



EAST PARK ENERGY

East Park Energy

EN010141

Statement of Common Ground (Draft)

Bedford Borough Council

(Reviewed by Bedford Borough Council ('BBC') for Deadline 5: status DRAFT/ 21 July 2026.

To be submitted by the Applicant to the ExA.

(BBC reserves its right to comment further regarding this document post Deadline 5 as part of the Examination procedure. This dSoCG response is solely that of Bedford Borough Council, submitted without prejudice, and signed-off under delegated authority (Bedford Borough Council, Planning Committee Scheme of Delegation, adopted 2nd February 2022).

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

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Planning Act 2008

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Statement of Common Ground (Draft)

**between the Applicant
and
Bedford Borough Council**

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1.0 INTRODUCTION

1.1 Purpose of this Document

- 1.1.1 This is a draft Statement of Common Ground (“dSoCG”) made between the following parties:

BSSL Cambsbed 1 Ltd (hereafter referred to as the ‘Applicant’)

and

Bedford Borough Council (BBC)

- 1.1.1 The purpose and scope of this dSoCG is to identify areas of agreement, areas under discussion and, as appropriate, areas of disagreement, between the parties in respect of the assessment of the Applicant’s proposals.

1.2 The Scheme

- 1.2.1 The Scheme comprises 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. The Scheme also includes the associated infrastructure for connection to the national grid at the Eaton Socon National Grid Substation.
- 1.2.2 Subject to the Scheme securing Development Consent in Winter 2026/27 it is anticipated that works would start on site in early 2028 and be completed by mid-to late 2030 (although initial energisation of the Scheme is likely to commence prior to 2030). The Scheme comprises a temporary development with an operational phase of 40 years; decommissioning activities would therefore likely commence in 2070, 40 years after commissioning, lasting for a period of up to approximately 2 years.

1.3 The Site

- 1.3.1 The Scheme is located to the north-west of the town of St Neots, and is across two administrative areas; Bedford Borough Council (BBC) (a unitary authority) and Huntingdonshire District Council (HDC) (a two-tier authority with Cambridgeshire County Council) (the Site). The Site location is shown on **ES Vol 3 Figure 1-1: Site Location [APP-120]**. The Site area extends to approximately 773 hectares (ha).
- 1.3.2 With reference to **ES Vol 3 Figure 1-2: Site References [APP-120]**, for ease of reference the Order Limits have 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 Order Limits also cover 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.
- 1.3.3 With reference to **ES Vol 3 Figure 1-2: Site References [APP-120]**, 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.

1.4 Status of the dSoCG

- 1.4.1 This dSoCG is a 'live' document that will be updated and amended as the Examination progresses. It identifies those aspects, matters and issues relating to the Scheme that have been agreed between the parties, those under discussion, together with those not agreed. The following definitions are provided for Matters Agreed, Under Discussion, or Not Agreed:
- **Matter Agreed** – means that agreement on the point recorded in the dSoCG has been reached, having regard to the information available at the date of that version of the document. No further discussion on that matter is considered necessary unless new information, amendments to the Application, or other material changes arise. Agreement on a particular

matter does not, of itself, indicate that the Council supports the Application overall.

- **Under Discussion** – means the Applicant and the Council have not yet reached agreement on the point recorded in the SoCG, but discussions remain ongoing with a view to resolving the matter, clarifying the parties' respective positions, or narrowing the extent of any disagreement. Further information, drafting, evidence or engagement may be required before the matter can move to 'Matter Agreed' or 'Not Agreed'.
- **Not Agreed** – means the Applicant and the Council have reached a clear and settled difference in position such that the matter is not capable of agreement. In these circumstances, further discussion is not expected to resolve the issue.

1.4.2 It is intended that the final SoCG will be finalised and signed by the Applicant and Bedford Borough Council as requested by the Examining Authority during the Examination.

1.5 Structure of the SoCG

1.5.1 This dSoCG is structured as follows:

- Section 2.0 – provides a summary of consultation undertaken with BBC; and,
- Section 3.0 – sets out whether matters are 'agreed', 'under discussion', or 'not agreed'.

1.5.2 A signing sheet between the Applicant and BBC is provided at Appendix A to be signed on final Agreement.

2.0 ROLE OF BEDFORD BOROUGH COUNCIL IN DCO PROCESS AND SUMMARY OF CONSULTATION

2.1 Role of Bedford Borough Council

- 2.1.1 BBC is one of three local planning authorities for the area within which the Scheme is located and is a prescribed consultee under Schedule 1 of the Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009 (as amended).
- 2.1.2 BBC is responsible for the preparation and implementation of the development plan for its area and for providing local planning, environmental and technical input to the Examination of the application, including through the submission of a Local Impact Report under section 60 of the Planning Act 2008.
- 2.1.3 Subject to the grant of development consent, BBC will be one of the local planning authorities responsible for the approval of applications made pursuant to the requirements set out in Schedule 2 of the DCO, and for monitoring and taking appropriate enforcement action in respect of compliance with those requirements within its administrative area.

2.2 Summary of Consultation Undertaken

- 2.2.1 The Applicant has consulted with BBC from the earliest stages of the application process, with an initial inception meeting held in June 2023. Since this time, the Applicant has held regular joint progress meetings generally at monthly intervals with Bedford Borough Council, Huntingdonshire District Council and Cambridgeshire County Council (collectively, the 'Host Authorities'). Following submission of the application in October 2025, the frequency of these joint progress meetings has increased to a fortnightly basis.
- 2.2.2 From the outset of the project the Host Authorities requested a joint Planning Performance Agreement (PPA) with the Applicant. To achieve this, the Host

Authorities agreed a separate Memorandum of Understanding between the three Host Authorities setting out areas of delegated authority in order to speak as a 'single voice' on the project. The Applicant is not privy to this Memorandum of Understanding but has supported the approach. The Applicant has agreed a single PPA with the Host Authorities that was signed in July 2025, before being extended to cover the post-submission phase through to the Secretary of State issuing a decision. The PPA includes an intent for the PPA to be extended to cover the post-decision phase, should the Scheme be granted development consent.

2.2.3 It is noted that each authority retains their independence in reviewing the Application.

2.2.4 The Applicant has not sought to set out every correspondence or meeting record with the Host Authorities within this dSoCG. Key areas of discussion from the pre-application, pre-examination and examination of the project have included:

- Approach to consultation;
- Approach to Environmental Impact Assessment;
- Approach to Scheme design;
- Approach to environmental surveys and assessment;
- Approach to assessment of cumulative effects; and
- Approach to the draft Development Consent Order.

3.0 MATTERS OF AGREEMENT AND DISAGREEMENT

3.1 Introduction

3.1.1 The matters covered by the SoCG on which agreement between the parties has been sought include (but are not necessarily limited to) the matters as requested in Annex F of the Examining Authority's **Rule 6 Letter [PD-005]**; namely:

- a) Principle of Development.
- b) Economic and social effects, including any implications for the Local Plan strategy and of transport effects on local communities.
- c) Construction traffic.
- d) Environmental Impact Assessment, including cumulative effects.
- e) Landscape and visual effects, including lighting.
- f) Any other potential effects, including on heritage assets, biodiversity, noise and vibration, air quality, emissions, contamination and emergency planning.
- g) Good design.
- h) Various environment management plans, both during construction and operation.
- i) The draft DCO Agreement, including requirements and discharge mechanisms.

3.1.2 The aspects, matters and issues that have been agreed, are under discussion, or are not agreed between the Applicant and Bedford Borough Council, as defined in Para1.4.1, are set out in Table 2.

Table 2: Position between the Applicant and Bedford Borough Council on matters of discussion / consultation

Ref.	Summary of Matter	Bedford Borough Council Position	Applicant Position	Status
Topic: Draft Development Consent Order				
01	The Articles of the draft DCO set out in Parts 1 to 7.	Bedford Borough Council (BBC) and the other Host Authorities remain engaged in ongoing discussions with the Applicant regarding the draft DCO and associated Articles. Any outstanding areas of disagreement or unresolved drafting points will be captured in the final SoCG.	The Applicant notes this comment and agrees that any outstanding areas of disagreement will be captured in the final SoCG. A schedule setting out those areas still under discussion or not agreed will be provided at Deadline 6.	Under Discussion
02	The description of the Authorised Development at Schedule 1 of the draft DCO.	BBC and the other Host Authorities remain engaged in ongoing discussions with the Applicant regarding the draft DCO and associated Articles. Any outstanding areas of disagreement or unresolved drafting points will be captured in the final SoCG.	The Applicant notes this comment and agrees that any outstanding areas of disagreement will be captured in the final SoCG. A schedule setting out those areas still under discussion or not agreed will be provided at Deadline 6.	Under Discussion
03	The Requirements at Part 1 of Schedule 2 of the draft DCO, and the discharge procedure set out in Part 2 of Schedule 2 of the draft DCO.	BBC and the other Host Authorities remain engaged in ongoing discussions with the Applicant regarding the draft DCO and associated Articles. Any outstanding areas of disagreement or unresolved drafting points will be captured in the final SoCG.	The Applicant notes this comment and agrees that any outstanding areas of disagreement will be captured in the final SoCG. A schedule setting out those areas still under discussion or not agreed will be provided at Deadline 6.	Under Discussion

Ref.	Summary of Matter	Bedford Borough Council Position	Applicant Position	Status
04	The highways and rights of way works set out in Schedules 4 to 8 of the draft DCO.	BBC and the other Host Authorities remain engaged in ongoing discussions with the Applicant regarding the draft DCO and associated Articles. Any outstanding areas of disagreement or unresolved drafting points will be captured in the final SoCG.	The Applicant notes this comment and agrees that any outstanding areas of disagreement will be captured in the final SoCG. A schedule setting out those areas still under discussion or not agreed will be provided at Deadline 6.	Under Discussion
05	The hedgerow works set out in Schedule 12 of the draft DCO.	BBC and the other Host Authorities remain engaged in ongoing discussions with the Applicant regarding the draft DCO and associated Articles. Any outstanding areas of disagreement or unresolved drafting points will be captured in the final SoCG.	The Applicant notes this comment and agrees that any outstanding areas of disagreement will be captured in the final SoCG. A schedule setting out those areas still under discussion or not agreed will be provided at Deadline 6.	Under Discussion
06	The Protective Provisions set out in Schedule 13 of the draft DCO	Following discussions between Parties, Bedford Borough Council (BBC) and the other Host Authorities are in broad agreement that a Side Agreement could be a way forward to address the HA's concerns raised regarding Highways (including PRow) works. However, Parties refer to [REP3-021] para 2.3.1(3) that 'the protective provisions are drafted to remain in force unless and until the relevant authority agrees otherwise with the Applicant'. This currently is the agreed position of BBC.	The Applicant notes this comment and is proactively pursuing a side agreement with the Local Highway Authorities in respect of highway works. The reference to paragraph 2.3.1 of the Other Consents and Licences Statement [REP3-021] explains a general approach to protective provisions. As set out at reference CCC-RR-24 of the Applicant Responses to Relevant Representations - Host Authorities, Statutory Environmental Bodies, and Other Interested Parties [REP1-055] , the Applicant does not consider there is a need to include protective provisions for	Under Discussion

Ref.	Summary of Matter	Bedford Borough Council Position	Applicant Position	Status
		To be taken forward outside the DCO Agreement however seeking to conclude the legal side agreement before the close of the Examination.	the benefit of local highway authorities, as these interests are already protected through the articles and requirements of the draft DCO.	
07	The list of documents to be certified, set out in Schedule 15 of the draft DCO.	BBC and the other Host Authorities remain engaged in ongoing discussions with the Applicant regarding the draft DCO and associated Articles. Any outstanding areas of disagreement or unresolved drafting points will be captured in the final SoCG.	The Applicant notes this comment and agrees that any outstanding areas of disagreement will be captured in the final SoCG. A schedule setting out those areas still under discussion or not agreed will be provided at Deadline 6.	Under Discussion
Topic: Other Consents and Licences				
08	The Applicant's scope of other consents and licences required for the Scheme, and the approach to obtaining these.	With reference to [REP3-021] Other Consents and Licences Statement, Table 1 in so far that it applies to BBC as either LLFA, LHA, and/or LPA: a) Noise: refer to Council's review of [REP3-052] para 3.1.4 regarding defining operations that would then need consenting to outside working hours. b) Traffic: refer to [REP3-075] which specifically refers to '<i>low HGV (not abnormal loads)</i>'. Applicant to clarify intent. c) Hazardous Substances Consent: agreed.	The Applicant notes this comment and will continue to engage with BBC on this matter.	Under Discussion

Ref.	Summary of Matter	Bedford Borough Council Position	Applicant Position	Status
		All other consents and licences as listed are to the responsibilities of statutory authorities as noted by the Applicant.		
Topic: Control Documents				
09	The scope of the Design Parameters and Principles Document.	BBC has reviewed the Design Parameters and Principles Statement and has no further comments to make.	The Applicant welcomes agreement on this matter.	Matter Agreed
10	The scope of the outline Construction Environmental Management Plan	BBC has reviewed the management plan and BBC refers the ExA to Appendix E of BBC's submission made against Deadline 4: a) [REP3-048] Outline Construction Environmental Management Plan (CEMP). b) Outline Farmland Bird Mitigation Strategy (General) – the Council has set out issues to be addressed within the cover letter for Deadline 5. c) BBC notes Natural England's written response (24th April 2026) confirming that they have no impediment to issuing a GCN license.	The Applicant acknowledges the matters raised in BBC's Deadline 4 submission and is considering the suggested amendments. The Applicant is engaging with BBC on the management plans, and will submit a revised version of the oCEMP at Deadline 6, following discussion with the Host Authorities. The Applicant notes that the outline Farmland Bird Mitigation Strategy is an Appendix to the outline Landscape and Ecological Management Plan, rather than the outline Construction Environmental Management Plan.	Under Discussion
11	The scope of the outline Construction Traffic Management Plan	BBC has reviewed the management plan and refers the ExA to BBC's Master Cover and the other Host Authorities' submissions made against Deadline 4:	The Applicant acknowledges the matters raised in BBC's Deadline 4 submission and is considering the suggested amendments. The Applicant is engaging with BBC on the management plans, and	Under Discussion

Ref.	Summary of Matter	Bedford Borough Council Position	Applicant Position	Status
		[REP1-034] Outline Construction Traffic Management Plan (CTMP): issues as set out.	will submit a revised version of the oCTMP at Deadline 6, following discussion with the Host Authorities.	
12	The scope of the outline Operational Environmental Management Plan	BBC has reviewed the management plan and refers the ExA to BBC's submission made against Deadline 4 (Master Cover): a) [REP3-052] Outline Operational Environmental Management Plan (oOEMP): issues as set out. b) [REP3-054] Outline Decommissioning Environmental Management Plan (oDEMP): issues as set out. Response to [REP3-075] Technical Note on Replacement Works – following review, BBC remain concerned that replacement activities are not yet sufficiently reflected within the oOEMP as a distinct operational activity. BBC considers that the oOEMP should set out more clearly the environmental controls, monitoring, management and mitigation measures that would apply to replacement campaigns and provide an appropriate mechanism for notification, engagement and oversight by the local planning authority. BBC also continues to seek agreement on the proposed trigger(s) for replacement works and how any	The Applicant acknowledges the matters raised in BBC's Deadline 4 submission and is considering the suggested amendments. The Applicant's position is that replacement activities are appropriately addressed through the ES and the oOEMP, but is considering amendments in discussion with the Host Authorities to try and resolve the remaining concerns. The Applicant is engaging with BBC on the management plans, and will submit a revised version of the oOEMP at Deadline 6, following discussion with the Host Authorities.	Under Discussion

Ref.	Summary of Matter	Bedford Borough Council Position	Applicant Position	Status
		associated effects would be managed and controlled. Accordingly, this matter remains under discussion.		
13	The scope of the outline Decommissioning Environmental Management Plan	BBC has reviewed the management plan and refers the ExA to BBC's submission made against Deadline 4 (Master Cover): [REP3-054] Outline Decommissioning Environmental Management Plan (DEMP): issues as set out.	The Applicant acknowledges the matters raised in BBC's Deadline 4 submission and is considering the suggested amendments. The Applicant is engaging with BBC on the management plans, and will submit a revised version of the oDEMP at Deadline 6, following discussion with the Host Authorities.	Under Discussion
14	The scope of the outline Landscape and Ecological Management Plan	BBC has reviewed the management plan and refers the ExA to BBC's submission made against Deadline 4 (Master Cover, Appendix F): [REP3-056] Outline Landscape and Ecological Management Plan (oLEMP): issues as set out.	The Applicant acknowledges the matters raised in BBC's Deadline 4 submission and is considering the suggested amendments. The Applicant is engaging with BBC on the management plans, and will submit a revised version of the oLEMP at Deadline 6, following discussion with the Host Authorities.	Under Discussion
15	The scope of the outline Public Rights of Way Management Plan	BBC has reviewed the management plan and refers the ExA to BBC's submission made against Deadline 4 (Master Cover): a) [REP1-042] Outline Public Rights of Way Management Plan: issues as set out. b) Master Cover, Appendix A: Written Summary of Oral Representation made at Hearing (ISH3) PRow. c) Master Cover, Appendix B: (ISH3)	The Applicant acknowledges the matters raised in BBC's Deadline 4 submission and is considering the suggested amendments. The Applicant is engaging with BBC on the management plans, and will submit a revised version of the oPROWMP at Deadline 6, following discussion with the Host Authorities.	Under Discussion

Ref.	Summary of Matter	Bedford Borough Council Position	Applicant Position	Status
		PRoW Vision Route Strategy. Response to [REP3-075] Technical Note on Replacement Works.		
16	The scope of the outline Soil Management Plan	BBC has reviewed the management plan and refers the ExA to BBC's submission made against Deadline 4 (Master Cover): [REP3-060] Outline Soil Management Plan: issues as set out.	The Applicant acknowledges the matters raised in BBC's Deadline 4 submission and is considering the suggested amendments. The Applicant is engaging with BBC on the management plans, and will submit a revised version of the oSMP at Deadline 6, following discussion with the Host Authorities.	Under Discussion
17	The scope of the outline Battery Safety Management Plan	BBC has reviewed the management plan and refers the ExA to BBC's submission made against Deadline 4 (Master Cover, Appendix C): a) [APP-162] Outline Battery Storage Management Plan: issues as set out. It is noted that at ISH4 the ExA asked the Applicant to evidence the size, cross-sections, and other technical plans relating to the fire-water drainage lagoon.	The Applicant acknowledges the matters raised in BBC's Deadline 4 submission and is considering the suggested amendments. The Applicant is engaging with BBC on the management plans, and will submit a revised version of the oBSMP at Deadline 6, following discussion with the Host Authorities. The Applicant provided a response on the design of the drainage lagoon with reference to Hearing Action Point 3 in the Written Summary of Applicants Oral Submissions at Issue Specific Hearing 4 (ISH4) and Action Points [REP4-111] .	Under Discussion

Ref.	Summary of Matter	Bedford Borough Council Position	Applicant Position	Status
18	The scope of the outline Skills, Supply Chain and Employment Plan	BBC has reviewed the outline Skills, Supply Chain and Employment Plan in so far as full-time equivalent (FTE) employment generated by the Scheme is concerned and refers the ExA to BBC's submission made against Deadline 4 (Master Cover), namely: in the review of [REP3-052] Outline Operational Environmental Management Plan (OEMP), Roles and Responsibilities, the Council comments that it requires clarity of roles, responsibilities, and committed employment numbers.	The Applicant has set out that the oSSCEP establishes an overarching framework and commitments for maximising local employment, skills development and supply chain opportunities. Requirement 19 of the draft DCO [AS-008] secures the submission of a final Skills Supply Chain and Employment Plan (SSCEP), following consultation with the relevant local planning authorities, prior to commencement of construction. The final SSCEP will include further analysis of local skills gaps and provision, identification of tailored initiatives, measurable outputs, and a clear programme for stakeholder engagement, thereby providing the route map sought by Bedford Borough Council. In relation to the roles and responsibilities, and employment numbers, the Applicant considers these are clearly set out within the environmental management plans.	Under Discussion
19	The scope of the outline Waste Management Plan	BBC has reviewed the management plan and refers the ExA to BBC's submission made against Deadline 4 (Master Cover): [REP3-062] Outline Waste Management Plan: issues as set out.	The Applicant acknowledges the matters raised in BBC's Deadline 4 submission and is considering the suggested amendments. The Applicant is engaging with BBC on the management plans, and will submit a revised version of the oWMP at Deadline 6, following discussion with the Host Authorities.	Under Discussion

Ref.	Summary of Matter	Bedford Borough Council Position	Applicant Position	Status
20	The scope of the outline Surface Water Management Plan	BBC has reviewed the management plan and refers the ExA to BBC's submission made against Deadline 4 (Master Cover, Appendix D): [REP3-064] Outline Surface Water Management Plan: issues as set out.	The Applicant acknowledges the matters raised in BBC's Deadline 4 submission and is considering the suggested amendments. The Applicant is engaging with BBC on the management plans, and will submit a revised version of the oSWMP at Deadline 6, following discussion with the Host Authorities.	Under Discussion
21	The scope of the outline Archaeological Mitigation Strategy	BBC has reviewed the mitigation strategy and refers the ExA to BBC's submission made against Deadline 4 (Master Cover): [REP2-034] Outline Archaeological Mitigation Strategy (oAMS): issues as set out.	The Applicant acknowledges the matters raised in BBC's Deadline 4 submission and is considering the suggested amendments. The Applicant will provide a response by Deadline 6, following further discussion with the Host Authorities.	Under Discussion
22	The scope of the outline Heritage Enhancement Strategy	BBC has no further comment to make and is in agreement with the strategy.	The Applicant welcomes agreement on this matter.	Matter Agreed
23	The approach to mitigation for Site Preparation Works	BBC has no further comment to make and is in agreement with the approach.	The Applicant welcomes agreement on this matter.	Matter Agreed

Ref.	Summary of Matter	Bedford Borough Council Position	Applicant Position	Status
Topic: Project Benefits				
24	The benefits of the Scheme set out in Section 5 of the Planning Statement.	In relation to [APP-031] Planning Statement Chp 5 Benefits of the Scheme, BBC notes: <i>§5.2 Project benefits addressing identified national needs:</i> the Council notes the national strategic benefit of the Scheme as identified by the Applicant and has no comment to make. <i>§5.3 Project benefits addressing identified local needs:</i> the Council notes the local strategic benefit of the Scheme as identified by the Applicant and has no comment to make. <i>§5.2 Additional scheme benefits:</i> §5.6.1 bullets (6)(7)(8) the benefits of the Scheme are for the duration of the Scheme only and should be assessed accordingly. §5.6.1 bullets (9)(10)(11) remain un-evidenced. It is suggested that this is evidenced in greater detail by the Applicant.	The Applicant welcomes the broad agreement from BBC on the benefits identified for the Scheme, whilst acknowledging there are areas BBC consider further evidence is required to justify. In relation to BBC's position that the benefits should be considered in the context of the temporary nature of the development, the Applicant's position is that almost all of the benefit and harm arising from the Scheme should be considered in the context of the temporary nature of the development. In relation to the Agrisolar Research Area, the Applicant acknowledges that whilst discussions have been ongoing with Rothamsted as to their aspirations for the area, the specific research projects that would be pursued are not yet defined, and a detailed research strategy is not yet in place. In relation to enhanced access and recreation opportunities, the Applicant has previously set out its position that the Scheme through the delivery of additional permissive access will provide increased recreation opportunities, but acknowledges that the weight which may be afforded to this benefit could be limited.	Under Discussion

Ref.	Summary of Matter	Bedford Borough Council Position	Applicant Position	Status
			In relation to educational benefits, these are considered to arise through the delivery of the outline Heritage Enhancement Strategy which commits to further research on the historic environment, to be disseminated on site through the provision of information boards around the Site and a 'heritage trail' within Site C.	
Topic: Landscape and Visual				
25	The study area and methodology used for the landscape and visual impact assessment.	BBC remains of the view that the ES does not provide sufficient justification as to why certain operational effects assessed as moderate are not identified as significant effects. In this regard the Council refers to the Cover Letter, Appendix A - Written Summary of Oral Representation made at Hearing (ISH3) PRoW.	The Applicant has provided a further response to the Host Authorities' collective comments on the LVIA at Appendix C of the Written Summary of Applicant's Oral Submissions at Issue Specific Hearing 3 (ISH3) and Action Points [REP4-110]. The Applicant maintains that the methodology used for the assessment of impacts and effects is in accordance with published best practice. The Applicant will continue to discuss this matter with BBC. A final position will be set out in the final SoCG.	Under Discussion
26	The baseline data for the landscape and visual impact assessment.	BBC agree in principle with the landscape character areas and approach to identifying representative viewpoints and visual receptors for the purposes of the assessment.	The Applicant welcomes agreement with BBC on this matter.	Matter Agreed

Ref.	Summary of Matter	Bedford Borough Council Position	Applicant Position	Status
27	The measures proposed to mitigate landscape and visual effects.	BBC has reviewed the LVIA and BBC refers the ExA to BBC's submission made against Deadline 4 (Master Cover): Appendix A: Written Summary of Oral Representation made at Hearing (ISH3) PRoW: issues as set out.	The Applicant has provided a further response to the Host Authorities' collective comments on the LVIA at Appendix C of the Written Summary of Applicant's Oral Submissions at Issue Specific Hearing 3 (ISH3) and Action Points [REP4-110]. The Applicant notes that paragraph 6.15 of BBC's relevant representation stated that: <i>"The landscape proposals are tailored to the location and required functions of each part of the Scheme, noting that these change across the Site. The design is well considered and retains the legibility and character of the landscape and reduces the visual effects, where possible, especially for visual receptors, at the edges of settlements, and along routes connecting settlements."</i> The Applicant will continue to consult with BBC on this matter.	Under Discussion
28	The conclusions in respect of the assessment of landscape and visual effects.	BBC has reviewed the LVIA and BBC refers the ExA to BBC's submission made against Deadline 4 (Master Cover): Appendix A: Written Summary of Oral Representation made at Hearing (ISH3) PRoW: issues as set out.	The Applicant welcomes BBC's position that they broadly accept the identification of landscape and visual effects in the LVIA. The Applicant considers that the Year 10 assessment is robust, and that reliance on mitigation planting is standard practice, with the outline Landscape and	Under Discussion

Ref.	Summary of Matter	Bedford Borough Council Position	Applicant Position	Status
		BBC broadly accepts the identification of landscape and visual effects in the LVIA. However, the Council remains concerned that the Year 10 assessment places considerable reliance on the effectiveness of mitigation planting in reducing effects over time. Whilst BBC acknowledges that mitigation planting would reduce visibility of the Scheme, it considers that greater weight should be given to the long-term presence of the development and the resulting changes to landscape character, land use, openness, views and the experience of users of Public Rights of Way over the operational lifetime of the Scheme. BBC also considers that mitigation planting may itself result in changes to landscape character which require appropriate management following decommissioning.	Ecological Management Plan [REP3-056] setting out how the planting will be established and managed to ensure the conclusions set out in the LVIA can be relied upon. The Applicant's assessment acknowledges that planting, in some areas, will screen the infrastructure but continue to have adverse (moderate or minor adverse) effects on views. The Applicant's position is that whilst this is judged as an adverse change to a view, the change does not reach the threshold of a significant adverse environmental effect. The Applicant will continue to discuss this matter with BBC. A final position will be set out in the final SoCG.	
Topic: Glint and Glare				
29	The conclusions in respect of the glint and glare assessment	The matter regarding the assessment of Thurleigh Airfield and Little Staughton Airfield has been addressed by the Applicant. BBC has no further comment to make and is in agreement on this specific matter.	The Applicant welcomes agreement on this matter.	Matter Agreed

Ref.	Summary of Matter	Bedford Borough Council Position	Applicant Position	Status
Topic: Cultural Heritage				
30	The study area and methodology used for the assessment of impacts on the historic environment.	BBC has no further comment to make and is in agreement with the assessment.	The Applicant welcomes agreement on this matter.	Matter Agreed
31	The baseline data for the historic environment.	BBC has no further comment to make and is in agreement with the baseline data assessed.	The Applicant welcomes agreement on this matter.	Matter Agreed
32	The measures proposed to mitigate impacts on the historic environment.	BBC has no further comment to make and is in agreement with the measures proposed.	The Applicant welcomes agreement with BBC on this matter.	Matter Agreed
33	The conclusions in respect of the assessment of effects on the historic environment.	BBC is in agreement with the conclusions of the assessment of effects on the historic environment; with the singular area of disagreement on this Aspect being the setting impacts to the All Saints Church at Little Staughton which is now referred to the ExA for assessment and determination. BBC's position in relation to the All Saints Church is set out at paragraph 8.6 of its relevant representation [RR-111]. Bedford Borough Council has no further comment to make regarding the	The Applicant welcomes agreement with BBC on the assessment of the historic environment, and notes the only area of disagreement is in relation to the impact on the setting of the All Saints Church at Little Staughton. The Applicant has provided a response to BBC's comments in relation to All Saints Church at Little Staughton with reference to BBC-RR-39 of its Responses to Relevant Representations [REP1-055]. The Applicant has reached a different professional opinion on the impact to the setting of the church (in EIA terms), but notes that BBC and the Applicant are not	Matter Not Agreed

Ref.	Summary of Matter	Bedford Borough Council Position	Applicant Position	Status
		assessment of effects on the historic environment.	far apart in the level of harm arising – BBC consider there to be less than substantial harm at the mid-point of the scale – the Applicant considers there to be less than substantial harm at the low-to-mid point of the scale. As noted by BBC at paragraph 8.6c of their Relevant Representation, the less than substantial harm arising from the Scheme should be weighed against the public benefits in accordance with paragraph 5.9.32 and 5.9.36 of NPS EN-1 (2024 version). In relation to this balancing exercise, the Applicant highlights not only the public benefits arising from the Scheme and its status as critical national priority infrastructure, but also the heritage-specific public benefits. Historic England acknowledge at paragraphs 2.4, 4.51, 6.5 of their Written Representation [REP1-079] that the Scheme will deliver significant / considerable, heritage-focused, public benefit.	
Topic: Archaeology				
34	The Applicant's approach to archaeological investigation.	BBC is satisfied following the submission of the final first phase evaluation report for Site B [REP2-016]. Some of the programme of archaeological evaluation took place too late to inform the Environmental Statement, and elements of	The Applicant welcomes agreement with BBC on this matter.	Matter Agreed

Ref.	Summary of Matter	Bedford Borough Council Position	Applicant Position	Status
		intrusive evaluation, such as grid connection corridors, that would ideally have taken place pre-consent, are now proposed as a requirement of any Development Consent Order. BBC is satisfied with the approach set out in the oAMS [REP2-034] for this. BBC has no further comment to make and is in agreement with the approach proposed.		
35	The conclusions of the assessments with respect to archaeology.	BBC is satisfied with the final first phase evaluation report for Site B [REP2-016]. The outline Archaeological Mitigation Strategy [REP2-034] has confirmed impacts can be avoided during both construction and operation phases.	The Applicant welcomes agreement with BBC on this matter.	Matter Agreed
Topic: Ecology and Biodiversity				
36	The study areas and methodology used for the assessment of ecological receptors and resources.	BBC has no further comment to make and is in agreement with the study areas and methodology used for the assessment.	The Applicant welcomes agreement with BBC on this matter.	Matter Agreed

Ref.	Summary of Matter	Bedford Borough Council Position	Applicant Position	Status
37	The baseline data for the assessment of ecological receptors and resources.	BBC has no further comment to make and is in agreement with the baseline data used for the assessment.	The Applicant welcomes agreement with BBC on this matter.	Matter Agreed
38	The measures proposed to mitigate impacts to ecological receptors and resources.	BBC broadly welcomes the proposed ecological mitigation and compensation, but some key measures are insufficiently detailed and not yet secured; further work is needed on species-specific mitigation (notably for farmland birds), habitat creation, monitoring, and long-term management/retention to ensure delivery. Issues related to mitigation measures relating to farmland bird are made in the Cover letter Appendix A to Deadline 5.	The Applicant acknowledges the matters raised in Deadline 4 submissions, and notes that BBC still require greater certainty around the mitigation for farmland birds. The Applicant is engaging with BBC on the management plans, and will submit a revised version of the oLEMP at Deadline 6, following discussion with the Host Authorities.	Under Discussion
39	The conclusions in respect of the assessment of impacts and effects to ecological receptors and resources.	BBC await further confirmation from the Applicant that the mitigation proposed principally in relation to farmland birds will be effective, and that consequently the conclusions of the assessment are robust. Issues related to mitigation measures relating to farmland bird are made in the Cover letter Appendix A to Deadline 5.	The Applicant acknowledges this matter and is continuing to engage with BBC on the mitigation strategy.	Under Discussion
40	The biodiversity net gain assessment.	BBC has no further comment to make and is in agreement with the assessment made.	The Applicant welcomes agreement on this matter.	Matter Agreed

Ref.	Summary of Matter	Bedford Borough Council Position	Applicant Position	Status
Topic: Habitats Regulations Assessment				
41	The Applicant's conclusion that the Scheme will not have adverse effects on the integrity of a European Site.	Bedford Borough Council has no further comment to make and is in agreement with the statement made.	The Applicant welcomes agreement on this matter.	Matter Agreed
Topic: Flood Risk and Drainage				
42	The Applicant's Flood Risk Assessment.	Bedford Borough Council has no further comment to make and is in agreement with the assessment made.	The Applicant welcomes agreement on this matter.	Matter Agreed
43	The Scheme meets the requirements of the 'Sequential Test'.	Bedford Borough Council has no further comment to make and is in agreement with the statement made.	The Applicant welcomes agreement on this matter.	Matter Agreed
44	The Scheme meets the requirements of the 'Exception Test'.	Bedford Borough Council has no further comment to make and is in agreement with the statement made.	The Applicant welcomes agreement on this matter.	Matter Agreed
Topic: Water Quality and Resources				
45	The approach to assessing impacts and	BBC in so far as its role as Lead Local Flood Authority accepts the conclusions of	The Applicant welcomes agreement on this matter.	Matter Agreed

Ref.	Summary of Matter	Bedford Borough Council Position	Applicant Position	Status
	effects on the water environment.	the Applicants assessment of impacts to the water environment.		
46	Water Framework Directive Water Bodies	The Applicant makes the statement [APP-099] WFD Assessment – Tables ‘<i>other construction materials are assessed as having no adverse impact on the water body’s current WFD status or its status objective due to the mitigation measures included within the outline Construction Environmental Management Plan (oCEMP) [EN010141/DR/7.3] and oSWMP [EN010141/DR/7.13]</i>’ and that the mitigation measures as identified are to be secured through the draft DCO and management plans. A review of [REP3-009] DCO, [REP3-048] oCEMP, and [REP3-064] oSWMP can identify no statement regarding how this is enacted. Applicant to clarify.	The Applicant notes this comment but disagrees that the mitigation measures considered as part of the WFD Assessment are not secured by the relevant management plans. The Applicant notes that the EA (who have a statutory function in relation to this matter) is satisfied with the WFD Assessment and considers the mitigation to be adequately secured by the management plans. The Applicant will continue to engage with BBC on this matter and provide an update in the final SoCG.	Under Discussion
Topic: Traffic and Transport				
47	The study areas and methodology used for the assessment of traffic and transport impacts and effects.	BBC agree with the <u>study area and methodology</u> used to assess the impact of construction traffic on the public highway and PRow network.	The Applicant welcomes agreement with BBC on this matter.	Matter Agreed

Ref.	Summary of Matter	Bedford Borough Council Position	Applicant Position	Status
48	The baseline data for the assessment of traffic and transport impacts.	BBC has no further comment to make and is in agreement with the baseline data assessed.	The Applicant welcomes agreement on this matter.	Matter Agreed
49	The measures proposed to mitigate traffic and transport impacts.	BBC has reviewed updated information/submissions made and the management plan and refer the ExA to BBC's submission made against Deadline 4 (Master Cover): a) [REP3-052] Outline Operational Environmental Management Plan (OEMP): issues as set out. b) [REP3-054] Outline Decommissioning Environmental Management Plan (oDEMP): issues as set out. c) Response to [REP3-075] Technical Note on Replacement Works: issues as set out. i.e. the effect, harm, mitigations and enhancement measures relating specifically to the replacement campaign activity/ works remains unclear across all public highways, access, internal haul route, visibility splays across PRowS, staff travel/minibus provision, PRow safety, Condition Surveys, monitoring and highway authority approval issues. This requires clarity and address.	The Applicant acknowledges the matters raised in BBC's Deadline 4 submission and is considering the suggested amendments. The Applicant is engaging with BBC on the management plans, and will submit a revised version of the oCTMP and oOEMP at Deadline 6, following discussion with the Host Authorities.	Under Discussion

Ref.	Summary of Matter	Bedford Borough Council Position	Applicant Position	Status
50	The measures proposed to mitigate impacts on users of public rights of way.	BBC has reviewed the management plan and refer the ExA to BBC's submission made against Deadline 4 (Master Cover, Appendix B): a) [REP1-042] Outline Public Rights of Way Management Plan: issues as set out. Response to [REP3-075] Technical Note on Replacement Works: issues as set out.	The Applicant acknowledges the matters raised in BBC's Deadline 4 submission and is considering the suggested amendments. The Applicant is engaging with BBC on the management plans, and will submit a revised version of the oPROWMP at Deadline 6, following discussion with the Host Authorities.	Under Discussion
50a	The use of public rights of way by motor vehicles.	BBC is in-principle NOT SUPPORTIVE of the proposed Scheme's vehicle use of the PRoW.	The Applicant disagrees with BBC's in-principle position that PRoW cannot be used by motor vehicles. Paragraphs 2.10.40-45 of NPS EN-3 (2024 version) recognise that solar development may affect PRoWs and that routes may need to be temporarily closed or diverted to enable construction, but expresses a clear preference towards keeping PRoW open during construction, as far as is practicable and safe, in accordance with a public rights of way management plan. This is the approach the Applicant has taken, ensuring that PRoW remain open and safe where practicable, with temporary diversions where necessary. The mitigation measures set out by the Applicant are set out in the outline Public Rights of Way Management Plan [REP3-058] which the	Matter Not Agreed

Ref.	Summary of Matter	Bedford Borough Council Position	Applicant Position	Status
			Applicant is continuing to refine where necessary in response to feedback. The use of PRow by motor vehicles on this Scheme has been shown to be necessary, and is limited to PRow which are made tracks already used by agricultural vehicles, including as construction access for existing solar development (at Site A). An in-principle position against the use of motor vehicles on PRow is neither reasonable, proportionate or supported by national policy.	
51	The conclusions in respect of the assessment of traffic and transport impacts and effects.	In-so-far that this excludes the aspect and matters to do with the PRow and Permissive paths, BBC has no further comment to make and is in agreement with the assessment.	The Applicant welcomes agreement on this matter.	Matter Agreed
Topic: Noise and Vibration				
52	The conclusions in respect of the assessment of noise and vibration.	BBC is broadly in agreement with the noise and vibration assessment, but retains specific concerns in relation to: a) The operational phase with regard to the proposed replacement campaign works; and, The impact of panel cleaning. [REP3-054] Outline Decommissioning Environmental Management Plan	The Applicant acknowledges the matters raised in BBC's Deadline 4 submission and is considering the suggested amendments.	Under Discussion

Ref.	Summary of Matter	Bedford Borough Council Position	Applicant Position	Status
		(oDEMP) as referenced in the [REP3-075] Technical Note on Replacement Works (night-time tractor activity).		
Topic: Air Quality				
53	The conclusions in respect of the assessment of air quality.	BBC has no further comment to make and is in agreement with the conclusions made.	The Applicant welcomes agreement on this matter.	Matter Agreed
Topic: Ground Conditions				
54	The conclusions in respect of the assessment of ground conditions.	BBC, in terms of ES Chp.12 Aspect: Ground condition, has reviewed the management plan and refers the ExA to BBC's submission made against Deadline 4 (Master Cover): a) Council's review and comment against [REP3-048] Outline Construction Environmental Management Plan (CEMP): issues as set out. b) Outline Environmental Incident Management and Pollution Prevention Plan (EIMP) not submitted. c) Unexpected Contamination Protocol not submitted.	The Applicant acknowledges the matters raised in BBC's Deadline 4 submission and is considering the suggested amendments. The Applicant is engaging with BBC on the management plans, and will submit a revised version of the oCEMP at Deadline 6, following discussion with the Host Authorities. The Applicant does not intend to submit either an Environmental Incident Management and Pollution Prevention Plan or an Unexpected Contamination Protocol at this stage. These documents are appropriately secured by the commitments in the outline environmental management plans, which are secured by requirements of the draft DCO. The Applicant has discussed this with BBC and intends to update the oCEMP to set	Under Discussion

Ref.	Summary of Matter	Bedford Borough Council Position	Applicant Position	Status
			out a clearer structure / approach to these documents, which will be submitted at Deadline 6.	
54a	Land contamination post-decommissioning.	BBC is in-principle NOT SUPPORTIVE of the Applicant's approach to leave remaining in-situ the underground cables' plastic sleeving post-decommissioning of the Scheme.	The Applicant's position is that cables and jointing chambers will be removed. Conduit and casing are also expected to be removed in ordinary circumstances, but may exceptionally be retained where a future, site-specific environmental assessment demonstrates that removal would cause greater harm. This is set out at paragraph 2.4.2 of the oDEMP [REP4-099]. The final DEMP will require approval by the relevant local planning authorities and the Environment Agency prior to decommissioning, which in the Applicant's opinion gives BBC adequate control and oversight of the decommissioning end state. The Applicant notes that the EA is in agreement with the Applicant's approach on this matter, as set out in the Statement of Common Ground with the Environment Agency [REP4-104].	Matter Not Agreed
Topic: Land Use and Soils				
55	The methodology used for the assessment of	BBC has no further comment to make and is in agreement with the methodology used for the assessment.	The Applicant welcomes agreement on this matter.	Matter Agreed

Ref.	Summary of Matter	Bedford Borough Council Position	Applicant Position	Status
	impacts and effects on land and soils.			
56	The survey data for the assessment of land and soils.	It is noted that Natural England has accepted the density of survey proposed and, on this basis, BBC have no further comment to make.	The Applicant welcomes agreement on this matter.	Matter Agreed
57	The measures proposed to mitigate impacts on soils.	BBC has reviewed the management plan and refer the ExA to BBC's submission made against Deadline 4 (Master Cover: [APP-161] Outline Soil Management Plan: issues as set out.	The Applicant acknowledges the matters raised in BBC's Deadline 4 submission and is considering the suggested amendments. The Applicant is engaging with BBC on the management plans, and will submit a revised version of the oSMP at Deadline 6, following discussion with the Host Authorities.	Under Discussion
58	The conclusions in respect of the assessment of land and soils.	BBC has no further comment to make and is in agreement with the conclusions made.	The Applicant welcomes agreement on this matter.	Matter Agreed
58a	Mineral safeguarding	Matter 95 and LIR 3.10: Minerals Safeguarding Area (MSA) Plan – a review of [APP-150] ES Land & Soils Fig. 13.5 illustrates the effected MSA Area. In discussion with the Minerals and Waste Team at Central Bedfordshire Council (CBC), the Applicant's statement 9 Appendix B of the Planning Statement [APP-031]) that this is a temporary application is accepted.	The Applicant welcomes confirmation from BBC that they accept the Applicant's position in relation to mineral safeguarding.	Matter Agreed

Ref.	Summary of Matter	Bedford Borough Council Position	Applicant Position	Status
Topic: Socio Economics				
59	The conclusions in respect of the assessment of socio-economics.	BBC notes that in terms of ES Chp.14 Aspect: Socio-Economics, Land Use and Tourism, [REP3-048] oCEMP – the Emergency Response Plan has not been submitted. On the basis that the Emergency Response Plan will be submitted as part of the oCEMP, Bedford Borough Council has no further comment to make against this specific matter and is in agreement with the conclusions made.	The Applicant welcomes the agreement with the assessment, but does not intend to submit an Emergency Response Plan at this stage. This document is appropriately secured by the commitments in the outline environmental management plans, which are secured by requirements of the draft DCO. The Applicant has discussed this with BBC and intends to update the oCEMP to set out a clearer structure / approach to this document, which will be submitted at Deadline 6.	Under Discussion
Topic: Climate Change				
60	The methodology used for the assessment of climate change impacts and effects.	BBC welcome the approach taken by the Applicant in carrying out the greenhouse gas assessment, and the methodology applied to the Climate Change Risk Assessment (CCRA) and note that it is consistent with guidance issued by ISEP.	The Applicant welcomes agreement with BBC on this matter.	Matter Agreed
61	The baseline data for the assessment of climate change impacts.	BBC note that an inconsistent use of historic climate data is apparent. The current baseline uses data for Bedford for the period 1991-2020 while the future baseline uses data for the same location from 1981-2010. This inconsistency is unlikely to compromise the overall	The Applicant acknowledges the noted inconsistency in the presentation of the historic climate data within the Climate Change Risk Assessment (CCRA). Upon review, the Applicant confirms that this inconsistency is an error in reporting. The 1991-2020 dataset has been consistently	Matter Agreed

Ref.	Summary of Matter	Bedford Borough Council Position	Applicant Position	Status
		outcome of the CCRA, but will be addressed by the Applicant by way of a written statement prior to the conclusion of the Examination, on this basis this matter is agreed.	used to calculate both the current and future climate baselines, in line with the methodology and guidance issued by ISEP.	
62	The measures proposed to mitigate climate change impacts.	BBC notes that in terms of ES Chp.15 Aspect: Climate Change, the Applicant is to review if the commitments made in: a) [APP-051] para 15.7.3/4/7 (Embedded mitigation and enhancement measures - Construction/ Operation/Decommissioning); and, b) para 15.9.2 (GHG Emissions); measures regarding Climate Change Risk assessment (CRRA), have been addressed as part of the oCEMP and confirm accordingly. BBC has no further comment to make and is in agreement with the measures proposed.	The Applicant acknowledges the matters raised in BBC's Deadline 4 submission and is considering the suggested amendments. The Applicant considers the mitigation set out in the ES chapter to be adequately set out within the oCEMP. The Applicant will remain in discussion with BBC on this matter.	Under Discussion
63	The conclusions in respect of the assessment of climate change impacts and effects.	BBC has no further comment to make and is in agreement with the conclusions made.	The Applicant welcomes agreement on this matter.	Matter Agreed

Ref.	Summary of Matter	Bedford Borough Council Position	Applicant Position	Status
Topic: Human Health				
64	The conclusions in respect of the Scheme's effects on human health.	BBC has no further comment to make against this specific matter and is in agreement with the conclusions made.	The Applicant welcomes agreement on this matter.	Matter Agreed
Topic: Waste				
65	The Applicant's assessment of waste impacts.	BBC has no further comment to make against this specific matter and is in agreement with the assessment made.	The Applicant welcomes agreement on this matter.	Matter Agreed
Topic: Major Accidents and Disasters				
66	The conclusions in respect of major accidents and disasters.	Other than comments made against [APP-162] Outline Battery Storage Management Plan regarding address of fire-water breach (to be addressed by Applicant against Ref. No. 17), BBC do not dispute the conclusions in respect of major accidents and disasters, insofar as it relates to matters relevant to BBC's statutory functions.	The Applicant welcomes agreement on this matter.	Matter Agreed

Ref.	Summary of Matter	Bedford Borough Council Position	Applicant Position	Status
Topic: Electromagnetic Fields				
67	The conclusions in respect of the Scheme's impacts arising from electromagnetic fields.	BBC has no further comment to make against this specific matter and is in agreement with the conclusions made.	The Applicant notes this comment.	Matter Agreed
Topic: Cumulative Effects				
68	The scope of other developments assessed for potential cumulative effects.	BBC has no further comment to make against this specific matter and is in agreement with the assessment made.	The Applicant welcomes agreement on this matter.	Matter Agreed
69	The conclusions of the assessment of cumulative effects.	BBC has no further comment to make against this specific matter and is in agreement with the conclusions made.	The Applicant welcomes agreement on this matter.	Matter Agreed
Topic: Compulsory Acquisition				
70	The land rights sought by the Applicant through the draft DCO insofar as they relate to BBC.	BBC are currently reviewing the Applicant's Land and Rights Negotiation Tracker [PDA-013/014] and Book of Reference [PDA-011/012] and will revert as part of the Examination. This will be addressed at Deadline 6.	The Applicant notes this comment and awaits further comments from BBC.	Under Discussion

APPENDIX A

BSSL Cambsbed 1 Ltd

Name:

Signature:

Position:

On behalf of:

BSSL Cambsbed 1 Ltd

Date:

Bedford Borough Council

Name:

Signature:

Position:

On behalf of:

Bedford Borough Council

Date:
