a statutory consultation on East Park Energy, a new solar farm and energy storage project to the northwest of St Neots. The consultation will begin on Tuesday 24 September 2024 and run until Tuesday 29 October 2024.

Our proposals

The proposed development would comprise of a new ground-mounted solar photovoltaic energy generating station and an associated on-site Battery Energy Storage System ("BESS") on land to the north-west of St Neots, in the administrative areas of Bedford Borough Council and Huntingdonshire District Council. The enclosed newsletter includes a plan of the area the project is proposed for.

The proposed development also includes associated infrastructure for connection to the electricity transmission network at National Grid's Eaton Socon substation, and would allow for the generation and export of up to 400 megawatts ("MW") of renewable electricity, as well as the storage and export of up to 100 MW of electricity in the BESS. The precise generating capacity and storage capacity will be subject to detailed design.

The area of the proposed development extends to approximately 766 hectares, and includes all land required for the solar development, BESS, landscaping, cabling, access and grid connection. For ease of reference, the area of the proposed development has been sub-divided into four sites where above ground infrastructure would be located, along with three linear corridors proposed for underground cabling to connect the different parts of the proposed development and provide a connection to the Eaton Socon substation.



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info@eastparkenergy.co.uk

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The proposed development is classed as a nationally significant infrastructure project (“NSIP”) as defined by section 15(2) of the Planning Act 2008. Brockwell Storage and Solar is therefore re [REDACTED] DCO application to the Secretary of State for Energy Security and Net Zero in order to obtain development consent to construct, operate, maintain and decommission the proposed development. You can find more information on the DCO process via the Planning Inspectorate’s website at infrastructure.planninginspectorate.gov.uk.

The proposed development is also an Environmental Impact Assessment (“EIA”) [REDACTED] ment under the EIA Regulations. An Environmental Statement (“ES”) will accompany the DCO application. To support the statutory consultation, we have published and are consulting on a Preliminary Environmental Information Report (“PEI [REDACTED]”).

Consultation on the proposed development

During the consultation period, a series of public consultation events will be held. These events will provide an opportunity to hear further details about the proposed development and to speak with the project team. Dates, times and locations for these [REDACTED] provided in the enclosed newsletter and in the Statement of Community Consultation (“SoCC”), which is available to view free-of-charge on the project website, eastparkenergy.co.uk.

The full set of documents produced as part of this consultation will be available free-of-charge from Tuesday 24 September 2024 on the Document library page of the project website, eastparkenergy.co.uk. Paper copies of consultation documents can be provided on request by contacting the project team by email at info@eastparkenergy.co.uk or by calling 0808 258 5991. Whilst paper copies of most consultation materials, including the consultation brochure and feedback form, are provided free-of-charge, some technical documents (such as the full PEIR) may be subject to a reasonable copying charge of £0.35 per page to cover print and postage costs.

Responding to the consultation

Consultation responses can be submitted in the following ways:

- By completing the feedback form on the project website, eastparkenergy.co.uk
- By returning a letter or paper copy of the feedback form at a consultation event or via post to Freepost EAST PARK ENERGY (no further stamp or address needed)
- By emailing comments to info@eastparkenergy.co.uk



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When submitting your response, we would appreciate it if you could include your name/the name of the organisation you are responding on behalf of, contact details and confirmation of the nature of your interest in our proposals. **Please ensure that you submit any response by 11:59pm on Tuesday 29 October 2024.**

Brockwell Storage and Solar will review its proposals in light of the feedback received as part of this consultation and will consider if changes are needed to its proposals before it makes a DCO application. As part of this process, it may be required to make copies of responses available to the Planning Inspectorate. Personal details will be held securely in accordance with the applicable data laws and our privacy statement, which can be found on the project website at eastparkenergy.co.uk.

If you have any questions about the proposed development, please do not hesitate to get in touch using the contact details provided above.

Yours sincerely,


**Development Director
BSSL Cambsbed 1 Ltd**

APPENDIX 4-10 CONSULTATION REPORT APPENDIX

4-10: STATUTORY CONSULTATION BROCHURE

[EN010141/DR/5.2]



**EAST PARK
ENERGY**

Consultation brochure

24th September – 29th October 2024



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1 Introduction

Welcome to our statutory consultation on East Park Energy, a new solar farm and energy storage project to the northwest of St Neots.

There's a lot to do in the coming years if the UK is to meet its target of reducing carbon emissions to net zero. As a country, we need to replace fossil fuel power stations with new, cleaner sources of electricity. And we need to be ready to respond to the challenge of increased energy demand.


Both solar power and battery storage will play a crucial role in responding to these challenges. In their manifesto ahead of the general election, the new Government set out their intention to work with developers to triple the amount of solar power being generated, with an aim that the UK's electricity network be zero carbon by 2030. Meanwhile, battery storage facilities will help to ensure that we can take advantage of clean power from sources such as solar and wind whatever the weather.

Our proposals for East Park Energy would boost the UK's energy security by connecting up-to 500 megawatts of power to the electricity transmission network. Up-to 400 megawatts of this total – enough energy to power 108,000 homes – would be from new, clean solar generation capacity, whilst the battery storage facility would have a capacity of an additional 100 megawatts.

Last year, we held an initial public consultation on our early plans. Since then, we've been reviewing this feedback and undertaking further technical assessments to allow us to develop our plans further.

At this consultation, we're sharing our detailed proposals, including the results of a range of preliminary environmental assessments and information on how our proposals could deliver long-term benefits to the local community through environmental enhancement works and a new East Park Legacy Fund. You can read an overview of our plans in this document, but we're publishing a lot more detailed information for those who are interested as well. We're also holding a series of in-person public exhibitions where you can learn more about the proposals and speak to members of our team. Details of all of the above can be found later in this document.

Please do take the time to read through our proposals and give your feedback by 29th October 2024. It's really important we hear the views of local people as we prepare our application for development consent.


Managing Director,
Brockwell Storage
and Solar



2 Why is East Park Energy needed?

A climate emergency

The Intergovernmental Panel on Climate Change is clear that human activities, such as the burning of fossil fuels, are the main cause for our warming climate. Since the industrial revolution, the global average temperature has increased by 1.1 degrees Celsius. This might not sound like a lot, but scientists say it's crucial that global warming is limited to below 2 degrees Celsius to prevent some of the worst consequences of climate change. The longer we take to act, the harder it will be to meet this target.

The UK is one of more than 190 signatories of the Paris Agreement, through which countries around the world agreed to do more in response to climate change, including by seeking to limit global temperature increases to just 1.5 degrees Celsius. This commitment is echoed at a local level too – in 2019 both Bedford Borough Council and Cambridgeshire County Council declared a climate emergency, whilst Huntingdonshire District Council declared a climate crisis and ecological emergency in 2023. All three councils have their own targets on reaching net zero, separate to the UK's wider goals.

Ambitious goals

The UK has a legally binding commitment to reduce carbon emissions to net zero (meaning that we will remove as much carbon from the atmosphere as we produce) by 2050.

As a country, we've already made a huge amount of progress towards meeting this goal. Government data shows that greenhouse gas emissions in the UK have fallen by 50% since 1990, but there's a lot more to do. Fossil fuels are still responsible for more than one quarter of the UK's total electricity supply, whilst demand for electricity is forecast to roughly double between now and 2050. Renewable sources of energy, such as solar power, will be crucial to helping replace fossil fuel energy sources and to meeting future increases in energy demand.



About us

Proposals for East Park Energy are being developed by Brockwell Storage and Solar, formerly known as RNA Energy.

RNA Energy was acquired by Brockwell Energy in March 2024. Our aim is to develop a pipeline of solar and battery storage projects, contribute to Brockwell Energy's goal of developing five gigawatts of installed renewable generation capacity by 2030, and to support the UK's transition to net zero.

At the heart of our mission to produce clean, renewable energy are the communities in which we hope to develop and invest. As a responsible, people-focused company, we are committed to creating projects that bring long-term community benefits. This includes job creation, public access, recreational opportunities and ecological enhancement.

You can find out more about Brockwell at **brockwellstoragesolar.com** or **brockwellenergy.co.uk**.

Why solar?

Solar power is generated through the conversion of energy from the sun into electricity. It's a clean source of power, meaning that no carbon emissions are created when energy is generated in this way. Some of the other benefits associated with solar power are as follows:

■ **Cheaper to produce:**

Unlike fossil fuels, solar doesn't require any costly fuel sources to produce energy. Instead, it harnesses the natural (and free!) power of the sun to generate power. This makes it much cheaper to generate than energy from fossil fuels. It also means that solar power is less susceptible to changes in price due to external factors, such as the recent volatility in the price of gas due to geopolitical events.

■ **Supports the UK's energy security:**

Although energy prices have fallen from their peak in 2022, they remain more than 25% higher than before the rapid price increases started in 2021, and it is forecast that costs will increase again this year. One of the ways the UK can avoid sudden future rises in the cost of electricity is by producing more clean, homegrown power, thus reducing the reliance on importing oil and gas from overseas.

■ **Quick to deploy:**

Some sources of renewable and low carbon energy, such as offshore wind and nuclear, have a lengthy construction programme before they can begin generating electricity. In comparison, solar is generally quicker to build, meaning that it can generate much-needed clean power sooner.

The benefits of solar mean that the Government's recent overarching National Policy Statements for Energy recognise it, along with other low carbon technology, as critical national infrastructure.



2030

Target for tripling total UK solar generation

2050

Deadline for meeting the UK's net zero targets

52%

The amount that carbon emissions in the UK have fallen since 1990

15.8 GW

The total amount of solar power produced in the UK (as of March 2024)

70 GW

The UK Government's target for the amount of solar power produced by 2035



3 What you've told us so far

Last year, we introduced our initial plans for East Park Energy and sought your feedback through a non-statutory consultation. Thank you to everyone who took part in this process – more than 280 people attended our public consultation events, whilst we received more than 370 pieces of consultation feedback.

There were several recurring themes and topics of discussion in the feedback we received. Some of these points, along with our response to them, are summarised on this page. You can read more about the response to the consultation in our Non-statutory consultation report, which is available to download from the Document library on our website at eastparkenergy.co.uk.

Need for the scheme



You said: Some respondents raised concerns about the size of the proposed development, suggesting that existing solar farms are sufficient for the area and that the project may not be required.



Our response: Whilst we understand the concerns raised about the presence of an additional solar farm in the area, the UK as a whole needs to take urgent action to respond to climate change and other factors, such as instability in global energy markets. The solar element of our proposals would be capable of powering 108,000 homes, more than the total number in Bedford and St Neots. It would also more than double the existing solar generation capacity in Bedford and Huntingdonshire.

Additionally, the UK Government has planned for huge growth in the number of solar generators in the years ahead (see page 5), meaning that there is a need to build new solar projects across the UK, even in areas that have seen solar development already. That said, as part of the development of our proposals we have undertaken work to ensure that we are accounting for the potential cumulative impact of current and planned developments along our project route.

Alternative options



You said: Some respondents suggested that alternatives, such as installation of solar panels on new and existing buildings, should be considered before building on agricultural land.



Our response: Rooftop-mounted solar installations account for only a small amount of the UK's total solar generation capacity at present. To meet the Government's ambitions to boost the amount of solar power capacity, we need to bring forward new ground-mounted solar developments at the same time as better utilising rooftops for solar installations. Proceeding with new rooftop-mounted solar only would not be enough to meet the Government's targets.

Unlike ground-mounted solar, rooftop-mounted solar panels are restricted by the building that they are placed upon. Factors like the angle of the rooftop or obstructions (such as shade), can impact the efficiency of the panels and reduce the amount of electricity generated.

Impact on food security



You said: Some respondents raised concerns that the proposals could result in the loss of high-quality agricultural land and have a negative effect on the UK's food security.



Our response: When developing our proposals, we have sought to avoid the use of high quality agricultural land, including that which is classified as 'best and most versatile land', where possible. However, various constraints, including the general high quality of farmland in this area, the need to remain within 15km of our identified connection point at Eaton Socon substation (see Site selection process), and the topography/nature of some land within our search area, means that our proposals do still involve building solar infrastructure on some high quality farmland.

That said, the development of solar infrastructure will help to address climate change, which is the single biggest threat to the UK's food security. The Department for Environment, Food and Rural Affairs says that climate change could result in the loss of nearly three quarters of the UK's stock of high-grade agricultural land by 2050.

Additionally, even if the UK government's targets to increase the total number of solar farms are met in full, only a fraction of the UK's total land (less than that currently occupied by golf courses) would be taken up by solar infrastructure.

Site selection process



You said: Some respondents challenged the process which led to East Park being proposed in this area of England, and asked for further information on how this decision was made.



Our response: Brockwell Storage and Solar has an agreement with National Grid to connect into the electricity transmission network at Eaton Socon substation, as the substation has the capacity to connect a new project to it. Some parts of the network elsewhere in England are more constrained, and National Grid has an ongoing programme of planned upgrades to the network to help accommodate new energy connections.

Based on our connection agreement, we began the site selection process by establishing a 15km search area for suitable land around Eaton Socon substation. When assessing the suitability of land, we reviewed it against known planning and environmental constraints, in accordance with the guidance on 'factors influencing site selection' that forms part of the Government's national policy statements. This work identified a search zone to the north west of Eaton Socon substation that was considered the most suitable location for a development of this nature. More information on this part of the process is available in our Site identification report.

Following this, we approached landowners within in our search zone to gauge their interest in being part of our project. From the offers we received, we reviewed the land to establish any constraints and refined the amount of land proposed to form part of our project. More information on this part of the process is available in our Land identification report.

Since our non-statutory consultation, we have removed some of the land in the Land identification report from that which we are proposing solar development on. To accommodate this change, we have also added an additional parcel of land to our proposals. You can read more about this change in Section 5 of this document.

All of the reports referenced above are available to download from the Document library on our website, eastparkenergy.co.uk.

4 Our proposals

East Park Energy is a nationally significant infrastructure project (NSIP), meaning that we need to seek permission to build, operate, maintain and decommission it through a development consent order (DCO) application.

Since the close of last year's non-statutory consultation, we have been developing our proposals further in response to your feedback and the results of ongoing environmental assessments. As a result of this work, we are now presenting more detailed proposals and seeking your feedback as part of a statutory consultation, which is a significant milestone in the pre-application stage of the DCO process.

Our proposals for East Park Energy would see a new ground-mounted solar energy generating station and battery energy storage system built on land to the northwest of St Neots.

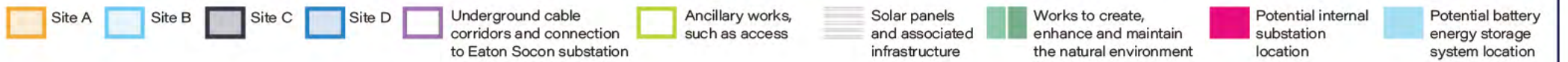
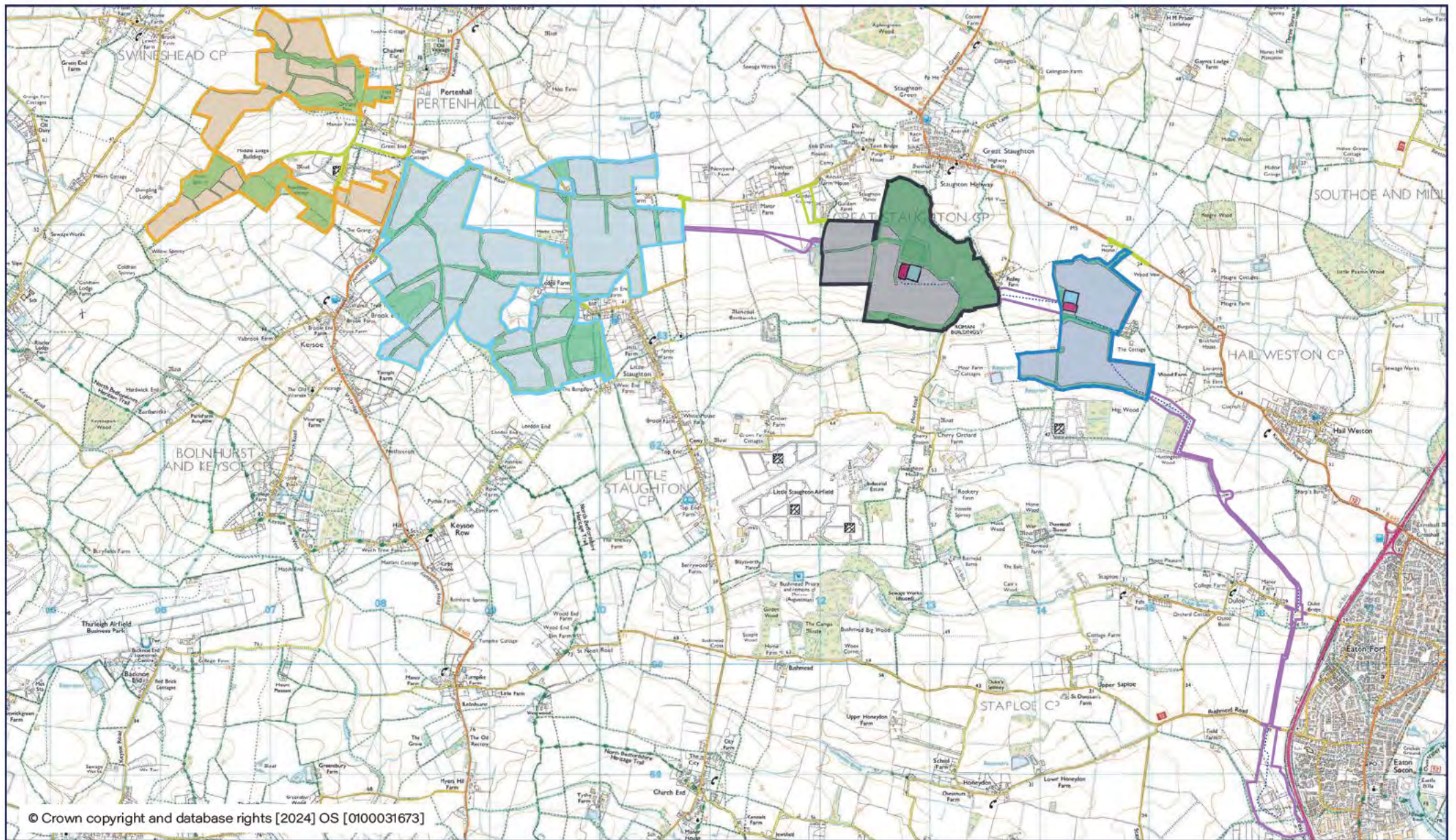
The details of our proposals include:

- A ground-mounted solar photovoltaic generating station with a capacity of 400 megawatts (MW), including inverters, transformers, switchgear and underground cable connections between different parcels of land
- A battery energy storage system (BESS) with a capacity of 100 MW, including battery storage units, transformers, water storage tanks and a control building
- An on-site substation, including a control building and electrical equipment
- An underground cable connection to the existing electricity transmission network via National Grid's Eaton Socon substation, along with works at the substation itself
- Temporary construction and decommissioning compounds, including material laydown areas and staff welfare facilities
- Works to create, enhance and maintain the natural environment, including the delivery of at least 10% biodiversity net gain
- New temporary and permanent accesses, along with associated infrastructure (such as security and internal roadways).

An overview of our proposals, based on our scheme boundary, can be found on the other side of this page. The scheme boundary comprises all the land we would require for the construction, operation and decommissioning of the project. We are not proposing to build on all of the land within our scheme boundary. Some land would only be required temporarily (such as during the construction phase), whilst other areas of land are within our scheme boundary so we can deliver works to enhance the natural environment.

For ease of reference, we have split the area across which our proposals would be built into four sites. You can read more about the works being proposed in each site throughout the rest of this chapter.





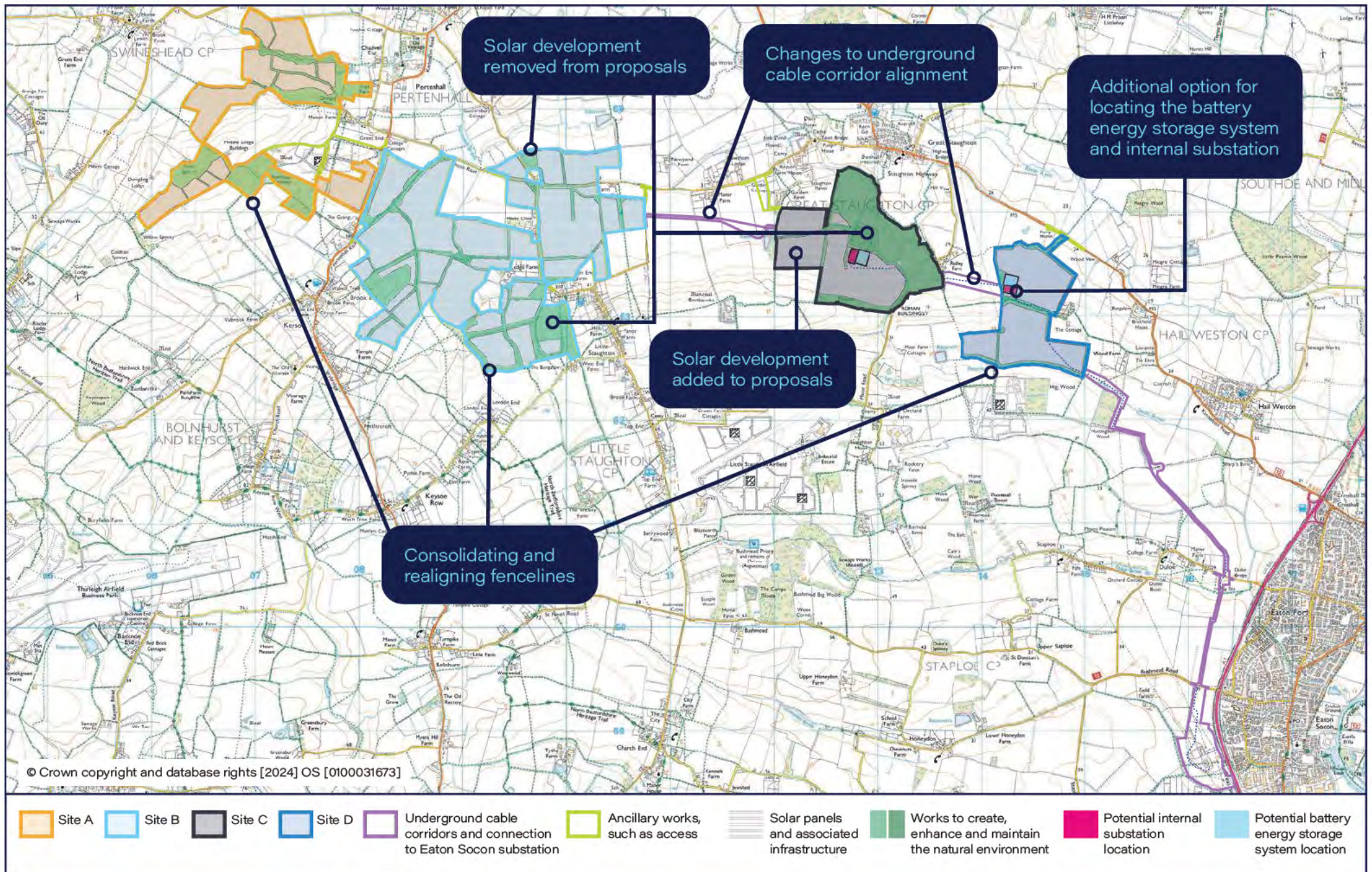
4.1 What's changed?

In response to consultation feedback and ongoing survey works, we have made several changes to our proposals since last year's non-statutory consultation. Following the close of this consultation, we will again review and refine our proposals as we prepare our development consent order application.

The map on the opposite side of this page highlights the key changes we have made to our proposals, which you can read about in further detail through the rest of this document. The changes include:

- Removing solar development from various locations, including a significant area south of Great Staughton in Site C, where archaeology surveys have identified the probable site of a previously unknown Roman Small Town. We have subsequently added an additional area of solar development in Site C to compensate for the loss of land elsewhere within this section, whilst also removing solar development from two areas within Site B
- Identifying an additional location within Site D where the battery energy storage system and internal substation could be located
- Changes to the position and alignment of the underground cable corridors between Sites B, C and D, and between Site D and Eaton Socon substation
- Changes to proposed accesses, including the removal of two proposed access points along the B645 near Hail Weston, and the addition of accesses north of Site D and west of Great Staughton
- Consolidating and realigning fencelines across the proposal area, to ensure suitable buffers with public rights of way, avoid development in fluvial flood zones two and three, and to reduce the overall amount of fencing required.





4.2 Site A

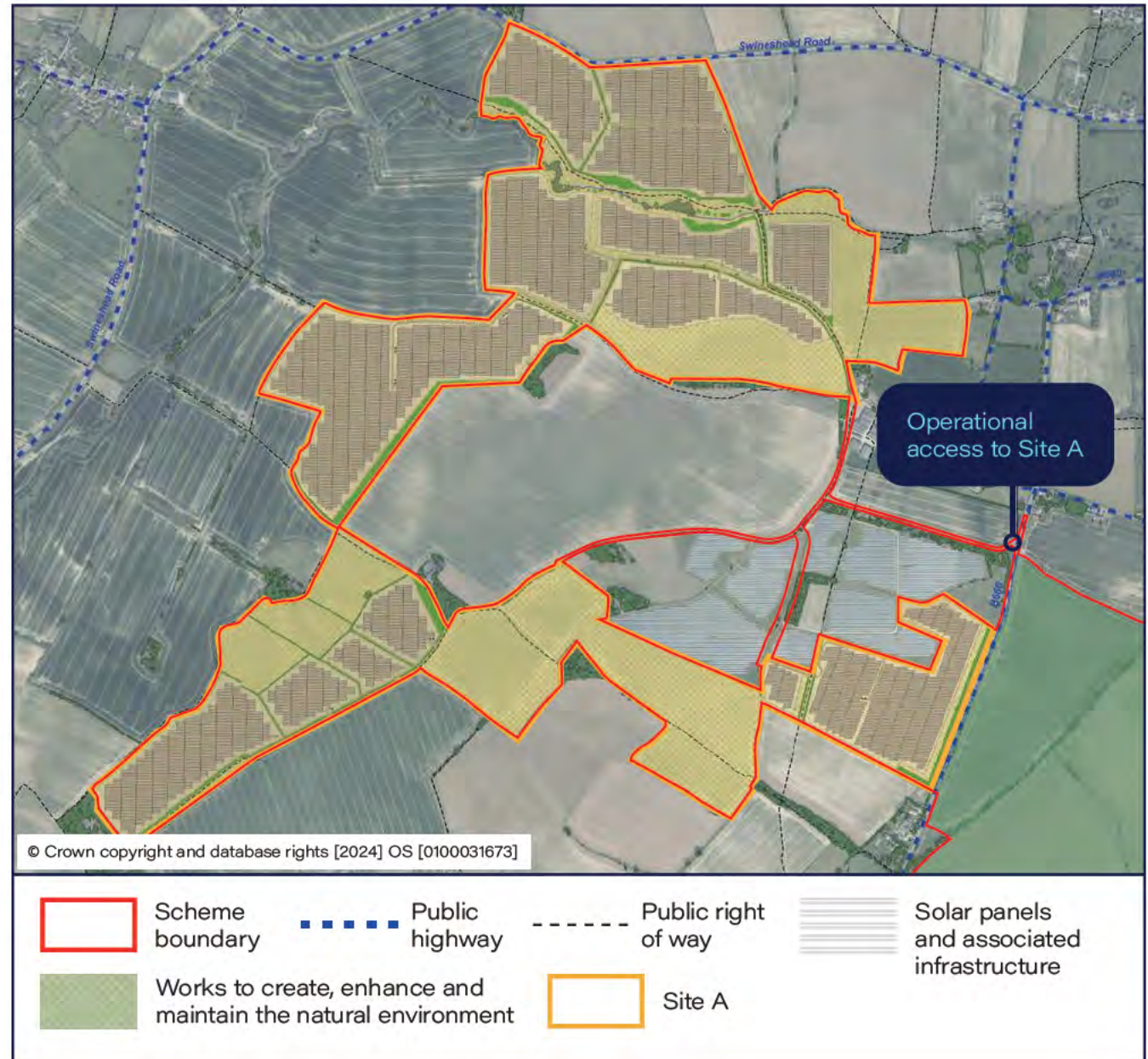
Site A is located west of the B660 between Pertenhall and Swineshead and comprises of arable fields to the north, west and east side of a small hill between Pertenhall and Riseley.

Our proposals in this area include:

- Installation of ground-mounted solar panels, along with associated inverters, transformers and switchgear
- Three temporary construction and decommissioning compounds
- Works to create, enhance and maintain the natural environment, including new hedgerow and tree planting, along with the creation of new diverse grassland meadows to mitigate impacts on ground nesting birds and help deliver biodiversity net gain
- Use of an existing access to Pertenhall Solar Farm off the B660 (Kimbolton Road) for construction, operation and/or decommissioning works traffic.

Changes since our non-statutory consultation

We have realigned and consolidated some of the fencelines we propose to build around our solar infrastructure in this area, including to avoid development in flood zones. Beyond this, we have not made any major changes to the land we are proposing to use in this area as part of our proposals.



4.3 Site B

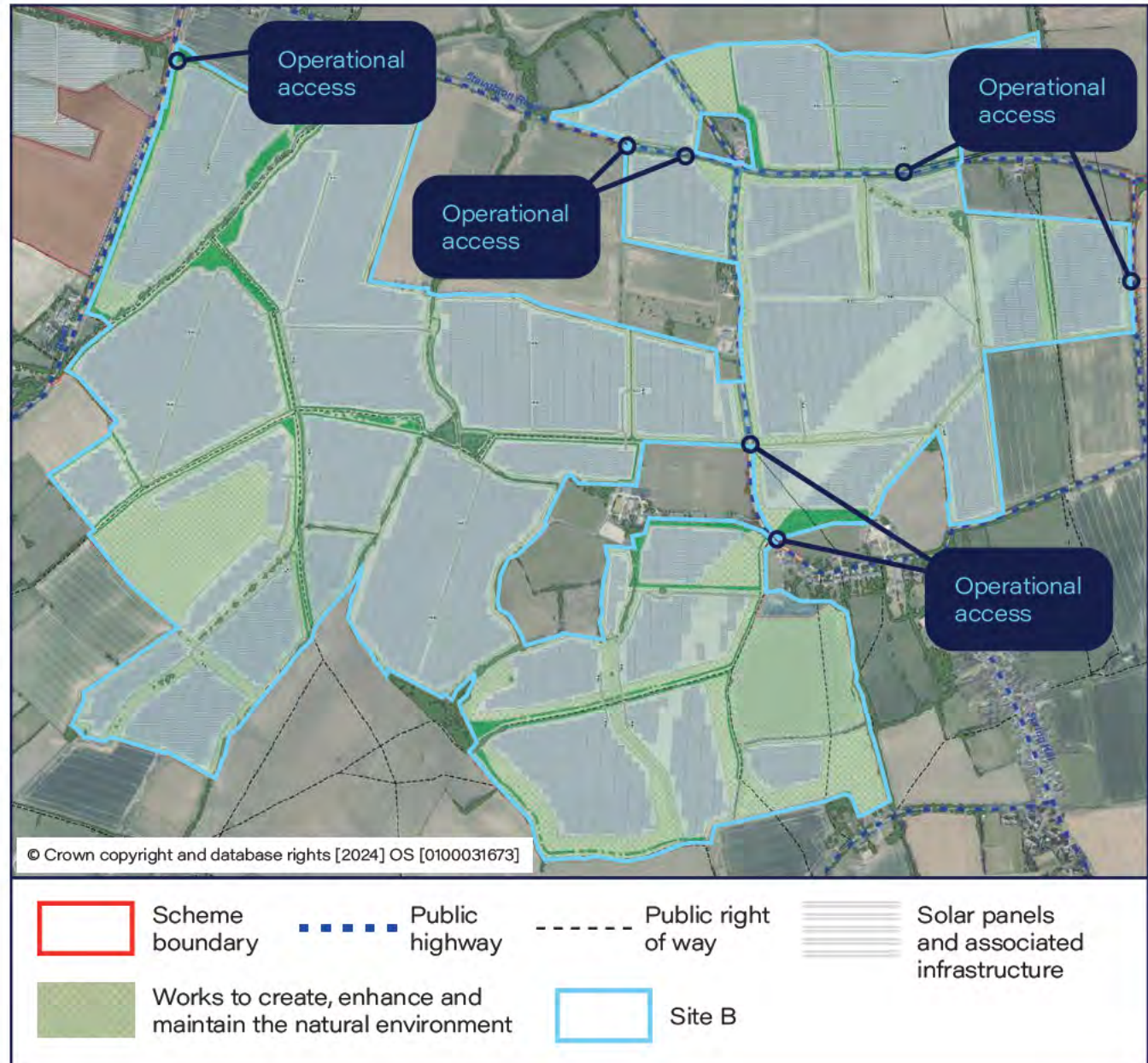
Site B is located between Pertenhall, Keysoe and Little Staughton. It comprises of arable fields north of an elevated ridgeline that runs between Keysoe and Little Staughton.

Our proposals in this area include:

- Installation of ground-mounted solar panels, along with associated inverters, transformers and switchgear
- An underground cable connection between the eastern edge of Site B and the western edge of Site C, to connect the two sites together
- Five temporary construction and decommissioning compounds, including site offices, delivery areas, car parking and storage
- Works to create, enhance and maintain the natural environment, including new areas of hedgerow and tree planting to provide visual screening and habitat connectivity, along with a new area of species diverse grassland to help deliver biodiversity net gain, and new permissive pathways across part of this site
- Upgrades to four existing field accesses off Great Staughton Road, three existing field accesses off Little Staughton Road, one existing field access off the B660 (Kimbolton Road) and one existing field access off Spring Hill for construction, operation and/or decommissioning works traffic.

Changes since our non-statutory consultation

We have realigned and consolidated some of the fencelines we propose to build around our solar infrastructure in this area, including to avoid development in fluvial flood zones two and three. Beyond this, we have not made any major changes to the land we are proposing to use in this area as part of our proposals.



4.4 Site C

Site C is south of Great Staughton and comprises of arable fields to the south of the River Kym.

Our proposals in this area include:

- Installation of ground-mounted solar panels, along with associated inverters, transformers and switchgear.
- An option to install a battery energy storage system (BESS) and on-site substation. The BESS would include battery storage units, transformers, water storage tanks and a control building, whilst the on-site substation would include a control building and electrical equipment. This infrastructure could also be built at a location within Site D
- An underground cable connection between the eastern edge of Site B and the western edge of Site C, and between the eastern edge of Site C and the western edge of Site D, to connect the different sites together
- A temporary secondary construction and decommissioning compound, including site offices, delivery areas, car parking and storage
- Works to create, enhance and maintain the natural environment, including removal of a significant parcel of land around New Wood due to survey work identifying the remains of a probable Roman Small Town beneath this land. We are also proposing new areas of hedgerow and tree planting to provide visual screening, habitat connectivity and to help deliver biodiversity net gain

- Use of an existing access off Great Staughton Road for construction traffic moving between Site B and Site C, and upgrades to an existing access off Moor Road for operation works traffic.

Changes since our non-statutory consultation

In response to the results of archaeological survey work we have removed a significant parcel of land from our proposals in Site C. To compensate for this, we have added an additional parcel of land along the western edge of Site C to our plans. You can read more about this change below. We have also added a new site access to the west of Great Staughton, and altered the route of the underground cable connection between Site B and Site C.

Archaeology findings

Following last year’s non-statutory consultation, archaeological survey work has identified the probable site of a previously unknown Roman Small Town to the north and east of New Wood within Site C. This archaeological feature is likely to be of national significance, so we applied to the Government for the remains to be scheduled, which should give them protection in perpetuity. The Department for Culture, Media and Sport confirmed that the site has been given scheduled monument status in September 2024.

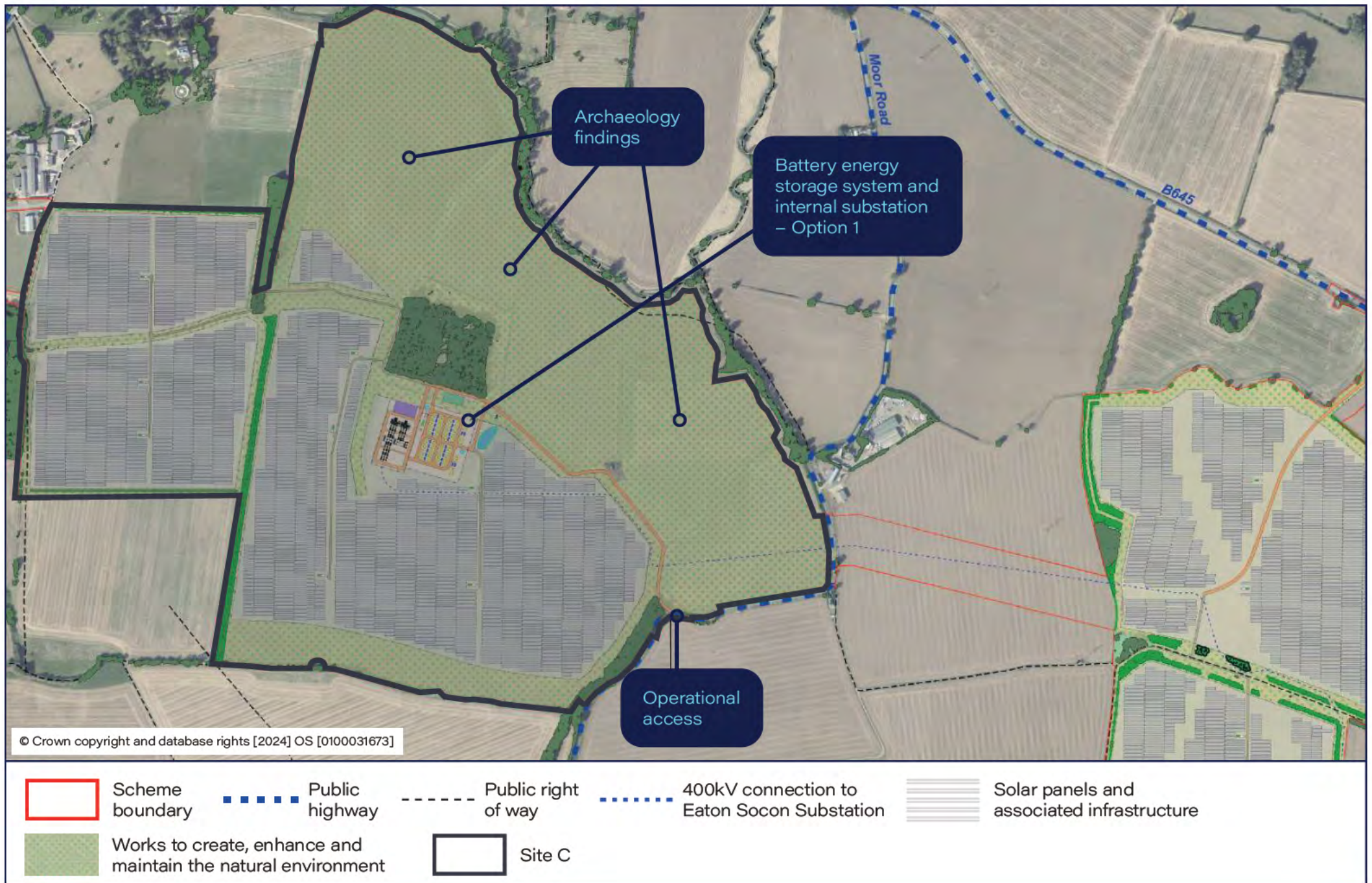
As a result of this find, we are no longer proposing to build solar panels on any of the land that has been scheduled, and are instead proposing to seed this area with species-diverse grassland, which would provide ecological benefits and help

protect the site from cultivation for the lifetime of the project. Additionally, we will work with Historic England, Cambridgeshire County Council and the landowner on options for how we can maintain this important find in the future. Potential options include providing funding for further research into the findings, along with opportunities for the local community to engage with the findings, such as through planned digs, which would be subject to receipt of Scheduled Monument Consent, and knowledge-sharing events.

The removal of the above land from our proposals would reduce the overall generating capacity of our plans, so we have identified an additional parcel of land at the western edge of Site C for the installation of solar panels. This means that our proposals would still be capable of regularly generating 400 MW of power, thereby enabling us to make best use of the connection agreement we have with National Grid at Eaton Socon substation.

BESS and substation option

At last year’s non-statutory consultation, we proposed to locate the BESS and an internal substation to the south of an area of woodland within Site C (known as Option 1). However, in response to consultation feedback and environmental surveys we are now showing an alternative area within Site D (known as Option 2) where this infrastructure could be located instead. No decision on which site should be taken forward has been made at this stage, and we are seeking your views on which option to proceed with as part of this consultation.



4.5 Site D

Site D is between Great Staughton and Hail Weston and comprises arable fields.

Our proposals in this area include:

- Installation of ground-mounted solar panels, along with associated inverters, transformers and switchgear
- An option to install a battery energy storage system (BESS) and on-site substation. The BESS would include battery storage units, transformers, water storage tanks and a control building, whilst the on-site substation would include a control building and electrical equipment. This infrastructure could also be built at a location within Site C
- An underground cable connection between the eastern edge of Site C and the western edge of Site D, and the western edge of Site D and Eaton Socon substation, where the project would connect into the electricity transmission network
- A temporary primary construction and decommissioning compound, including site offices, delivery areas, car parking and storage
- Works to create, enhance and maintain the natural environment, including new areas of hedgerow and tree planting to provide visual screening and habitat connectivity, along with new species-diverse grassland to help deliver biodiversity net gain

- A new access via the B645 for the primary construction compound, two new accesses off Duloe Road and Bushmead Road, and upgrades to existing accesses off Moor Road, Duloe Road and Bushmead Road for construction, operation and/or decommissioning works traffic.

Changes since our non-statutory consultation

We are no longer proposing to build solar panels on two linear strips of land starting towards the north west and north east corners of Site D, in order to accommodate easements required for existing buried utilities. We have also consolidated some of the fencelines we propose to build around our solar infrastructure in this area.

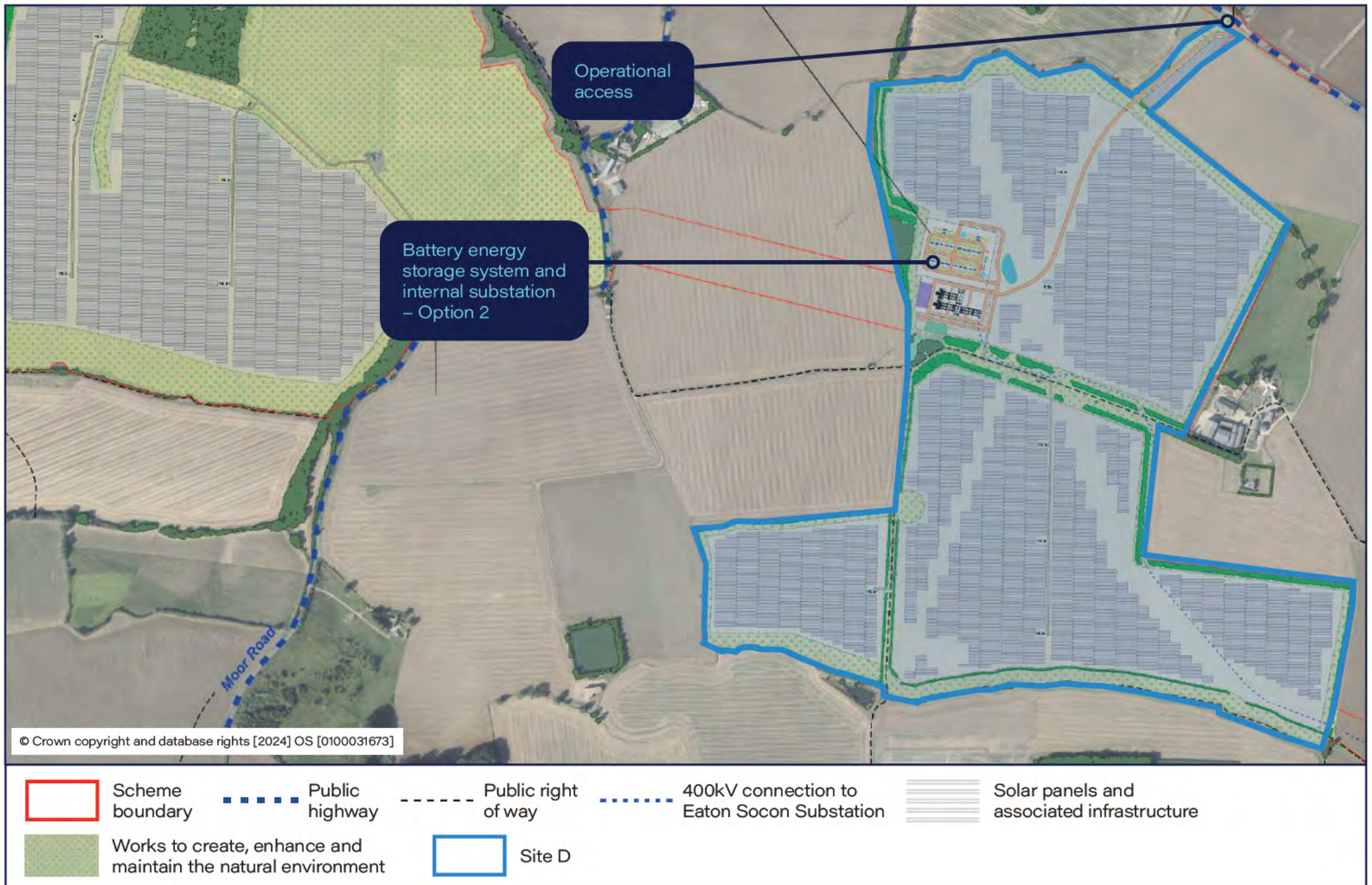
We are now showing an additional location within Site D where the BESS and an internal substation could be located. You can read more about this below. We have also added a new site access to the north of Site D, and altered the route of the underground cable connection between Site C and Site D, and between Site D and Eaton Socon substation.

BESS and substation option

In response to consultation feedback and environmental surveys we are now showing an alternative area within Site D (known as Option 2) where the BESS and an internal substation could be located. At last year's non-statutory

consultation, we only showed a single option for locating this infrastructure at a location within Site C (known as Option 1).

Locating the BESS and internal substation within Site D would make it easier to access the site from the local road network during construction and operation, and in the event that the emergency services needed to access the site. However, the quality of the agricultural land at Option 2 is higher than that at Option 1. No decision on which site should be taken forward has been made at this stage, and we are seeking your views on which option to proceed with as part of this consultation.



4.6 Underground cables and connection to Eaton Socon substation

Between Sites A, B, C and D, our plans show areas where we are proposing to lay underground cables that would connect the different sites together. We would also need to lay underground cables between the eastern edge of Site D and National Grid's Eaton Socon substation, where East Park Energy would connect into the existing electricity transmission network.

Within the substation itself, we will need to undertake works in order to facilitate our connection. These works will include building a new circuit breaker, switchgear, metering equipment and cable sealing end. We anticipate that these works would take place within the footprint of the existing substation.



5 Environmental impact assessment

The nature, size and location of our proposals means that we are undertaking an Environmental impact assessment (EIA) when developing our plans. The purpose of this assessment is to assess the likely significant effects (both adverse and beneficial) of our proposals on the environment. This process can be broken down into the following four stages:

- **EIA screening** – depending on the scale of the development, EIA screening is undertaken to establish if a project has the potential for significant environmental effects and whether an EIA is therefore required. We did not undertake EIA Screening as we had already acknowledged that our proposals have the potential for significant environmental effects, and so progressed directly to the EIA Scoping stage.
- **EIA scoping** – the scope of the EIA is consulted on with the Planning Inspectorate and statutory consultees, including local councils. This stage was completed between October and December 2023.
- **Preliminary environmental information** – As part of our statutory consultation, we have a duty to prepare and consult on 'Preliminary environmental information'. We have therefore published a Preliminary environmental information report (PEIR) as part of this consultation. We have produced a more detailed PEIR than required at this stage, featuring a similar level of detail to what will be included in our Environmental statement (below).
- **Environmental statement** – As part of our development consent order application, we must submit an Environmental statement, which is a more developed version of the PEIR published as part of this consultation. The Environmental statement will set out the likely significant effects of our proposals, along with any proposed mitigation measures. It will be taken into account as part of the decision-making on whether to grant our development consent order application.

Preliminary environmental information report (PEIR)

The PEIR produced as part of this consultation is split across three volumes and a range of different topics. The structure of the PEIR is as follows:

- Introduction
- The Scheme
- Alternatives and design evolution
- EIA methodology
- Landscape and visual
- Cultural heritage and archaeology
- Ecology and nature conservation
- Hydrology and flood risk
- Traffic and transport
- Air quality
- Ground conditions
- Land and soils
- Socio-economics, land use and tourism
- Climate change
- Other environmental topics
- Cumulative and intra-project effects
- Summary of environmental effects

You can access the full PEIR, along with a shorter non-technical summary, from the Document library on our website, [eastparkenergy.co.uk](https://www.eastparkenergy.co.uk). Additionally, we have provided a summary of some of the key topics considered in the PEIR through the rest of this section.

5.1 Landscape and visual

A Landscape and visual impact assessment is provided as Chapter 5 of the PEIR. The chapter provides a preliminary assessment of the effects of our proposals on the character of the landscape, and on people's views of the landscape (including from footpaths and homes).

An Illustrative environmental masterplan has been prepared and accompanies the PEIR (Volume 3, Figure 2-2). The Illustrative environmental masterplan is annotated to set out the measures intended to mitigate for the impacts of our proposals, with design measures including:

- Retention of existing woodland, hedgerows, individual trees, ditches and watercourses as far as practicable
- Retention of all existing public rights of way along their current alignment
- Creation of 'Green Lanes' where public rights of way are set within open 20 metre wide corridors bounded by hedgerows and woodland blocks for visual screening, landscape integration and habitat connectivity purposes
- Sensitive design of landscape treatment alongside public rights of way on more elevated ground, such as west of Little Staughton, to ensure footpaths are not enclosed by vegetation and that intermittent views out across the Kym Valley to the north are available
- Enhancement of waterside meadows along the Pertenhall Brook and a brook through Site B by creating riparian woodland blocks, meadows, hedgerows and intermittent riparian tree groups for ecosystem benefits, habitat connectivity, and to reduce visual impact on public rights of way alongside watercourses

- Provision of permissive footpaths west of Little Staughton to increase access to the local public right of way network and create the opportunity for new circular routes
- Setting back of fence lines from field boundaries and public rights of way in areas of high ground, such as west of Little Staughton and at the southern end of Site C, to avoid the solar array breaking skylines, and to allow views out looking 'over' the solar array to retain panoramic vistas where available
- Proposed hedgerows with trees for landscape integration, visual screening and habitat connectivity. In parts of the Site these have been provided to restore historic field boundaries
- Creation of species-diverse grassland meadows and corridors as buffers to existing landscape elements (such as hedgerows and woodland), as buffers to residential properties, and for ecological mitigation and benefits.

Despite these design measures, it is acknowledged that there are individual properties, small groups of properties, and users of public rights of way whose views will be significantly affected from construction through to the start of operations, and that some of these effects will continue throughout the life of the scheme.

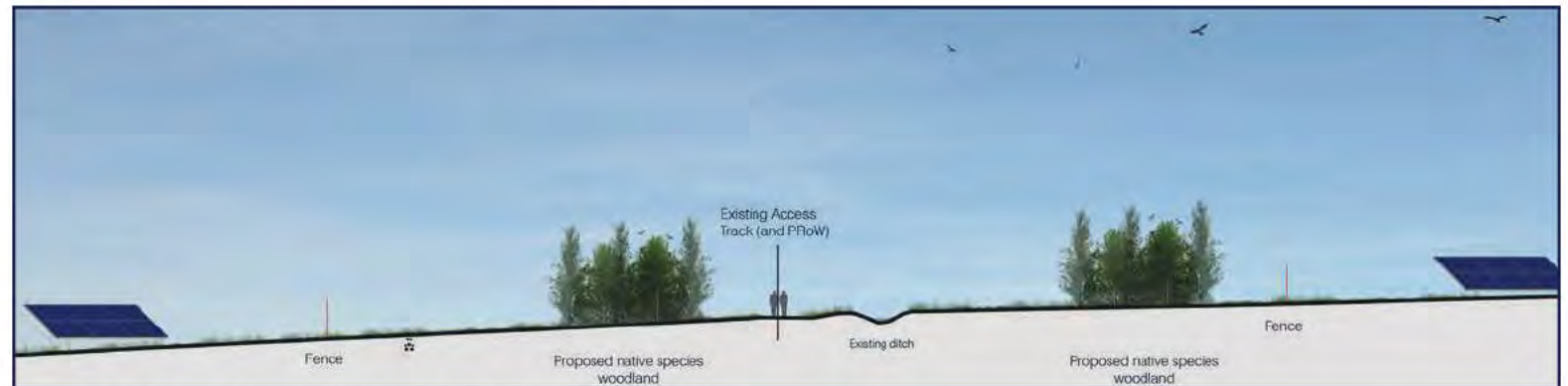
The Illustrative environmental masterplan will continue to evolve in advance of submission of the application for development consent, and whilst the detailed layout of specific landscape elements may be subject to changes, the principle of the proposals as shown on the illustrative masterplan will eventually be secured by the provisions of the DCO and the outline Landscape and ecology management plan.

Section drawings

To show how our proposals would sit within the local landscape, we have prepared a series of section drawings. These drawings provide an indication of the height of our proposals relative to fencelines, proposed and existing tree planting, and public rights of way.



Section through the B660 between Site A and Site B



Section through public footpath west of Little Staughton



Section through the bridleway that passes through the centre of Site D

Preliminary visualisations

As part of our Landscape and visual impact assessment, we have considered how our proposals could impact on views from a series of viewpoints across the project area. Viewpoint photography has been taken from 82 positions within a three kilometre study area, with preliminary visualisations prepared for 10 of these locations. The viewpoints for which preliminary visualisations have been prepared are viewpoints 3, 21, 23, 46, 42, 53, 57, 62, 68 and 76, which can be found in the Landscape and visual assessment (Volume 3).

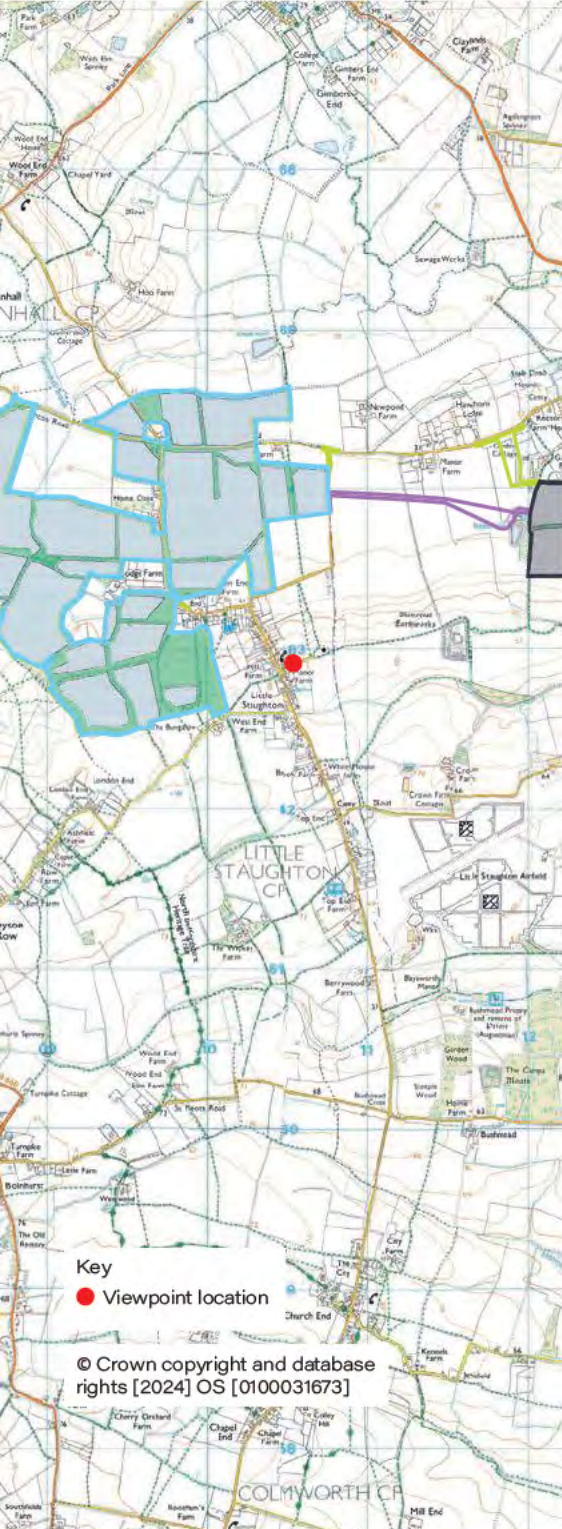
Each visualisation is preceded by an image of the existing view from the selected viewpoint. The visualisation then shows how our proposals could appear within the landscape. The visualisations do not show any of our proposed planting, and therefore represent a worst-case scenario.

View from Footpath 5 (Parish of Little Staughton)

Before (existing view)



After (no mitigation measures shown)

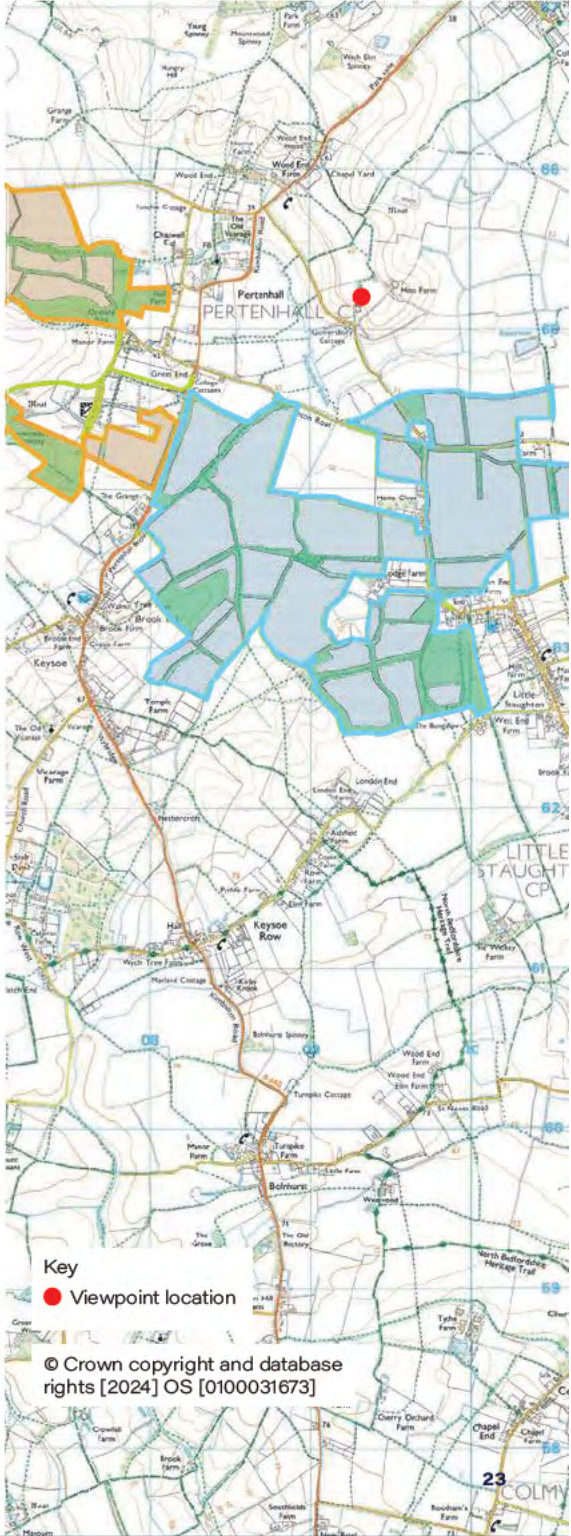
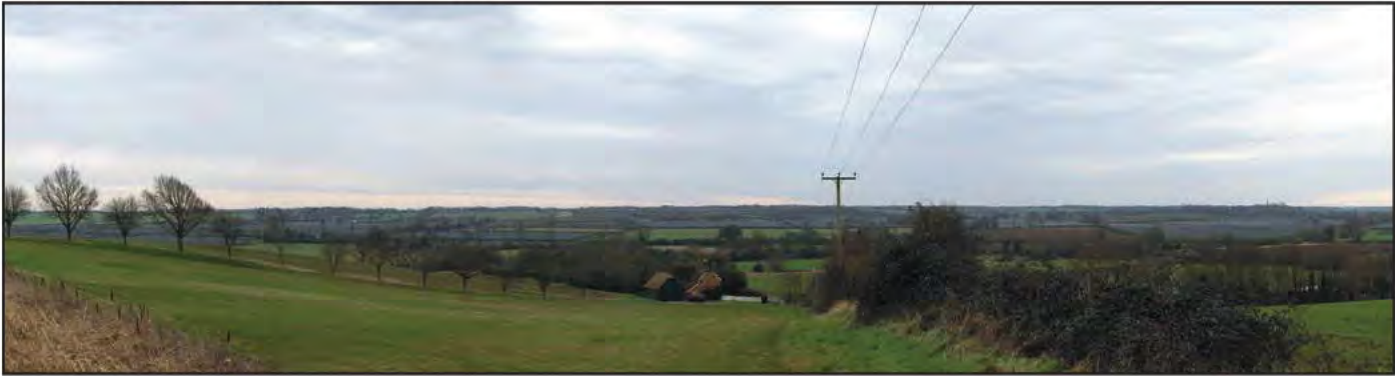


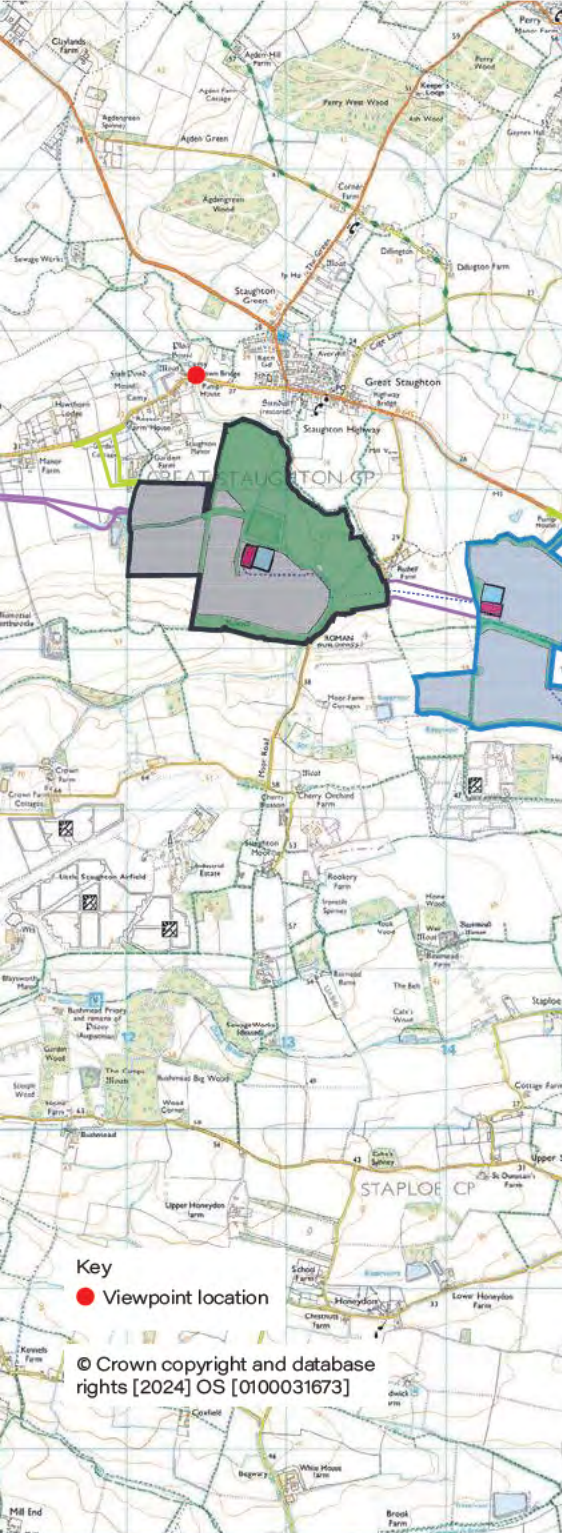
View from Footpath 20 (Parish of Pertenhall)

Before (existing view)



After (no mitigation measures shown)





View across Birds Meadow from The Causeway towards the River Kym

Before (existing view)



After (no mitigation measures shown)



5.2 Heritage and archaeology

Chapter 6 of the PEIR provides a preliminary assessment of the effects of our proposals on the setting of heritage assets (such as listed buildings or scheduled monuments), and on archaeology.

An archaeological geophysical survey has been completed across most of the Site, although further surveys are still to be completed across parts of Site B, Site C, Site D, and the cable corridors. The survey is reported at PEIR Volume 2 Appendix 6-5.

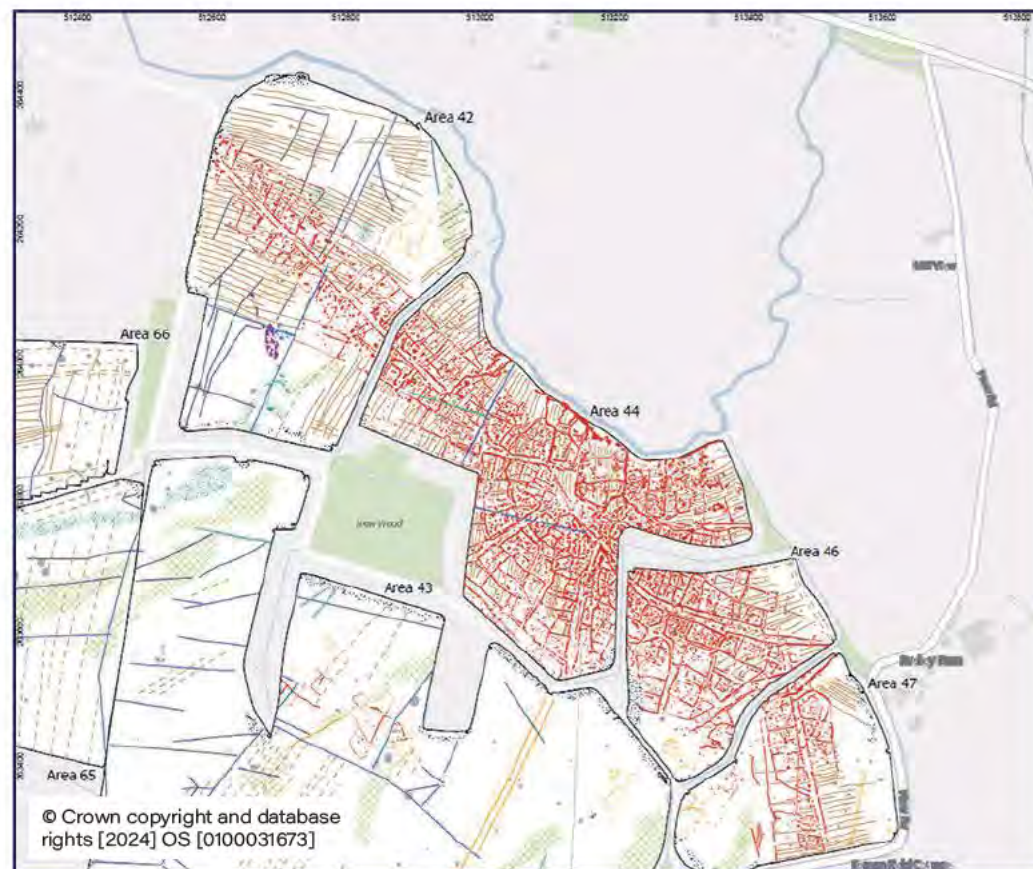
The geophysical survey has found probable archaeology in a number of locations across our proposal area, with an area of significant and exciting archaeological remains in Site C, south of Great Staughton.

Preliminary analysis and sample trenching of the remains indicate that it is most likely the archaeological remains of a previously unknown Roman Small Town. You can read more about the changes we have made to our proposals as a result of this finding in Section 4.4 of this document, along with an excerpt from our geophysical surveys on this page.

If our development consent order application is approved, it is our intention to fund further research into this exciting archaeological find to try and gain a richer understanding of its past. Opportunities will be explored for the local community to engage with archaeological digs and knowledge-sharing events, whilst heritage trails and physical or digital interpretation could be developed at the site.

Separate to the above find, trial trenching is ongoing across East Park Sites A, B, C and D. You are likely to see these excavations continue over the next few months. The purpose of this trenching is to get an understanding of the significance of archaeology across the Site, so that an informed assessment of the Scheme's impacts can be made and reported in the Environmental statement.

The scope of the trial trenching has been agreed with Bedford Borough Council and Cambridgeshire County Council (who act on archaeological matters for Huntingdonshire District Council), and the works are ongoing under their supervision. The findings of the trial trenching will be reported with the application for development consent.








5.3 Ecology and nature conservation

An Ecology and nature conservation assessment is provided as Chapter 7 of the PEIR. The chapter provides a preliminary assessment of the effects of our proposals on habitats, protected species, and designated sites for nature conservation.

The assessment is supported by a series of ecological surveys, where ecologists have examined the existing habitats found on the land that comprises our proposals, and identified protected and other species that may inhabit or otherwise be using this land. This has enabled an assessment of the impact of our proposals and informed decisions on mitigation measures.

The outline landscape proposals presented on the Illustrative environmental masterplan (PEIR Volume 3, Figure 2-2) consider the existing environment and seek to increase habitat connectivity and ecosystem function across our proposal area. The proposals shown on the Illustrative environmental masterplan include for the creation of approximately:

-  197 hectares of species-diverse grassland
-  464 hectares of neutral grassland or grazing pasture
-  13 hectares of native species woodland
-  17 km of native species hedgerow
-  350 individual hedgerow trees.

Collectively these proposals should deliver a biodiversity net gain in hedgerow and habitat units of significantly above the minimum of 10% required. Arable habitats provide a limited ecological function, and the use of pesticides and regular crop rotations can harm foraging and other opportunities for species. The new proposed habitats would create a more resilient and diverse ecological network from soil to sky, with invertebrates in grasslands and fruits along hedgerows providing greater foraging opportunities for birds and small mammals.

In addition, we are proposing to include the following interventions across the Site to provide greater enhancement and opportunity for local wildlife:

- General purpose bird boxes
- Barn owl boxes
- Raptor boxes
- Bat boxes, including hibernation boxes and colony boxes
- Reptile/amphibian refugia
- Hedgehog boxes.

The outline Landscape and ecological management plan sets out the principles by which the new habitats would be managed to ensure establishment. Successfully establishing the proposed habitats would be a legal requirement of our development consent order.



5.4 Hydrology and flood risk

A Hydrology and flood risk assessment is provided as Chapter 8 of the PEIR. This chapter provides a preliminary assessment of the effects of our proposals on the water environment, including the potential for impact to watercourses, flood risk, and surface water.

The assessment and supporting appendices consider the potential for water quality changes to watercourses draining the proposal area during construction and operation and sets out measures to avoid impacts during construction within an outline Surface water management plan (PEIR Volume 2, Appendix 8-2).

By removing the land that comprises our proposals from arable cultivation there is the potential for improvements to the quality of nearby watercourses as the use of fertilisers will cease, which can reduce the potential for nitrate loading to waterbodies.

There are small areas of the land that comprises our proposals that are at risk of flooding from rivers and watercourses. The layout of the land that comprises our proposals would ensure no solar infrastructure is located within these areas. Similarly, consideration has been given in the layout to the potential for surface water flooding. The Flood risk assessment (PEIR Volume 3, Appendix 8-1) concludes that the land that comprises our proposals are not at risk of flooding and will not increase the risk of flooding elsewhere.



5.5 Traffic and transport

A Traffic and transport assessment is provided at Chapter 9 of the PEIR. The chapter provides a preliminary assessment of the traffic impacts of the land that comprises our proposals, forecasting traffic flows along roads in the local area, and considering suitability of access locations.

The assessment is informed by traffic count data along local roads in order to understand the type of vehicles using local roads, the frequency of vehicle movements, and the speed at which vehicles are travelling. This enables an assessment of the impact of the land that comprises our proposals during construction where the number of vehicle movements proposed can be assessed against the existing vehicle movements. Road safety and public rights of way users are also considered as part of the assessment.

We have slightly revised the construction access strategy from that presented at the non-statutory consultation. A new main site access is now proposed off the B645 into Site D, with the vast majority of construction traffic continuing to bypass the village of Great Staughton using temporary access roads and an existing junction with Staughton Road to the west of Great Staughton. There would be no traffic movements through Little Staughton, Keysoe, or Pertenhall.

5.6 Noise

A Noise and vibration assessment is provided at Chapter 10 of the PEIR. This chapter provides a preliminary assessment of the noise and vibration impacts of our proposals, and is informed by a detailed background noise survey of the area undertaken across multiple weekend periods in 2024.

The assessment identifies noise sensitive receptors (i.e. people's homes) and models the noise impact of our proposals based on worst-case parameters. This enables a prediction of the worst-case noise level likely to be experienced at people's homes. Based on these predictions, we will put in place noise limits at locations in close proximity to people's homes, to ensure that no significant effects would occur as a consequence of our proposals.

5.7 Agricultural land

A Land and soils assessment is provided at Chapter 13 of the PEIR. This chapter provides a preliminary assessment of the effects of our proposals on agricultural land and soils, and on existing mineral reserves in the local area.

The assessment has been undertaken using a combination of desk-based research and field survey, including an agricultural land classification and soil resources survey that has provided preliminary data on the characteristics of the land that comprises our proposals.

In total, our proposals would result in permanent adverse impact to approximately 5.67 hectares of 'best and most versatile land' (for BESS layout Option 1), or 6.68 hectares of best and most versatile land (for BESS layout Option 2). The remainder of the best and most versatile (Grade 2 and Grade 3a) land within our proposals would not be permanently adversely impacted and could be reverted to its existing agricultural condition upon completion, with potential benefits in relation to soil structure and resources.

5.8 Glint and glare

A Glint and glare assessment is provided as an Appendix to the PEIR and not as an individual chapter. The Glint and glare assessment can be found at PEIR Volume 2, Appendix 5-6.

The Glint and glare assessment considers the potential impacts on ground-based receptors such as roads, rail, residential dwellings, and bridleways as well as aviation assets. Mitigation in the form of planting is required to reduce the potential for glint and glare effects at a number of locations, and this planting is included within the proposals shown on the Illustrative environmental masterplan (PEIR Volume 3, Figure 2-2).

6 Construction, operation and decommissioning



Construction

If approved, construction of East Park Energy is estimated to take 30 to 36 months, with construction operations happening in phases related to East Park Sites A, B, C and D, and the grid connection. An indicative construction phasing schedule is provided at PEIR Volume 2 Appendix 2-1.

A main construction compound would be provided in Site D close to the main site access from the B645, with traffic routed towards the Site from the A1 to the east. There would then be a series of smaller satellite compounds and laydown areas positioned around the four sites – their broad locations are identified in Sections 4.2 to 4.5 of this document.

It is anticipated that the average number of workers across the construction phase would be 496, with a peak workforce of 854 during Month 12 of the construction programme. The workforce would be distributed across the different sites, with work happening in parallel across various locations.

We are proposing that construction activity would take place between 8am and 6pm Monday to Friday, and between 8am and 1pm on Saturdays. No construction activity is proposed to take place on Sundays or bank holidays.

Temporary mobile lighting towers will likely be required during winter at each of the construction compounds. Lighting will be operated to minimise impacts on human and ecological receptors, and would not be operated outside of the specified construction working hours. All lighting will utilise directional fittings to minimise outward light spill and glare.

It is anticipated that access to all public rights of way (PRoW) will be maintained during the construction phase, with management in place to ensure that all routes can be safely used, including temporary diversions where necessary. Management of PRoWs is likely to involve the use of mesh fencing or Heras fencing as appropriate in order to clearly demarcate and separate public rights of way from construction traffic and activities. Where necessary, banksmen would be utilised where construction traffic is required to cross a PRoW.

There are expected to be a limited number of temporary PRoW diversions during the construction phase, primarily in relation to the trenching of cables across PRoW. Any diversion will be highly localised and for a limited period of time. It is expected that



diversions would be in the magnitude of a 10-15 metre buffer from the existing PRow, and only in place whilst trenches are open across the PRow. At PRow crossings the works would be phased to minimise the amount of time that a temporary PRow diversion is in place, and as a result it is not expected that such diversions would last longer than 4 weeks. At all times, the definitive PRow width would be retained as a minimum width for any temporary diversion.

Operation

Our development consent order application will seek permission to operate East Park Energy for a period of 40 years.

During the operational phase, access to the Site would principally be to the East Park battery energy storage system and internal substation. Access to the wider site would then be required for routine maintenance operations, replacement of faulty equipment, habitat management, and farming activities. All access would be in a small van or similar via the existing local road network, with limited traffic movements expected.

It is expected that our proposals would generate 20 full-time equivalent (FTE) roles during the operational phase, including twelve FTE roles working on site maintenance, five FTE roles working in management and administrative roles, and three FTE roles working in land management (such as landscape maintenance and agriculture).

During the operational phase all existing PRow would be maintained on their existing alignment, and it is not expected that any diversions or stopping-up of PRow will be required.

Decommissioning

When the operational phase ends the scheme will require decommissioning. All solar photovoltaic modules, mounting poles, cabling, inverters, transformers, BESS equipment, the East Park Substation, and fencing would be removed from the Site and recycled or disposed of in accordance with good practice and market conditions at that time. Any infrastructure that is more than 1m below ground level, such as cable conduit and casing, would be left in situ. The Site will be returned to a condition suitable for return to its original use after decommissioning, with the exception of areas of planting (woodland and hedgerows) which would be retained post-decommissioning.

7 Community benefits

East Park Legacy Fund

We want to ensure that those living in the area around our proposals for East Park Energy benefit from the construction and operation of the project. We are proposing to do this through the creation of the East Park Legacy Fund, which could provide funding to local projects.

At last year's non-statutory consultation, some respondents gave suggestions about how funding could be distributed. Based on these comments, we are setting out three options for how this fund could be distributed:

- **Option A:** A lump sum of £2 million would be made available at the start of the operational phase. No annual fund would be provided.
- **Option B:** A lump sum of £1 million would be made available at the start of the operational phase, along with an additional annual fund of £75,000 per year throughout the operational phase.
- **Option C:** An annual fund of £150,000 per year would be made available through the operational phase. No lump sum would be provided.

As part of this consultation, we are seeking your views on the best way to deliver our Legacy Fund. Additionally, we are interested to hear your ideas for projects that could potentially receive funding.

8 Our programme

Following the close of the consultation, we will carefully consider all feedback received alongside the results of ongoing technical and environmental assessments. We will then prepare and submit our development consent order (DCO) application to the Planning Inspectorate in early 2025. As part of our application, we will include a detailed Consultation report that sets out all of the feedback we received to this consultation, along with our response to this feedback. Where applicable, the report will highlight areas where consultation feedback led to a change in our proposals.

Once we've submitted our application and the Planning Inspectorate has agreed that it meets the standard required to be considered further, they will appoint an independent panel who will undertake an examination of our plans. During the examination, there will be the opportunity for members of the public to register their views and take part in this process.

Following the end of the examination, the independent panel will prepare a report with a recommendation on whether or not our application should be approved. The final decision then rests with the Secretary of State for Energy Security and Net Zero.

For more information on the DCO application process, please visit the Planning Inspectorate's website at infrastructure.planninginspectorate.gov.uk.

Indicative project timeline

▼ Non-statutory consultation	Oct - Nov 2023
▼ Reviewing feedback and developing proposals	Winter 2023 – Summer 2024
▼ Statutory consultation	Sept - Oct 2024
▼ Application submission	Early 2025
▼ Pre-examination	Spring 2025
▼ Examination	2025
▼ Recommendation	Early 2026
▼ Decision	Mid 2026
▼ Construction	2027 Onwards

9 How to find out more

To ensure that we can receive feedback from as many local people as possible, there are several ways through which you can learn about East Park Energy and provide your feedback.



Visit our project website

Prior to our statutory consultation, we launched a redesigned website to improve accessibility to information about our proposals and provide the latest project updates throughout the planning process.

You can find our full suite of statutory consultation materials available in the Document library on our website at eastparkenergy.co.uk. Paper copies of most documents can be provided free-of-charge upon request.

To request this, or to request a copy of consultation materials in an alternative format, please contact our team by email at info@eastparkenergy.co.uk or by phone on **0808 258 5991**.



Book a one-to-one appointment with our team

If you have more detailed questions about our proposals, we are holding a day of one-to-one meetings during the consultation period. Appointments are available on a first come first served basis. **You must have an appointment before attending the below session, otherwise we won't be able to see you.** To book an appointment, visit our website or get in touch by phone or email.

Tuesday 22nd October, 10am-2pm **Pertenhall Village Hall**
Swinsehead Road, Pertenhall,
MK44 2AT



Attend a public exhibition event

We are hosting a series of in-person public exhibition events at venues across the local area. At each event information about our proposals will be on display, and we'll have paper copies of our key consultation documents available for visitors to take away. Members of the project team will also be on hand to talk through our proposals and answer any questions.

Tuesday 1st October, 2–7pm

Keysoe Village Hall
Elm Tree Grove, Keysoe,
MK44 2JE

Wednesday 2nd October, 2–7pm

Little Staughton Village Hall
Colmworth Rd, Little Staughton,
MK44 2BX

Friday 11th October, 2–7pm

Hail Weston Village Hall
109 High St, Hail Weston,
PE19 5JS

Saturday 12th October, 11–3pm

Great Staughton Village Hall
Green Lane, Great Staughton,
PE19 5DG

10 Have your say

Our consultation is running until 11:59pm on 29th October 2024. We want to hear the views of local people, so please ensure that we receive your feedback by this date.

All feedback received as part of our statutory consultation will be taken into consideration and carefully considered as we prepare to submit our proposals for development consent.

How to give your feedback



Online feedback form

The easiest way to respond to our consultation is by completing our online feedback form, which you can access on our website at **eastparkenergy.co.uk**.



Paper feedback form

Paper copies of our feedback form will be available at our in-person events. Alternatively, you can download and print a paper copy at **eastparkenergy.co.uk**, or you can contact us to request that a paper feedback form be sent to you in the post.

You can also post your feedback form to us at **Freepost EAST PARK ENERGY** – no further stamp or address needed.



Email us

If you prefer to send us your comments via email, please send them to **info@eastparkenergy.co.uk**.

If you are unable to provide written feedback for any reason, then we may be able to accept your comments via telephone. Any such requests will be considered on a case-by-case basis. To discuss this, please call us on **0808 258 5991**.



11 Contact us

We are keen to ensure that the local community is kept informed as we develop and finalise our proposals for East Park Energy.

Please do not hesitate to contact us if you have any questions about the project. You can get in touch with our team in the following ways:



Visit our website

Visit our website at **eastparkenergy.co.uk** to register for email updates about the project and to find out more about our proposals



Email us

Email us at **info@eastparkenergy.co.uk**



Call us

Call our team on **0808 258 5991**
(Monday to Friday, 9am-5.30pm)



Write to us

Write us a letter addressed to
Freepost EAST PARK ENERGY –
no further stamp or address needed



APPENDIX 4-11 CONSULTATION REPORT APPENDIX

4-11: STATUTORY CONSULTATION FEEDBACK FORM

[EN010141/DR/5.2]

Feedback form



BSSL Cambsbed 1 Ltd, a wholly-owned subsidiary of Brockwell Storage and Solar, is seeking your views on East Park Energy, a new solar farm and energy storage project to the northwest of St Neots.

Our proposals would be capable of generating up to 400 megawatts of clean energy, which is enough to power approximately 108,000 homes – more than the total number in Bedford and St Neots.

We are seeking your views on our plans as part of our statutory consultation. This is the legal consultation that we must hold before we can submit a Development Consent Order (DCO) application. We are applying to build East Park Energy via a DCO application because the project is a Nationally Significant Infrastructure Project (NSIP).

The quickest way to submit your feedback and get confirmation that we have received your response is by completing the online feedback form on our website, eastparkenergy.co.uk. You can also scan the QR code to be taken directly to the online feedback form.

Alternatively, you can complete this paper feedback form and return it to us at a consultation event or via post to Freepost **EAST PARK ENERGY** (no stamp required). You can also email your comments to **info@eastparkenergy.co.uk**.

The deadline for providing responses is 11:59pm on Tuesday 29th October 2024.



Scan the QR code using your phone or tablet to submit your response online

To help inform your response to this consultation, we have published a range of documents that set out the detail of our proposals. These materials, including a Consultation brochure and Preliminary environmental information report, are available on our website, **eastparkenergy.co.uk**. If you or someone you know is having trouble accessing these documents or would like to receive them in an alternative format (such as paper copy), please contact us by email at **info@eastparkenergy.co.uk** or by calling **0808 258 5991**.

All feedback submitted in response to this consultation will be carefully considered by the project team as we work to finalise our proposals. Additionally, as part of our DCO application we will submit a Consultation report that sets out the feedback we received and our response to it (including details of any changes made to our plans because of consultation feedback). It is not our policy to provide individual responses to consultation feedback.



ABOUT YOU

We will process any personal information you provide us in accordance with our privacy statement, which you can find at the end of this feedback form. You don't have to fill in this section if you'd prefer not to.

Your details

Title (Miss/Mrs/Ms/Mr/Other):	Email:
First name or initial:	Address:
Surname:	
Organisation (if applicable):	
Telephone:	Postcode:

☐ I agree to the privacy statement (see back page)

How would you describe your interest in East Park Energy?

- ☐ Local resident
- ☐ Local representative
- ☐ Potentially affected landowner or occupier (please specify below)
- ☐ Local business owner
- ☐ Local interest group member (please specify below)
- ☐ Statutory organisation (please specify below)
- ☐ Other (please specify below)

Please add further detail, if required

MEETING THE UK’S NET ZERO TARGETS

1. To what extent do you agree with the following statements?

	Strongly agree	Agree	Neutral	Disagree	Strongly disagree	Don't know
I am concerned about the impacts of climate change	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I support the UK's transition towards net zero, including by replacing fossil fuels with clean sources of electricity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
We need to produce more of our own electricity, to support the UK's energy security	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I support the development of solar and battery storage projects as a source of clean electricity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

OUR PROPOSALS FOR EAST PARK ENERGY

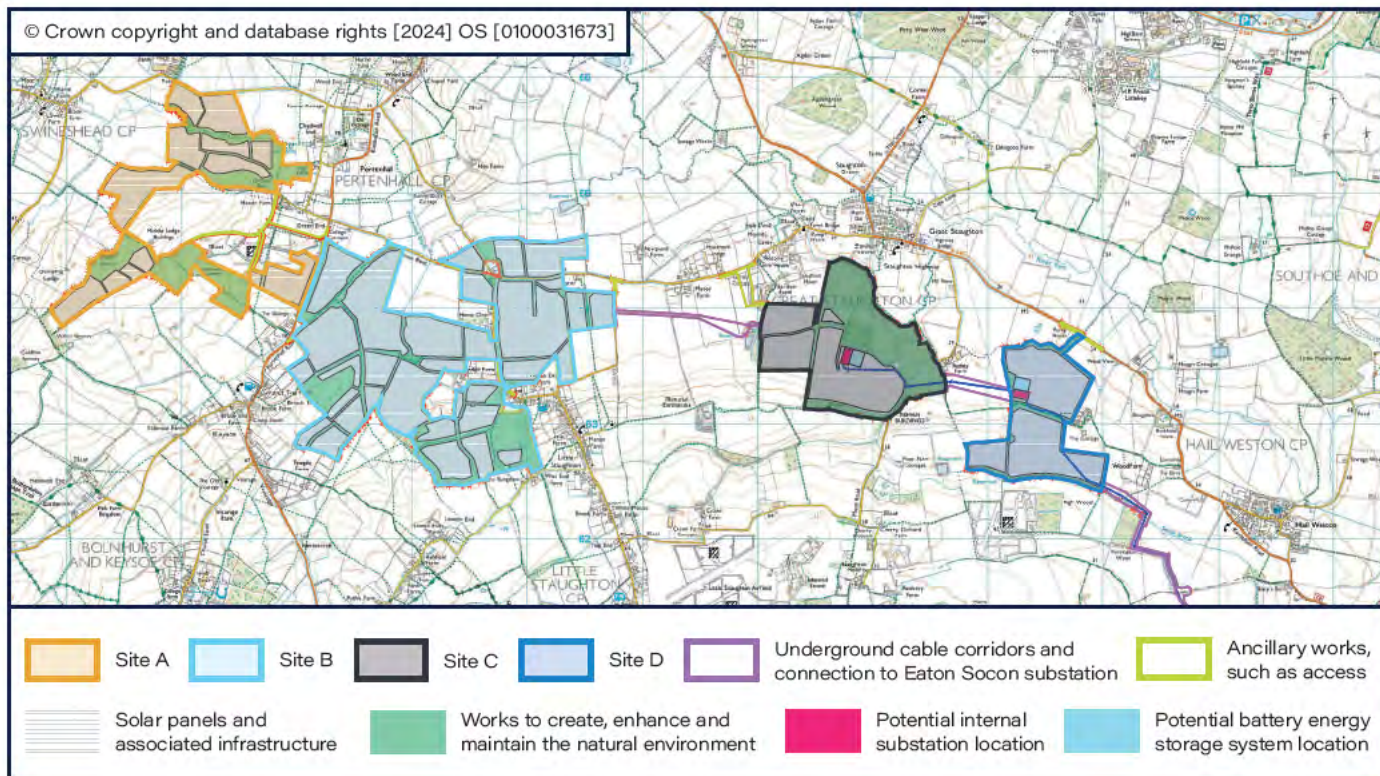
Compared to our non-statutory consultation in 2023, we have made a number of changes to our proposals as we have developed our plans. You can read more about the changes we have made in Chapter 5 of our Consultation brochure.

2. Do you think that our detailed proposals are an improvement on what we presented previously?

- ☐ I think the changes are positive
- ☐ I think the changes are broadly positive but still have concerns
- ☐ I think the changes are neither positive nor negative
- ☐ I think the changes are negative
- ☐ Don't know

If you have further comments to make in response to this question, please include them below:

Comments



To make our proposals easier to understand, we have split them across four different sites. These four sites are where we are proposing to build solar panels and battery storage infrastructure. We would also need to lay underground cables between each site and National Grid's Eaton Socon substation, which is where East Park Energy would connect into the electricity transmission network. This is summarised in the map above, and you can read more detailed information in Chapter 5 of our Consultation brochure.

3. To what extent do you support our proposals across each site?

	Strongly support	Support	Neutral	Oppose	Strongly oppose	Don't know
Site A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site B	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site C	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site D	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Underground cables and connection to Eaton Socon substation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

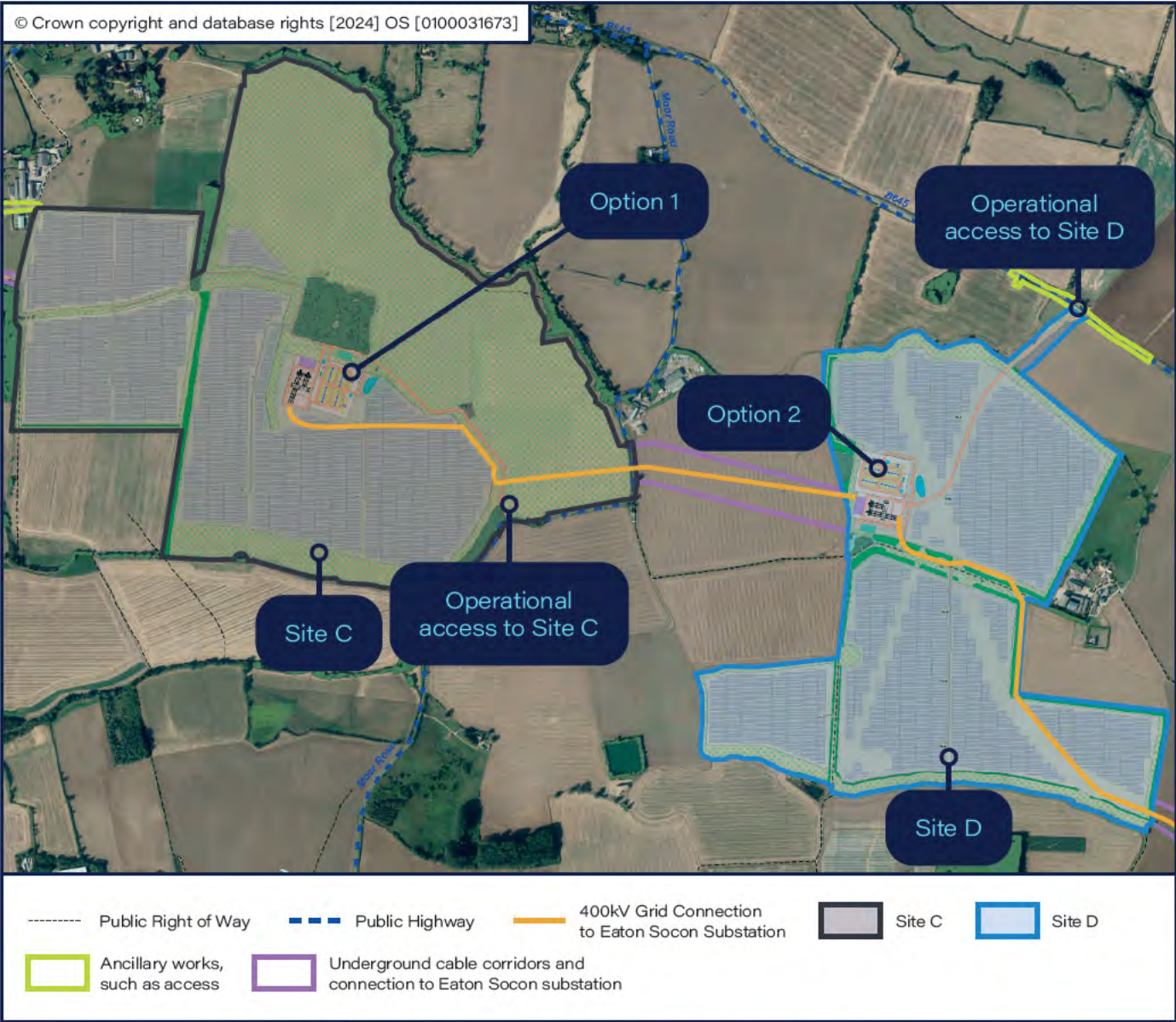
If you have further comments to make in response to this question, please include them below:

Comments

Our proposals include two options for where we could position both a Battery Energy Storage System (BESS) and an on-site substation – Site C (Option 1) or Site D (Option 2).

At our non-statutory consultation we included the BESS and substation infrastructure within Site C (Option 1). However, in response to further environmental surveys and consultation with stakeholders we are now showing Site D (Option 2) as a possible option for this infrastructure.

You can read more detailed information on these options in Chapter 5 of our Consultation brochure.



4. Which of the locations for the Battery Energy Storage System and substation infrastructure do you prefer?

- ☐ Site C (Option 1)
- ☐ Site D (Option 2)
- ☐ Neither
- ☐ No preference
- ☐ Don't know

If you have further comments to make in response to this question, please include them below:

Comments

ENVIRONMENTAL INFORMATION

As part of this consultation, we have published a Preliminary environmental information report (including a non-technical summary of the full report). The purpose of this report is to consider the potential adverse impacts of our proposals on the environmental, along with how we could reduce, mitigate or manage any impacts. It also includes outline information relating to how we would build, operate and decommission East Park Energy.

5. Do you have any concerns about the construction, operation or decommissioning of the project, or the contents of the Preliminary environmental information report more generally?

- ☐ Landscape and visual
- ☐ Cultural heritage
- ☐ Ecology
- ☐ Water (e.g flooding)
- ☐ Traffic and transport
- ☐ Noise and vibration
- ☐ Air quality
- ☐ Ground condition
- ☐ Land and soils
- ☐ Socio economics
- ☐ Climate change
- ☐ Other (please specify)

If you have further comments to make in response to this question, please include them below:

Comments

Our proposals include plans to deliver a range of environmental enhancements, such as a minimum of 10% biodiversity net gain. You can read more about this in Chapters 5 and 6 of the Consultation brochure.

6. Do you support our plans to deliver environmental enhancements, such as biodiversity net gain?

- ☐ Strongly support
- ☐ Support
- ☐ Neutral
- ☐ Oppose
- ☐ Strongly oppose
- ☐ Don't know

If you have further comments to make in response to this question, please include them below:

Comments

7. Do you have any specific ideas for how we could deliver environmental enhancements?

Comments

LEGACY FUND

We want to ensure that those living in the area around our proposals for East Park Energy benefit from the construction and operation of the project. We are proposing to do this through the creation of the East Park Legacy Fund, which could provide funding to local projects. There are three options for how this fund could be delivered:

- **Option A:** A lump sum of £2 million would be made available at the start of the operational phase. No annual fund would be provided.
- **Option B:** A lump sum of £1 million would be made available at the start of the operational phase, along with an additional annual fund of £75,000 per year throughout the operational phase.
- **Option C:** An annual fund of £150,000 per year would be made available throughout the operational phase. No lump sum would be provided.

You can read more about this in Chapter 8 of our Consultation brochure.

8. Do you have a preference for how the East Park Legacy Fund is delivered?

- | | | |
|--|--|-------------------------------------|
| <input type="checkbox"/> Option A | <input type="checkbox"/> Option B | <input type="checkbox"/> Option C |
| <input type="checkbox"/> None of the above | <input type="checkbox"/> No preference | <input type="checkbox"/> Don't know |

If you have further comments to make in response to this question, please include them below:

Comments

9. Do you have any specific ideas for projects/groups that could benefit from funding via the East Park Legacy Fund?

Comments

ANYTHING ELSE?

- 10. Do you have any other comments about our proposals that you have not given previously?**

Comments

EVALUATING OUR CONSULTATION

11. Did you take part in our previous consultation?

- ☐ Yes ☐ No ☐ Unsure

12. How did you find out about the consultation?

- | | |
|---|---|
| <input type="checkbox"/> Received a newsletter in the post | <input type="checkbox"/> Through a local group/organisation |
| <input type="checkbox"/> Adverts in local newspapers | <input type="checkbox"/> Word of mouth |
| <input type="checkbox"/> Social media advertising | <input type="checkbox"/> Other (please specify) |
| <input type="checkbox"/> Media coverage
(newspaper, radio, TV, online) | |

Comments

13. Did you attend any public consultation events? If so, what events?

- | | |
|--|---|
| <input type="checkbox"/> Exhibition at Keysoe Village Hall | <input type="checkbox"/> Exhibition at Great Staughton Village Hall |
| <input type="checkbox"/> Exhibition at Little Staughton Village Hall | <input type="checkbox"/> 1:1 meetings at Pertenhall Village Hall |
| <input type="checkbox"/> Exhibition at Hail Weston Village Hall | |

14. How informative did you find our events/consultation materials?

- | | |
|------------------------------------|---------------------------------|
| <input type="checkbox"/> Very good | <input type="checkbox"/> Good |
| <input type="checkbox"/> Average | <input type="checkbox"/> Poor |
| <input type="checkbox"/> Very poor | <input type="checkbox"/> Unsure |

If you have further comments to make in response to this question, please include them below:

Comments

15. Do you have any comments about our consultation materials or suggestions for how we could improve?

Comments

EQUALITY AND DIVERSITY INFORMATION

To help understand whether our consultation has been useful to people of different backgrounds and requirements, we would be grateful if you could answer the following optional questions. We may include a summary of these results in our Consultation report, but no information about any individuals would be published.

The answers you provide to these questions may be defined as 'special category data.' You can withdraw your permission for us to hold this information at any time. To do this, please contact us by email at info@eastparkenergy.co.uk.

16. What is your gender?

- | | |
|---------------------------------|--|
| <input type="checkbox"/> Male | <input type="checkbox"/> Non-binary |
| <input type="checkbox"/> Female | <input type="checkbox"/> Prefer not to say |

17. Do you consider yourself a person with a disability?

- | | | |
|------------------------------|-----------------------------|--|
| <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Prefer not to say |
|------------------------------|-----------------------------|--|

18. How would you describe your ethnic background?

- | | |
|---|--|
| <input type="checkbox"/> White English, Welsh, Scottish, Northern Irish or British | <input type="checkbox"/> Pakistani |
| <input type="checkbox"/> Irish | <input type="checkbox"/> Bangladeshi |
| <input type="checkbox"/> Gypsy or Irish Traveller | <input type="checkbox"/> Chinese |
| <input type="checkbox"/> Any other White background (Please specify) | <input type="checkbox"/> Any other Asian background (Please specify) |
| <hr/> | |
| <input type="checkbox"/> Mixed or multiple ethnic groups | <input type="checkbox"/> Black, African, Caribbean or Black British |
| <input type="checkbox"/> White and Black Caribbean | <input type="checkbox"/> African |
| <input type="checkbox"/> White and Black African | <input type="checkbox"/> Caribbean |
| <input type="checkbox"/> White and Asian | <input type="checkbox"/> Any other Black, African or Caribbean background (please specify) |
| <input type="checkbox"/> Any other mixed or multiple ethnic groups (please specify) | <input type="checkbox"/> |
| <hr/> | |
| <input type="checkbox"/> Asian or Asian British | <input type="checkbox"/> Arab |
| <input type="checkbox"/> Indian | <input type="checkbox"/> Any other ethnic group (please specify) |
| <hr/> | |
| <input type="checkbox"/> Prefer not to say | |

19. What is your age?

- | | | | |
|--------------------------------|--------------------------------|--------------------------------|--------------------------------|
| <input type="checkbox"/> <13 | <input type="checkbox"/> 13-17 | <input type="checkbox"/> 18-24 | <input type="checkbox"/> 25-34 |
| <input type="checkbox"/> 35-44 | <input type="checkbox"/> 45-54 | <input type="checkbox"/> 55-64 | <input type="checkbox"/> 65+ |

PRIVACY STATEMENT

Cavendish Consulting Limited ("Cavendish") is working on behalf of Brockwell Storage and Solar (BSSL Cambsbed 1 Ltd) to undertake public consultation on the proposals for East Park Energy. By submitting your feedback, you are agreeing that Cavendish can hold and process your personal data in relation to this project.

Cavendish will share your Personal Data with the project team companies for planning evaluation purposes only. Your Personal Data will not be used for any other purposes without your consent.

We may use your personal data collected via this consultation for a number of purposes, including:

- To analyse your feedback to the consultation
- To produce a Consultation report on the feedback we have received (your personal information will not be included in this report)
- To write to you with updates on our proposals, if you have provided consent for us to do so
- To keep up-to-date records of communications with individuals and organisations.

All personal information we receive will be handled in accordance with our privacy policy, which can be found at eastparkenergy.co.uk/privacy-policy.

DATA PROTECTION

We process all Personal Data in accordance with the UK General Data Protection Regulation, the EU General Data Protection Regulation 2016/679 (together the "GDPR") and the Data Protection Act 2018. Your Personal Data will not be transferred outside the UK or European Economic Area (the EU member states plus Norway, Iceland and Liechtenstein). To see our full Privacy Notice and find out how to exercise your data subject rights, please visit cavendishconsulting.com/dp or contact us by phone on 01962 893 893, or email at dataprotection@cavendishconsulting.com.



APPENDIX 4-12 CONSULTATION REPORT APPENDIX 4-12: STATUTORY CONSULTATION FREEPOST ENVELOPE [EN010141/DR/5.2]

FREEPOST EAST PARK ENERGY



EAST PARK ENERGY

East Park Energy

EN010141

Preliminary Environmental Information Report Volume 4 – Non-Technical Summary

September 2024

Version 01

**APPENDIX 4-13 CONSULTATION REPORT APPENDIX
4-13: NON-TECHNICAL SUMMARY OF THE PRELIMINARY
ENVIRONMENTAL INFORMATION REPORT
[EN010141/DR/5.2]**

EAST PARK ENERGY

Preliminary Environmental Information Report Volume 4 – Non-Technical Summary

Version	Date	Status
01	September 2024	PEIR

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1.0 INTRODUCTION

1.1 Overview

- 1.1.1 This document has been prepared on behalf of BSSL Cambsbed 1 Ltd¹ (hereafter referred to as ‘the Applicant’) and is a Non-Technical Summary of the Preliminary Environmental Information Report (‘PEIR’) that has been prepared for the East Park Energy project (hereafter referred to as ‘the Scheme’).
- 1.1.2 The Scheme comprises a new ground-mounted solar farm and associated on-site Battery Energy Storage System (‘BESS’) on land to the north-west of St Neots. The Scheme also includes the associated infrastructure for connection to the national grid at the Eaton Socon National Grid Substation.
- 1.1.3 The Scheme would allow for the generation and export of 400 megawatts (MW) of renewable electricity, as well as the storage of up to 100 MW of electricity in the BESS.
- 1.1.4 The Scheme is classified as a Nationally Significant Infrastructure Project (‘NSIP’) as a result of its electricity generation capacity being greater than 50 MW. As such, the Applicant is required to apply for a Development Consent Order (‘DCO’) to construct, operate and decommission the Scheme. A DCO is a legal document that has the effect of granting planning permission for a development, along with granting other associated consents, and where required, land acquisition rights.
- 1.1.5 The application for a DCO will be submitted to the Planning Inspectorate, with the decision whether to grant a DCO ultimately being made by the Secretary of State for the Department for Energy Security and Net Zero (hereafter referred to as the ‘Secretary of State’) pursuant to the Planning Act 2008².

¹ A subsidiary of Brockwell Storage and Solar Ltd.

² HMSO (2008). Planning Act 2008. Available at: <https://www.legislation.gov.uk/ukpga/2008/29/introduction>

1.2 What is Environmental Impact Assessment?

1.2.1 The nature, size and location of our proposals means that we are undertaking an Environmental Impact Assessment ('EIA') for the Scheme. The purpose of EIA is to assess the likely significant environmental effects (both adverse and beneficial) of the Scheme, which is an iterative and staged process.

1.2.2 As the Scheme is a NSIP, the following are the key EIA reporting stages through to submission of the DCO application:

- **EIA Screening** – depending on the scale of the development, EIA screening is undertaken to establish whether the development has the potential for significant environmental effects. The Applicant did not undertake EIA Screening but instead acknowledged that the Scheme has the potential for significant environmental effects and notified the Secretary of State of their intention to provide an Environmental Statement (ES) with the DCO application.
- **EIA Scoping** – the scope of the EIA is consulted on with the Planning Inspectorate and consultees including the relevant Local Planning Authorities³. An EIA Scoping Report was submitted to the Planning Inspectorate on the 30th October 2023, and the Planning Inspectorate issued their Scoping Opinion on the 8th December 2023. The Scoping Opinion has informed the scope of the EIA.
- **Preliminary Environmental Information** – the Applicant must prepare and consult on 'Preliminary Environmental Information' as part of a statutory consultation that includes prescribed statutory consultees⁴ and members of the public.
- **Environmental Statement** – the Applicant must submit an ES with the DCO application that reports on the likely significant effects of the

³ Cambridgeshire County Council, Bedford Borough Council and Huntingdonshire District Council

⁴ A list of statutory consultees is prescribed in Schedule 1 of the Infrastructure Planning (Applications: Prescribed Forms & Procedure) Regulations 2009. The applicant has a duty to consult with statutory consultees on the Scheme.

Scheme, along with any proposed mitigation to reduce effects. The ES is taken into account by the Secretary of State when deciding on whether to grant a DCO.

1.3 Purpose of the Preliminary Environmental Information Report

- 1.3.1 The Applicant must prepare and consult on 'Preliminary Environmental Information' as part of a statutory consultation under the requirements of the Planning Act 2008. This PEIR presents the Applicant's Preliminary Environmental Information for the Scheme and takes the form of an early draft ES.
- 1.3.2 The environmental assessment reported in this PEIR is 'preliminary' and is based on the design and layout of the Scheme as it currently stands; it does not represent a final assessment of the Scheme.
- 1.3.3 The purpose of consultation is to gain feedback on the preliminary design, layout, and environmental assessment of the Scheme. The feedback received will be considered as the Scheme continues to be refined, and in accordance with the iterative approach to EIA will inform the final assessment of environmental impacts to be contained within the ES accompanying the DCO application.

2.0 THE SITE

2.1 The Site

2.1.1 The 'Site' is located to the north-west of the town of St Neots, and is across two administrative areas; Bedford Borough Council and Huntingdonshire District Council. The latter is a two-tier authority with Cambridgeshire County Council. The Site location is shown on **Figure 1**.

2.1.2 The Site area extends to approximately 769 hectares (ha) and is hereafter referred to as the 'Scheme Boundary'.

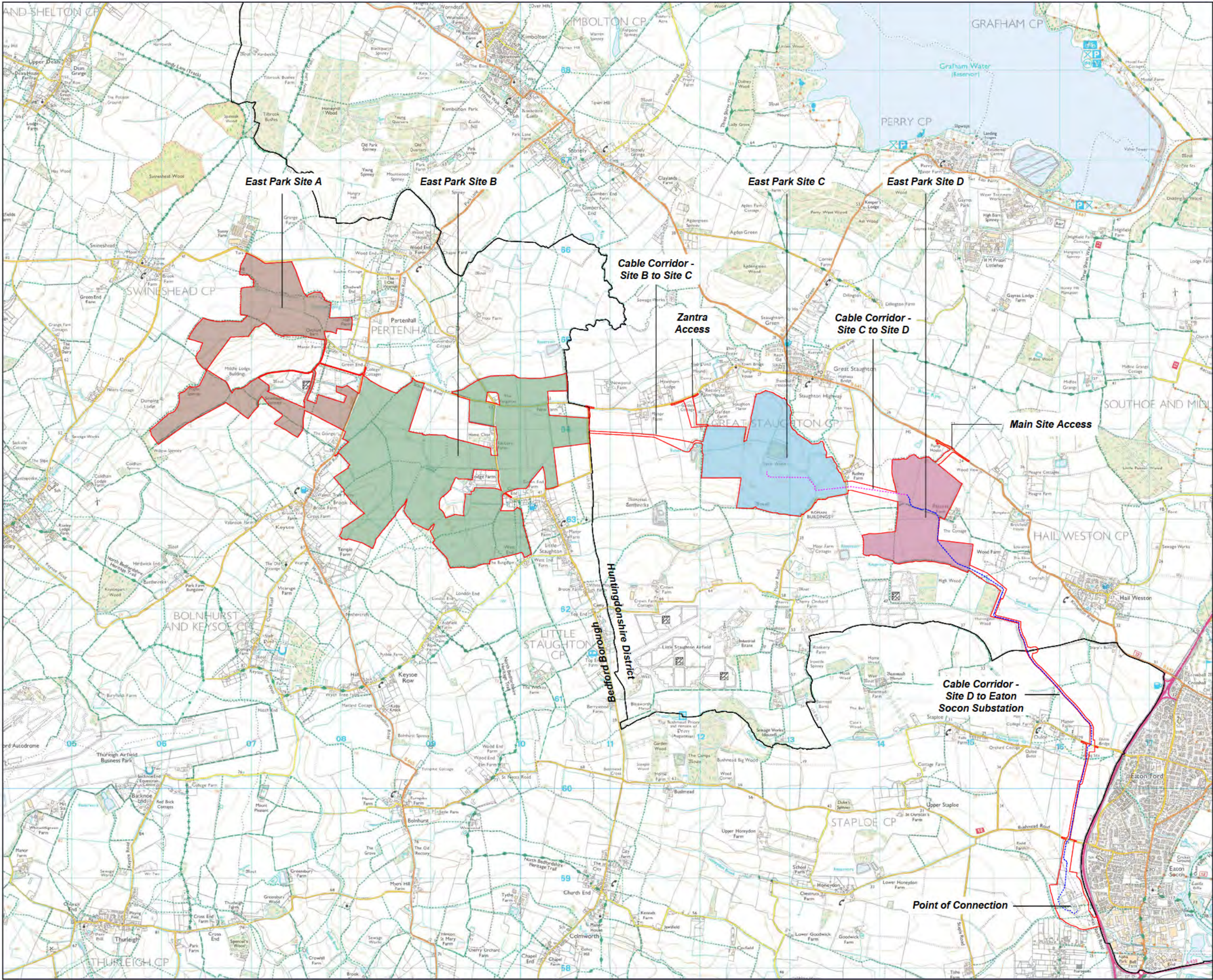
2.1.3 For ease of reference the Scheme Boundary has been sub-divided into East Park Sites A to D, in which all of the above ground infrastructure proposed as part of the operational Scheme would be located (excluding works to the Eaton Socon Substation). The Scheme Boundary also covers land outside of East Park Sites A to D which will be required for access, cabling, and the grid connection to the Eaton Socon Substation. East Park Sites A to D can be described as follows:

- **East Park Site A** – covering land west of the B660 between Pertenhall and Swineshead at the western end of the Site. East Park Site A comprises arable fields located on the north, west and east sides of a small hill that lies between Pertenhall and Riseley. East Park Site A lies either side of the Pertenhall Brook, with access proposed from the B660 to the east.
- **East Park Site B** – covering land between Pertenhall, Keysoe, and Little Staughton. East Park Site B comprises arable fields located north of an elevated ridgeline which runs between Keysoe and Little Staughton. East Park Site B is crossed by a number of small watercourses, with access proposed from the B660, Great Staughton Road, Little Staughton Road, and an unnamed road between Little Staughton and Great Staughton Road.

- **East Park Site C** – covering land south of Great Staughton. East Park Site C comprises arable fields located south of the River Kym, with access proposed from Moor Road to its south-eastern boundary.
- **East Park Site D** – covering land around Pastures Farm between Great Staughton and Hail Weston. East Park Site D comprises arable fields with access proposed via a new access from the B645.

2.1.4 As illustrated on **Figure 1**, there are three linear corridors proposed for underground cabling that connect the different parts of the Site and provide a grid connection to the Eaton Socon Substation. These are identified as:

- **Cable Corridor – Site B to Site C** – which connects East Park Site B to East Park Site C across an unnamed road and arable fields.
- **Cable Corridor – Site C to Site D** – which connects East Park Site C to East Park Site D across Moor Road and arable fields.
- **Grid Connection** – Site D to Eaton Socon Substation – which connects East Park Site D to the Eaton Socon Substation and crosses open arable fields, Duloe Brook, Duloe Road and Bushmead Road.



- Scheme Boundary
- East Park Site A
- East Park Site B
- East Park Site C
- East Park Site D
- 400kV Grid Connection to Eaton Socon Substation (Option 2)
- 400kV Grid Connection to Eaton Socon Substation (Option 1 Extension)
- Local Authority Boundary



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Project

East Park Energy
PEIR

Figure Number

NTS Figure 1

Figure Title

Site References

Scale

1:40,000 @ A3

Date

September 2024

2.2 Site Context

Local Context

- 2.2.1 The Site is located on the south side of a broad shallow vale landform formed by a number of west-east tributaries to the River Great Ouse. The local landscape is generally more undulating than the Site which is located in a low-lying area with relatively limited topographic variation. The landform rises to the north of the Site towards Grafham Water, to the west of the Site towards a ridgeline beyond Swineshead, and to the south of the Site towards a high point around the Bedford Aerodrome.
- 2.2.2 The landscape pattern of the local area is broadly consistent, comprising medium- to large-scale arable farmland interspersed with blocks of woodland, particularly in the more elevated parts of the landscape to the north of the Site.
- 2.2.3 The local settlement pattern is dispersed and typically rural in character comprising occasional distinct village settlements. From west to east the principal settlements in closest proximity to the Site are Swineshead, Pertenhall, Keysoe, Keysoe Row, Little Staughton, Great Staughton, Hail Weston, and Duloe.
- 2.2.4 The following properties lie ‘inset’ within the Scheme Boundary, in that they are excluded from the Scheme Boundary but surrounded by the Site:
- Lodge Farm, a residential property with associated equestrian land uses inset within East Park Site B to the north-west of Little Staughton; and
 - The Kangaroo, a former public house which is now a residential property and dog kennels inset within East Park Site B at the junction between Little Staughton Road and Staughton Road.
- 2.2.5 There are several existing solar farms in close proximity to the Site, which are located:

-
- To the south of Pertenhall (adjacent to East Park Site A);
 - At Little Staughton Airfield (1.2km south-west of East Park Site C); and
 - At High Wood to the west of Hail Weston (0.1km south of East Park Site D).

2.2.6 The local area is crossed by a network of public rights of way (PRoW) including footpaths, bridleways and byways open to all traffic.

2.2.7 As part of the environmental assessment, the archaeological remains of a Roman town have been identified in East Park Site C. Due to the likely national importance of the archaeological remains, the Applicant has engaged with Historic England since it was identified in January 2024. The remains have subsequently been designated as a 'Scheduled Monument' which legally recognises its national importance and allows for its protection and conservation.

3.0 THE SCHEME

3.1 Overview of the Scheme

3.1.1 The Scheme comprises a new ground-mounted solar farm and an associated on-site BESS on land to the north-west of St Neots. The Scheme also includes the associated infrastructure for connection to the national grid at the Eaton Socon National Grid Substation.

3.1.2 Once constructed the Scheme will be operational for a period of 40 years. After 40 years the Scheme will be decommissioned and the Site returned to a condition suitable for reinstatement of its original use, except for areas of planting (woodland and hedgerows) which would be retained.

3.1.3 The Scheme is expected to include the following key components:

- **Ground Mounted Solar Arrays** – solar panels installed on fixed mounting structures (metal frames) set out in rows to face south. The solar panels are connected by cabling to on-site inverters⁵, transformers⁶ and switchgear⁷ that collectively ensure the electricity generated by the solar panels is alternating current (AC) and at the required voltage.
- **BESS** – the BESS would store electricity at times of low demand from the National Grid, and release electricity at times of peak demand. BESS are essential for renewable electricity generating systems such as wind and solar due to their weather dependency and potential for intermittent generation. The BESS would be located in a single compound that includes battery storage containers and transformers, control equipment, and water storage tanks. Two locations are currently being considered for the BESS, one within East Park Site C and the other within East Park Site D.

⁵ Inverters convert direct current (DC) electricity collected by the solar modules into alternating current (AC).

⁶ Transformers control the voltage of the electricity generated.

⁷ Switchgear comprises a combination of electrical switches, fuses and circuit breakers and is used to control, protect and isolate the electrical equipment.

- **East Park Substation** – an on-site substation which will be co-located with the BESS and include the equipment needed to control and operate the Scheme.
- **Grid Connection and Cabling** – an underground cable connection will be provided between the East Park Substation and the Eaton Socon Substation. Buried cabling would also connect the on-site solar arrays to the East Park Substation.
- **Operations and Maintenance Area** – an Operations and Maintenance Area will be co-located with the BESS and East Park Substation. It will include a building that can be used for storage of site management and maintenance equipment.
- **Other infrastructure** – the Scheme will include other associated infrastructure such as fencing, drainage, access tracks, and closed-circuit television (CCTV) within East Park Sites A to D.
- **Landscaping and Habitat Creation** – the Scheme will include extensive landscaping and habitat creation, as well as the provision of permissive paths to provide additional recreational opportunities.

3.1.4 During the construction and decommissioning works, temporary compounds and access tracks will be required within East Park Sites A to D.

3.1.5 The technology associated with solar development is rapidly advancing, and this technological progression is expected to continue at pace over the coming years as research and development in the manufacturing sector yields new technologies. As such, the Scheme includes flexibility to ensure the best available technology can be utilised at the time of construction.

3.2 Construction Phase

3.2.1 Subject to the Scheme securing a DCO in Summer 2026, it is anticipated that works would start on site in Summer 2027 and take 30 months to complete, concluding in late 2029 or early 2030.

3.2.2 The primary construction phases are expected to be as follows:

- Site enabling works (construction months 1 to 3) – where new access points from the public highway will be established along with temporary compounds and access tracks;
- Construction of the East Park Substation (construction months 2 to 12);
- Construction of the grid connection between East Park Substation and the Eaton Socon Substation (construction months 3 to 10);
- Construction of the BESS (construction months 7 to 24); and
- Construction of East Park Sites A to D (construction months 2 to 30), including:
 - Establishment of fencing;
 - Marking out locations of solar arrays, solar transformers, and cable trenches;
 - Establishment of solar panel mounting structures;
 - Installation of solar panel modules, inverters, and transformers;
 - Installation of CCTV and monitoring systems;
 - Installation of cabling;
 - Testing and commissioning; and
 - Establishment of landscaping and habitat creation.

3.2.3 It is anticipated that the average number of workers on Site across the Construction Phase would be 496, with a peak workforce of 854 in Month 12. The workforce would be distributed across the Site with work happening in parallel across the Substation, BESS, Grid Connection, and solar panel areas in East Park Sites A - D.

3.2.4 Construction operations would be limited to 08.00 to 18.00hrs Monday to Friday and 08:00 to 13:00hrs Saturday, with no construction work on Sundays or Bank Holidays.

3.2.5 The main construction compound will be located in East Park Site D close to the main site access from the B645 to the north-east. The Main Construction Compound would comprise offices and welfare facilities, car parking,

- materials and equipment storage area, and vehicle manoeuvring and unloading area.
- 3.2.6 Satellite Compounds would also be located across East Park Sites A, B and C to support the construction of solar panels in those areas. These compounds would be smaller in footprint than the Main Construction Compound but would still include offices and welfare facilities, car parking, materials and equipment storage area, and a vehicle manoeuvring and unloading area.
- 3.2.7 The Main Site Access will be from the B645 in East Park Site D, with all heavy goods vehicle (HGVs) entering the Site from this point, along with most of the daily staff movements.
- 3.2.8 The construction access strategy has been designed to avoid vehicles using the public highway as far as practicable. Once vehicles arrive in East Park Site D from the Main Site Access at the B645, a temporary access road will connect westward to East Park Site C, avoiding the use of Moor Road. From East Park Site C, access will be taken north-west via an upgraded track to an existing HGV access to Great Staughton Road whereupon vehicles will follow the public highway to access East Park Site B, avoiding large volumes of traffic passing through Great Staughton in the process. Vehicles would be routed through East Park Site B crossing Little Staughton Road close to Lodge Farm, before continuing west towards the B660. At the B660 vehicles would follow the public highway for a short section before accessing East Park Site A using an existing access at Manor Farm.
- 3.2.9 An outline Construction Traffic Management Plan (oCTMP)⁸ has been included with the PEIR and is provided at **PEIR Volume 2 Appendix 9-1**.

⁸ The oCTMP sets out the measures aimed at mitigation the effects of traffic movements during the construction phase. If the DCO is granted, the oCEMP will be developed into a detailed Construction Traffic Management Plan (CEMP) once a contractor is appointed. The CTMP will be in substantial accordance with this oCTMP, and will be a requirement of the DCO for submission and approval by the Local Planning Authorities (LPA) prior to construction.

-
- 3.2.10 It is anticipated that access to all PRow will be maintained during the construction phase, with management in place to ensure that all routes can be used safely, including temporary diversions where necessary.

3.3 Operational Phase

- 3.3.1 During the operational phase, access to the Scheme would principally be to the BESS and the East Park Substation, and to the wider site for routine maintenance operations, replacement of faulty equipment, habitat management, and farming activities.
- 3.3.2 It is expected that there would be 20 full time equivalent ('FTE')⁹ roles for the Scheme during the Operational Phase covering the various activities, this would breakdown broadly as twelve FTE roles working on site maintenance, five FTE roles working in management and administrative roles, and three FTE roles working in land management including landscape maintenance and agriculture.
- 3.3.3 During the operational phase all existing PRow would be maintained on their existing alignment. It is not expected that any diversions or stopping-up of PRow would be required to facilitate the Scheme.

3.4 Decommissioning Phase

- 3.4.1 When the operational phase ends after 40 years the Scheme will require decommissioning. All solar panels, cabling, inverters, transformers, BESS equipment, the East Park Substation, and fencing would be removed from the Site and recycled or disposed of in accordance with good practice and market conditions at that time. Any infrastructure that is more than 1m below ground level, such as cable conduits and casing, would be left in situ. The Site will be returned to a condition suitable for return to its original use, with the exception

⁹ Full-time equivalent, or FTE, measures the total amount of full-time employees working at any one organisation. It is a way of adding up the hours of full-time, part-time and various other types of employees into measurable 'full-time' units.

of areas of planting (woodland and hedgerows) which would be retained post decommissioning.

4.0 ALTERNATIVES AND DESIGN EVOLUTION

4.1 Overview

4.1.1 It is a requirement that the Applicant considers reasonable alternatives as part of the EIA process. Alternatives have been considered for the Scheme and are set out in ***PEIR Volume 1 Chapter 3 Alternatives and Design Evolution***.

4.1.2 A consideration of alternative sites was undertaken from the outset of the project through the site selection process. The site selection process followed two broad stages:

- The first stage, set out in the Site Identification Report in ***PEIR Volume 2 Appendix 3-1***, identified the most appropriate location for a large-scale solar development capable of utilising the available grid capacity within the Eaton Socon Substation. A 15km area of search around the Eaton Socon Substation was taken as a starting point, with the land in this area of search reviewed against known planning and environmental constraints. This first stage concluded by identifying a 'Search Zone' to the north-west of the Eaton Socon Substation that was considered the most suitable location for a large-scale solar development.
- The second stage, set out in the Land Identification Report in ***PEIR Volume 2 Appendix 3-2***, followed on from the first stage and comprised
 - a high-level review of the land offered to the Applicant within the Search Zone;
 - subsequent assessment of the environmental and planning constraints to development of the Scheme; and
 - refinement of the overall landholding to be taken forward for the project.

The second stage culminated in the identification of the Site, which has subsequently been refined through the inclusion of additional land.

4.1.3 The layout of the Scheme has evolved iteratively and will continue to evolve through the EIA process taking into consideration environmental effects, the Scheme's objectives and functionality, feedback from stakeholders and public consultation.

4.1.4 The key changes to the layout of the Scheme since EIA Scoping and the consultation held between October and November 2023 are annotated on **Figure 2** and are summarised briefly as follows:

- The identification of an 'Option 2' BESS and East Park Substation location within East Park Site D, which is discussed further below;
- Solar development removed from the north and east of East Park Site C in response to consultation feedback, and following the discovery of the archaeological remains of a Roman town in this area;
- Solar development removed from areas west of Little Staughton in response to consultation feedback;
- Solar development removed from land north of The Kangaroo (a residential property on Staughton Road) in response to consultation feedback;
- Solar development added to the west of East Park Site C to compensate for the loss of developable area in East Park Site C;
- Realignment of solar development fencelines to provide suitable buffers to existing PRow, and to remove development from areas identified as being within areas at risk of flooding;
- Consolidation of solar development fencelines across the Scheme to rationalise boundaries and reduce the amount of fencing;
- Change in site access, with the removal of two proposed site access points along the B645 near Hail Weston, and addition of a new site access north of Site D, and a further new site access utilising an existing private access to the north-west of East Park Site C;
- Changes to the alignment of the Grid Connection in response to feedback from the affected landowners; and

- Change in position and alignment of the cable corridors between East Park Site B and East Park Site C, and between East Park Site C and East Park Site D.

4.2 Alternative Layouts

4.2.1 The East Park BESS and Substation compound would be located in either East Park Site C or East Park Site D.

4.2.2 When we carried out our previous consultation on the Scheme in October and November 2023 and in the EIA Scoping Report it was assumed that the East Park BESS and Substation would be located within East Park Site C. However, in response to further environmental surveys and consultation with stakeholders it has emerged that East Park Site D could represent a preferable location. It would have the following advantages:

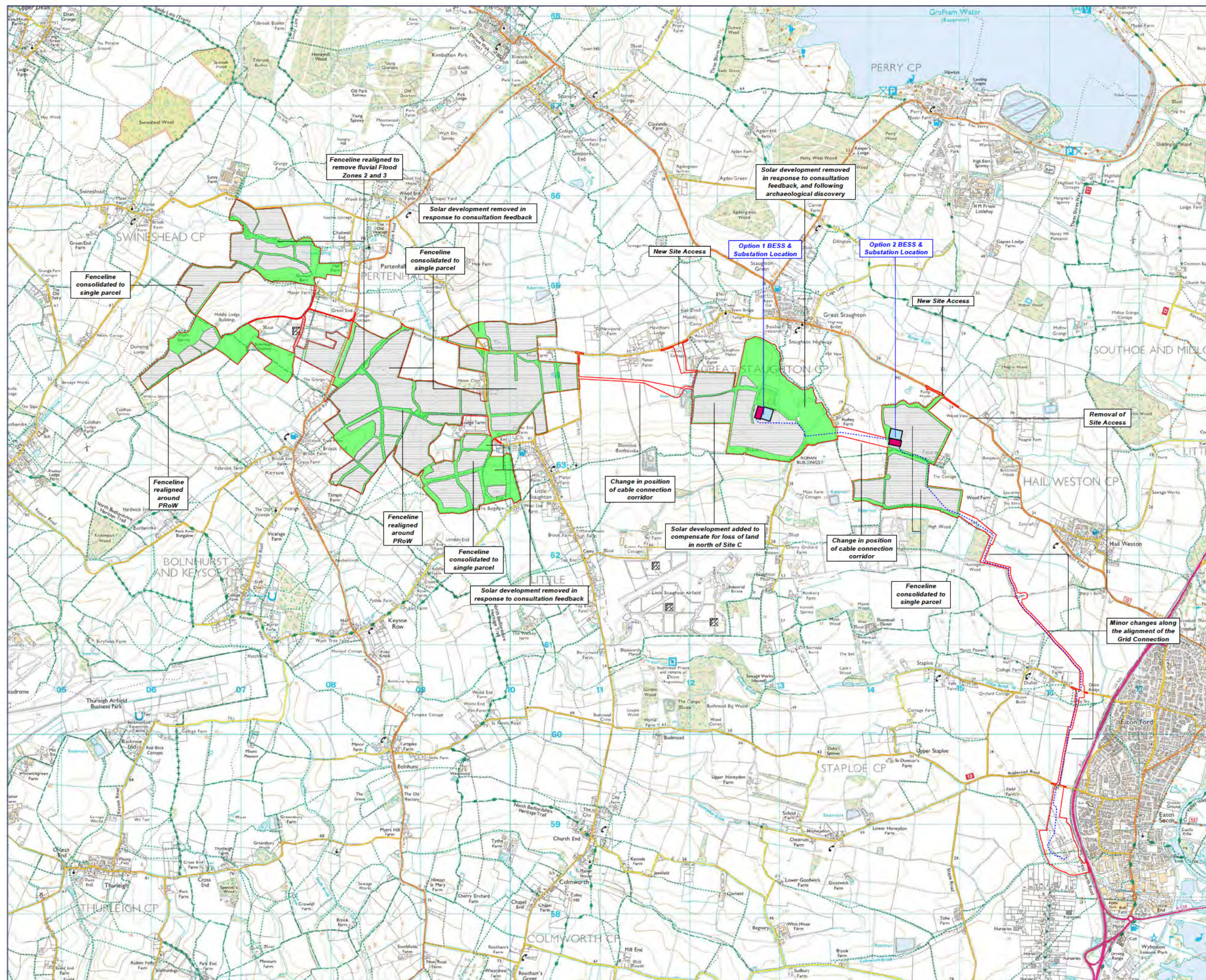
- Ease of access from the public highway during construction, operation, and in case of an emergency response;
- Separation from the archaeology discovered in East Park Site C; and
- Reduced length of grid connection between the East Park Substation and the Eaton Socon Substation.

4.2.3 A possible disadvantage of locating the East Park BESS and Substation in East Park Site D is that the land has a slightly higher agricultural land classification.

4.2.4 The location of the East Park BESS and Substation is not fixed and feedback on the preferred location is specifically sought as part of this consultation. The Options are as follows:

- i) **Option 1** – the East Park BESS and Substation would be located within East Park Site C; and
- ii) **Option 2** – the East Park BESS and Substation would be located within East Park Site D.

- 4.2.5 The environmental effects of Option 1 and Option 2 have been assessed in the PEIR. The assumptions around the layout and infrastructure within the facility are the same for either Option 1 or Option 2, it is only the location that is different along with consequential changes to the approach to construction access, cabling, and resulting impacts.
- 4.2.6 A final decision on either the Option 1 or Option 2 location for the East Park BESS and Substation will be made in advance of submitting the DCO application.



- Scheme Boundary
- Indicative Solar and Associated Infrastructure
- Indicative Landscaping and Habitat Creation
- Indicative East Park Substation
- Indicative Battery Energy Storage Facility
- Indicative 400kV Grid Connection to Eaton Socon Substation



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East Park Energy
PEIR

Figure Number

NTS Figure 2

Figure Title

PEIR
Indicative Zoning Plan
Scheme Evolution from EIA Scoping

Scale

1:40,000 @ A3

Date

September 2024



5.0 EIA METHODOLOGY

5.1 Approach

- 5.1.1 The core purpose of an EIA is to assess the likely **significant** environmental effects (both adverse and beneficial) of a Scheme. The level of the environmental effect is, in general, identified by considering the sensitivity of a receptor (e.g. people, animals or watercourses) against the magnitude of a predicted impact.
- 5.1.2 Where significant adverse environmental effects are likely to occur, additional measures are proposed to reduce effects where practicable. Any effects that remain, once these measures are taken into account, are reported as 'residual effects'.
- 5.1.3 The purpose of identifying significant environmental effects is to ensure that decision makers are able to make an informed judgement on the environmental impacts of a proposal before granting planning consent.

5.2 Structure of the PEIR

- 5.2.1 The scope of the EIA was agreed following receipt of an EIA Scoping Opinion from the Planning Inspectorate, confirming the scope of assessment work that is required within the ES. The following environmental topics have been assessed in the PEIR:
- ***PEIR Volume 1 Chapter 5:*** Landscape and Visual;
 - ***PEIR Volume 1 Chapter 6:*** Cultural Heritage and Archaeology;
 - ***PEIR Volume 1 Chapter 7:*** Ecology and Nature Conservation;
 - ***PEIR Volume 1 Chapter 8:*** Hydrology and Flood Risk;
 - ***PEIR Volume 1 Chapter 9:*** Traffic and Transport;
 - ***PEIR Volume 1 Chapter 10:*** Noise and Vibration;
 - ***PEIR Volume 1 Chapter 11:*** Air Quality;
 - ***PEIR Volume 1 Chapter 12:*** Ground Conditions;

- **PEIR Volume 1 Chapter 13:** Land and Soils;
- **PEIR Volume 1 Chapter 14:** Socio-Economics, Land Use and Tourism; and
- **PEIR Volume 1 Chapter 15:** Climate Change

5.2.2 The EIA Scoping Opinion concluded that several topics did not require a full assessment chapter. These topics are described in **PEIR Volume 1 Chapter 16** as ‘Other Environmental Topics’ and include:

- Human Health;
- Waste;
- Major Accidents or Disasters; and
- Electromagnetic Fields.

5.2.3 **PEIR Volume 1 Chapter 17:** Cumulative and Intra-Project Effects provides an overview of the approach to identifying the likely significant effects of the Scheme in combination with other emerging, consented, or under-construction developments.

5.2.4 **PEIR Volume 1 Chapter 18:** Summary of Effects provides a tabulated summary of the likely significant effects of the Scheme, and a comparative summary of the differing effects of the Option 1 and Option 2 scenarios for the East Park BESS and Substation.

6.0 FINDINGS OF THE PRELIMINARY ENVIRONMENTAL INFORMATION REPORT

6.1 Introduction

- 6.1.1 The preliminary likely significant effects of the Scheme are set out in ***PEIR Volume 1***, with this section providing a brief summary of the findings of each assessment. A summary of all the potentially significant environmental effects of the Scheme is provided in ***PEIR Volume 1 Chapter 18: Summary of Significant Effects***.
- 6.1.2 Where significant effects have been identified they are highlighted in **bold** text within each topic summary. Reference to significant effects in this section use the term in the context of compliance with the EIA Regulation.

6.2 Landscape and Visual

Introduction

- 6.2.1 ***PEIR Volume 1 Chapter 5*** presents the preliminary findings of an assessment of the landscape and visual impacts of the Scheme.
- 6.2.2 The landscape assessment considers the potential effects of the Scheme on the landscape as an environmental resource. The visual assessment considers the potential effects of the Scheme on people's views, such as residents, users of publicly accessible routes, visitors to community facilities, road users and people working in the area.
- 6.2.3 Landscape and visual effects have been assessed for the construction, operational and decommissioning phases of the Scheme.

- 6.2.4 The methodology for the assessment of landscape and visual effects has been developed based on the Guidelines for Landscape and Visual Impact Assessment, Third Edition, 2013 (GLVIA3)¹⁰.

Baseline

- 6.2.5 The 'study area' for the for Landscape and Visual Impact Assessment (LVIA) extends to 3km from the Scheme Boundary. Within this area, the baseline conditions have been established with regard to desk-based assessment, a review of published landscape studies, and site visits.
- 6.2.6 The study area is not a designated landscape such as, for example, a National Park or a National Landscape (formerly 'Areas of Outstanding Natural Beauty').
- 6.2.7 The Site comprises predominantly arable farmland, which is flat to gently undulating, with fields across East Park Site A, B and C generally bounded by hedgerows. Fields to the east at East Park Site D are more open in character. The Site is located within the lower-lying south side of a broad clay vale landform known as the 'Kym Valley' such that its visibility is localised and contained by the topography.
- 6.2.8 The Site is crossed by a number of PRoW (footpaths and bridleways) that provide recreational opportunities within the landscape. In close proximity to the Site are the villages of Swineshead, Pertenhall, Keysoe, Little Staughton, Great Staughton and Hail Weston, with a number of other individual properties in close proximity to the Scheme Boundary.
- 6.2.9 As part of the visual assessment, 82 representative viewpoints have been identified from publicly accessible locations including PRoW, roads, villages,

¹⁰ *Landscape Institute and Institute for Environmental Management and Assessment (2013). Guidelines for Landscape and Visual Impact Assessment 3rd Edition. Routledge: Abingdon*

churches and positions close to residential properties. The viewpoint locations are shown on **Figure 3**.

Mitigation

6.2.10 The Scheme has undergone a series of design iterations to ‘embed’ mitigation measures. Mitigation of the potential impacts of the Scheme include:

- Retention of existing woodland, hedgerows, individual trees, ditches and watercourses across the Site as far as practicable;
- Retention of all existing PRoW across the Site along their current alignment;
- Creation of ‘green lanes’ through the Site where PRoW are set within open 20m wide corridors bounded by hedgerows and woodland blocks for visual screening, landscape integration and habitat connectivity purposes;
- Sensitive design of landscape treatment alongside PRoW on more elevated ground such as west of Little Staughton to ensure footpaths are not enclosed by vegetation and intermittent views out across the Kym Valley to the north are available;
- Enhancement of waterside meadows along the Pertenhall Brook and a brook through East Park Site B by creating woodland blocks, meadows, hedgerows and intermittent tree groups to reduce visual impact on PRoW alongside watercourses;
- Provision of permissive paths west of Little Staughton to increase access to the local public right of way network and create the opportunity for new circular routes;
- Setting back of fence lines from field boundaries and PRoW in areas of high ground such as west of Little Staughton and at the southern end of East Park Site C to avoid the solar array appearing across skylines, and to allow views out looking ‘over’ the solar array to retain panoramic vistas where available;

- Proposed hedgerows with trees for landscape integration, visual screening and habitat connectivity. In parts of the Site these have been provided to restore historic field boundaries; and
- Creation of species-diverse grassland meadows and corridors as buffers to existing landscape elements (such as hedgerows and woodland), as buffers to residential properties, and for ecological mitigation and benefits.

6.2.11 An outline Landscape and Ecological Management Plan (oLEMP)¹¹ at **PEIR Volume 2 Appendix 2-2** sets out the principles by which the proposed landscape and habitats across the Scheme will be implemented and managed to ensure successful establishment.

Assessment of Likely Significant Effects

Construction Phase

- 6.2.12 The Scheme would involve minimal change to landscape elements within the Site (such as hedgerows, topography, and watercourses) with minimal vegetation removal and no change to the underlying landform upon which the Site is located.
- 6.2.13 The landscape character of the Site and its immediate setting would be affected to the greatest degree during the construction phase as a result of a reduction in tranquillity locally within the Study Area due to the movement and noise created by construction activity. The effect on landscape character would be **significant** during the construction phase.
- 6.2.14 Adverse visual effects have been predicted for a large number of residential receptors and users of PRow located in close proximity to the Site. These effects would be **significant**.

¹¹ The oLEMP sets out the measures aimed mitigating the effects of the Scheme on the Landscape and Ecology resource and secure. If the DCO is granted, the oLEMP will be developed into a detailed Landscape and Ecological Management Plan (LEMP) once a contractor is appointed. The LEMP will be in substantial accordance with this oLEMP, and will be a requirement of the DCO for submission and approval by the Local Planning Authorities (LPA) prior to construction,

Operational Phase

- 6.2.15 The assessment of landscape and visual impacts at the operational phase is undertaken for the opening year of operation, immediately following completion of construction, ('Year 0') and for the tenth year of operation ('Year 10'). This allows the assessment to take account of the proposed planting that would be implemented as part of the Scheme, which by Year 10 should be established and of a sufficient height that it would be effective in providing visual screening.
- 6.2.16 The Scheme would largely comprise the introduction of a solar array into large-arable fields, set away from the settlement boundary of small rural villages. The array would be relatively low-level and would have a generally uniform appearance, albeit given the orientation of the panels to face south, there would be some variation in how it is perceived throughout the landscape. The Scheme would follow the contours and would not alter the underlying topography and it would not alter the pattern of fields with the Site.
- 6.2.17 The Substation and BESS components of the Scheme would contribute to a slight increase in landscape change within the vicinity of East Park Sites C (Option 1) and East Park Site D (Option 2) given their taller vertical scale than the solar array. However, these components would be set within the wider solar array, which would partially reduce their influence on the character area.
- 6.2.18 In Year 0, before any planting has established, there would be some **significant** visual effects experienced by receptors located in relative proximity to the Scheme, including residents and users of local PRoW. All residential receptors identified as experiencing significant visual effects are either individual properties, or small groups of properties, located in close proximity to the Scheme.
- 6.2.19 Similar to the assessment of effects on residential receptors, all right of way receptors have been identified as likely experiencing **significant** visual effects due to their close proximity to the operative parts of the Scheme. There

is a relatively high number of rights of way identified as being subject to **significant** visual effects during Year 0 as there is a dense network of rights of way within the Study Area.

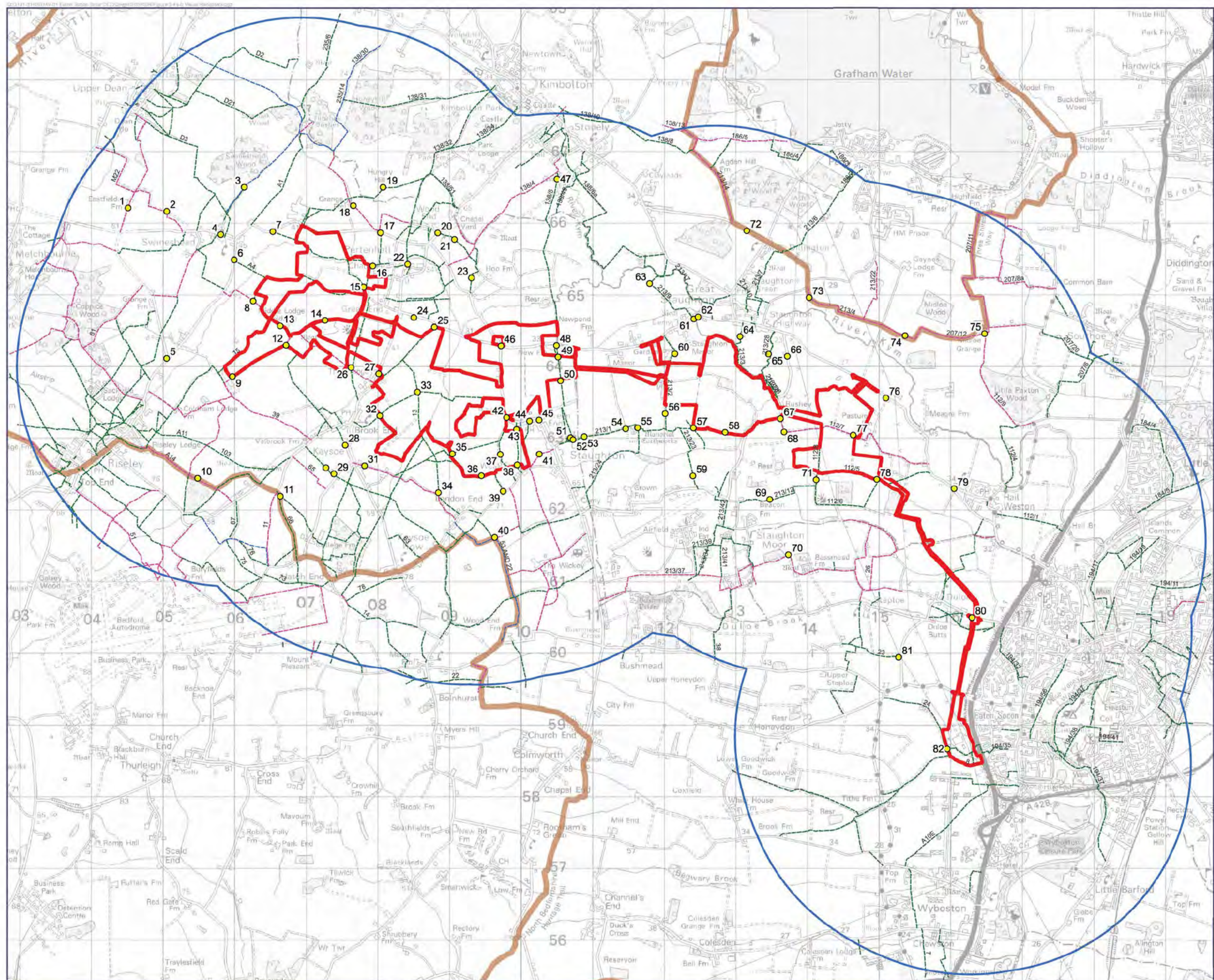
- 6.2.20 The number of **significant** visual effects on users of footpaths within the Study Area would notably reduce at Year 10, following the establishment of planting. However, these effects are mostly on a relatively small number of rights of way which cross into the Site or are directly adjacent to it and a small number of individual residential properties located in close-proximity to the Scheme Boundary.

Glint and Glare Impacts

- 6.2.21 A Glint and Glare Assessment has been prepared and is included as ***PEIR Volume 2 Appendix 5-6***.
- 6.2.22 The glint and glare assessment considers effects on ground-based receptors (residential, rail, road, and bridleway) within 1km, whilst a 30km study area is considered for aviation receptors.
- 6.2.23 The assessment concludes that due to the existing screening and / or proposed screening in the landscape, glint and glare impacts would be acceptable. There is therefore no additional mitigation proposed to reduce glint and glare effects over and above the embedded landscape proposals.

Decommissioning Phase

- 6.2.24 Following the Decommissioning Phase there would be no residually significant landscape or visual effects and overall, the planting implemented as part of the Scheme would leave a Site that would appear similar to the baseline situation, albeit with a slight beneficial change to landscape character.



- Scheme Boundary
- 3km radius around Scheme Boundary (LVIA Study Area)
- Viewpoint Locations
- Public Rights of Way**
 - Footpath
 - Bridleway
 - Byway
 - Designated Trails



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Figure Number

NTS Figure 3

Figure Title

**Visual Receptors - Representative
Viewpoints & Rights of Way**

Scale

1:50000@A3

Date

September 2024

6.3 Cultural Heritage and Archaeology

Introduction

- 6.3.1 **PEIR Volume 1 Chapter 6** presents the preliminary findings of an assessment of the impacts of the Scheme on heritage assets and archaeology. This includes direct effects on archaeology resulting from the construction of Scheme, and effects upon the setting of heritage assets which may arise during the construction and operation of the Scheme.

Baseline

- 6.3.2 The baseline conditions for the historic environment have been established through desk-based assessment and field work, which has included site walkovers, archaeological geophysical survey, and trial trenching.
- 6.3.3 As part of the field work to understand the presence of buried archaeology across the Site, the archaeological remains of a Roman town have been identified in East Park Site C. Due to the likely national importance of the archaeological remains, the Applicant has been engaging with Historic England since it was identified in January 2024. The remains have since been designated as a ‘Scheduled Monument’ which legally recognises its national importance and allows for its protection and future conservation.
- 6.3.4 Archaeological trial trenching is ongoing across East Park Sites A to D to validate the findings of the archaeological geophysical survey and to gain an understanding of the significance of any buried archaeology.
- 6.3.5 Aside from the above Roman town Scheduled Monument, there are no further Listed Buildings, Scheduled Monuments or Conservation Areas within the Site.
- 6.3.6 There are however a number of Listed Buildings, Scheduled Monuments and Conservation Areas within close proximity to the Site, including the churches within each of the local villages which are of the highest grade of Listed

Building. The assessment has considered each designated heritage asset within 3km of the Site, with further designated assets beyond 3km also incorporated into the assessment following liaison with the Bedford Borough Historic Environment Team and the Conservation Officer at Huntingdonshire Council.

Mitigation

- 6.3.7 The design of the Scheme has considered the setting of designated heritage assets in the local area and sought to minimise impacts through the creation of offsets and buffers from field boundaries.
- 6.3.8 Standard mitigation measures would be used to manage impacts to archaeology during the construction phase. The mitigation measures would be secured by the Construction Environmental Management Plan (CEMP). Details of the measures are provided in the outline Construction Environmental Management Plan (oCEMP)¹² which is included in **PEIR Volume 2 Appendix 2-3**.
- 6.3.9 Ongoing archaeological investigation is being undertaken across the Site which has the potential to further revise the understanding of the extent and significance of any archaeological remains within the Scheme Boundary. On completion of this it is anticipated that further mitigation measures will be identified that could include utilising ‘no dig’ solutions in construction, targeted excavations to allow for the preservation by record of any buried remains, or the potential revision to the design and layout to avoid further impacts on archaeology of the highest sensitivity.

¹² The oCEMP sets out the preliminary measures aimed mitigating the construction phase effects of the Scheme. If the DCO is granted, the oCEMP will be developed into a detailed Construction Environmental Management Plan (CEMP) once a contractor is appointed. The CEMP will be in substantial accordance with this oCEMP, and will be a requirement of the DCO for submission and approval by the Local Planning Authorities (LPA) prior to construction.

Assessment of Likely Significant Effects

Construction Phase

- 6.3.10 The assessment has established that the Scheme would impact upon known archaeological remains. Variable levels of effect have been predicted, depending upon the importance of the asset concerned and works to be undertaken; but prior to mitigation, a number of significant effects have been predicted.
- 6.3.11 It is, however, assessed that following the completion of the ongoing trial trench evaluation and establishment of any further mitigation measures, direct and indirect impacts upon buried archaeological remains can be either completely avoided or minimised by design. On this basis, it is concluded there would not likely be significant direct or indirect residual effects on archaeology resulting from the Construction Phase.
- 6.3.12 This assessment has predicted temporary **significant effects** upon the settings of the following heritage assets during the Construction Phase (introduced via traffic, visual or noise impacts associated with construction works and access):
- Chadwell Farmhouse and Hall Farmhouse in Pertenhall;
 - The Roman small town south of Great Staughton Scheduled Monument within the northern part of East Park Site C; and
 - The possible moated site within the north-western part of East Park Site D.

Operational Phase

- 6.3.13 This assessment established that the operational phase of the Scheme would also have a **significant effect** upon the settings of the following heritage assets:
- Chadwell Farmhouse and Hall Farmhouse in Pertenhall;

- The Manor in Great Staughton; and
- A non-designated possible moated site within the north-western corner of East Park Site D.

6.3.14 The assessment also established that, were the Option 1 design to be developed within East Park Site C, the operational phase of the Scheme would have a **significant effect** upon the setting of the newly identified Roman small town south of Great Staughton, and further scheduled monuments outside the Scheme Boundary. No significant effects have been identified upon the settings of any of the other heritage assets considered by the assessment.

Decommissioning Phase

6.3.15 Upon the completion of decommissioning the long-term effects of the Operational Phase on the setting of assets would be removed, with the setting of those assets restored to the current baseline condition, with the exception of the proposed planting which would have become permanent additions to the landscape.

6.4 Ecology and Nature Conservation

Introduction

- 6.4.1 **PEIR Volume 1 Chapter 7** presents the preliminary findings of an assessment of the likely effects of the Scheme on ecological features during the construction, operation and decommissioning phases. The assessment considers effects on designated sites, habitats and protected species.

Baseline

- 6.4.2 The ecological baseline of the Site has been established through desk-based studies and field surveys, including:
- A review of published biodiversity records for the local area;
 - Ongoing habitat surveys that have been undertaken since April 2022; and
 - Protected species surveys for birds, bats, badgers and newts that have been ongoing since 2022.
- 6.4.3 All surveys have been undertaken by suitably competent and qualified ecologists in accordance with industry standard guidance.
- 6.4.4 The results of the above have identified that the habitats at the Site are typical of an arable landscape and support a range of birds, badgers, bats, amphibians, invertebrates and other small mammals. Otters and water vole could also be present in watercourses and ditches subject to further survey work.
- 6.4.5 There are no nationally designated sites for nature conservation within the Site, with the closest being Swineshead Wood approximately 0.9km to the north-west of East Park Site A.
- 6.4.6 There are no internationally designated sites for nature conservation within 10km of the Site, however there is an internationally designated site for bats within 30km of the Scheme (Eversden and Wimpole Woods).

- 6.4.7 There are several locally designated wildlife sites in proximity to the Scheme Boundary.

Mitigation

- 6.4.8 Standard mitigation measures would be used to manage impacts to ecology during the construction phase. The mitigation measures would be secured by the CEMP. Details of the measures are provided in the oCEMP which is included in ***PEIR Volume 2 Appendix 2-3***.
- 6.4.9 Mitigation measures would include species and habitat protection plans, reasonable avoidance measures, pre-construction surveys, and pollution and lighting control measures.
- 6.4.10 In addition, an oLEMP at ***PEIR Volume 2 Appendix 2-2*** sets out the principles by which the proposed landscape and habitats across the Scheme will be implemented and managed to ensure successful establishment.

Assessment of Likely Significant Effects

Construction Phase

- 6.4.11 The assessment concludes that there would be no significant beneficial or adverse effects on statutory or locally designated sites for nature conservation during the Construction Phase.
- 6.4.12 There would similarly be no significant beneficial or adverse effects on habitats during the Construction Phase due to the protection of trees and woodland across the Site, and that hedgerow removals would be retained and protected with the exception of 54m of hedgerow that is expected to be removed.
- 6.4.13 For protected species, whilst there would be a range of adverse impacts to species identified as using the Site, due to the established mitigation measures the effects on all species would be not significant.

Operational Phase

- 6.4.14 During the Operational Phase there would continue to be no significant beneficial or adverse effects on statutory or locally designated sites for nature conservation.
- 6.4.15 There are **significant beneficial effects** predicted for habitats across the Site due to the establishment of woodlands, hedgerows and grasslands across the Scheme.
- 6.4.16 There would be **significant beneficial effects** for bird, bat, amphibian and reptile populations due to the extent of habitat creation which should provide substantially increased foraging and commuting opportunities for these species. There would be no significant adverse effects on protected species during the Operational Phase.

Decommissioning Phase

- 6.4.17 The impacts of the Scheme at the Decommissioning Phase are assessed to be comparable to those at the Construction Phase, with the Site reverting back to its existing condition post-decommissioning, apart from the retention of the planting implemented as part of the Scheme.

6.5 Hydrology and Flood Risk

Introduction

- 6.5.1 **PEIR Volume 1 Chapter 8** presents the preliminary findings of an assessment of the hydrological and flood risk effects resulting from the construction, operation and decommissioning of the Scheme.

Baseline

- 6.5.2 The baseline hydrology, hydrogeology and geology relating to the Scheme have been assessed through a combination of desk-based studies, site walkovers and surveys.
- 6.5.3 Topographically the Site is relatively flat, gently sloping in a north-easterly direction and drained by a large number of field ditches and other watercourses, towards the Pertenhall Brook and the River Kym. The Pertenhall Brook crosses the Site at East Park Site A, whilst the River Kym forms the northern boundary of East Park Site C.
- 6.5.4 Environment Agency flood risk mapping indicates there are several watercourses within the Site at risk of localised flooding, and that there is also a risk of surface water flooding in parts of the Site.

Mitigation

- 6.5.5 The Scheme has adopted a number of design measures to avoid or reduce impacts, including:
- A minimum buffer of 8m between operational infrastructure and identified surface water features around the Site;
 - Siting of all infrastructure outside of areas at risk of flooding from watercourses; and
 - Retention of ditches and watercourses across the Site.

- 6.5.6 Standard mitigation measures would be used to manage impacts during the construction phase. The mitigation measures would be secured by the CEMP. Details of the measures are provided in the oCEMP which is included in **PEIR Volume 2 Appendix 2-3**.
- 6.5.7 An outline Surface Water Management Plan (oSWMP)¹³ has been prepared which details the principles of runoff control for the Scheme and is available at **PEIR Volume 2 Appendix 8-2**.

Assessment of Likely Significant Effects

Construction Phase

- 6.5.8 The assessment concludes that during the Construction Phase there would be no significant effects on watercourses or flood risk as a result of the Scheme, due to the mitigation measures embedded in the design of the Scheme and the associated management plans.

Operational Phase

- 6.5.9 During the Operational Phase the Scheme would result in no significant effects on watercourses or flood risk.
- 6.5.10 The Scheme includes embedded drainage measures that would manage any surface water run-off from the Scheme, ensuring the Scheme does not increase the risk of flooding.

¹³ The oSWMP sets out the preliminary measures aimed mitigating the effects of the Scheme as a result of surface water run-off. If the DCO is granted, the oSWMP will be developed into a detailed Surface Water Management Plan (SWMP) once a contractor is appointed. The SWMP will be in substantial accordance with this oSWMP, and will be a requirement of the DCO for submission and approval by the Local Planning Authorities (LPA) prior to construction.

Decommissioning Phase

- 6.5.11 The effects at the Decommissioning Phase would be as per the Construction Phase, with embedded mitigation measures ensuring there are no significant effects.

6.6 Traffic and Transport

Introduction

- 6.6.1 **PEIR Volume 1 Chapter 9** presents the preliminary findings of an assessment of the likely significant effects of the Scheme on traffic and transport.

Baseline

- 6.6.2 The Site is located in a predominantly rural area with access from the strategic highway network at a junction with the A1 to the north-west of St Neots. The Applicant has undertaken traffic count surveys across the local road network in proximity to road junctions to establish the volume and type of vehicles using existing roads.
- 6.6.3 There are several bus services that use the local highway network, however there are no bus stops located along sections of public highway proposed to be used by the Scheme.
- 6.6.4 There is a generally limited footway provision along the key highway links in the local area, but a large number of PRow that cross the Site and connect with other routes in the wider area. National Cycle Network Route 12 follows the B645 between the A1 and Hail Weston, and also follows part of Bushmead Road which is crossed by the Grid Connection.

Mitigation

- 6.6.5 In order to minimise the environmental impact of construction traffic, the construction access strategy has been designed to avoid vehicles using the public highway as much as practicable, with particular focus on avoiding the need to pass through villages as far as possible. Temporary access roads would therefore be constructed across fields to connect the various areas of the Site. The principal exception to this is the connection between East Park

Site C and East Park Site B, which requires the use of a short section of Great Staughton Road and Spring Hill.

- 6.6.6 Management of vehicle routing to, from and around the Site will be managed through a Construction Traffic Management Plan (CTMP) as secured by the DCO. An outline CTMP has been prepared and is included at ***PEIR Volume 2 Appendix 9-1***.
- 6.6.7 There are expected to be a limited number of temporary public right of way diversions during the construction phase, primarily in relation to the trenching of cables across footpaths. Any diversion will be highly localised and for a limited period of time. There would be no permanent diversion or stopping up of any PRow as part of the Scheme.
- 6.6.8 An outline Public Right of Way Management Plan will be prepared and submitted with the DCO application. This document will set out the principles by which PRow will be managed during the construction, operation and decommissioning phases, with a detailed Public Right of Way Management Plan produced following grant of the DCO and prior to the start of construction.

Assessment of Likely Significant Effects

Construction Phase

- 6.6.9 The nature of the Scheme is such that the greatest impact is likely to occur during the Construction Phase. During construction there will be temporary increases in traffic flows on the local highway network as a result of materials and contractors travelling to and from the Site. A key change from the baseline position will be the number and percentage of HGVs using local roads. The construction period is expected to last for up to 30 months, and as such, all construction effects will be short-term and temporary.
- 6.6.10 In order to understand the scale of potential effects, an estimate of the potential level of construction traffic the Scheme could generate has been calculated based on experience of other solar farm facilities within the UK.

-
- 6.6.11 The assessment concludes that the Scheme would result in no significant effects on traffic and transport, considering the impact of traffic on the A1, the impact on journey times, the impact on safety, and the impact on PRow.

Operational Phase

- 6.6.12 During the Operational Phase, access to the Site will primarily be for maintenance tasks. Staff and maintenance vehicles will primarily be four-wheel drive vehicles or vans. The requirement for HGV access to the Site during the operational phase will be rare, for example for exceptional maintenance activities.
- 6.6.13 Due to the low level of trips likely to be generated within the local highway network peak hours, as agreed with the Planning Inspectorate at the Scoping stage operational phase transport effects have been scoped out of detailed assessment.

Decommissioning Phase

- 6.6.14 At this stage the number of vehicle movements required during the decommissioning phase is not known, and as such the level of potential significant effects cannot be identified at this time. However, it is predicted to be similar to the construction phase and result in no significant effects.

6.7 Noise and Vibration

Introduction

- 6.7.1 **PEIR Volume 1 Chapter 11** presents the preliminary findings of an assessment of the likely significant impacts and effects of the Scheme on noise and vibration. The assessment considers the direct and indirect effects arising from its construction, operation and decommissioning.

Baseline

- 6.7.2 Baseline noise modelling has been carried out in various locations around the Site. This has comprised:
- An initial baseline sound survey at 16 positions in the western part of the Site in July and October 2022.
 - Further monitoring in August 2023 at 5 additional positions, all within the eastern part of the Site.
 - Further monitoring in March, May and June 2024 at a total of 22 fixed monitoring locations around the Site. The monitoring was carried out at the request of the Planning Inspectorate, to ensure that monitoring was robust and that it was undertaken outside school holiday periods.
- 6.7.3 The noise monitoring positions were agreed with the Environmental Protection Officer's (EPO's) in Bedford Borough Council (BBC), Huntingdonshire District Council (HDC) and Cambridgeshire County Council (CCC).
- 6.7.4 The noise monitoring revealed that the local sound environment is formed by a mixture of noise from transport links, occasional farming activities, local residential amenity activities, occasional aircraft noise, and birdsong.

Mitigation

- 6.7.5 The noise assessment has made conservative assumptions on the levels of noise that would be generated by various components of the scheme, including the BESS, inverters, transformers and switchgear. It has also taken into account the measures outlined in the oCEMP (**PEIR Volume 2 Appendix 2-3**), outline Operational Environmental Management Plan (oOEMP)¹⁴ (**PEIR Volume 2 Appendix 2-4**), and oDEMP¹⁵ (**PEIR Volume 2 Appendix 2-5**).

Assessment of Likely Significant Effects

Construction Phase

- 6.7.6 In accordance with appropriate standards, best practical means¹⁶ would be employed to control the noise generation during the construction period. The mitigation measures and would be defined within the CEMP secured through the DCO. The measures would include (but are not restricted to) notifying residents of neighbouring properties when and what activities will be carried out near their property, restrictions to operating hours, the choice of plant and machinery (including the type and use of reversing alarms) and ensuring plant and machinery is switched off when not in use.
- 6.7.7 The construction phase noise and vibration assessment has considered effects from plant noise, construction road traffic on the local road network, vibration from construction plant and heavy good vehicle movements, and noise / vibration associated with the construction of the grid connection. The assessment concludes that based upon the adoption of the proposed mitigation measures the effects of noise and vibration during the construction phase would be not significant.

¹⁴ The oOEMP and oDEMP set out the preliminary measures aimed mitigating the environmental effects of the Scheme during its operation and decommissioning. If the DCO is granted, the oOEMP and oDEMP will be developed into a detailed Management Plans.

¹⁵ Ibid

¹⁶ means the Applicant has used all suitable measures to abate the nuisance.

Operational Phase

- 6.7.8 Once operational the Scheme will include components that would generate varying levels of noise, most of which would operate on a continuous basis. These include the BESS, inverters, transformers and switchgear. The exact products that will ultimately be used in the Scheme have not been selected and a degree of flexibility has been planned for carrying out the assessment. In recognition of this, the assumptions that have been used in the assessment of operational phase noise are deliberately conservative and where necessary consider different design options and scenarios (including two options for the location of the East Park BESS and Substation).
- 6.7.9 The operational phase assessment has considered the effect of plant operation, vehicle movements and any vibration at the nearest noise sensitive receptors during daytime and nighttime periods. Whilst the assessment confirms that some residential properties would experience a degree of noise (based upon the conservative assumptions adopted in the assessment), they would be at levels that have been assessed as not significant.
- 6.7.10 There is no vibration expected from this type of plant / equipment and the effect of the Scheme on vibration would not be significant.
- 6.7.11 The Scheme would attract negligible operational traffic demand and the effects of this have also been assessed as not significant.

Decommissioning Phase

- 6.7.12 It has been agreed with the Planning Inspectorate (in their EIA Scoping Opinion) that it is reasonable to assume that the outcome of the construction phase assessment remains a reasonable proxy for the assessment of decommissioning phase effects of noise and vibration. The construction phase noise and vibration effects are assessed as not significant, and it is assumed that the same would apply to the decommission phase effects.

6.8 Air Quality

Introduction

- 6.8.1 **PEIR Volume 1 Chapter 11** presents the preliminary findings of an assessment of the likely significant impacts and effects of the Scheme on local air quality.
- 6.8.2 The air quality assessment considers the potential for the Scheme to generate:
- dust and particulate matter during the construction and decommissioning;
 - vehicle exhaust emissions during the construction and decommissioning phases; and
 - exhaust emissions arising from plant and machinery during the construction and decommissioning phases.
- 6.8.3 The EIA Scoping process undertaken with the Planning Inspectorate confirmed that there is very low potential for significant environmental effect on air quality to occur in the operational phase of the Scheme. The assessment of operational phase aerial emissions is not included in the PEIR.

Baseline

- 6.8.4 There are no Air Quality Management Areas (AQMAs) near to the Scheme Boundary. The nearest is the St Neots AQMA (AQMA 2 St Neots) which lies within St Neots town centre approximately 1.9km to the east of the Scheme boundary. As access to the Site will be via the B645 off the A1 to the north-west of St Neots, this AQMA is distant from the local highway network that would be used during construction and operation of the Scheme. HDC are proposing to revoke the St Neots AQMA due to continued compliance with the long-term air quality standards¹⁷.

¹⁷ Huntingdonshire District Council, 2024 Air Quality Annual Status Report (ASR), June 2024

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- 6.8.5 All other AQMAs declared by HDC and BBC are distant from the Site and the local road network that would be used in the Scheme's construction / decommissioning.
- 6.8.6 HDC and BBC undertake an air quality monitoring across their areas, including locations close to the Scheme Boundary, including two locations in Eaton Socon and several locations in the vicinity of the A1 to the north and south of its junction with the B645. The monitoring shows that existing air quality is generally good in all monitored locations and well below the values required by national air quality objectives.
- 6.8.7 There is also a small number of nature conservation sites within the vicinity of the Scheme Boundary, that could also be susceptible to aerial emissions.

Mitigation

- 6.8.8 Standard mitigation measures would be used to manage the risk of dust during the construction phase. The mitigation measures would be secured by the Construction Environmental Management Plan (CEMP). Preliminary details of the measures are provided in the oCEMP which is included in **PEIR Volume 2 Appendix 2-3**.
- 6.8.9 The application for a DCO is also to be supported by a CTMP. This will set out the proposed access strategy and site management plan. The CTMP will be a requirement of the DCO for submission and approval by the LPAs prior to construction.
- 6.8.10 Mitigation during the decommissioning phase will be though the measures set out in the outline Decommissioning Environmental Management Plan (DEMP). If the DCO is granted this oDEMP will be developed into a detailed DEMP and it will be a requirement of the DCO for submission and approval by the LPAs prior to demolition.

Assessment of Likely Significant Effects

Construction Phase

- 6.8.11 The construction process and particularly the construction of trenches for cables and the movement of vehicles do have the potential to give rise to airborne dust. These will be mitigated by the incorporation of standard dust mitigation measures in the CEMP. Assuming these standard mitigation measures are in place the Scheme would not have the potential to give rise to significant adverse impacts.
- 6.8.12 The Scheme would result in the generation of additional HGV and Light Delivery Vehicles (LDV) movements on the local road network. However, based on the available local air quality information and review of the expected construction phase traffic numbers and their routing, the significance of residual effects associated with vehicle exhaust emissions are also assessed as not significant.

Operational Phase

- 6.8.13 As noted above, there has been no assessment of operational phase effects. This was agreed with the Planning Inspectorate during the EIA Scoping process. The operational phase effects of the Scheme have been 'scoped out' on the basis that Scheme will not emit aerial emissions during its operation and that operational phase traffic movements will be very low and below levels where it would be necessary to assess emissions.

Decommissioning Phase

- 6.8.14 The effects of dust generation and vehicle movements in the decommissioning phase are expected to be reduced from those expected during the construction phase. It would be shorter in duration and less intensive. Assuming the mitigation measures within the DEMP are followed the effects on air quality during the decommissioning phase would not be significant.

6.9 Ground Conditions

Introduction

- 6.9.1 **PEIR Volume 1 Chapter 12** presents the preliminary findings of an assessment of the likely significant impacts and effects of the Scheme on ground conditions. The assessment comprises a qualitative risk assessment¹⁸ in relation to contamination and, where appropriate, makes recommendations for further investigation and the mitigation measures required to prevent, reduce, or offset the impacts of the Scheme and the significance of residual effects.

Baseline

- 6.9.2 Information has been collected to understand the existing ground conditions on the Site. This has been based upon a review of published information and a walkover site survey. The information that has informed the assessment includes, details on geology and hydrogeology (ground stability, drainage, historical excavation/mining activity, unexploded ordinance (UXO) risk, and nature conservation constraints), historic developments on the Site and potential sources of contamination.

Mitigation

- 6.9.3 Standard mitigation measures would be adopted during the construction, operation and decommissioning of the Scheme to prevent significant impacts on ground conditions. Those measures are outlined in the oCEMP (**PEIR Volume 2 Appendix 2-3**), oOEMP (**PEIR Volume 2 Appendix 2-4**), and oDEMP (**PEIR Volume 2 Appendix 2-5**).
- 6.9.4 Additional mitigation measures include below ground investigations aimed at identifying the current ground conditions and contamination status of the Site

¹⁸ the process of assessing the likelihood of a risk occurring and the impact it would have on a project if it happened

prior to the commencement of construction activities. The investigations are not required across the entire Site and would be limited to locations where construction is to take place on infilled ponds and pits or where foundations and/or demolition rubble has been identified from the presence of former buildings.

Assessment of Likely Significant Effects

Construction Phase

- 6.9.5 The assessment provides no evidence to indicate that the Site cannot be re-developed for the intended use but provides recommendations for additional investigations to be undertaken prior to construction. These investigations would inform the detailed design of the Scheme. The scope of the additional investigations is likely to be the subject of a DCO Requirement and would need to be agreed with the Local Planning Authority and other consultees as necessary.
- 6.9.6 Assuming the required mitigation measures, including the ground investigations, are strictly employed and any effects taken into account, the overall significance in relation to ground and groundwater conditions during the construction phase would not be significant.

Operational Phase

- 6.9.7 The operational phase assessment has considered the impact of the Scheme on property, human health, water, ecology and ecosystems. It concludes that that the overall significance of effect in relation to the operational phase for all potential receptors would not be significant.

Decommissioning Phase

- 6.9.8 There is potential for effects on Ground conditions during the decommissioning phase through the construction of temporary compounds to service decommissioning and the storage of fuels / chemicals to aid those

operations. It would also involve the removal of some below ground infrastructure (e.g. cables).

- 6.9.9 The DEMP will detail proposals to prevent the generation and runoff of silty or otherwise contaminated water to nearby watercourses during the decommissioning phase. This will include monitoring of the adjacent surface waters for a series of related contaminants at a specified location downstream of the Site. It would also adopt dust management and good housekeeping practices to ensure the generation and migration of dust, litter and debris is kept to a minimum.
- 6.9.10 Assuming the adoption of the correct mitigation measures the overall impacts during the decommissioning phase would not be significant.

6.10 Land and Soils

Introduction

- 6.10.1 **PEIR Volume 1 Chapter 13** presents the preliminary findings of the likely significant impacts and effects arising from the construction, operation and decommissioning of the Scheme on land and soil receptors. This includes an assessment of agricultural land, soils as a resource, and mineral reserves below the topsoil.

Baseline

- 6.10.2 The sensitivity of agricultural land and soil is based on data obtained from a site survey undertaken in Summer 2023. The Applicant is updating this survey to include the full extent of the Scheme Boundary. This work is ongoing and will be completed prior to submission of the application for a DCO.
- 6.10.3 The agricultural land survey classifies the quality of land on a scale of Grade 1 to Grade 5. Land that is Grade 1 and 2 is considered 'Best and Most Versatile land'. Land that is Grades 4 and 5, non-agricultural, or urban is not

Best and Most Versatile. Land that falls within Grade 3 has the potential to be either Grade 3a which would be Best and Most Versatile, or Grade 3b which would not.

6.10.4 The survey of the Site has found the Site to have the following Agricultural Land Classification ('ALC') grades as shown on **Figure 4**:

ALC Grade	Description	Total Area (ha)	Percentage of Site
Grade 2	Very good quality	157.4	20.5 %
Subgrade 3a	Good quality	337.5	43.9 %
Subgrade 3b	Moderate quality	151.7	19.7 %
Ungraded	<i>[Assumed very good quality]</i>	88.1	11.5 %
Non-agricultural	Woodland, roads, tracks or other non-agricultural land uses	34.4	4.4 %
Total		769.1	100 %

6.10.5 The majority of the Site is therefore considered to be 'Best and Most Versatile land'. Where areas of the Site have not yet been surveyed it has been assumed they are of the highest agricultural land quality found at the Site for the purpose of assessment.

6.10.6 There are several mineral safeguarding areas identified by local authorities that cover the Scheme Boundary. These are areas where future mineral extraction could occur, although there are no plans at this time to extract minerals from any locations within the Site.

Mitigation

- 6.10.7 Standard mitigation measures would be used to manage impacts to soil / land during the construction phase. The mitigation measures would be secured by the CEMP. Details of the measures are provided in the oCEMP which is included in ***PEIR Volume 2 Appendix 2-3***.
- 6.10.8 An Outline Soil Management Plan (oSMP) will be prepared in advance of the submission of the DCO application, which will set out standard measures to avoid and reduce impacts on soils during the Construction Phase.
- 6.10.9 The oSMP will be developed into a detailed Soil Management Plan (SMP) once a contractor is appointed. The SMP will be in substantial accordance with the oSMP and will be a requirement of the DCO for submission and approval by the Local Planning Authorities (LPAs) prior to construction.

Assessment of Likely Significant Effects

Construction Phase

- 6.10.10 The assessment has concluded that there would be **significant** adverse effects in relation to temporary and permanent impacts to agricultural land resulting from the removal of the highest quality (Grade 2) land from arable agricultural production for the duration of the Scheme.
- 6.10.11 There would be no significant adverse effects to soils during the Construction Phase due to the embedded mitigation measures to protect soils during construction.

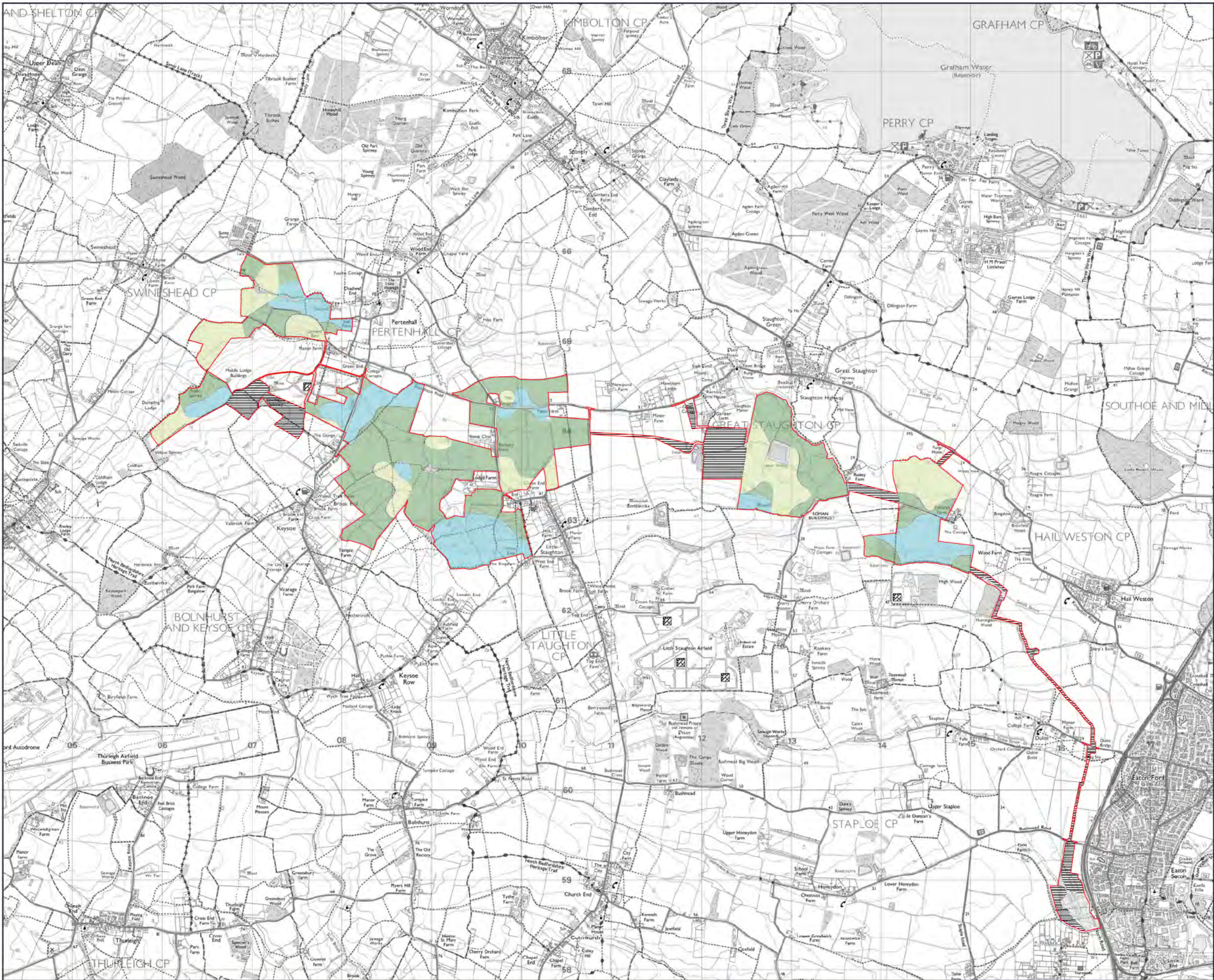
Operational Phase

- 6.10.12 During operation, there would be **significant** beneficial effects in relation to soils on the Site as the land would be rested from arable rotation. There would be an improvement in soil functions as a result of increased soil organic carbon, and reduced water run-off and siltation compared to periods where soils would be bare during arable rotation.

6.10.13 The Scheme would not prevent the extraction of any mineral reserves in the future and would therefore result in no significant effects on mineral reserves.

Decommissioning Phase

6.10.14 At decommissioning the Scheme would be removed and the land restored to its existing uses and returned to the landowners, albeit the proposed planting would be retained.



- Scheme Boundary
- Grade 2
- Grade 3a
- Grade 3b
- Ungraded
- Non-Agricultural

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Project

Figure Number

Figure Title

Scale

Date



East Park Energy
PEIR

NTS Figure 4

Agricultural Land Classification

1:40,000 @ A3

September 2024



6.11 Socio Economics, Land Use and Tourism

Introduction

6.11.1 **PEIR Volume 1 Chapter 14** presents the preliminary findings of an assessment of the likely significant effects of the Scheme on Socio Economics, Land Use and Tourism. The Chapter gives due consideration to the effects of the scheme in the context of the following matters:

- Employment generation (temporary and longer-term);
- Impacts on tourism and the visitor economy;
- PRoW insofar as diversions or stopping up would affect the visitor economy;
- Changes of land use within the Site Boundary and any changes to accessibility and amenity for receptors beyond the Site Boundary;
- Gross Value Added (GVA) and Fiscal Effects from business rates; and
- Other local services, including residential properties, business premises, public health and education services, and community facilities.

Baseline

6.11.2 The existing socio-economic conditions at the site and the surrounding are, including those within Bedford Borough and Huntingdonshire District have been established. This has involved desk-based assessment of nationally recognised statistics and other data including (but not limited to), English Indices of Deprivation (2019); Office for National Statistics (ONS) 2011 and 2021 Census Data; ONS (2022) UK Business Register and Employment Survey; Experian Economic Forecasts (2024); Visit Britain International Passenger Survey (2023) and the Great Britain Tourism Survey (2023).

6.11.3 26 PRoW cross or pass within the vicinity of the Site (referenced within **PEIR Volume 1 Chapter 9**). None of the rights of way that cross East Park Sites A to D are part of national long-distance trails and none connect sites that are used by visitors. However, the National Cycle Network Route No.12 (Enfield

Lock in north London to Spalding) crosses the Cable Corridor - East Park Site D to Eaton Socon Substation at Bushmead Road.

6.11.4 In terms of land use considerations, the assessment has confirmed that:

- The Site comprises predominantly agricultural land;
- There are no residential properties within the Scheme Boundary;
- There are a number of individual properties that lie within close proximity; to the Scheme Boundary along with smaller settlements;
- the more densely populated areas of Eaton Ford and Eaton Socon are located on the opposite (eastern) side of the A1, within 2 kilometres of the Scheme Boundary;
- there is a single business premises within the scheme boundary;
- there is a more extensive array of business premises within 500 metres of the site;
- there are two schools located within 500 metres of the Scheme Boundary;
- there are 31 community facilities within 2 kilometres of the Scheme Boundary;
- there are no visitor attractions within 500 metres of the Scheme Boundary;
- there are 4 tourist attractions within 2km of the Scheme Boundary;
- there are no planned developments within the scheme Boundary and a limited; number of planned developments within 500m of the Scheme Boundary.

Mitigation

6.11.5 The Scheme has been designed to reduce other construction, decommissioning and operational effects (relating to noise, air quality, transport and landscape), which in turn will mitigate the effects on the local community and existing facilities from a socio-economic and land use perspective. This includes the measures set out in the oCEMP, oOEMP and oDEMP. No additional mitigation measures are deemed necessary to prevent significant adverse effects from the Scheme.

Assessment of Likely Significant Effects

Construction Phase

- 6.11.6 It is anticipated that construction works, including works on the main site and the grid connection would take estimated 30 months to complete and that the average number of workers on Site across the Construction Phase would be 496, with a peak workforce of 854 in Month 12 and a low of 30 in Month 1. 47.7% of construction workers are likely to reside within the Study Area (as defined by the 90-minute travel to work area) and will represent local employment. The effect of the employment generation would be beneficial but temporary and not significant.
- 6.11.7 Analysis of available accommodation in the study area has confirmed that there would be no adverse effect on the overall hotel, bed and breakfast, and inns accommodation sector arising from the Scheme. It is anticipated that accommodation providers would be able to accommodate employees working at the Scheme. The effect would not be significant.
- 6.11.8 There would be no permanent diversions to PRoW during construction of the Scheme. All would remain accessible, and all would be retained within development free corridors. There would be a very short-term temporary effect on the NCN Route 12 at Bushmead Road when the cable connection passes under the road. However, the overall effect on users of the PRoW network would be limited and not significant.
- 6.11.9 There are no residential properties, business premises, community facilities or planned development sites within the Scheme Boundary which would need to be demolished, or which would be displaced by the Scheme. There is potential for noise, air quality, visual and traffic effects arising from construction of the Scheme to impact on the amenity of residents, businesses, users of open spaces within 500m of the Site. The effects of which are assessed in other chapters of the PEIR. However, based on the conclusions

of those assessments, whilst there would be some adverse effects they would not be significant.

Operational Phase

6.11.10 It is estimated that 9 existing jobs in the agricultural sector would be lost as result of the Scheme. The Scheme itself will generate an estimated 20 full time equivalent employee roles over its 40-year lifespan. Although the overall balance of new jobs would have a beneficial impact, they would not be significant.

6.11.11 The Scheme would result in the generation of business rates¹⁹. Due to the complicated nature of calculating business rates for solar and BESS developments, it has not been possible to provide an accurate estimate of business rates for the Scheme at this stage, this will be presented in the ES.

Decommissioning Phase

6.11.12 It is estimated that the decommissioning period would take between 12 and 24 months to complete and that it would be undertaken in phases. It would involve fewer workers and over a shorter period of time than the initial construction phase and it is estimated that decommissioning phase employment would represent 75% of that identified during the construction phase. On that basis, the average number of workers on Site across the Decommissioning Phase would be approximately 375, with a peak workforce of approximately around Month 8.

6.11.13 It can be expected when the Scheme is decommissioned, the employment required to operate the solar farm (20 direct equivalent full time jobs) will no longer be generated. However, if the land returns to farming, it is likely that agricultural employment will be supported (7 direct equivalent full time jobs at

¹⁹ Business rates contribute to Council's overall budget, along with council tax, other fees, rents and licences. It helps fund the services Councils provide and other local services such as the local fire authority.

present). Therefore, the net change in employment can be assumed to be a loss of 13 direct FTE jobs.

6.11.14 Whilst the overall position regarding job creation in the decommissioning phase would be beneficial the overall effect would not be significant.

6.11.15 The impacts on local communities, tourism and PRow during the decommissioning phase are expected to be aligned with the impacts assessed during the construction phase. These are therefore considered to not be significant.

6.11.16 There would cease to be beneficial effects from the generation of business rates at the decommissioning stage and the effect of that will be assessed in the ES.

6.12 Climate Change

Introduction

- 6.12.1 The Scheme has the potential to be affected by the projected changes in climate, as well as contribute to the greenhouse gas (GHG) emissions, which are advancing those changes.
- 6.12.2 **PEIR Volume 1 Chapter 15** presents the preliminary findings of an assessment of the likely significant impacts and effects of the Scheme on climate change, particularly the impact of GHG emissions.

Baseline

Climate Resilience Assessment

- 6.12.3 The baseline for the climate resilience assessment is based upon an assessment of the existing climatic conditions at the site and how they are predicted to change over its 40-year lifetime. There is obviously a degree of uncertainty and variability in making long term projections of changes in climatic conditions. However, the predictions in the assessment have concluded that climate change is projected to lead to hotter summers and warmer winters, and generally wetter winters and drier summers. Projections indicate there will be an increase in near surface wind speeds over the UK and more significant impacts of wind will be experienced in the winter months, including an increase in frequency of winter storms.

GHG Assessment

- 6.12.4 The goal of establishing a baseline for GHG assessment is the ability to assess and report the net GHG emissions associated with the Scheme.
- 6.12.5 The approach that has been adopted for the assessment of the Scheme is often referred to as a 'business as usual' assessment where assumptions are made on current and future GHG emissions without the scheme in place. This then allows the establishment a baseline that can be compared against the

activities of the Scheme that have the potential to generate GHG emissions (e.g. manufacture of Scheme components, transport of construction materials and emissions from construction phase activities).

Mitigation

- 6.12.6 Various measures are identified in the oCEMP and the oDEMP that are specifically aimed at mitigating the effects of climate change and the release of GHG emissions, which include, but are not limited to, the sourcing and transport of materials, sustainable transport measures for construction staff, operational measures in the construction period. A full list of the measures is set out in ***PEIR Volume 1 Chapter 15 Section 15-7***.
- 6.12.7 The Scheme would also have a range of climate change adaptation measures designed into it. The most prominent of those measures is to ensure that surface water is managed appropriately and that the Scheme would not result in an increase in flood risk (***PEIR Volume 1 Chapter 8***).

Assessment of Likely Significant Effects

Climate Resilience Assessment

- 6.12.8 The resilience to climate change assessment has considered vulnerable receptors during the Operational Phase of the Scheme. This includes operational equipment (solar PV modules, BESS, transformers, inverters, substation, and cabling), vehicular access to the Site, and on-site workers.
- 6.12.9 Potential changes to climate that could affect the Scheme's resilience include increased winter precipitation, decreased summer precipitation, increase in temperatures, increased frequency and magnitude of storms, and changes in cloud cover. All have been factors in the assessment.
- 6.12.10 The Climate Resilience Assessment concludes that the effect of the Scheme is not significant and that the Scheme is considered resilient to the effects of climate change.

GHG Assessment

6.12.11 The GHG emissions from the Scheme have been calculated within the GHG Assessment. It concludes that, when compared with the baseline scenario, the Scheme would have a net carbon benefit over its lifetime and is fully consistent with existing and emerging policy requirements and fully in line with measures necessary to achieve the UK's trajectory towards net zero by 2050. It confirms that the Scheme would have a **significant** beneficial effect on climate change.

6.13 Other Environmental Topics

6.13.1 *PEIR Volume 1 Chapter 16* presents the preliminary findings of an assessment of the effects of the Scheme on:

- **Human Health** – the Scheme would result in no significant effects on human health;
- **Waste** – the Scheme would result in no significant effects as a result of the use of materials and generation of waste;
- **Major Accidents and Disasters** – the Scheme is at a low risk from major accidents and disasters, meaning that no significant effects would be likely to occur; and
- **Electromagnetic Fields** – the Scheme would result in no significant effects on people or other receptors as a result of electromagnetic fields.

6.14 Cumulative and Intra Project Effects

6.14.1 **PEIR Volume 1 Chapter 17** discusses the potential for cumulative effects arising from the construction, operation and decommissioning of the Scheme. The chapter confirms that the assessment will assess the cumulative effect of the Scheme with other developments and the intra project effects of the Scheme.

6.14.2 The assessment of cumulative effects will be carried out in accordance with the Planning Inspectorate's 'Nationally Significant Infrastructure Projects - Advice Note Seventeen: cumulative effects assessment relevant to nationally significant infrastructure projects'²⁰. This advocates a staged approach to the 'Cumulative Effects Assessment' (CEA).

- Stage 1 – establishing the zone of influence (Zol²¹) of the Scheme and a long list of sites that could act cumulatively with the Scheme;
- Stage 2 – producing a shortlist of potential cumulative developments following the application of inclusion / exclusion criteria;
- Stage 3 – gather detailed environmental information on the shortlisted sites; and
- Stage 4 – assessment of cumulative effects.

6.14.3 There is no established guidance on the assessment of intra project effects and the suggested approach for the Scheme is set out within **PEIR Volume 1 Chapter 17**. The assessment will consider whether effects from different environmental assessment topics could combine to result in an overall effect on receptors, including residential properties or important ecological sites.

²⁰ *National Infrastructure Planning (2019). Advice Note 17: Cumulative effects assessment relevant to nationally significant infrastructure projects. Available at: <https://infrastructure.planninginspectorate.gov.uk/legislation-and-advice/advice-notes/advice-note-17/>*

²¹ *the area in which an activity or pressure could directly or indirectly impact part of the environment*

Cumulative Effects Assessment

- 6.14.4 ***PEIR Volume 1 Chapter 17*** has established the Zol for each of the environmental topics and an initial long list and short list of developments which have the potential to give rise to cumulative effects with the Scheme (As advocated in Stages 1 and 2 of the CEA).
- 6.14.5 The long list and short list of other developments are not finalised and will remain under review.

Intra Project Effects Assessment

- 6.14.6 There is no assessment of Intra Project Effects in ***PEIR Volume 1 Chapter 17***.

Further Work

- 6.14.7 A full assessment of cumulative and intra project effects will be presented in the ES, which will accompany submission of the application for a DCO.

7.0 SUMMARY

- 7.1.1 The PEIR presents the interim findings of the environmental assessments undertaken to date as part of the EIA for the Scheme.
- 7.1.2 Likely significant environmental effects have been identified for a number of receptors and environmental resources at the Site and around the Scheme Boundary.
- 7.1.3 Mitigation measures have been identified to mitigate and control environmental effects during the construction, operation and decommissioning phases of the Scheme. It is proposed that these will be secured through the DCO, should this be granted.
- 7.1.4 Feedback from the consultation will be taken into account when preparing the ES that will be submitted with the DCO application.

APPENDIX 4-14 CONSULTATION REPORT APPENDIX 4-14: STATUTORY CONSULTATION EXHIBITION BOARDS [EN010141/DR/5.2]



Welcome to our consultation on BSSL Cambsbed 1 Ltd (a wholly-owned subsidiary of Brockwell Storage and Solar)'s plans for a new solar farm and battery energy storage project to the northwest of St Neots, known as East Park Energy.

There's a lot to do in the coming years if the UK is to meet its target of reducing carbon emissions to net zero. As a country, we need to replace fossil fuel power stations with new, cleaner sources of electricity, and we need to be ready to respond to the challenge of increased energy demand. Both solar power and battery storage will play a crucial role in responding to these challenges.

Last year, we held an initial public consultation on our early plans. Since then, we've been reviewing the feedback we received and undertaking further technical assessments to allow us to develop our plans further. At today's event, you can learn more about the changes we've made since our last consultation and see our detailed plans.

About us

Proposals for East Park Energy are being developed by Brockwell Storage and Solar, formerly known as RNA Energy.

RNA Energy was acquired by Brockwell Energy in March 2024. Our aim is to develop a pipeline of solar and battery storage projects, contribute to Brockwell Energy's goal of developing five gigawatts of installed renewable generation capacity by 2030, and to support the UK's transition to net zero.

To find out more, visit brockwellstoragesolar.com or brockwellenergy.co.uk.

The consultation



Online feedback form

Complete a feedback form on our website by scanning the QR code.



Paper feedback form

Fill in a paper copy of the feedback form at today's event, or complete it in your own time and send it back to us at **Freepost EAST PARK ENERGY**.



Email us

You can also send written comments to us via email at info@eastparkenergy.co.uk

Please ensure you submit your response by **11:59pm** on **29th October 2024**.

The path to net zero



Since the industrial revolution, the global average temperature has increased by 1.1 degrees Celsius. This might not sound like a lot, but scientists say that it's crucial that global warming is limited to below 2 degrees Celsius to prevent some of the worst consequences of climate change. The longer we take to act, the harder it will be to meet this target.

The UK has a legally binding commitment to reduce carbon emissions to net zero (meaning that we will remove as much carbon from the atmosphere as we produce) by 2050. As a country, we've already made a huge amount of progress towards meeting this goal, but there's more to do. Fossil fuels still comprise more than one quarter of the UK's total electricity supply, whilst demand is forecast to roughly double between now and 2050.

2030

Target for tripling total UK solar generation

2050

Deadline for meeting the UK's net zero targets

52%

The amount that carbon emissions in the UK have fallen since 1990

15.8 GW

The total amount of solar power produced in the UK (as of March 2024)

70 GW

The UK Government's target for the amount of solar power produced by 2035

Why solar?



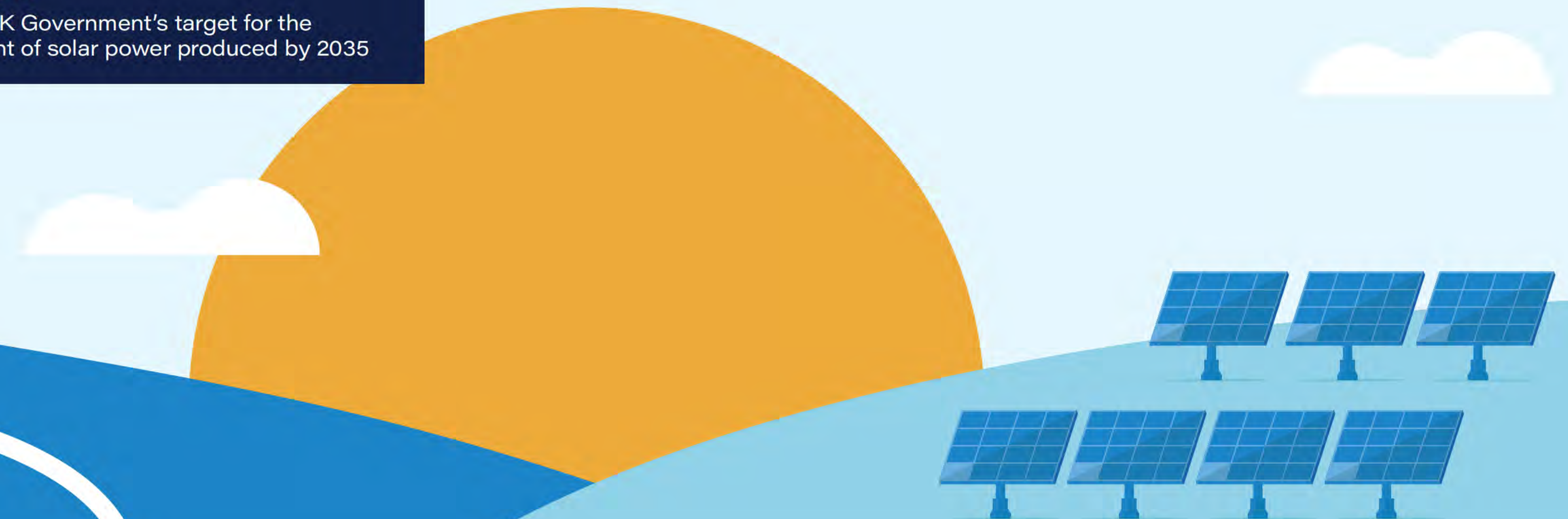
Solar power is **cheaper to produce** than fossil fuel sources of electricity



Solar and battery storage **support the UK's energy security** by providing more homegrown power



Solar is generally **quicker to build** than other sources of renewable or low carbon power



Our proposals



A solar farm capable of generating up-to 400 MW of clean power – more than enough for every home in Bedford and St Neots



A battery energy storage facility capable of storing up-to 100 MW of electricity until it's needed, so that the UK can benefit from solar power, even when the sun isn't shining



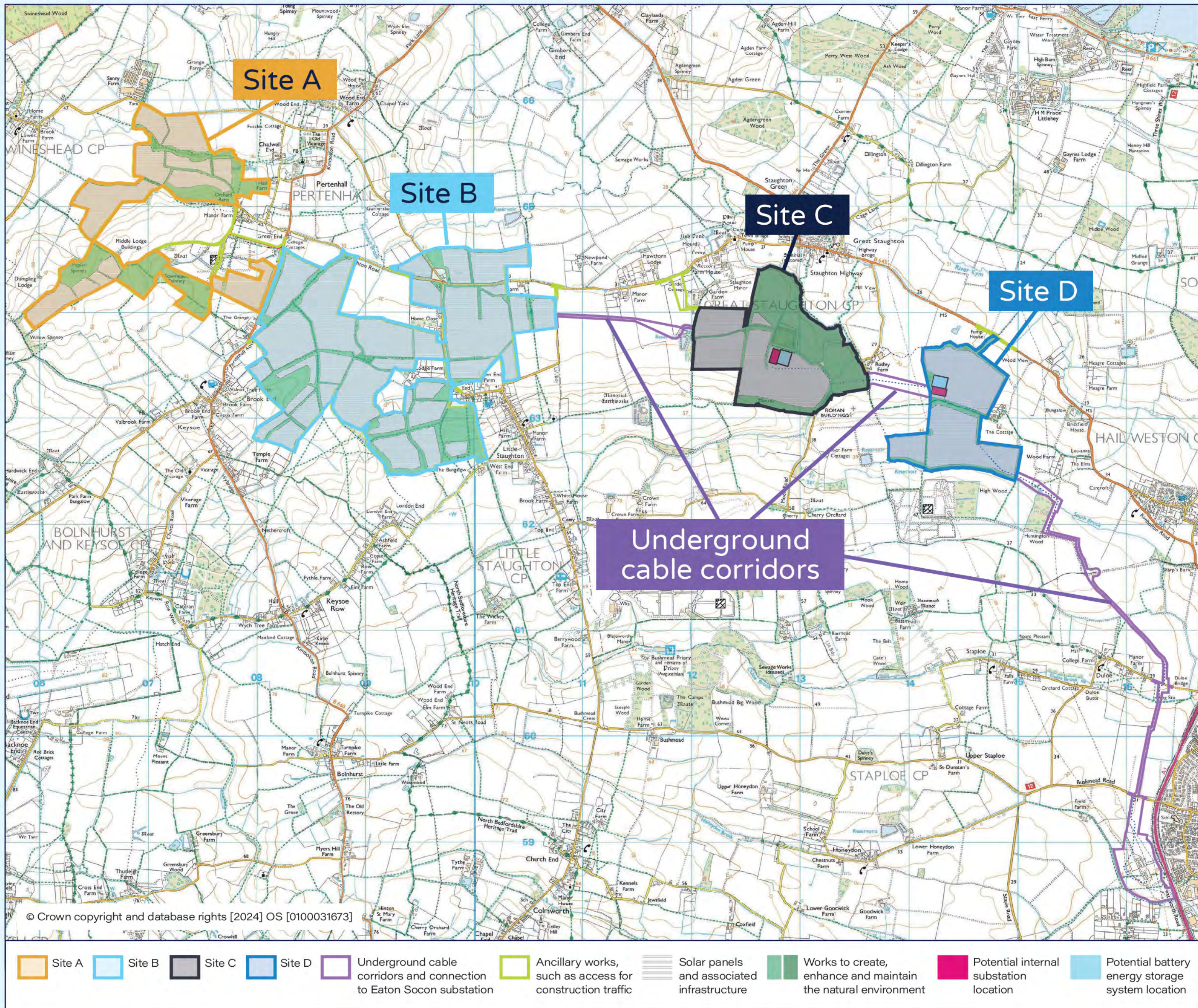
A connection to the electricity transmission network at Eaton Socon substation, alongside associated infrastructure such as access roads and construction compounds



Works to create, enhance and maintain the natural environment, including the delivery of at least 10% biodiversity net gain



A Legacy Fund that would provide financial contributions to local projects, ensuring that those living locally benefit from our plans



Site D

Our proposals in this section include the installation of ground-mounted solar panels, associated inverters, transformers and switchgear; Option 2 for the location of a battery energy storage system (BESS) and on-site substation; an underground cable connection between Sites C, D and Eaton Socon substation; the primary construction and decommissioning compound; new hedgerow, tree planting, and diverse grassland meadows; and new accesses for construction, operation and/or decommissioning traffic.

Underground cable corridors

Between Sites A, B, C, D and Eaton Socon substation, our plans show areas where we are proposing to lay underground cables that would connect the different sites together.

At Eaton Socon substation, we will also need to undertake works in order to facilitate our connection. These works will include building a new circuit breaker, switchgear, metering equipment and cable sealing end. We anticipate the works would take place within the footprint of the existing substation.



Site A

Our proposals in this section include the installation of ground-mounted solar panels, associated inverters, transformers and switchgear; three temporary construction and decommissioning compounds; new hedgerow, tree planting, and diverse grassland meadows; and use of an existing access to Pertenhall Solar Farm off the B660 (Kimbolton Road) for construction, operation and/or decommissioning traffic.

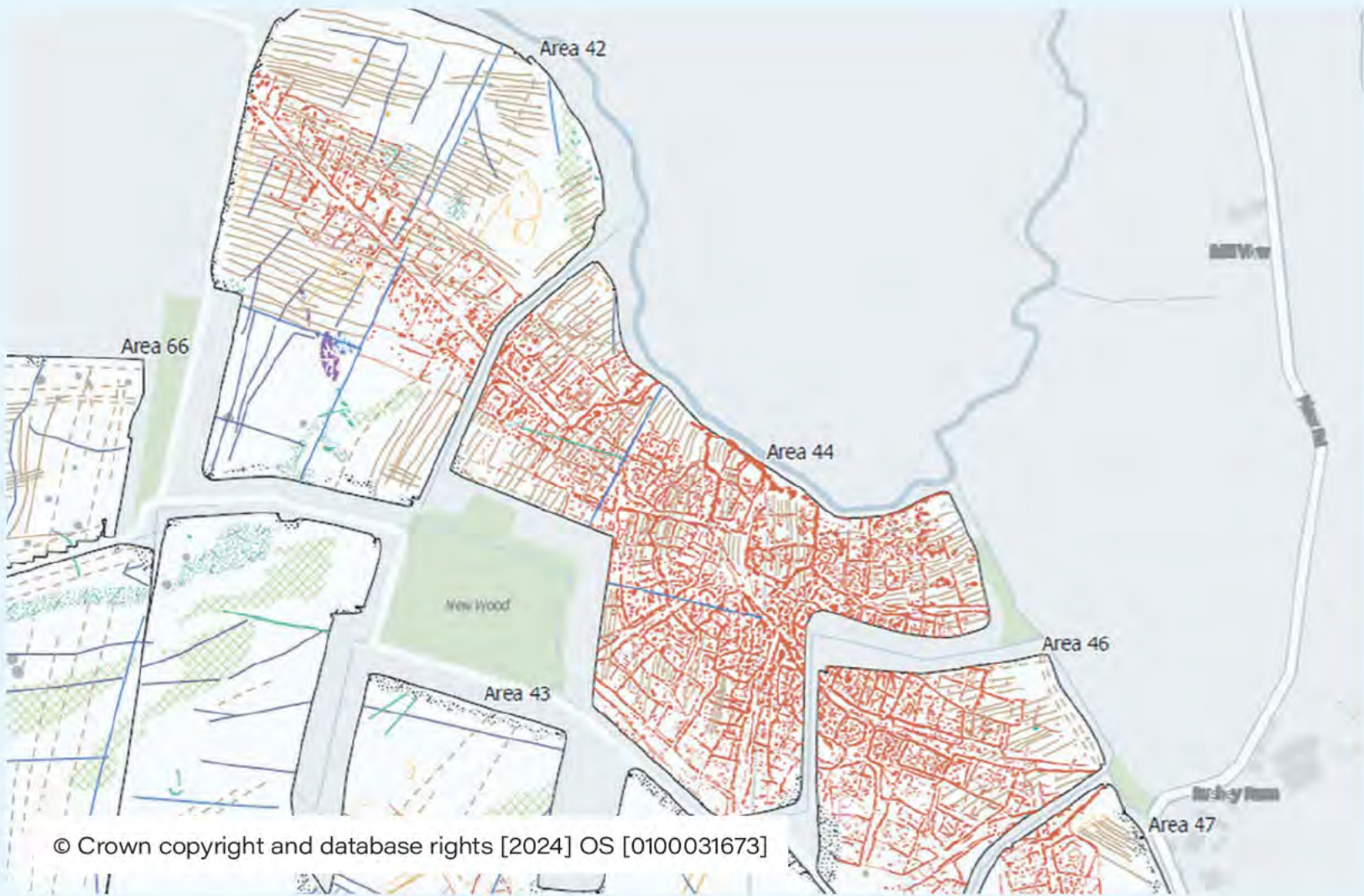
Site B

Our proposals in this section include the installation of ground-mounted solar panels, associated inverters, transformers and switchgear; an underground cable connection between Site B and Site C; five temporary construction and decommissioning compounds; new hedgerow, tree planting, and diverse grassland meadows; new permissive pathways; and use of a range of existing accesses for construction, operation and/or decommissioning traffic.

Site C

Our proposals in this section include the installation of ground-mounted solar panels, associated inverters, transformers and switchgear; Option 1 for the location of a battery energy storage system (BESS) and on-site substation; an underground cable connection between Sites B, C and D; a temporary construction and decommissioning compound; new species-diverse grassland and the removal of a significant area of land due to archaeology findings; and use of and upgrades to, existing accesses for construction, operation and/or decommissioning traffic.

Archaeology findings



Following last year's non-statutory consultation, archaeological survey work has identified the probable site of a previously unknown Roman Small Town to the north and east of New Wood within Site C. This is an exciting discovery and is likely to be of national importance. We therefore submitted an application to the Government for the remains to be scheduled, which should give them protection in perpetuity. The Department for Culture, Media and Sport confirmed that the site has been given scheduled monument status in September 2024.

As a result of our findings, we are no longer proposing to build solar panels on any of the land that has been scheduled. Instead, we are proposing to seed this area with species-diverse grassland, which would provide ecological benefits and help protect the site from cultivation over the lifetime of the project. Additionally, we will work with Historic England, Cambridgeshire County Council and the landowner on options for the maintenance of this important find in the future. Potential options include providing funding for further research into the findings, along with opportunities for the local community to engage with the findings, such as through planned digs (which would be subject to receipt of Scheduled Monument Consent), and knowledge-sharing events.

The removal of the above land from our proposals would have reduced the overall generating capacity of our plans. We have therefore identified an additional parcel of land at the western edge of Site C for the installation of solar panels. This means that our proposals would still be capable of regularly generating 400 MW of power, thereby enabling us to make best use of the connection agreement we have with National Grid at Eaton Socon substation.

Legacy Fund

To ensure that those living in the area around our proposals benefit from its construction and operation, we are proposing a Legacy Fund that could provide financial contributions to local projects. There are three options for how this fund could be delivered:

- **Option A:** A lump sum of £2 million would be made available at the start of the operational phase. No annual fund would be provided.
- **Option B:** A lump sum of £1 million would be made available at the start of the operational phase, along with an additional annual fund of £75,000 per year throughout the operational phase.
- **Option C:** An annual fund of £150,000 per year would be made available throughout the operational phase. No lump sum would be provided.

We are seeking your views on the best way to deliver our Legacy Fund, along with ideas for projects that could potentially receive funding.

Preliminary environmental information report

As part of our application, we are required to undertake an Environmental impact assessment (EIA). Alongside our statutory consultation, we have therefore published a Preliminary environmental information report (PEIR). This report considers the potential impacts of our proposals on the environment relative to a range of topics, including:

- Landscape and visual
- Cultural heritage and archaeology
- Ecology and nature conservation
- Hydrology and flood risk
- Traffic and transport
- Air quality
- Ground conditions
- Land and soils
- Socio-economics, land use and tourism
- Climate change
- Other environmental topics
- Cumulative and intra-project effects.

You can read the full PEIR by visiting our website, eastparkenergy.co.uk



Find out more

In addition to the PEIR, we have published a range of documents to help you learn about our proposals and respond to our consultation, including:

- Consultation brochure
- Community newsletter
- Feedback form
- Exhibition boards
- Maps and plans
- Non-statutory consultation report
- Statement of Community Consultation
- Section 47 notice
- Section 48 notice

Indicative project timeline



Contact us

- info@eastparkenergy.co.uk
- 0808 258 5991
- Freepost EAST PARK ENERGY

APPENDIX 4-15 CONSULTATION REPORT APPENDIX 4-15: PHOTOS OF STATUTORY CONSULTATION EVENTS [EN010141/DR/5.2]

Keysoe Village Hall



Hail Weston Village Hall



Great Staughton Village Hall



APPENDIX 4-16 CONSULTATION REPORT APPENDIX 4-16: SOCIAL MEDIA ADVERTISEMENTS USED DURING STATUTORY CONSULTATION [EN010141/DR/5.2]

Facebook

 **Local Planning - South**
Sponsored · 

Brockwell Storage and Solar is hosting a public consultation on detailed proposals for East Park Energy, a new solar and battery storage project to the northwest of St Neots. The consultation is taking place from Tuesday 24th September until Tuesday 29th October 2024.

To find out more and to speak with the team, join us at one of our upcoming public consultation events:

- Tuesday 1st October from 2pm-7pm at Keysoe Village Hall... See more



The carousel consists of two images. The left image has a yellow background with a large orange sun, blue hills, and solar panels. It contains the text 'Have your say on East Park Energy, a new solar and battery storage project near St Neots' and 'Swipe for more >>'. It also features the 'BE brockwell storage & solar' and 'EAST PARK ENERGY' logos. The right image has a dark blue background with a circular logo and the text 'The UK has big', 'Net zero by', and 'Tripling our generation b'. It also includes a 'Swipe for more >>' text and a right arrow icon.

East Park Energy

Learn more

East Park Energy

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Brockwell Storage and Solar is hosting a public consultation on detailed proposals for East Park Energy, a new solar and battery storage project to the northwest of St Neots. The consultation is taking place from Tuesday 24th September until Tuesday 29th October 2024.

To find out more and to speak with the team, join us at one of our upcoming public consultation events:

- Tuesday 1st October from 2pm-7pm at Keysoe Village Hall... [See more](#)



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[Learn more](#)



The UK has big ambitions:


Net zero by 2050


Tripling solar power generation by 2030

[Swipe for more >>](#)

[East Park Energy](#)



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Brockwell Storage and Solar is hosting a public consultation on detailed proposals for East Park Energy, a new solar and battery storage project to the northwest of St Neots. The consultation is taking place from Tuesday 24th September until Tuesday 29th October 2024.

To find out more and to speak with the team, join us at one of our upcoming public consultation events:

- Tuesday 1st October from 2pm-7pm at Keysoe Village Hall... See more

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East Park Energy
could generate 400 MW
of clean solar power...
...more than enough power
for every home in
Bedford and St Neots.



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Brockwell Storage and Solar is hosting a public consultation on detailed proposals for East Park Energy, a new solar and battery storage project to the northwest of St Neots. The consultation is taking place from Tuesday 24th September until Tuesday 29th October 2024.

To find out more and to speak with the team, join us at one of our upcoming public consultation events:

- Tuesday 1st October from 2pm-7pm at Keysoe Village Hall... [See more](#)

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Between now and
29th October 2024 we're
seeking your views on
our detailed plans

Find out more
eastparkenergy.co.uk



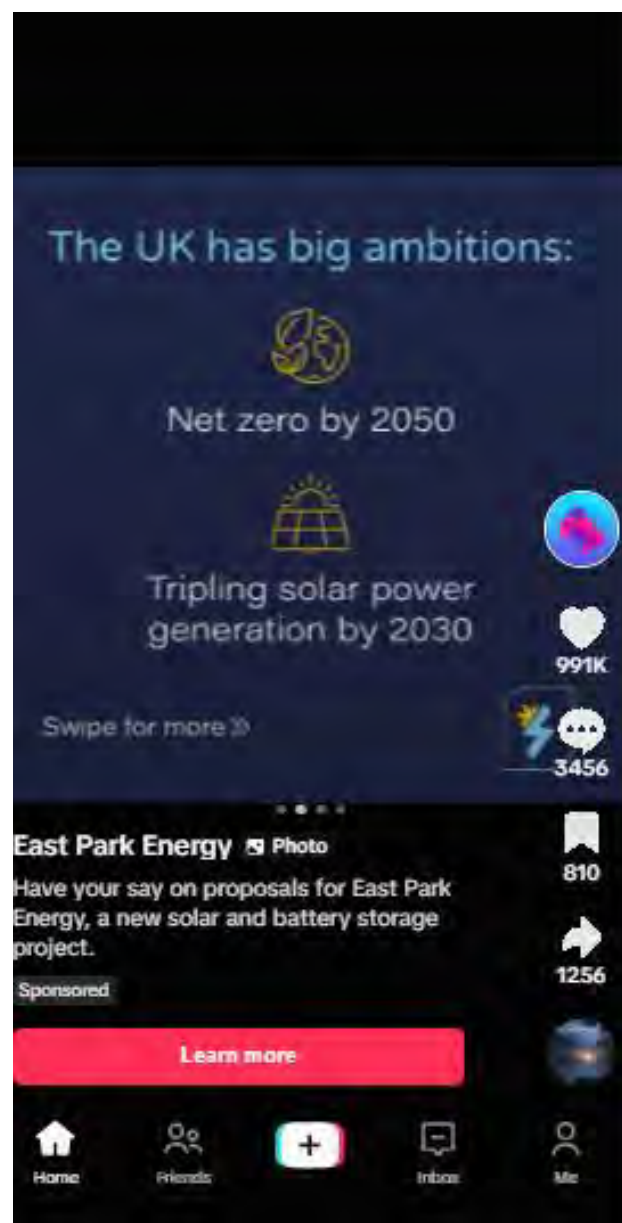
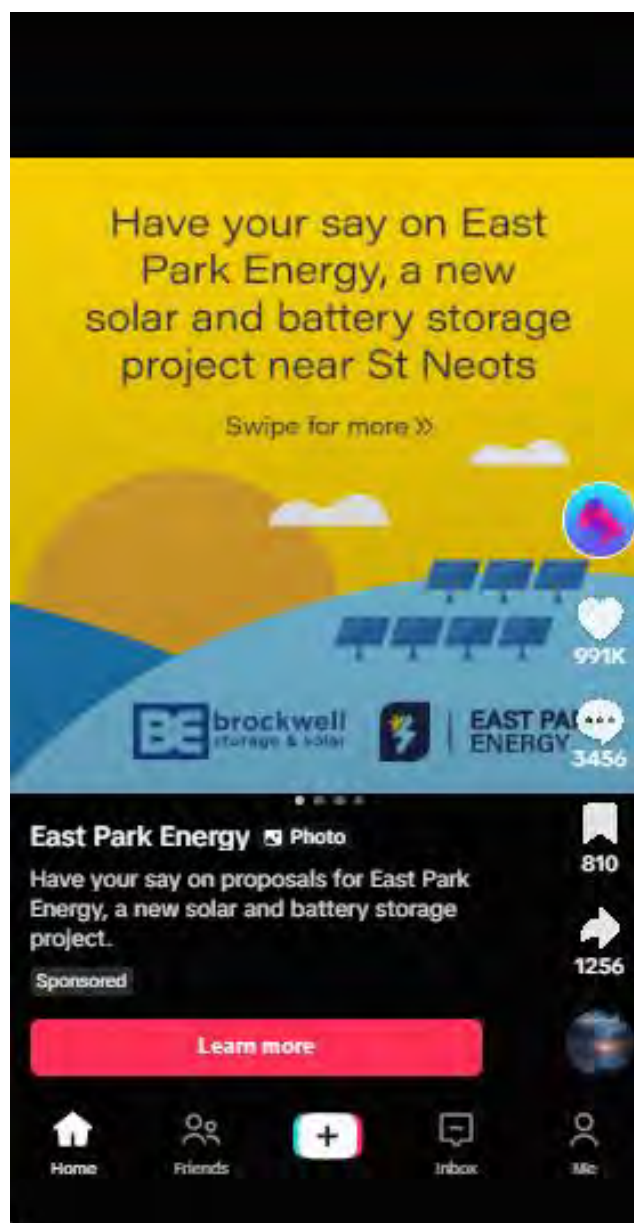
[Learn more](#)

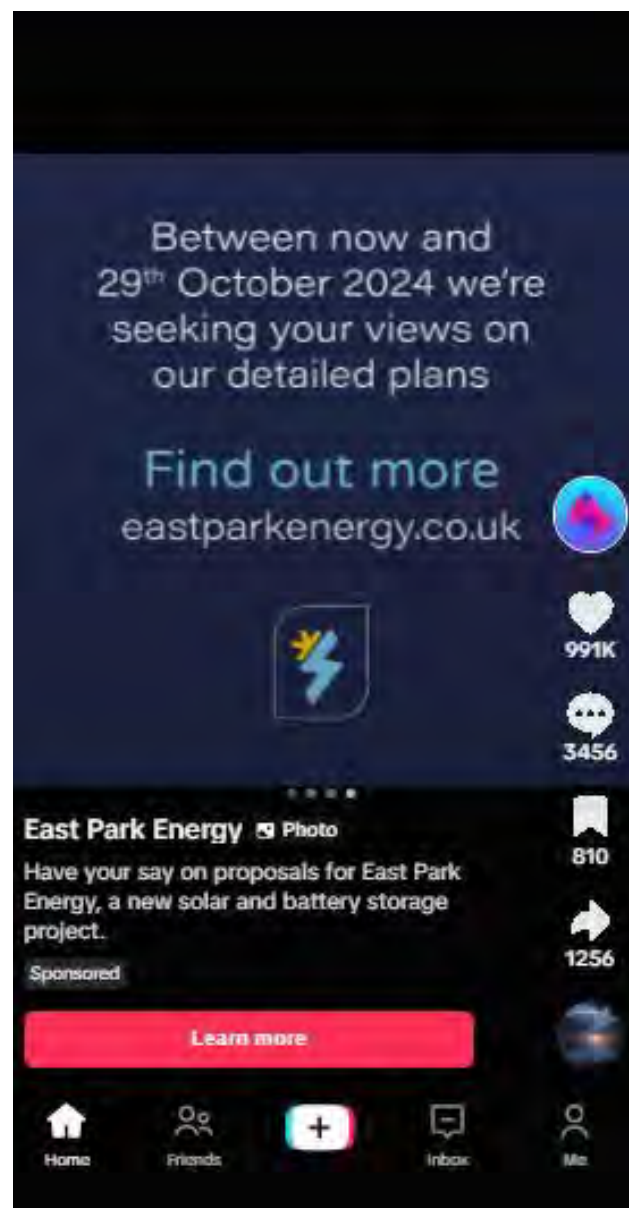
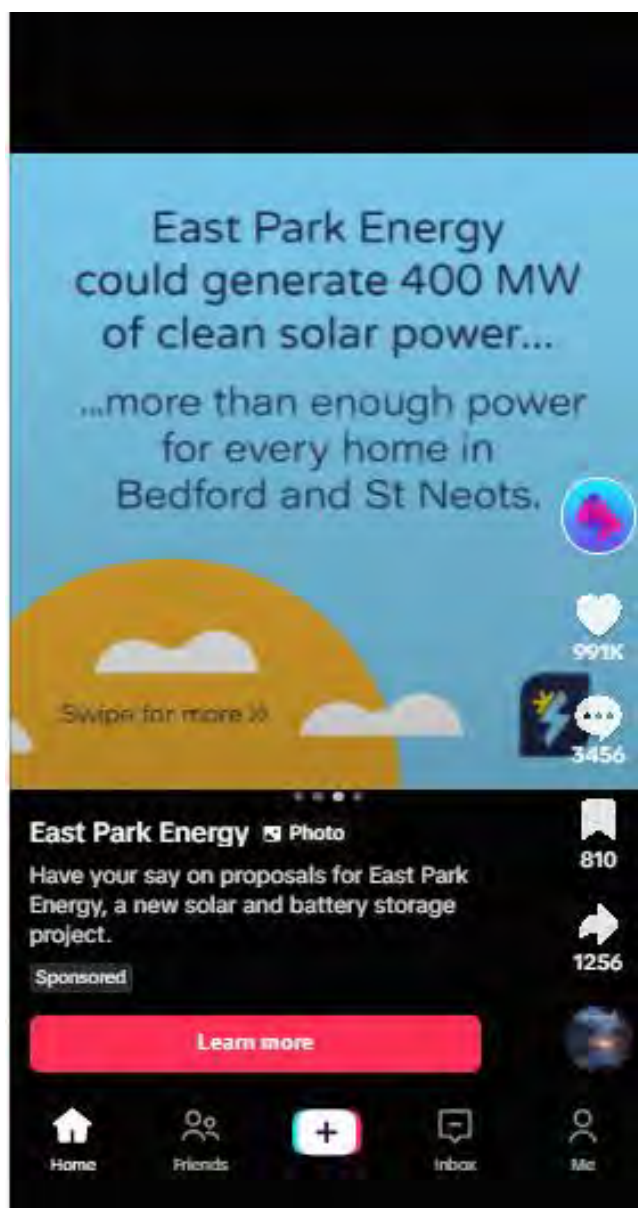
East Park Energy

[Learn more](#)

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APPENDIX 4 -17 CONSULTATION REPORT APPENDIX 4- 17: RADIUS OF SOCIAL MEDIA ADVERTISEMENTS [EN010141/DR/5.2]

Facebook

Eaton Socon + 10 mi × St Neots + 10 mi ×

Keysoe Row West, Bedford, United Kingdom + 10 mi ×


Great Staughton × Hail Weston × Little Staughton ×

Pertenhall ×

Reach more people likely to respond ⓘ

Also show your ad to people interested in your selected cities and regions, in those countries. [Learn more](#)

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Detailed targeting ⓘ

Your ad will be shown to people who match at least one of the following interests.

Cancel

Save audience

APPENDIX 4-18 CONSULTATION REPORT APPENDIX 4-18: STATUTORY CONSULTATION LAUNCH PRESS RELEASE [EN010141/DR/5.2]

UNDER EMBARGO UNTIL 00:01 ON 24/09/2024

Plans for new solar and battery storage project near St Neots reach next stage as consultation on detailed proposals is launched

- Brockwell Storage and Solar is launching a statutory consultation on detailed proposals for East Park Energy, a new solar and battery storage project
- Project will connect up-to 500 megawatts of clean energy to the electricity network, supporting net zero targets and providing a boost to energy security
- Consultation starts on 24th September 2024 and will run until 29th October 2024, with local communities invited to learn more about the proposals and give their feedback during this time

Brockwell Storage and Solar (formerly RNA Energy) is launching a statutory consultation on its detailed proposals for East Park Energy, a new solar farm and battery storage project to the northwest of St Neots.

The project, which includes a solar farm capable of generating up-to 400 megawatts (MW) of power and a battery energy storage system capable of connecting a further 100 MW, will connect clean energy to the electricity transmission network and support the UK's net zero targets.

Brockwell shared its initial plans for East Park Energy during a non-statutory consultation in 2023. Feedback collected during this consultation, along with the results of ongoing survey work, has helped to develop the proposals now being presented during the statutory consultation.

With the capacity to generate more than enough power for every home in Bedford and St Neots, the detailed proposals for East Park Energy include:

- A ground-mounted solar photovoltaic generating station with a capacity of 400 megawatts (MW), including inverters, transformers, switchgear and underground cable connections between different parcels of land
- A battery energy storage system (BESS) with a capacity of 100 MW, including battery storage units, transformers, water storage tanks and a control building
- An on-site substation, including a control building and electrical equipment
- An underground cable connection to the existing electricity transmission network via National Grid's Eaton Socon substation, along with works at the substation itself
- Temporary construction and decommissioning compounds, including material laydown areas and staff welfare facilities
- Works to create, enhance and maintain the natural environment, including the delivery of at least 10% biodiversity net gain
- A Legacy Fund to provide financial contributions for local projects
- New temporary and permanent accesses, along with associated infrastructure (such as security and internal roadways).

East Park Energy is a nationally significant infrastructure project, meaning that permission to build, operate, maintain and decommission the project must be sought through a development consent order application. The statutory consultation is a significant milestone in the pre-application stage of this process.

The consultation runs from Tuesday 24th September 2024 until Tuesday 29th October 2024. During the consultation, full details of the proposals are available on the project website, eastparkenergy.co.uk.

Additionally, Brockwell is hosting a number of public consultation events in the local area where people can find out more about the proposals. Information on the proposals will be on display at each event, with paper copies of key consultation documents available for visitors to take away. Members of the project team will be in

attendance to talk through the proposals and answer any questions. The public consultation events being held are as follows:

Date	Time	Location
Tuesday 1st October	2pm-7pm	Keysoe Village Hall, Elm Tree Grove, Keysoe, MK44 2JE
Wednesday 2nd October	2pm-7pm	Little Staughton Village Hall, Colmworth Rd, Little Staughton, MK44 2BX
Friday 11th October	2pm-7pm	Hail Weston Village Hall, 109 High St, Hail Weston, PE19 5JS
Saturday 12th October	11am-3pm	Great Staughton Village Hall, Green Lane, Great Staughton, PE19 5DG

In addition to the above events, Brockwell is hosting a day of one-to-one meetings during the consultation period. Appointments, which must be made before attending the below session, are available on a first come first served basis. To book an appointment, visit eastparkenergy.co.uk or get in touch by phone or email.

Date	Time	Location
Tues 22nd October	10am-2pm	Pertenhall Village Hall, Swineshead Road, Pertenhall, MK44 2AT

Commenting on the launch of the statutory consultation, Gary Bird, Development Director at Brockwell Storage and Solar, said:

“There’s a lot to do in the coming years if the UK is to meet its net zero targets and respond to the challenge of increasing energy demand. Solar power and battery storage projects, such as East Park Energy, will play a crucial role in responding to these challenges.

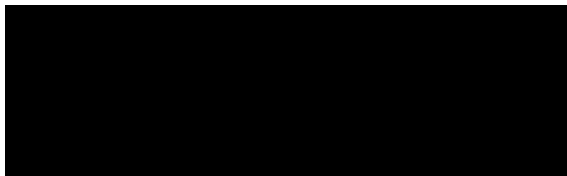
In addition to seeking feedback on our detailed proposals, as part of our statutory consultation we are sharing more information on how we can protect and enhance the local environment, such as through tree-planting and habitat creation. We’re also committed to ensuring that the communities living near our proposals benefit from their construction, and are therefore sharing more information on a Legacy Fund that could provide financial contributions to local projects.

We look forward to engaging with local residents and welcome their feedback on our plans, which will help boost the UK's energy security and provide more than enough power for every home in Bedford and St Neots."

Following the close of the consultation, Brockwell will carefully consider all feedback received alongside the results of ongoing technical and environmental assessments, before preparing and submitting a development consent order application to the Planning Inspectorate in early 2025.

*** ENDS ***

For more information, contact:



NOTES TO EDITORS

About Brockwell Storage and Solar

Brockwell Storage and Solar (formerly RNA Energy) was acquired by Brockwell Energy in March 2024. Its aim is to develop a pipeline of solar and battery storage projects, contribute to Brockwell Energy's goal of developing five gigawatts of installed renewable generation capacity by 2030, and to support the UK's transition to net zero.

At the heart of Brockwell's mission to produce clean, renewable energy are the communities in which we hope to develop and invest. As a responsible, people-focused company, Brockwell is committed to creating projects that bring long-term community benefits. This includes job creation, public access, recreational opportunities and ecological enhancement.

For more information, visit brockwellstoragesolar.com or brockwellenergy.co.uk.

About East Park Energy

East Park Energy is a proposed new solar farm and energy storage project to the northwest of St Neots. The proposals include the construction of a solar farm that could generate up-to 400 megawatts of electricity – more than enough energy to power every home in Bedford and St Neots - along with a battery storage facility.

Plans for East Park Energy were first presented at an initial non-statutory public consultation in 2023. Following this, Brockwell is now consulting on its detailed proposals as part of a statutory consultation.

For more information, visit eastparkenergy.co.uk.

APPENDIX 4-19 CONSULTATION REPORT APPENDIX 4-19: SCREENSHOTS OF PROJECT WEBSITE DURING STATUTORY CONSULTATION [EN010141/DR/5.2]



Brockwell Storage and Solar is seeking your views on its developed plans for a new solar farm and energy storage project to the northwest of St Neots, known as East Park Energy.

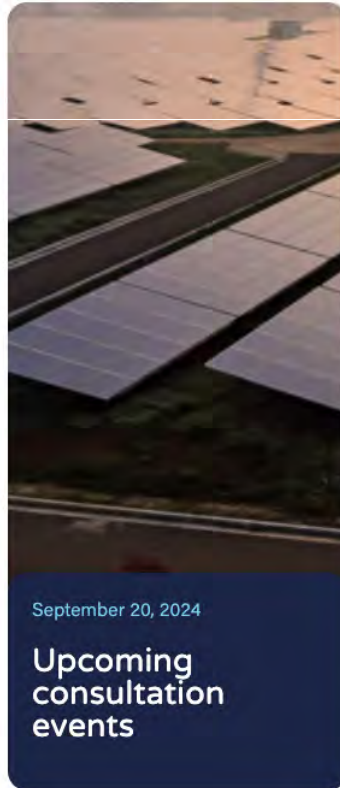
Our proposals would connect up-to 500 megawatts of clean energy to the electricity transmission network and help the UK reach its net zero targets.

Between now and **29th October 2024**, we are holding a statutory consultation on our detailed proposals. On this website, you can find out more about the project and give your feedback.

[OUR PROPOSALS](#)



* Latest news



[VIEW ALL NEWS](#)



* Benefits



Boost the local economy through increased employment opportunities arising from both the construction and operation of the scheme.



Generate up to 400 megawatts of low carbon electricity, enough to supply approximately 108,000 homes – more than the total in Bedford and St Neots.



More than double the existing solar energy generation across Bedford Borough and Huntingdonshire District.



Support the UK's renewable energy transition and contribute to the Government's target of achieving Net Zero by 2050.



Deliver significant biodiversity net gain for the local area in excess of policy requirements, by enhancing the local environment and providing diverse habitats that create resilient ecological networks.

* About us

Proposals for East Park Energy are being developed by Brockwell Storage and Solar, formerly known as RNA Energy.

RNA Energy was acquired by Brockwell Energy in March 2024. Our aim is to develop our pipeline of solar and battery storage projects, contribute to Brockwell Energy's goal of developing 5 gigawatts of installed renewable generation capacity by 2030, and to support the UK's transition to Net Zero.

At the heart of our mission to produce clean, renewable energy are the communities in which we hope to develop and invest. As a responsible, people-focused company, we are committed to creating projects that bring long-term community benefits. This includes job creation, land restoration, public access, recreational opportunities and ecological enhancement.



FIND OUT MORE



Get in touch

Call us on the community information line:
0808 258 5991

(Line open Monday to Friday, 9am to 5.30pm)

Email us:
info@eastparkenergy.co.uk

Write to us:
Freepost EAST PARK ENERGY

(Please note, no stamp or further address details are required)





Our proposals

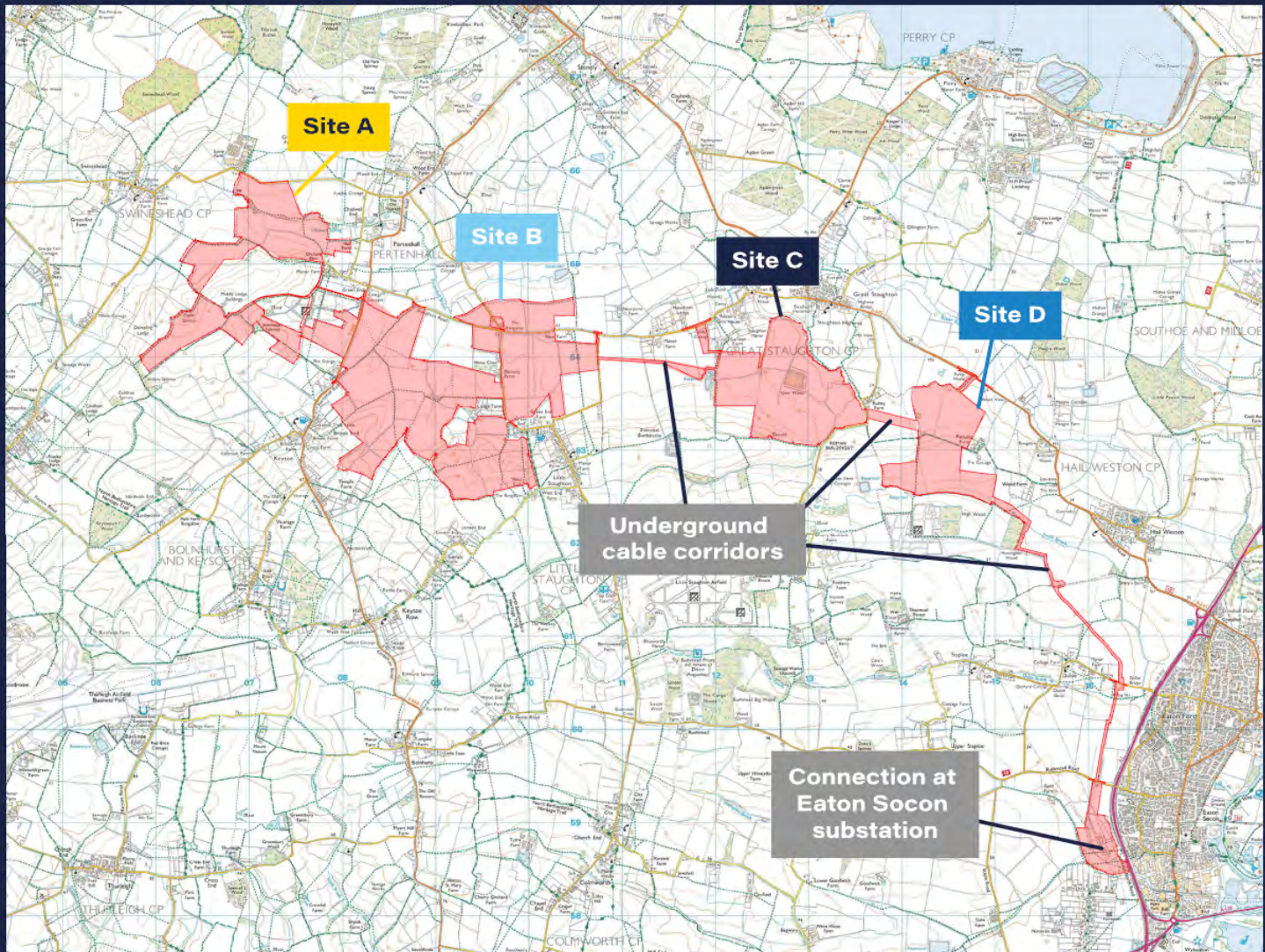
Since the close of last year's non-statutory consultation, we have been developing our proposals further in response to your feedback and the results of ongoing environmental assessments.

As a result of this work, we are now presenting more detailed proposals and seeking your feedback as part of a statutory consultation, which is a significant milestone in the pre-application stage of the DCO process.

You can read a summary of our proposals on this page. For more information, all of the information we are publishing as part of the consultation is available to download from our [Document library](#).

* Overview of our proposals

Our proposals for East Park Energy would see a new ground-mounted solar energy generating station and battery energy storage system built on land to the north-west of St Neots. For ease of reference, we have split the area across which our proposals would be built into four sites. Click or tap on one of the sites below to read more about our proposals in that area.



A solar farm capable of generating up to 400 MW of clean power – more than enough for every home in Bedford and St Neots



A battery energy storage facility capable of storing up-to 100 MW of electricity until it's needed, so that the UK can benefit from solar power, even when the sun isn't shining



A connection to the electricity transmission network at Eaton Socon substation, alongside associated infrastructure such as access roads and construction compounds



Works to create, enhance and maintain the natural environment, including the delivery of at least 10% biodiversity net gain



A Legacy Fund that would provide financial contributions to local projects, ensuring that those living locally benefit from our plans

* Site A

Site A is located west of the B660 between Pertenhall and Swineshead and comprises of arable fields to the north, west and east side of a small hill between Pertenhall and Riseley.

Our proposals in this area include:

- Installation of ground-mounted solar panels, along with associated inverters, transformers and switchgear
- Three temporary construction and decommissioning compounds
- Works to create, enhance and maintain the natural environment, including new hedgerow and tree planting, along with the creation of new diverse grassland meadows to mitigate impacts on ground nesting birds and help deliver biodiversity net gain
- Use of an existing access to Pertenhall Solar Farm off the B660 (Kimbolton Road) for construction, operation and decommissioning works traffic.

Changes since our non-statutory consultation

We have realigned and consolidated some of the fencelines we propose to build around our solar infrastructure in this area, including to avoid development in flood zones. Beyond this, we have not made any major changes to the land we are proposing to use in this area as part of our proposals.



* Site B

Site B is located between Pertenhall, Keysoe and Little Staughton. It comprises of arable fields north of an elevated ridgeline that runs between Keysoe and Little Staughton.

Our proposals in this area include:

- Installation of ground-mounted solar panels, along with associated inverters, transformers and switchgear
- An underground cable connection between the eastern edge of Site B and the western edge of Site C, to connect the two sites together
- Five temporary construction and decommissioning compounds, including site offices, delivery areas, car parking and storage
- Works to create, enhance and maintain the natural environment, including new areas of hedgerow and tree planting to provide visual screening and habitat connectivity, along with a new area of species-diverse grassland to help deliver biodiversity net gain, and new permissive pathways across part of the site
- Upgrades to four existing field accesses off Great Staughton Road, three existing field accesses off Little Staughton Road, one existing field access off the B660 (Kimbolton Road) and one existing field access off Spring Hill for construction, operation and or/decommissioning works traffic.

Changes since our non-statutory consultation

We have realigned and consolidated some of the fencelines we propose to build around our solar infrastructure in this area, including to avoid development in fluvial flood zones two and three. Beyond this, we have not made any major changes to the land we are proposing to use in this area as part of our proposals.



Site C is south of Great Staughton and comprises of arable fields to the south of the River Kym.

Our proposals in this area include:

Installation of ground-mounted solar panels, along with associated inverters, transformers and switchgear

An option to install a battery energy storage system (BESS) and on-site substation. The BESS would include battery storage units, transformers, water storage tanks and a control building, whilst the on-site substation would include a control building and electrical equipment. This infrastructure could also be built at a location within Site D

An underground cable connection between the eastern edge of Site B and the western edge of Site C, and between the eastern edge of Site C and the western edge of Site D, to connect the different sites together

A temporary secondary construction and decommissioning compound, including site offices, delivery areas, car parking and storage

Works to create, enhance and maintain the natural environment, including removal of a significant parcel of land around New Wood due to survey work identifying the remains of a probable Roman Small Town beneath this land. We are also proposing new areas of hedgerow and tree planting to provide visual screening, habitat connectivity and to help deliver biodiversity net gain

Use of an existing access off Great Staughton Road for construction traffic moving between Site B and Site C, and upgrades to an existing access off Moor Road for operation works traffic.



Changes since our non-statutory consultation

In response to the results of archaeological survey work we have removed a significant parcel of land from our proposals in Site C. To compensate for this, we have added an additional parcel of land along the western edge of Site C to our plans. You can read more about this change below. We have also added a new site access to the west of Great Staughton, and altered the route of the underground cable connection between Site B and Site C.

Archaeology findings

Following last year's non-statutory consultation, archaeological survey work has identified the probable site of a previously unknown Roman Small Town to the north and east of New Wood within Site C. This archaeological feature is likely to be of national significance, so we applied to the Government for the remains to be scheduled, which should give them protection in perpetuity. The Department for Culture, Media and Sport confirmed that the site has been given scheduled monument status in September 2024.

As a result of this find, we are no longer proposing to build solar panels on any of the land that has been scheduled, and are instead proposing to seed this area with species-diverse grassland, which would provide ecological benefits and help protect the site from cultivation for the lifetime of the project. Additionally, we will work with Historic England, Cambridgeshire County Council and the landowner on options for how we can maintain this important find in the future. Potential options include providing funding for further research into the findings, along with opportunities for the local community to engage with the findings, such as through planned digs, which would be subject to receipt of Scheduled Monument Consent, and knowledge-sharing events.

The removal of the above land from our proposals would reduce the overall generating capacity of our plans, so we have identified an additional parcel of land at the western edge of Site C for the installation of solar panels. This means that our proposals would still be capable of regularly generating 400 MW of power, thereby enabling us to make best use of the connection agreement we have with National Grid at Eaton Socon substation.

BESS and substation option

At last year's non-statutory consultation, we proposed to locate the BESS and an internal substation to the south of an area of woodland within Site C (known as Option 1). However, in response to consultation feedback and environmental surveys we are now showing an alternative area within Site D (known as Option 2) where this infrastructure could be located instead. No decision on which site should be taken forward has been made at this stage, and we are seeking your views on which option to proceed with as part of this consultation.



* Site D

Site D is between Great Staughton and Hail Weston and comprises of arable fields.

Our proposals in this area include:

Installation of ground-mounted solar panels, along with associated inverters, transformers and switchgear

An option to install a battery energy storage system (BESS) and on-site substation. The BESS would include battery storage units, transformers, water storage tanks and a control building, whilst the on-site substation would include a control building and electrical equipment. This infrastructure could also be built at a location within Site C

An underground cable connection between the eastern edge of Site C and the western edge of Site D, and the western edge of Site D and Eaton Socon substation, where the project would connect into the electricity transmission network

A temporary primary construction and decommissioning compound, including site offices, delivery areas, car parking and storage

Works to create, enhance and maintain the natural environment, including new areas of hedgerow and tree planting to provide visual screening and habitat connectivity, along with new species-diverse grassland to help deliver biodiversity net gain

A new access via the B645 for the primary construction compound, two new accesses off Duloe Road and Bushmead Road, and upgrades to existing accesses off Moor Road, Duloe Road and Bushmead Road for construction, operation and/or decommissioning works traffic.



Changes since our non-statutory consultation

We are no longer proposing to build solar panels on two linear strips of land starting towards the north west and north east corners of Site D, in order to accommodate easements required for existing buried utilities. We have also consolidated some of the fencelines we propose to build around our solar infrastructure in this area.

We are now showing an additional location within Site D where the BESS and an internal substation could be located. You can read more about this below. We have also added a new site access to the north of Site D, and altered the route of the underground cable connection between Site C and Site D, and between Site D and Eaton Socon substation.

BESS and substation option

In response to consultation feedback and environmental surveys we are now showing an alternative area within Site D (known as Option 2) where the BESS and an internal substation could be located. At last year's non-statutory consultation, we only showed a single option for locating this infrastructure at a location within Site C (known as Option 1).

Locating the BESS and internal substation within Site D would make it easier to access the site from the local road network during construction and operation, and in the event that the emergency services needed to access the site. However, the quality of the agricultural land at Option 2 is higher than that at Option 1. No decision on which site should be taken forward has been made at this stage, and we are seeking your views on which option to proceed with as part of this consultation.

[RETURN TO MAP](#)



* Find out more

All of the documents we have published as part of the consultation are available to download from our Document library. These documents include the Consultation brochure, which provides a concise summary of our proposals and how they have developed since our last consultation, along with the Preliminary environmental information report (PEIR). The PEIR considers the potential impacts of our proposals on the environment relative to a range of topics, along with the steps we would take to mitigate any impacts.

DOCUMENT LIBRARY



Get in touch

Call us on the community information line:
0808 258 5991

(Line open Monday to Friday, 9am to 5.30pm)

Email us:
info@eastparkenergy.co.uk

Write to us:
Freepost EAST PARK ENERGY

(Please note, no stamp or further address details are required)





Programme

* What is a NSIP?

Under the Planning Act 2008, Nationally Significant Infrastructure Projects (NSIPs) are large projects that fall into five general categories (Energy, Transport, Water, Waste Water, and Waste). As our plans would generate more than 50 megawatts of power, East Park Energy is classified as a NSIP.

In order to be built, NSIPs apply for planning permission through the Development Consent Order (DCO) process. All DCO applications are subject to detailed scrutiny by an independent panel of inspectors appointed by the Planning Inspectorate, whilst the final decision rests with the Government. In the case of East Park Energy, our future application will be decided by the Secretary of State for the Department for Energy Security and Net Zero. Whilst local councils do therefore not have the final say on the outcome of our future application, they are involved throughout the DCO process and have an important role.

For more information on the DCO application process, please visit the Planning Inspectorate's website.

[FIND OUT MORE](#)



* Project timeline

Oct-Nov 2023

Non-statutory consultation

We held a consultation with stakeholders and the local community proposals to share our initial plans and to gather early feedback.



Sept-Oct 2024

Statutory consultation

After considering feedback received at the non-statutory consultation and further technical assessments, we

presented our refined proposals to stakeholders and the local community as part of a statutory public consultation between 24 September and 29 October 2024. As part of the consultation, we published a range of documents that set out the detail of our proposals. We also held a series of public consultation events where attendees could learn more about our proposals and speak to our team.

Early 2025

Application submission

We expect to submit a DCO application to the Planning Inspectorate in early 2025. The Planning Inspectorate will then judge if our application can proceed to the next stage.



Spring 2025

Pre-examination

Once our application is accepted, members of the public can register as an 'Interested Party' and take part in the Examination process, including by submitting written and/or oral comments. An independent panel will be appointed to carry out an Examination of our application.

2025

Examination

The panel will examine our application and feedback received. During this stage, there will be public hearings that members of the public can register to attend.



Early 2026

Recommendation

The independent panel will prepare a report for the Secretary of State for Energy Security and Net Zero, which will include a recommendation as to whether to grant our DCO application or not.

Mid 2026

Decision

The Secretary of State will have the final say on our application.



2026 onwards

Construction

If our DCO application is successful, we will then begin to build the project.

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(Please note, no stamp or further
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Find out more

There are several ways through which you can learn more about our proposals for East Park Energy and give your feedback.

The easiest way to respond to our consultation is by completing our online feedback form [here](#). Paper copies of our feedback form will be available at our in-person events.

Alternatively, you can download and print a paper copy of the feedback form from the [Document library](#) or contact us to be request that a paper feedback form be sent to you in the post. You can also post your feedback form to us at Freepost EAST PARK ENERGY, or email your comments to info@eastparkenergy.co.uk.

[SUBMIT YOUR FEEDBACK ONLINE](#)



* Attend a public exhibition event

We are hosting a series of in-person public exhibition events at venues across the local area. At each event information about our proposals will be on display, and we'll have paper copies of our key consultation documents available for visitors to take away. Members of the project team will also be on hand to talk through our proposals and answer any questions.

Date	Time	Venue
Tuesday 1st October	2pm-7pm	Keysoe Village Hall, Elm Tree Grove, Keysoe, MK44 2JE
Wednesday 2nd October	2pm-7pm	Little Staughton Village Hall, Colmworth Road, Little Staughton, MK44 2BX
Friday 11th October	2pm-7pm	Hail Weston Village Hall, 109 High Street, Hail Weston, PE19 5JS
Saturday 12th October	11am-3pm	Great Staughton Village Hall, Green Lane, Great Staughton, PE19 5DG

* Book a one-to-one appointment

If you have more detailed questions about our proposals, we are holding a day of one-to-one meetings during the consultation period. Appointments are available on a first come first served basis. **You must have an appointment before attending the below session, otherwise we won't be able to see you.**

Date	Time	Venue
Tuesday 22nd October	10am-2pm	Pertenhall Village Hall, Swineshead Road, Pertenhall, MK44 2AT

BOOK AN APPOINTMENT



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