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PINS Ref: EN010151

Ms Naoual Margoum  
Case Manager  
The Planning Inspectorate  
Temple Quay House  
Temple Quay  
Bristol  
BS1 6PN

By email to: [BeaconFen@planninginspectorate.gov.uk](mailto:BeaconFen@planninginspectorate.gov.uk)

Dear Naoual,

**BEACON FEN ENERGY PARK**

**APPLICATION FOR DEVELOPMENT CONSENT UNDER SECTION 37 'APPLICATIONS FOR ORDERS GRANTING DEVELOPMENT CONSENT' OF THE PLANNING ACT 2008 FOR A GROUND MOUNTED SOLAR PHOTOVOLTAIC ELECTRICITY GENERATING FACILITY OF OVER 50MW CAPACITY AND BATTERY ENERGY STORAGE SYSTEM.**

**LAND 6.5 KM NORTHEAST OF SLEAFORD AND 2.5 KM NORTH OF HECKINGTON, LINCOLNSHIRE.**

Thank you for issuing the Section 51 Advice and Section 55 Checklist on 1 May 2025 setting out the Planning Inspectorate's initial advice and observations in relation to this application.

Beacon Fen Energy Park Limited ('the Applicant') responses to the advice are included at Appendix 1 of this letter, which also sets out the updated documents which have been subsequently prepared and submitted.

In addition to the updated documents set out in Appendix 1, the Applicant also submits alongside this letter the following documents into examination:

- Document Ref: 1.3 Application Guide – this has been updated to reflect the latest documents which have been submitted alongside this letter.
- Document Ref: 4.3 Book of Reference (clean and tracked versions) – this has been updated due to additional diligence that has been carried out by the Applicant's team since submission. The Applicant also submits alongside this Document Ref: 4.3 Book of Reference Schedule of Changes (a new document).
- Document Ref: 6.4.42b: Landscape Strategy Plan (b) – this has been corrected, having previously contained a different plan.

We look forward to receiving PINS' confirmation of receipt of this letter and its appendices. If you have any questions or clarifications with regards to the documents submitted alongside this letter or other parts of the Application, please do not hesitate to contact me.

Yours sincerely,

For and on behalf of DWD



**Director**



**Appendix 1: Applicant's Response to Section 51 Advice**

Section 51 Advice	Beacon Fen Energy Park Limited Response	Revised Documents Submitted
<b>Section 51 Advice</b>		
Following the release of flood and coastal erosion risk data by the Environment Agency in January and March 2025, the applicant should be prepared to demonstrate that they have given due consideration to these updates, and where there are implications to the assessment, revise them accordingly. The applicant is also requested to demonstrate that UKCP18 has been taken into account in the FRA and that a 40 year operational period has been applied consistently across the FRA and relevant Environmental Impact Assessment (EIA) aspect topics.	<p>The Applicant has drafted a technical note which verifies the existing assessments, and explains where further assessment is being considered, which will be submitted into examination in due course.</p> <p>The Applicant can confirm that UKCP18 has been taken into account in the FRA and that a 40 year operational period has been applied consistently across the relevant EIA aspect topics.</p>	Document Ref: 9.1 Section 51 Response: Climate Change Allowances and Revised NaFRA2 Mapping Review
The application documentation does demonstrate that there has been engagement with the statutory consultees at pre-application stage. However, there is no specific evidence which sets out clear agreement relating to a number of matters. These include, for example; agreement of methodology, assessment outcomes or mitigation for the FRA and HRA from statutory consultees. The Applicant should ensure that details of any agreements (or otherwise) are in place as soon as possible so that it can be satisfactorily dealt with during the examination.	The Applicant has taken account of this point and will ensure that Statements of Common Ground (which are being prepared at the time of this letter but not yet ready to be submitted into examination) set out specific evidence which sets out clear agreement relating to the aforementioned matters.	N/A
Given the individual circumstances of this case, the Planning Inspectorate advises taking a precautionary approach to consultation under s42(1)(a) of PA2008 to ensure that all persons potentially affected by, or potentially likely to have an interest in the application are given the opportunity to participate fully in the examination of the application. On this basis, the Applicant may wish to serve notice on the bodies listed in Box 6 of the section 55	The Applicant included all of the suggested bodies when undertaking notification under s56(2)(a) of the PA2008.	N/A

checklist when it serves notice of the accepted application under s56(2)(a) of the PA2008; unless there is a specific justification why this is not necessary.		
<b>Section 55 Checklist Advice</b>		
<p>Land Plans (Doc 2.2)</p> <ul style="list-style-type: none"> <li>Plot 12-7 is labelled as 12-8 on sheet 12 of 18.</li> <li>All plot boundaries should be unobscured for example the extent of Plot 18-45 is unclear.</li> <li>There appear to be two plot 18-4 on sheet 18 of 18.</li> <li>Insets may be helpful where plots are unclear, for example plot 13-3.</li> </ul>	The Applicant has updated the aforementioned plan.	Document Ref: 2.2 Land Plans
<p>Works Plan (Doc 2.4)</p> <ul style="list-style-type: none"> <li>According to the legend at sheet 02, work no 1, 2 and 3 appear to be coloured as work no 10.</li> <li>Cut lines at sheets 3 and 7 refer to sheet 2 instead of sheet 3.</li> </ul>	The Applicant has updated the aforementioned plan.	Document Ref: 2.4 Works Plan
<p>Streets, Right of Way and Access Plan (Doc 2.5)</p> <ul style="list-style-type: none"> <li>Street names are missing from sheet no 2,4,6 and 13.</li> </ul>	The Applicant has updated the aforementioned plan.	Document Ref: 2.5 Streets, Right of Way and Access Plan
<p>Consultation Report (Doc 5.1.1)</p> <ul style="list-style-type: none"> <li>Table 2.1 and Paragraph 7.3.4 of the Consultation Report (Doc 5.1.1) advises that letters sent to section 42(1)(a) and (b) consultees, local authorities and non prescribed consultees can be found at Appendix 7.4. However, only letters sent to section 42(1)(d) consultees are provided at Appendix 7.4.</li> </ul>	The Applicant has updated the Consultation Report to ensure all of the aforementioned letters are present within the appendix.	Document Ref: 5.1.4 Consultation Report
<p>Consultation Report (Doc 5.1.4)</p> <ul style="list-style-type: none"> <li>The list of section 44 consultees is not provided.</li> <li>The response from Historic England at page 70 is missing from the table of contents.</li> </ul>	The Book of Reference (Document Ref: 4.3) sets out the Category 1, 2 and 3 parties at the date of submission, which were all consulted as Section 42(1)(d) parties (being those persons within one or more categories of section 44). The methodology for identifying Section	

	<p>42(1)(d) consultees is outlined in Chapter 7.2 of the Consultation Report (Document Ref: 5.1.1). This explanation was detailed within Table 2.1 of the Consultation Report in response to a similar observation having previously been made by PINS during pre-application engagement on an early draft of the Consultation Report. For clarity, it was not considered to add additional evidential/information value to duplicate the same information contained within the Book of Reference as a separate appendix to the Consultation Report.</p> <p>The Applicant has added the response from Historic England to the table of contents.</p>	
<p>Explanatory Memorandum (Doc 3.2) and the Development Consent Order (Doc 3.1)</p> <ul style="list-style-type: none"> <li>• Typographical and cross-referencing inconsistencies have been noted which include the following examples:</li> </ul> <p>Article 30, paragraph 7.1.28 of the Explanatory Memorandum (Doc 3.2), refers to Articles 30(2) to (5) and Article 30(6), however there appears to be no paragraphs 30(5) and 30(6) in the Development Consent Order (Doc 3.1)</p> <p>Article 31, paragraph 7.1.32 of the Explanatory Memorandum (Doc 3.2), states that paragraph (2) requires the undertaker to give at least 28 days' notice prior to entering on and taking possession of land under paragraph (1), however Article 31(2) of the Development Consent Order (Doc 3.1) states 'not less than 14 days before'.</p> <p>Paragraph 9.1.13 refers to Works Plan (Doc:3.1). It should be doc 2.4.</p>	<p>The Applicant has updated the Explanatory Memorandum.</p>	<p>Document Ref 3.1: Development Consent Order (clean and tracked versions)</p> <p>Document Ref 3.1: Development Consent Order Schedule of Changes</p> <p>Development Ref: 3.2 Explanatory Memorandum (clean and tracked versions)</p>

<p>Development Consent Order (Doc 3.1)</p> <ul style="list-style-type: none"> <li>Article 2 (interpretation) preliminary work bullet points begin at c.</li> </ul>		
<p>Statement of Reasons (Doc 4.1) and Book of Reference (Doc 4.3)</p> <ul style="list-style-type: none"> <li>Paragraph 4.3.3 of the Statement of Reasons (Doc 4.1) states that details of the relevant owners in the grey plots (3-10, 18-58 and 18-59) have also been included in the Book of Reference (Doc 4.3) because plots fall within Order Limits and it is intended that part of the works may be carried out in that land. However, it is noted that the Book of Reference (Doc 4.3) does not include details of relevant owners for the grey plots.</li> </ul>	<p>The Applicant has updated the Statement of Reasons to ensure consistency with the Book of Reference.</p>	<p>Document Ref: 4.1 Statement of Reasons (clean and tracked versions)</p>
<p>Environmental Statement Chapter 2 (Doc 6.4) and Appendix 1 – Outline Design Principles of the Design and Access Approach Document (Doc 5.6)</p> <ul style="list-style-type: none"> <li>Some discrepancies have been noted between the maximum Environmental Statement design parameters described in Environmental Statement Chapter 2, Table 2.1 (Doc 6.4) and those listed in Appendix 1 – Outline Design Principals of the Design and Access Approach Document (Doc 5.6). The Applicant should ensure that the Environmental Statement design parameters are consistent between documents and clearly define the maximum Environmental Statement design parameters used in the Environmental Statement assessments.</li> </ul>	<p>The Applicant has updated the Outline Design Principles contained at Appendix 1 of the Design and Access Approach Document.</p>	<p>Document Ref: 5.6 Design and Access Approach Document (clean and tracked versions)</p>