



To:

Tillbridge Solar Limited
National Grid Electricity Distribution (East Midlands) plc
EDF Energy (Thermal Generation) Limited
Natural England
The Crown Estate

Our Ref: EN010142

07 August 2025

Dear Sir or Madam,

Planning Act 2008 and The Infrastructure Planning (Examination Procedure) Rules 2010

Application by Tillbridge Solar Limited (“the Applicant”) for an Order granting Development Consent for the proposed Tillbridge Solar Project (“the Proposed Development”)

REQUEST FOR INFORMATION

1. Following the completion of the Examination on 15 April 2025, the Examining Authority submitted a Report and Recommendation in respect of its findings and conclusions on the above application to the Secretary of State on 14 July 2025. In accordance with section 107 of the Planning Act 2008, the Secretary of State has three months to determine the application.
2. There are matters on which the Secretary of State requests **the Applicant, National Grid Electricity Distribution (East Midlands) plc (“NGED”), EDF Energy (Thermal Generation) Limited (“EDF”), Natural England, and the Crown Estate** to provide updates or information as appropriate.

Book of Reference

3. Since the close of the Examination, the ownership of several plots of land in Book of Reference – revision 4 [REP6-010]¹ has been raised, including: 2-04a, 2-04b, 2-05, 2-08, 3-01, 3-03, 5-06, 6-01, 12-03, 13-05, 13-07, 13-10, 13-11b, 13-12, 13-14, 13-16, 13-17, 13-18, 13-19, 13-20, 15-02, 15-04, 15-06, 15-07, 16-01, 16-01a and

¹ [https://infrastructure.planninginspectorate.gov.uk/wp-content/ipc/uploads/projects/EN010142/EN010142-001241-Tillbridge%20Solar%20Limited%20-%204.3%20Book%20of%20Reference%20-%20Revision%204%20\(tracked\)%20.pdf](https://infrastructure.planninginspectorate.gov.uk/wp-content/ipc/uploads/projects/EN010142/EN010142-001241-Tillbridge%20Solar%20Limited%20-%204.3%20Book%20of%20Reference%20-%20Revision%204%20(tracked)%20.pdf)

16-03². In the latest Book of Reference – revision 5 [REP7-009]³, the listed ownership of the plots mentioned above remain the same as in revision 4 [REP6-010].

4. **The Applicant** is requested to provide an update on these plots and other plots if ownership has changed since the compulsory acquisition negotiations, and to provide evidence for any change where possible. If there have been changes to ownership, then the Secretary of State requests that an updated Book of Reference be provided.

Protective Provisions

5. At Deadline 7 NGED submitted REP7-027⁴. NGED did not agree to the protective provisions (“PPs”) included in the draft Development Consent Order (“dDCO”) submitted by the Applicant and NGED provided preferred wording for the PPs. The Secretary of State notes that NGED stated a commercial agreement has not been agreed with the Applicant. **The Applicant** should provide its views on NGED’s wording of the PPs in REP7-027.
6. At Deadline 5 EDF submitted REP5-055⁵. EDF stated that PPs have not been agreed with the Applicant.
7. **The Applicant, NGED and EDF** are requested to provide an update on whether agreement has been reached on the form of their respective PPs, and if not, when agreement is expected.

² <https://infrastructure.planninginspectorate.gov.uk/wp-content/ipc/uploads/projects/EN010142/EN010142-001316-PIR-002%20Tony%20Cort%20-%20Tillbridge%20Book%20of%20Reference%20potential%20fraud.pdf>;
<https://infrastructure.planninginspectorate.gov.uk/wp-content/ipc/uploads/projects/EN010142/EN010142-001313-PIR-002%20Tony%20Cort%20-%20Supporting%20Evidence%201%20EN010133-001954-Cottam%20Consultation%20-%202%20Aug.pdf>; <https://infrastructure.planninginspectorate.gov.uk/wp-content/ipc/uploads/projects/EN010142/EN010142-001314-PIR-002%20Tony%20Cort%20-%20Supporting%20Evidence%202%20EN010133-001972-C8.1.41%20SoS%20Request%20Responses.pdf>;
<https://infrastructure.planninginspectorate.gov.uk/wp-content/ipc/uploads/projects/EN010142/EN010142-001315-PIR-002%20Tony%20Cort%20-%20Supporting%20Evidence%203%20EN010133-001981-C8.1.42%20SoS%20Request%20Responses.pdf>

³ [https://infrastructure.planninginspectorate.gov.uk/wp-content/ipc/uploads/projects/EN010142/EN010142-001284-Tillbridge%20Solar%20Limited%20-%204.3%20Book%20of%20Reference%20-%20Revision%205%20\(tracked\)%20.pdf](https://infrastructure.planninginspectorate.gov.uk/wp-content/ipc/uploads/projects/EN010142/EN010142-001284-Tillbridge%20Solar%20Limited%20-%204.3%20Book%20of%20Reference%20-%20Revision%205%20(tracked)%20.pdf)

⁴ [https://infrastructure.planninginspectorate.gov.uk/wp-content/ipc/uploads/projects/EN010142/EN010142-001302-National%20Grid%20Electricity%20Distribution%20-%20East%20Midlands%20Plc%20-%20Update%20on%20Protected%20Provisions%20and%20Written%20Representation%20\(1\)_Redacted.pdf](https://infrastructure.planninginspectorate.gov.uk/wp-content/ipc/uploads/projects/EN010142/EN010142-001302-National%20Grid%20Electricity%20Distribution%20-%20East%20Midlands%20Plc%20-%20Update%20on%20Protected%20Provisions%20and%20Written%20Representation%20(1)_Redacted.pdf)

⁵ [https://infrastructure.planninginspectorate.gov.uk/wp-content/ipc/uploads/projects/EN010142/EN010142-001141-EDF%20Energy%20\(Thermal%20Generation\)%20Limited%20-%20Responses%20to%20the%20Examining%20Authority's%20Second%20Written%20Questions%20\(ExQ2\).pdf](https://infrastructure.planninginspectorate.gov.uk/wp-content/ipc/uploads/projects/EN010142/EN010142-001141-EDF%20Energy%20(Thermal%20Generation)%20Limited%20-%20Responses%20to%20the%20Examining%20Authority's%20Second%20Written%20Questions%20(ExQ2).pdf)

Acquisition of Lands and Rights

8. The **Applicant** is requested to provide any updates on outstanding agreement(s) and negotiation(s) with respect to Compulsory Acquisition or Temporary Possession matters relating to: Mr Nicholas Hill and Mrs Emma Ruth Hill, Mrs Nicola Jane Hulme and Mr Stephen Patrick Harness, and Mr Melville Roy Wilkinson.
9. The **Applicant** and the **Crown Estate** are also requested to provide an update on whether agreement has been reached with the Crown Estate for an easement and consent under s 135(1) of the Planning Act 2008. If agreement has not been reached, the **Applicant** and the **Crown Estate** should confirm when agreement is expected.

Additional Sub-Paragraph in Requirement 8 – Biodiversity Net Gain

10. The **Applicant** and **Natural England** are invited to comment on the proposed insertion of a new sub-paragraph (2) in Requirement 8 of the DCO and amendment to sub-paragraph (1), which is shown in *italics* below:

8.—(1) No part of the authorised development may commence until a biodiversity net gain strategy has been submitted to and approved by the relevant planning authority, in consultation with the Environment Agency, *Natural England*, Lincolnshire County Council and any other relevant statutory nature conservation body.

(2) *The biodiversity net gain strategy must include details of how the strategy will secure a minimum of 64.44% biodiversity net gain in area-based habitat units, a minimum of 17.28% biodiversity net gain in hedgerow units, and 22.94% biodiversity net gain in watercourse units for all of the authorised development during the operation of the authorised development, using a biodiversity metric approved by the relevant planning authority in consultation with the relevant statutory nature conservation body.*

(3) The biodiversity net gain strategy must be substantially in accordance with the outline landscape and ecological management plan, must be implemented as approved and maintained throughout the operation of the relevant part of the authorised development to which the plan relates.

Additional Sub-Paragraph in Requirement 19 – Soil Management Plan

11. The **Applicant** and **Natural England** are invited to comment on the proposed insertion of a new sub-paragraph (4) in Requirement 19 of the DCO, and amendment to sub-paragraph (1) which is shown in *italics* below:

19. —(1) No part of the authorised development may commence until a soil management plan for that part has been submitted to and approved by the relevant planning authority, *in consultation with Natural England* or, where the part falls within the administrative areas of multiple planning authorities, each of the relevant planning authorities.

(2) The soil management plan must be substantially in accordance with the framework soil management plan.

(3) The soil management plan must be implemented as approved and maintained throughout the operation of the relevant parts of the authorised development to which the plan relates.

(4) *The soil management plan must set out a programme of soil health monitoring to be undertaken throughout the operational phase of the project.*

12. **Natural England** is requested to comment on how it would expect the data resulting from the soil health monitoring to be made publicly available, including where it should be published.

Amendment to Requirement 7 - Landscape and ecology management plan

13. **The Applicant** and **Natural England** are invited to comment on a proposed amendment to Requirement 7 sub-paragraph (1) of the DCO, which is shown in italics below:

7. .—(1) No part of the authorised development may commence until a written landscape and ecological management plan has been submitted to and approved by the relevant planning authority for that part, or where the part falls within the administrative areas of multiple planning authorities, each of the relevant planning authorities, following consultation with the Environment Agency, *Natural England* and where the part falls within its administrative area, Lincolnshire County Council.

Amendment to Requirement 12- Construction environmental management plan

14. **The Applicant** and **Natural England** are invited to comment on the proposed amendment to Requirement 12 sub-paragraph (1) of the DCO, which is shown in italics below:

12.—(1) No part of the authorised development may commence until a construction environmental management plan for that part has been submitted to and approved by the relevant planning authority or, where the part falls within the administrative area of multiple relevant planning authorities, each of the relevant planning authorities, in consultation with the relevant highway authority, the Environment Agency, *Natural England*, and where the part falls within its administrative area, Lincolnshire County Council.

Amendment to Requirement 13- Operational environmental management plan

15. **The Applicant** and **Natural England** are invited to comment on the proposed amendment to Requirement 13 sub-paragraph (1) of the DCO, which is shown in italics below:

13 .—(1) Prior to the date of final commissioning for any part of the authorised development, an operational environmental management plan for that part must be submitted to and approved by the relevant planning authority or, where the part falls within the administrative area of multiple relevant planning authorities, each of the relevant planning authorities, in consultation with the

relevant highway authority, the relevant waste authority, the Environment Agency, *Natural England* and where the part falls within its administrative area, Lincolnshire County Council.

Amendment to Requirement 21- Decommissioning and restoration

16. **The Applicant** and **Natural England** are invited to comment on the proposed amendment to Requirement 21 sub-paragraph (4) of the DCO, which is shown in italics below:

21.—(1) The date of decommissioning must be no later than 60 years following the date of final commissioning.

(2) Unless otherwise agreed with the relevant planning authority, no later than 12 months prior to the date the undertaker intends to decommission any part of the authorised development, the undertaker must notify the relevant planning authority of the intended date of decommissioning for that part of the authorised development.

(3) Unless otherwise agreed with the relevant planning authority, no later than eight weeks prior to the intended date of decommissioning of any part of the authorised development notified pursuant to sub-paragraph (2), the undertaker must submit to the relevant planning authority for that part a decommissioning environmental management plan for approval.

(4) Where the undertaker decides to decommission a part of the authorised development that falls within the administrative areas of multiple planning authorities, the decommissioning environmental management plan must be submitted to each relevant planning authority, following consultation with the Environment Agency, *Natural England*, and the approval of all relevant planning authorities is required for the purposes of this paragraph.

Flood Risk Assessment

17. The Environment Agency has published new data following an updated National Flood Risk Assessment⁶. The Flood Map for Planning and flood zones were updated on 25 March 2025⁷. **The Applicant** is invited to confirm if the updates have any implications for the Flood Risk Assessment in the Environmental Statement for the Proposed Development, and to provide revised documents if necessary.

Deadline for Response

18. Responses to the requested information should be submitted by email only to TillbridgeSolarProject@planninginspectorate.gov.uk by **23.59 on 14 August 2025**.

⁶ <https://www.gov.uk/government/publications/national-assessment-of-flood-and-coastal-erosion-risk-in-england-2024/national-assessment-of-flood-and-coastal-erosion-risk-in-england-2024>

⁷ <https://environment.data.gov.uk/dataset/04532375-a198-476e-985e-0579a0a11b47>

19. Responses will be published on the Tillbridge Solar project page of the National Infrastructure Planning website as soon as possible after 14 August 2025.

<https://national-infrastructure-consenting.planninginspectorate.gov.uk/projects/EN010142>

20. This letter is without prejudice to the Secretary of State's consideration of whether to grant or withhold development consent for the Proposed Development or any part of the project.

21. Nothing in this letter is to be taken to imply what the eventual decision might be or what final conclusions the Secretary of State may reach on any particular issue which is relevant to the determination of the application.

Yours faithfully

John Wheadon

John Wheadon

Head of Energy Infrastructure Planning Delivery & Innovation

Department of Energy Security & Net Zero