



EAST PARK ENERGY

East Park Energy

EN010141

Guide to the Application

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

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Planning Act 2008

Infrastructure Planning (Applications: Prescribed
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1.0 INTRODUCTION

1.1 Introduction

- 1.1.1 This document provides a guide to the Development Consent Order (DCO) application for the proposed East Park Energy project (the 'Scheme'). The application is made by BSSL Cambsbed 1 Ltd ('the Applicant') to the Secretary of State for Energy Security and Net Zero, under Section 37 of the Planning Act 2008.
- 1.1.2 The Applicant is seeking development consent for the construction, operation, maintenance, and decommissioning of a new ground-mounted solar photovoltaic energy generating station 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.
- 1.1.3 The Scheme is a Nationally Significant Infrastructure Project (NSIP) under Section 14(1)(a) and Section 15(2) of the Planning Act 2008 as an onshore generating station in England with a capacity of more than 50MW. As such, a DCO is required for the Scheme to proceed.
- 1.1.4 The Scheme is located to the north-west of the town of St Neots, and is across two administrative areas; Bedford Borough Council (a unitary authority) and Huntingdonshire District Council (a two-tier authority with Cambridgeshire County Council).
- 1.1.5 The purpose of this Guide is to help readers navigate the DCO application. It explains the role of the Applicant, outlines the regulatory context for the application, and signposts all the documents that make up the application. By clearly describing each part of the application, this Guide aims to assist the Examining Authority, local authorities, and interested parties in understanding what has been submitted and where to find specific information. This Guide will be updated as necessary throughout the DCO process to reflect any new or revised documents.

1.2 The Applicant

- 1.2.1 The Applicant, BSSL Cambsbed 1 Ltd is a wholly owned subsidiary of Brockwell Energy. Brockwell Energy is a leading multi-technology independent power producer, specialising in renewable energy infrastructure. Since 2017, Brockwell Energy has originated and built-out more than £1bn of assets in the UK, and have a pipeline of more than 3.5 GW across onshore wind, solar energy, and battery storage currently in development.
- 1.2.2 The Applicant's team has experience in delivering large-scale solar and battery projects and is committed to developing the Scheme in line with best practices and in support of the UK's net zero goals.

1.3 Statutory Requirements

- 1.3.1 Regulation 5 of the Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009 ('the APFP Regulations') sets out the documents that every DCO application must include (for example, an application form, certain plans, a consultation report, etc.). It also allows the submission of "any other documents considered necessary to support the application" (Reg. 5(2)(q)) and "any other plans, drawings and sections necessary to describe the proposals" (Reg. 5(2)(o)).
- 1.3.2 Regulation 6 of the APFP Regulations lists additional documents required for specific types of project – in this case, an onshore generating station and its grid connection – such as a Grid Connection Statement.
- 1.3.3 The Scheme constitutes an Environmental Impact Assessment (EIA) development, and therefore the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 (the 'EIA Regulations') apply.
- 1.3.4 The application includes all required documents under these regulations, as well as additional supporting documents to provide a comprehensive and clear application.

2.0 STRUCTURE OF THE APPLICATION

2.1 Overview

2.1.1 The application is organised into seven volumes, grouping documents by their purpose or subject matter in line with guidance set out in the Planning Inspectorate's *Advice on the Preparation and Submission of Application Documents* (August 2024).

2.1.2 Each document in the application has been assigned a reference number (in the format **[EN010141/DR/x.x]**) to assist with identification and navigation. The first part of the final number relates to the volume the document is found within; the second number refers to a specific document (or group of documents e.g. Volume 1 of the Environmental Statement). The volumes and their contents are as follows:

- **Volume 1: Application Form** – Contains the core application information required by the Planning Inspectorate, including the formal Application Form and other key documents that initiate the application.
- **Volume 2: Plans and Drawings** – Contains plans, maps, and drawings illustrating the location of the Scheme, the land affected, the works proposed, and other spatial information required by the APFP Regulations.
- **Volume 3: Draft Development Consent Order** – Contains the draft legal order (the DCO) that the Applicant is asking the Secretary of State to make, along with documents explaining and validating that draft order.
- **Volume 4: Land and Compulsory Acquisition** – Contains documents relating to land interests and any compulsory acquisition powers sought, including the justification for such powers and details of land ownership and funding.
- **Volume 5: Reports and Statements** – Contains various reports and statements supporting the application, such as the Consultation Report (detailing engagement with the community and stakeholders) and other documents required by legislation or policy (e.g. the Information to Inform

Habitats Regulations Assessment, Other Consents and Licences, and Planning Statement).

- **Volume 6: Environmental Statement** – Contains the Environmental Statement and associated technical appendices and figures, as well as a Non-Technical Summary, documenting the environmental impact assessment of the Scheme in accordance with the EIA Regulations.
- **Volume 7: Other Documents** – Contains additional supporting documents that do not fall under the previous categories but are provided for completeness. These include technical assessments and management plans outlining how the Scheme will be constructed, operated, and decommissioned in a responsible manner.
- **Volume 8: Post Submission** – Contains documents submitted following the Acceptance stage to support the Examination of the application for development consent.

2.1.3 Each volume is described in more detail below, with the specific documents it comprises. The reference numbers for each document (e.g. [EN010141/DR/1.1]) are provided alongside their titles as listed in the **Application Document Tracker [EN010141/DR/1.5]**.

2.2 Volume 1: Application Form

2.2.1 **Volume 1** contains the application form and other administrative documents that form the foundation of the DCO application. These documents provide the key project details and demonstrate that the application meets statutory requirements. Volume 1 includes:

- **Application Form – [EN010141/DR/1.1]** – The standard form required for all DCO applications, containing a summary of the Scheme, details of the Applicant, and declarations. This form provides an overview of the proposal and confirms that all necessary documents are included in the application.
- **Cover Letter – [EN010141/DR/1.2]** – A formal letter addressed to the Planning Inspectorate, introducing the application. The covering letter

highlights the documents enclosed, provides a brief description of the Scheme and the need for it, and provides an overview of the key components of the application.

- **Guide to the Application – [EN010141/DR/1.3]** – This document you are reading. It explains the structure of the application and guides the reader through the contents of all volumes. It is intended to be an accessible roadmap to the detailed submission.
- **Section 55 Checklist – [EN010141/DR/1.4]** – A checklist prepared by the Applicant to demonstrate how the application satisfies the acceptance criteria under Section 55 of the Planning Act 2008. This checklist references where in the application each required element (as per legislation and guidance) can be found. It is used by the Planning Inspectorate to decide whether the application can be formally accepted for examination.
- **Application Document Tracker – [EN010141/DR/1.5]** – An index or register of all application documents. This tracker lists every document submitted as part of the DCO application, along with their reference numbers and titles (and typically their revision status). The tracker helps ensure that readers and the Examining Authority can verify they have the latest versions of documents and view any updates made during the process. The Application Document Tracker will be updated at intervals, if needed, to reflect the most current set of documents throughout the examination process.
- **Programme Document – [EN010141/DR/1.6]** – A document outlining the expected programme for the Scheme. It provides an indicative timeline of the DCO process and the project's development stages, key milestones, and deadlines. This helps stakeholders understand the overall schedule – from submission and examination of the application to decision and potential construction phases – and highlights any critical path activities or risks to the timetable. The Programme Document has been updated through the pre-application process, and earlier versions have been uploaded to the project website.

2.2.2 Together, these Volume 1 documents provide the necessary application information at a glance and ensure the application is complete and was prepared in accordance with legal requirements. They serve as a reference for how the application has been assembled and advertised.

2.3 Volume 2: Plans and Drawings

2.3.1 Volume 2 contains plans and drawings that illustrate the location and scope of the Scheme. These spatial documents are required under the APFP Regulations and are essential for understanding the geographic context and specific details of the Scheme. All plans in this volume are drawn to scale and follow conventions set out in guidance (e.g. with scales and north arrows), enabling accurate interpretation. Where a plan comprises three or more separate sheets, a key plan is provided to enable the viewer to understand the relationship between the different sheets. Volume 2 includes:

- **Location, Order Limits and Grid Coordinates Plans – [EN010141/DR/2.1]** – A map showing the location of the Scheme in its wider context. The plan shows the Order Limits (the boundary of all areas where the DCO powers would apply) on a base map. It includes a central national Grid Reference Coordinate and the boundaries of the administrative Council areas in the local area. This plan helps readers see the location of the Scheme in relation to nearby towns, roads, and other landmarks.
- **Land and Crown Land Plan – [EN010141/DR/2.2]** – A plan identifying all the land within the Order Limits. The plan distinguishes the parcels of land affected by the Scheme and corresponds to the entries in the **Book of Reference [EN010141/DR/4.3]**. It shows ownership boundaries and any land over which the Applicant seeks rights or acquisition. This plan is used to illustrate which land is subject to compulsory acquisition or temporary use.
- **Works Plan – [EN010141/DR/2.3]** – A plan showing the specific works proposed to be authorised under the DCO, corresponding to the numbered works described in Schedule 1 of the **draft DCO**

[EN010141/DR/3.1]. Each area where a particular work (such as installation of solar arrays, construction of a substation, laying of cables, etc.) will take place is marked with a work number. The Works Plan delineates the areas and linear routes for all proposed works, thereby linking the legal description of the project to geographic areas.

- **Street Works, Rights of Way and Access Plan – [EN010141/DR/2.4] –** This plan show the existing and proposed access arrangements and any public rights of way (PRoW) affected by the Scheme. It shows where new temporary or permanent access points will be provided, any alterations to highways or minor roads, what roads and streets will be used by vehicles and how footpaths, bridleways, or other rights of way would be diverted or managed. This ensures that changes to connectivity and public access are clearly presented.
- **Traffic Regulation Measures Plan – [EN010141/DR/2.5] –** This plan illustrates changes to traffic movements and controls needed for the Scheme, such as speed limits, suspension of weight limits, and other traffic control measures, ensuring impacts on road users are clearly identified, assessed, and legally authorised.
- **Statutory and Non Statutory Sites or Features of Nature Conservation Plan – [EN010141/DR/2.6] –** This plan identifies designated and non designated sites of nature conservation interest within, and in close proximity to, the Order Limits. By mapping these features, the plan supports understanding of how the Scheme may interact with these sites.
- **Waterbodies in a River Basin Management Plan – [EN010141/DR/2.7] –** This plan identifies waterbodies (such as rivers, canals, groundwater and transitional waters) within the Order Limits that are part of a River Basin Management Plan under the Water Framework Directive. This plan is included to demonstrate consideration of water environment objectives; it shows any watercourses that could be affected by the Scheme and supports the Water Framework Directive Assessment.

- **Statutory and Non Statutory Sites or Features of the Historic Environment Plan – [EN010141/DR/2.8]** – This plan identifies heritage and archaeological features within, and in close proximity to, the Order Limits. This includes any listed buildings, scheduled monuments, conservation areas, or known archaeological sites. The plan provides a spatial context for the cultural heritage interest in the area and how the Scheme might interact with these features.
- **Hedgerow Plan – [EN010141/DR/2.9]** – This plan shows the location of existing woodland, trees and hedgerows within the Order Limits, and identifies sections of hedgerow that are proposed to be removed as part of the Scheme. This plan ensures that the extent of hedgerow removal is documented and can be examined, and it links to any DCO articles or requirements dealing with hedgerow removal.

2.3.2 Volume 2 plans are critical for the examination of the application as they allow stakeholders to see exactly where and how the Scheme will take place. These drawings collectively ensure that the application is well-understood in terms of geography and layout.

2.4 Volume 3: Draft Development Consent Order

2.4.1 Volume 3 contains the draft Development Consent Order and related documents. The DCO, if granted by the Secretary of State, will be a statutory instrument authorising the construction, operation and maintenance, and decommissioning of the Scheme. This volume sets out the powers the Applicant is seeking and the conditions (such as DCO Requirements) under the DCO. Volume 3 includes:

- **Draft Development Consent Order – [EN010141/DR/3.1]** – The draft DCO is the statutory instrument that the Applicant is requesting be made by the Secretary of State to authorise the construction of the Scheme. It outlines the powers, authorisations, and consents sought in the DCO application. This includes a description of the authorised development (with reference to the Works Plan), provisions for the construction,

operation, maintenance, and decommissioning of the Scheme, powers to acquire land or rights, and a schedule of Requirements. The draft DCO adheres to a format prescribed by the Planning Act 2008 and statutory instrument drafting guidelines. There are seven parts to the order:

- Part 1 - Preliminary
- Part 2 - Principal Powers
- Part 3 - Streets
- Part 4 - Supplemental Powers
- Part 5 - Powers of Acquisition
- Part 6 - Operations
- Part 7 - Miscellaneous and General

There are then 15 Schedules to the Order, providing for:

- Schedule 1 – the description of the Scheme;
- Schedule 2 - the requirements that apply to the Scheme and the procedure for discharge of those requirements;
- Schedule 3 – details of local legislation to be disapplied by the DCO;
- Schedules 4 to 8 - matters in relation to street works and alterations, streets and public rights of way, and access to works and traffic regulation;
- Schedule 9 - details of land in which only new rights may be acquired;
- Schedule 10 - amendments to legislation to ensure appropriate compensation is payable where new rights over land are acquired under the Order;
- Schedule 11 - details of land where temporary possession may be taken;
- Schedule 12 – details of hedgerows to be removed;
- Schedule 13 - provisions for the protection of third parties including statutory undertakers and their apparatus;
- Schedule 14 - sets out the arbitration process in connection with the Order; and

- Schedule 15 - the documents and plans to be certified by the Secretary of State.
- **Explanatory Memorandum – [EN010141/DR/3.2]** – The Explanatory Memorandum explains the purpose and effect of each provision in the draft DCO. Because the DCO can be a complex legal document, this memorandum is provided to help readers understand what each article and schedule of the DCO means and why it is included.
- **Statutory Instrument (SI) Validation Report – [EN010141/DR/3.3]** – This is a technical report to confirm that the draft DCO is in the correct format to become a statutory instrument. It validates aspects like numbering, referencing, and legislative wording against the requirements of the Statutory Instrument Practice. The SI Validation Report ensures that, should the DCO be made, it can be readily executed as law without technical drafting errors. This document is included as a quality assurance step and is reviewed by the legislation drafting office.

2.4.2 Volume 3 documents collectively outline the legal framework of the consent being sought. They will be scrutinised during the examination to ensure the powers are appropriate and no broader than necessary, and that adequate safeguards (Requirements and Protective Provisions) are in place.

2.5 Volume 4: Land and Compulsory Acquisition

2.5.1 Volume 4 contains information and evidence relating to land ownership and the need for land rights. Because the DCO grants the Applicant powers of compulsory acquisition, the application must include robust justification for this and demonstrate that the Applicant has a clear understanding of the land requirements and a funding plan to pay compensation if necessary. Volume 4 includes:

- **Statement of Reasons – [EN010141/DR/4.1]** – This document explains why the compulsory acquisition of land and/or rights is necessary for the Scheme. It sets out the rationale for acquiring each parcel of land or type of right included in the application. The Statement of Reasons outlines

how the Scheme is in the public interest – for instance, by providing significant renewable energy capacity – and why that public benefit outweighs the impact on private rights. It references the relevant guidance on compulsory acquisition under the Planning Act 2008 and demonstrates that there is a compelling case in the public interest for granting the powers requested in the draft DCO. The document also confirms that the land proposed to be acquired is no more than is reasonably required and that efforts to acquire land by agreement have been made.

- **Funding Statement – [EN010141/DR/4.2]** – The Funding Statement sets out how the Applicant intends to finance the Scheme and, in particular, the payment of compensation for any compulsory acquisition. The statement includes estimates of the compensation liability and an assurance that funds will be available. This document is crucial because the Secretary of State must be satisfied that the Scheme is financially viable and that landowners will be properly compensated if their land is acquired.
- **Book of Reference – [EN010141/DR/4.3]** – The Book of Reference is a comprehensive listing of all land parcels within the Order Limits and the names of all those who have an interest in each parcel. It is divided into Parts as required by regulations (including those who own, lease, or occupy the land, and those who have rights or could be entitled to claim compensation, such as tenants or mortgagees). The Book of Reference corresponds to the **Land and Crown Land Plan [EN010141/DR/2.2]** by parcel numbers. It serves as the formal record that everyone with a potential interest in the land has been identified for notification and has the opportunity to participate in the process. Essentially, it's the contact list for land-related consultation and a legal requirement for transparency in the use of compulsory powers.
- **Pre-application Land and Rights Negotiations Tracker – [EN010141/DR/4.4]** – This is a document summarising the status of negotiations with landowners and others for the acquisition of land or rights needed for the Scheme, up to the point of application submission. It lists each plot or right, the affected party, and notes whether the land or

right has been acquired, is under negotiation, or if agreement has not yet been reached. The purpose of this tracker is to demonstrate the Applicant's efforts to acquire interests by agreement. It provides the Examining Authority with insight into how advanced the discussions are and flags any areas where objections are likely. This document may be updated during the examination as negotiations progress.

- 2.5.2 Volume 4 documents ensure that the land aspects of the Scheme are transparent. They help stakeholders understand the extent of compulsory acquisition sought, the justification for it, and the commitment of the Applicant to fair compensation and pursuing voluntary agreements where possible.

2.6 Volume 5: Reports and Statements

- 2.6.1 Volume 5 comprises a collection of reports and statements that support the application and provide additional information required under various regulations or policy requirements. These documents cover how the Applicant has engaged with the public and stakeholders, how the Scheme complies with environmental policy and legislation, and how it fits within the planning policy framework. By addressing these topics, Volume 5 demonstrates that the Scheme has been developed responsibly and in accordance with relevant legal duties. The documents in Volume 5 include:

- **Consultation Report – [EN010141/DR/5.1]** – A detailed report documenting the pre-application consultation process carried out for the Scheme. Under Section 42, 47, and 48 of the Planning Act 2008, the Applicant must consult with statutory bodies, local authorities, landowners, and the local community before submitting the DCO application. This report explains how the Applicant complied with its Statement of Community Consultation (SoCC), presents the methods used for consultation (public exhibitions, leaflets, etc.), and summarises the feedback received from consultees. Importantly, it also describes how the Scheme was adjusted or influenced in response to feedback (addressing any concerns or suggestions where possible). The Consultation Report

includes tables of responses and the Applicant's replies, demonstrating a transparent consultation record.

- **Consultation Report Appendices – [EN010141/DR/5.2]** – The appendices to the Consultation Report, which provide supporting material for the consultation process. These include copies of consultation materials (leaflets, presentation boards, letters), lists of consultees, copies of notices, detailed response tables, and other evidence of consultation activities.
- **Planning Statement – [EN010141/DR/5.3]** – A report that sets out the case for the Scheme in planning terms. It explains how the Scheme complies with relevant planning policy and guidance. This includes the applicable National Policy Statements (for energy infrastructure, which are the primary policy basis for decisions), as well as local development plan policies and any other material considerations. The Planning Statement provides a Statement of Need for the Scheme, and identifies the benefits of the Scheme and the planning balance exercise.
- **Policy Compliance Document – [EN010141/DR/5.4]** – The Policy Compliance Document contains detailed tables describing how the Scheme meets each relevant policy and requirement. It confirms the compliance of the DCO application with applicable national and local planning policies.
- **Other Consents and Licences Statement – [EN010141/DR/5.5]** – A document listing any additional consents, licences, or permits that the Scheme will need from other authorities, which are outside the DCO. While the DCO is a comprehensive statutory instrument, it cannot cover everything. For instance, permits under environmental legislation (like an environmental permit from the Environment Agency), or protected species licences might be required. This statement sets out all such anticipated secondary consents and confirms the plan for obtaining them (whether they have been applied for, or will be sought in due course). It demonstrates that the Applicant has identified all other legal requirements and is managing them in parallel with the DCO.

- **Design Approach Document – [EN010141/DR/5.6]** – A document explaining the design evolution and design principles of the Scheme. It outlines how the initial design of the solar farm and associated infrastructure was developed, including alternative sites or layouts considered. It describes the design vision and design principles and how the final proposal achieves these.
- **Information to Inform Habitats Regulations Assessment – [EN010141/DR/5.7]** – This document (often referred to as a Habitats Regulations Assessment report or HRA report) provides information for the competent authority (the Secretary of State) to consider the Scheme under the Conservation of Habitats and Species Regulations 2017 (the Habitats Regulations). Because the Scheme might affect internationally designated nature conservation sites (in this case a Special Area of Conservation), an assessment is required.

2.6.2 Volume 5 documents together demonstrate that the Scheme has been diligently prepared with regard to community engagement, environmental obligations, and planning policy. They provide much of the context and justification that sits alongside the technical analysis in the Environmental Statement. Readers interested in how the Applicant has engaged with the public, or how the Scheme fits within the wider planning context, will find those answers in these reports and statements.

2.7 Volume 6: Environmental Statement

2.7.1 Volume 6 contains the Environmental Statement (ES) and its associated appendices, figures, and non-technical summary. The ES is prepared in accordance with the EIA Regulations 2017 and provides a thorough assessment of the likely significant effects of the Scheme on the environment, mitigation measures, and any residual impacts. For ease of use, the ES is divided into four parts (called ES volumes), which are referenced under the common Volume 6 umbrella in this application. The components of Volume 6 are:

- **Environmental Statement Volume 1 (Main Report) – [EN010141/DR/6.1]** – This is the main body of the ES, containing the written chapters. It begins with a Table of Contents, a Glossary of terms, and a list of Acronyms for reference. The chapters then include:
 - Chapter 1: Introduction;
 - Chapter 2: The Scheme;
 - Chapter 3: Alternatives and Design Evolution;
 - Chapter 4: Environmental Impact Assessment Methodology;
 - Chapter 5: Landscape and Visual;
 - Chapter 6: Cultural Heritage and Archaeology;
 - Chapter 7: Ecology and Nature Conservation;
 - Chapter 8: Hydrology and Flood Risk;
 - Chapter 9: Traffic and Transport;
 - Chapter 10: Noise and Vibration;
 - Chapter 11: Air Quality;
 - Chapter 12: Ground Conditions;
 - Chapter 13: Land and Soils;
 - Chapter 14: Socio Economics, Development Land and Tourism;
 - Chapter 15: Climate Change;
 - Chapter 16: Other Environmental Topics;
 - Chapter 17: Cumulative and In Combination Effects; and
 - Chapter 18: Summary of Effects.
- **Environmental Statement Volume 2 (Technical Appendices) – [EN010141/DR/6.2]** – The technical appendices to the ES contain detailed technical data and reports that support the assessments in the main chapters of the ES. Appendices are numbered corresponding to their parent chapter. By separating them out, the main ES chapters remain focused and readable, while all detailed information is still available for scrutiny.
- **Environmental Statement Volume 3 (Figures) – [EN010141/DR/6.3]** – This comprises the maps, drawings, and figures referenced in the ES

chapters. All figures are numbered and labelled corresponding to their parent chapter.

- **Environmental Statement Volume 4 (Non-Technical Summary) – [EN010141/DR/6.4]** – The Non-Technical Summary (NTS) is a standalone summary of the Environmental Statement written in non-technical language. It condenses the main findings of the ES into a shorter document, with graphics and simplified explanations, so that non-specialist readers can understand the environmental effects of the Scheme.

2.7.2 Volume 6 provides a comprehensive assessment of environmental effects. Readers concerned with specific issues (for example, how the Scheme might affect local wildlife, traffic or views) can find the relevant ES chapter and see both the analysis and supporting data.

2.8 Volume 7: Other Documents

2.8.1 Volume 7 contains additional documents that support the application. These documents are not explicitly required by the APFP Regulations in every case, but they are provided by the Applicant to give a fuller picture of the Scheme commitments, and to assist the Examining Authority and interested parties in understanding specific technical aspects or the intended management of the Scheme through its lifecycle. Essentially, Volume 7 captures all relevant information that doesn't naturally fall into Volumes 1–6. The key documents in Volume 7 include:

- **Design Parameters and Principles Statement – [EN010141/DR/7.1]** – This document sets out both the design parameters and the design principles for the Scheme. Design parameters define the maximum and minimum limits (the “envelope”) within which the Scheme’s infrastructure can be built, ensuring flexibility while remaining consistent with what has been assessed. The detailed design must have regard to the design principles, which provide guidance by highlighting key features, elements, and environmental sensitivities. Together, the parameters and principles

ensure the Scheme delivers high-quality design that responds appropriately to its context.

- **Commitments Register – [EN010141/DR/7.2]** – A consolidated list of commitments made by the Applicant in the application documents. The register sets out how commitments are secured, for example via DCO Requirements.
- **Outline Construction Environmental Management Plan (oCEMP) – [EN010141/DR/7.3]** – This outline plan provides a framework for how the construction phase of the Scheme will be managed to avoid, reduce, or mitigate environmental impacts. It covers topics like pollution prevention measures, dust and noise control, surface water management during construction, protection of wildlife, site waste management, and incident response protocols. The oCEMP ensures that commitments made in the ES are translated into practical measures on-site. As an outline plan, it sets the principles and commitments that will later be refined into a final CEMP before construction begins.
- **Outline Construction Traffic Management Plan (oCTMP) – [EN010141/DR/7.4]** – An outline plan that describes how construction-related traffic will be managed to minimise disruption and ensure safety. It covers measures such as designated routes for construction vehicles, site access arrangements, temporary signage, traffic marshalling, and restrictions on delivery times. As an outline plan, it sets the principles and commitments that will later be refined into a final CTMP before construction begins.
- **Outline Operational Environmental Management Plan (oOEMP) – [EN010141/DR/7.5]** – Similar to the oCEMP, this plan outlines how the Scheme will be managed during its operational life to control environmental risks. As an outline plan, it sets the principles and commitments that will later be refined into a final OEMP before the Scheme becomes operational.
- **Outline Decommissioning Environmental Management Plan (oDEMP) – [EN010141/DR/7.6]** – This plan outlines principles for

environmental management of the decommissioning of the Scheme at the end of its operational life. As an outline plan, it sets the principles and commitments that will later be refined into a final DEMP before decommissioning begins.

- **Outline Landscape and Ecological Management Plan (oLEMP) – [EN010141/DR/7.7]** – This plan sets out how the landscaping and ecological features of the Scheme will be managed in the long term. The oLEMP includes the principles of future planting and habitat creation, their maintenance, and management of ecological features. As an outline plan, it sets the principles and commitments that will later be refined into a final LEMP before construction begins.
- **Outline Public Rights of Way Management Plan (oPROWMP) – [EN010141/DR/7.8]** – This plan outlines how public rights of way will be managed or temporarily diverted during construction, and what the long-term arrangements will be. The plan ensures that public access is maintained as far as possible and that any closures or diversions are done safely and with suitable alternatives. As an outline plan, it sets the principles and commitments that will later be refined into a final PROWMP before construction begins.
- **Outline Soil Management Plan (oSMP) – [EN010141/DR/7.9]** – A plan describing how soils will be handled to preserve their quality and allow for successful reinstatement. The plan covers the approach to managing soils to retain their agricultural land quality and also soils which may be contaminated. As an outline plan, it sets the principles and commitments that will later be refined into a final SMP before construction begins.
- **Outline Battery Safety Management Plan (oBSMP) – [EN010141/DR/7.10]** – A plan focusing on the safe operation of the Battery Energy Storage System. Battery systems (likely lithium-ion or similar technology) carry specific risks such as fire (thermal runaway) and require careful design of safety systems. This plan describes the safety measures and protocols for the BESS, including fire detection and suppression systems, emergency response procedures, and regulatory

compliance. As an outline plan, it sets the principles and commitments that will later be refined into a final BSMP before construction begins.

- **Outline Skills, Supply Chain and Employment Plan (oSSCEP) – [EN010141/DR/7.11]** – This plan outlines the Applicant’s approach to maximising local economic benefits from the Scheme. It includes commitments to use local labour and businesses where possible, to provide training or apprenticeship opportunities during construction, and to liaise with local job centres or educational institutions. As an outline plan, it sets the principles and commitments that will later be refined into a final SSCEP before construction begins.
- **Outline Waste Management Plan (oWMP) - [EN010141/DR/7.12]** – This plan sets out the principles for managing waste across each phase of the Scheme. It identifies likely waste streams, outlines measures for reduction, reuse, and recycling, and establishes procedures for handling and disposal, ensuring environmental impacts are minimised and legal requirements are met. As an outline plan, it sets the principles and commitments that will later be refined into a final WMP before construction begins.
- **Outline Surface Water Management Plan (oSWMP) - [EN010141/DR/7.13]** – This plan sets out the approach for managing surface water during construction and operation of the Scheme. It identifies potential sources of run-off, outlines measures to control flow and quality, and establishes procedures to protect water quality, ensuring compliance with environmental standards and flood risk management. As an outline plan, it sets the principles and commitments that will later be refined into a final SWMP before construction begins.
- **Outline Archaeological Mitigation Strategy (oAMS) - [EN010141/DR/7.15]¹** – This strategy sets out how archaeological remains, both known and unknown, will be managed during the Scheme. It outlines further investigations, defines mitigation measures such as

¹ Note, there is no document with reference [EN010141/DR/7.14] submitted with the application.

preservation or excavation, and establishes requirements for reporting and archiving. The strategy ensures archaeological interests are safeguarded throughout construction, operation, and decommissioning. As an outline strategy, it sets the principles and commitments that will later be refined into a final AMS before construction begins.

- **Outline Heritage Enhancement Strategy (oHES) - [EN010141/DR/7.16]**
 - This strategy sets out measures to secure positive enhancements for the historic environment, separate from mitigation. It identifies opportunities to improve understanding, access, and appreciation of heritage assets and their settings. The strategy ensures public benefits and good practice are embedded in the Scheme's delivery and long-term management. As an outline strategy, it sets the principles and commitments that will later be refined into a final HES before construction begins.
- **Biodiversity Net Gain Report – [EN010141/DR/7.17]** – A report detailing the Scheme's approach to Biodiversity Net Gain (BNG). BNG is an approach where developers aim to leave the natural environment in a measurably better state than it was before the project. This report calculates the baseline biodiversity value of the site (using the recognised metric) and the post-development value after implementing habitat creation or enhancement measures.
- **Grid Connection Statement – [EN010141/DR/7.18]** – A statement explaining how the Scheme will connect to the electricity grid. This document identifies the point of connection and confirms that the necessary agreements or offers are in place with the network operator.
- **Statutory Nuisance Statement – [EN010141/DR/7.19]** – A statement identifying whether the Scheme could involve any statutory nuisances as defined in the Environmental Protection Act 1990 (such as noise, dust, light, etc.), and if so, how the Applicant proposes to mitigate or limit them. The Planning Act 2008 requires a statement of this kind so that the decision-maker is aware of any nuisances that might be triggered by the project and can consider the adequacy of measures to avoid them.

- **Potential Main Issues for the Examination – [EN010141/DR/7.20]** – This is a document prepared by the Applicant to assist the Examining Authority by identifying what the Applicant anticipates to be the principal issues that the Examining Authority and interested parties may focus on during the DCO examination. It is based on the feedback from consultation and the main issues for the examination of similar projects.

2.8.2 Volume 7's documents provide depth on how the Scheme will be implemented and operated responsibly, capturing a range of commitments, plans, and technical analyses that support and complement the main application documents in the earlier volumes.

2.9 Volume 8: Post Submission

2.9.1 Volume 8 contains documents submitted to the Examining Authority following the acceptance of the application on 30th October 2025.

S51 Response – Post Submission

2.9.2 The additional documents submitted as part of the s51 response are:

- **S51 Response – Applicants Cover Letter [EN010141/DR/8.1]** – This letter addressed the points raised in the s51 advice letter received from the Planning Inspectorate on 30th October 2025.
- **Schedule of Changes to the Draft Development Consent Order [EN010141/DR/8.2]** – This document provides a table setting out in a clear and consolidated form, all amendments made to the **draft DCO [EN010141/DR/3.1]**. It will be updated alongside any update to the draft DCO.

Examination: Procedural Deadline A

- **Schedule of Changes to the Book of Reference [EN010141/DR/8.4]** – This document provides a table setting out in a clear and consolidated form, all amendments made to the **Book of Reference [EN010141/DR/4.3]**.

- **Note on updated National Policy Statements EN-1, EN-3 and EN-5 [EN010141/DR/8.5]** – This note considers the relevance and implications of the updated NPS EN-1, EN-3 and EN-5 for the Scheme and whether they affect the assessments or conclusions presented in the application.
- **Statement of Common Ground with Cambridgeshire Fire and Rescue Service [EN010141/DR/8.6]** – This document records the matters agreed, under discussion and not agreed between the Applicant and Cambridgeshire Fire and Rescue Service.

Examination: Deadline 1

- **Applicant Responses to Relevant Representations - Host Authorities, Statutory Environmental Bodies, and Other Interested Parties [EN010141/DR/8.8]** – This document provides the Applicant's responses to the individual Relevant Representations submitted by the Host Authorities, Statutory Environmental Bodies and other Interested Parties.
- **Applicant Responses to Relevant Representations - Thematic Responses [EN010141/DR/8.9]** – This document provides consolidated responses to common or recurring themes raised by multiple parties in their Relevant Representations.
- **Written Summary of Applicant's Oral Submissions at Open Floor Hearing 1 [EN010141/DR/8.10]** – This document summarises the oral submissions made by the Applicant at Open Floor Hearing 1.
- **Written Summary of Applicants Oral Submissions at Issue Specific Hearing 1 (ISH1) and Action Points [EN010141/DR/8.11]** – This document summarises the Applicant's oral submissions at Issue Specific Hearing 1 and provides its responses to the resulting action points.
- **Written Summary of Applicants Oral Submissions at Issue Specific Hearing 2 (ISH2) and Action Points [EN010141/DR/8.12]** – This document summarises the Applicant's oral submissions at Issue Specific Hearing 2 and provides its responses to the resulting action points.

- **Statement of Common Ground with National Highways [EN010141/DR/8.16]** – This document records the matters agreed, under discussion and not agreed between the Applicant and National Highways.
- **Statement of Common Ground with the Environment Agency [EN010141/DR/8.17]** – This document records the matters agreed, under discussion and not agreed between the Applicant and the Environment Agency.
- **Statement of Common Ground with Natural England [EN010141/DR/8.18]** – This document records the matters agreed, under discussion and not agreed between the Applicant and Natural England.
- **Statement of Common Ground with Historic England [EN010141/DR/8.19]** – This document records the matters agreed, under discussion and not agreed between the Applicant and Historic England.
- **Statement of Commonality [EN010141/DR/8.21]** – This document summarises the position across the Statements of Common Ground and identifies the matters that are agreed, under discussion or not agreed.
- **Applicant's Proposed Itinerary for the Accompanied Site Inspection [EN010141/DR/8.22]** – This document identifies the routes and locations proposed by the Applicant for any Accompanied Site Inspection.
- **Technical Note on Impact on B645-A1 St Neots Junction [EN010141/DR/8.23]** – This technical note presents additional analysis of the forecast effects of Scheme traffic on the B645-A1 St Neots junction.
- **Hydraulic Modelling Report [EN010141/DR/8.24]** – This report presents hydraulic modelling undertaken to assess the Scheme's potential effects on flood levels and flows.
- **Drive Through of Local Highway Network [EN010141/DR/8.25]** – This submission provides a recorded drive-through of the proposed construction traffic routes to illustrate the characteristics and surrounding context of the local highway network.

Examination: Deadline 2

- Statement of Common Ground with Bedford Borough Council [EN010141/DR/8.13] – This document records the matters agreed, under discussion and not agreed between the Applicant and Bedford Borough Council.
- Statement of Common Ground with Huntingdonshire District Council [EN010141/DR/8.14] – This document records the matters agreed, under discussion and not agreed between the Applicant and Huntingdonshire District Council.
- Statement of Common Ground with Cambridgeshire County Council [EN010141/DR/8.15] – This document records the matters agreed, under discussion and not agreed between the Applicant and Cambridgeshire County Council.
- Statement of Common Ground with National Grid Electricity Transmission [EN010141/DR/8.20] – This document records the matters agreed, under discussion and not agreed between the Applicant and National Grid Electricity Transmission.
- Applicant Response to Local Impact Reports [EN010141/DR/8.27] – This document provides the Applicant's responses to the Local Impact Reports submitted by the Host Authorities.
- Applicant Response to Written Representations [EN010141/DR/8.28] – This document provides the Applicant's responses to the Written Representations submitted by Interested Parties.
- Applicant Response to Stop East Park Energy [EN010141/DR/8.29] – This document provides the Applicant's detailed responses to the Written Representation and supporting submissions made by Stop East Park Energy at Deadline 1.
- Virtual Site Inspection Plan [EN010141/DR/8.30] – This plan identifies the routes, locations and viewpoints included in the Applicant's proposed Virtual Site Inspection material.
- Natural England Letter of No Impediment - Great Crested Newts [EN010141/DR/8.31] – This letter confirms Natural England's view that

there is no apparent future impediment to the grant of any required great crested newt licence, subject to the formal licensing process.

Examination: Deadline 3

- **Applicant Response to ExA First Written Questions [EN010141/DR/8.33]** – This document provides the Applicant's responses to the Examining Authority's First Written Questions.
- **Applicant Response to Deadline 2 Submissions - Host Authorities and Statutory Environmental Bodies [EN010141/DR/8.34]** – This document provides the Applicant's responses to substantive matters raised by the Host Authorities and Statutory Environmental Bodies in their Deadline 2 submissions.
- **Applicant Response to Deadline 2 Submissions - Other Interested Parties [EN010141/DR/8.35]** – This document provides the Applicant's responses to substantive matters raised by other Interested Parties in their Deadline 2 submissions.
- **Technical Note on Replacement Works [EN010141/DR/8.36]** – This technical note describes the anticipated nature and scale of replacement works during operation and considers their potential environmental effects and the measures by which they would be controlled.

Examination: Deadline 4

- **Applicant's Response to Deadline 3 Submissions Host Authorities, Statutory Environmental Bodies and Statutory Undertakers [EN010141/DR/8.39]** – This document provides the Applicant's responses to matters raised by the Host Authorities, Statutory Environmental Bodies and Statutory Undertakers in their Deadline 3 submissions.
- **Applicant Response to Deadline 3 Submissions - Other Interested Parties [EN010141/DR/8.40]** – This document provides the Applicant's responses to matters raised by other Interested Parties in their Deadline 3 submissions.

- **Written Summary of Applicant's Oral Submissions at Issue Specific Hearing 3 (ISH3) and Action Points [EN010141/DR/8.41]** – This document summarises the Applicant's oral submissions at Issue Specific Hearing 3 and provides its responses to the resulting action points.
- **Written Summary of Applicants Oral Submissions at Issue Specific Hearing 4 (ISH4) and Action Points [EN010141/DR/8.42]** – This document summarises the Applicant's oral submissions at Issue Specific Hearing 4 and provides its responses to the resulting action points.
- **Written Summary of Applicant's Oral Submissions at Compulsory Acquisition Hearing 1 (CAH1) and Action Points [EN010141/DR/8.43]** – This document summarises the Applicant's oral submissions at Compulsory Acquisition Hearing 1 and provides its responses to the resulting action points.
- **Applicant Response to ExA Second Written Questions [EN010141/DR/8.44]** – This document provides the Applicant's responses to the Examining Authority's Second Written Questions.
- **Virtual Site Inspection (VSI) – Submission Note [EN010141/DR/8.45]** – This note explains the purpose, content and use of the accompanying Virtual Site Inspection digital surveys.
- **Virtual Site Inspection (VSI) - Digital Survey 1 [EN010141/DR/8.46]** – This document presents the digital virtual inspection material for Survey 1.
- **Virtual Site Inspection (VSI) - Digital Survey 2 [EN010141/DR/8.47]** – This document presents the digital virtual inspection material for Survey 2.
- **Virtual Site Inspection (VSI) - Digital Survey 3 [EN010141/DR/8.48]** – This document presents the digital virtual inspection material for Survey 3.
- **Virtual Site Inspection (VSI) - Digital Survey 4 [EN010141/DR/8.49]** – This document presents the digital virtual inspection material for Survey 4.
- **Virtual Site Inspection (VSI) - Digital Survey 5 [EN010141/DR/8.50]** – This document presents the digital virtual inspection material for Survey 5.
- **Virtual Site Inspection (VSI) - Digital Survey 6 [EN010141/DR/8.51]** – This document presents the digital virtual inspection material for Survey 6.

- **Virtual Site Inspection (VSI) - Digital Survey 7 [EN010141/DR/8.52] –**
This document presents the digital virtual inspection material for Survey 7.
- **Virtual Site Inspection (VSI) - Digital Survey 8 [EN010141/DR/8.53] –**
This document presents the digital virtual inspection material for Survey 8.
- **Virtual Site Inspection (VSI) - Digital Survey 9a [EN010141/DR/8.54] –**
This document presents the digital virtual inspection material for Survey 9a.
- **Virtual Site Inspection (VSI) - Digital Survey 9b [EN010141/DR/8.55] –**
This document presents the digital virtual inspection material for Survey 9b.
- **Virtual Site Inspection (VSI) - Digital Survey 10 [EN010141/DR/8.56] –**
This document presents the digital virtual inspection material for Survey 10.
- **Virtual Site Inspection (VSI) - Digital Survey 11 [EN010141/DR/8.57] –**
This document presents the digital virtual inspection material for Survey 11.
- **Virtual Site Inspection (VSI) - Digital Survey 12 [EN010141/DR/8.58] –**
This document presents the digital virtual inspection material for Survey 12.
- **Virtual Site Inspection (VSI) - Digital Survey 13 [EN010141/DR/8.59] –**
This document presents the digital virtual inspection material for Survey 13.
- **Applicant response to Deadline 3 submission made by National Gas Transmission [EN010141/DR/8.60] –** This document responds to the matters raised by National Gas Transmission in its Deadline 3 submission.
- **Technical Note on Warren House [EN010141/DR/8.61] –** This technical note provides a photomontage of the Scheme from Warren House to support the assessment made.

Examination: Deadline 5

- **Applicant Response to Deadline 4 Submissions [EN010141/DR/8.63]**
– This document provides the Applicant's themed responses to matters raised in submissions made at Deadline 4, and recurring submissions.
- **Applicant Response to Eaton Socon Power Limited [EN010141/DR/8.64]** – This document provides the Applicant's responses to the matters raised by Eaton Socon Power Limited at Deadline 4.

Rule 17 Response – 4th August 2026

- **Applicant Response to Rule 17 Request [EN010141/DR/8.65]** – This document provides the information and clarifications requested by the Examining Authority through its Rule 17 request dated 16 July 2016.
- **Applicant Response to Bushmead Estate [EN010141/DR/8.66]** – This document provides the Applicant's responses to the matters raised by Bushmead Estate in its Deadline 4 submission.

Examination: Deadline 6

- **Applicant Response to SEPE request for variation to examination timetable [EN010141/DR/8.67]** – This document sets out the Applicant's position on Stop East Park Energy's request for a variation to the Examination timetable.
- **Applicant Response to Deadline 4 and 5 Submissions – Host Authorities [EN010141/DR/8.69]** – This document provides the Applicant's responses to matters raised by the Host Authorities in their Deadline 4 and Deadline 5 submissions.
- **Applicant Response to Deadline 4 and 5 Submissions – Other Interested Parties [EN010141/DR/8.70]** – This document provides the Applicant's responses to matters raised by other Interested Parties in their Deadline 4 and Deadline 5 submissions.
- **Summary of outstanding matters on the draft DCO between the Host Authorities and the Applicant [EN010141/DR/8.71]** – This document

summarises the outstanding requests and respective positions of the Host Authorities and the Applicant in relation to the draft DCO.

- **Applicant's proposed BNG Requirement (submitted without prejudice) [EN010141/DR/8.72]** – This document sets out, without prejudice to the Applicant's primary position that one is not required, proposed wording for a DCO Requirement relating to the delivery, management and monitoring of biodiversity net gain.
- **Technical Note on Skylark Metric [EN010141/DR/8.73]** – This technical note provides a skylark metric assessment for the Scheme, as part of the justification taken to the approach to mitigating impacts on skylark.

Examination: Deadline 7

- **Applicant Response to Deadline 6 Submissions [EN010141/DR/8.75]**
– This document provides the Applicant's responses to matters raised by Interested Parties in their Deadline 6 submissions.
- **Applicant Response to Rule 17 Request [EN010141/DR/8.76]** – This document provides the information and clarifications requested by the Examining Authority through its Rule 17 request dated 20 August 2026.
- **Applicant Response to Eaton Socon Power Limited Deadline 6 Submission [EN010141/DR/8.77]** – This document provides the Applicant's responses to the matters raised by Eaton Socon Power Limited at Deadline 6.
- **Note on updated National Planning Policy Framework [EN010141/DR/8.78]** – This note considers the relevance and implications of the updated National Planning Policy Framework for the Scheme.

Examination: Deadline 8

- **Applicant Response to Deadline 7 Submissions [EN010141/DR/8.80]**
– This document provides the Applicant's responses to matters raised by Interested Parties in their Deadline 6 submissions.
- **Applicant Closing Statement [EN010141/DR/8.81]** – This document provides a high-level summary of the Applicant's final position on the

principal matters considered during the Examination, signposts the relevant evidence and previous submissions, and sets out the Applicant's overall planning balance and conclusion.

- **Applicant Response to Rule 17 Request** – This document provides a response to the Examining Authority's Rule 17 request dated 27 August 2026.