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BY EMAIL ONLY: EastParkEnergyProject@planninginspectorate.gov.uk

7th April 2026

Dear Sir/Madam

RELEVANT REPRESENTATION SUMMARY

Project: East Park Energy

Applicant: BSSL Cambsbed 1 Limited

Your Ref: EN010141

Dear Sir/Madam

Huntingdonshire District Council (HDC/the Council) as a host authority has reviewed the Applicant's Development Consent Order (DCO) Application and supporting documentation. HDC submitted its Relevant Representation (RR) on 14 January 2026, providing a summary of the main aspects of the proposal with which the Council agrees and/or disagrees together with explanations as appropriate.

At the request of the Examining Authority (Rule 6 Letter, Annex D, Item 7), the following provides a summary of HDC's RR. This summary is made without prejudice, and further detailed submissions will be provided through the Local Impact Report (LIR), Written Representations (WR) and the examination process.

1. Introduction

- 1.1 HDC's comments relate to land within its administrative boundary and to matters where HDC holds technical expertise or statutory responsibility. HDC defers on issues falling within the remit of other statutory bodies (e.g. highway safety, minerals and waste, flooding and drainage, fire safety).
- 1.2 HDC's Cabinet formally considered the East Park Energy project in its role as a statutory consultee and host authority at its meeting held on 10th September 2024. The Cabinet delegated authority to the Chief Planning Officer, in consultation with the Leader and Executive Councillor for Planning to take all associated action necessary in the interests of the efficient and timely conduct of the Council's compliance with the above DCO.

2. Key Considerations

2.1 HDC identifies the following as main issues to be scrutinised during Examination:

- Compliance with national and local policy;
- Agricultural land and soils;
- Landscape and visual impact;
- Ecology and biodiversity including biodiversity net gain (BNG);
- Heritage;
- Amenity (including noise, air quality, contamination);
- Socio-economics and land-use;
- Climate change;
- Cumulative and in-combination effects;
- The draft DCO.

3. Principle of Development

3.1 HDC recognises the climate crisis and ecological emergency and accepts the compelling national need for renewable energy. As the site lies within open countryside, Local Plan Policy LP10 applies. Accordingly, the scheme's acceptability in principle depends on the nature and extent of its impacts. The Council submits that significant adverse effects should be appropriately mitigated in line with Policies LP10 and LP35 of Huntingdonshire's Local Plan to 2036.

4. Landscape and Visual Impact

4.1 HDC considers that the LVIA under-represents significant effects, as the photovoltaic (PV) panels would occupy a large and central part of the Southern Wolds Landscape Character Area (LCA), and too much weight is placed on existing industrialising influences in what remains a rural landscape.

4.2 The landscape mitigation proposals are generally supported, but the mechanism for securing the intended positive post-operation landscape legacy (Design Principle 7) is unclear.

5. Arboriculture

5.1 No objection raised. Conflict with a small number of trees is noted, and HDC seeks assurances through the draft DCO that appropriate distances and protection measures can be secured.

6. Cultural Heritage and Archaeology

6.1 HDC considers impacts on most heritage assets to be limited or less than substantial. However, the impact on Warren House (Grade II*) remains unclear. An additional viewpoint is required to properly assess harm to the asset's significance, given its elevated position and historic function.

7. Ecology and Nature Conservation

7.1 HDC raises concerns relating to survey completeness, potential impacts on County Wildlife Sites (CWS), and adequacy of proposed mitigation and compensation.

7.2 Key matters include:

- insufficient information regarding hydrological and lighting impacts on Huntingdon Wood and Kangaroo Meadows CWS;
- incomplete survey data for bats, water vole/otter, dormouse and birds;
- the potential for significant adverse effects on ground-nesting birds, particularly skylark;

- need for improved habitat buffers and more robust grassland establishment methods;
- BNG commitments not yet secured or detailed within the outline Landscape and Ecological Management Plan [APP-159]

8. Flood Risk, Drainage and Surface Water

8.1 No objection raised. The Council defers to the Environment Agency and Local Lead Flood Authority on technical matters.

9. Amenity (including Noise, Air Quality, Contamination)

9.1 Noise and vibration assessments are acceptable, subject to securing management plans within the draft DCO.

9.2 Air quality impacts are not considered significant with proposed dust controls.

9.3 Contamination risks require appropriate ground investigations and securing the outline Soil Management Plan [APP-164] within the draft DCO.

10. Land and Soils

10.1 HDC welcomes assessment work but notes:

- missing Agricultural Land Classification (ALC) data for 5.4% of the site;
- underrepresentation of permanent land-use change resulting from woodland and hedgerow creation;
- potential understatement of effects on Grade 2 and 3a land;
- likely overstatement of beneficial soil effects during operation.

10.2 Further detail is required to justify conclusions on residual effects.

11. Socio-Economics, Land-Use and Tourism

11.1 HDC notes that economic benefits depend on securing meaningful local employment and skills commitments. Impacts on local Public Rights of Way users (for recreation, not just tourism) require further assessment.

12. Climate Change

12.1 HDC considers the overall methodology to be acceptable but notes minor issues with baseline climate data and requests further detail on Greenhouse Gas mitigation measures, handling of potential peat, and operational energy consumption.

13. Cumulative and In-Combination Effects

13.1 HDC identifies cumulative effects as a key consideration, particularly given proximity of the High Wood Solar Farm and other solar schemes.

14. Draft Development Consent Order and Section 106

14.1 HDC will provide detailed drafting comments at Deadline 1.

14.2 Key matters include:

- adequacy of Requirements and securing of mitigation;
- clarity on approval processes;
- ensuring host authority powers and enforcement roles are protected;
- securing BNG, ecology and landscape management funding through Section 106 obligations, including provision for long-term monitoring and potentially to include a bond or other insurance-backed funding guarantee.

Conclusion

The issues identified above reflect HDC's initial review of the DCO application and highlight matters requiring clarification, amendment and further evidence.

I trust that this information is of assistance to you. Should you wish to discuss this matter further then please contact [REDACTED] by email: [REDACTED]@[huntingdonshire.gov.uk](mailto:[REDACTED]@huntingdonshire.gov.uk).

Yours Sincerely



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