

Beacon Fen Energy Park DCO – Written Representation

Submitted by: LCJ Mountain Farms Ltd (Interested Party Ref: F8D0BCE95)

On behalf of: LCJ Mountain Farms Ltd and, if permitted, Leslie Christopher John Mountain and Patricia Lynn Mountain (Interested Party Ref: F5A76C031)

Deadline 1 – 7 October 2025

This Written Representation is submitted to the Examining Authority in respect of the Beacon Fen Energy Park Development Consent Order (the “Application”) on behalf of LCJ Mountain Farms Ltd (“LCJMF”) and, if permitted, Leslie Christopher John Mountain and Patricia Lynn Mountain (together, the “Grantors”).

LCJMF is a directly affected landowner: approximately 3.2 km (over one third) of the Applicant’s proposed cable route crosses its land and the Grantors’ land. LCJMF objects to the route as currently proposed on the following principal grounds:

- **Failure to assess reasonable alternatives:** Viable, policy-aligned land and routing options offered by LCJMF in November 2021 and August 2023 have not been substantively appraised, particularly following the withdrawal of Beacon Fen South;
- **Environmental and cumulative impacts:** The chosen route passes through environmentally sensitive designations, including LWS 4722, and re-uses the Viking Link corridor without a quantified cumulative comparison;
- **Inadequate consultation:** Engagement with the actual landowners under sections 42–44 of the Planning Act 2008 was late and insufficient to influence scheme design; and
- **Missed opportunities for integrated, efficient infrastructure:** The Applicant has not addressed clear evidence of how its cable corridor could be future-proofed to enable integration with proximate generation and demand (e.g. BESS, data centre, glasshouse) in line with EN-1 and EN-5.

This representation identifies procedural and evidential gaps in the Applicant’s case and invites the Examining Authority to issue targeted directions under Rule 17 of the Infrastructure Planning (Examination Procedure) Rules 2010 (SI 2010/103) to address these deficiencies. It is structured for ease of reference and supported by Exhibits (Ex1–Ex63) submitted alongside this representation.

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Summary of Written Representation (≤10%)

Who we are. LCJ Mountain Farms Ltd (LCJMF) is a directly affected landowner: ~3.2 km (over one third) of the proposed cable route crosses our farm.

Core case. The Applicant has not demonstrated compliance with EN-1, EN-3 and the EIA Regulations because:

- (i) reasonable, policy-aligned alternatives offered by LCJMF in Nov 2021 and Aug 2023 were not substantively appraised, particularly after Beacon Fen South (BFS) was withdrawn (Refs A–C; Ex1; Ex16; Ex11–Ex12; Ex49–Ex52);
- (ii) environmental and cumulative effects are under-reported (including LWS 4722 and repeat use of the Viking Link corridor) and the flood-risk baseline has materially worsened under NaFRA2 with Sequential Test implications (**Doc 9.1 – NaFRA2 Flood Risk Mapping** (Jan 2025); Ref E)
- (iii) opportunities for proportionate grid integration and future-proofing have been disregarded (Refs D, F–H); and
- (iv) consultation with the actual landowner under ss42–44 PA 2008 occurred too late to influence design.

Reasonable alternatives. LCJMF's Nov 2021 and Aug 2023 offers identified proximate parcels (~2.7 km from the Point of Connection) suitable for PV on mixed Grade 3a/3b land and BESS in Flood Zone 1 (FZ1). Although previously set aside by the Applicant's internal site-selection filters (APP-054), those filters are not policy thresholds and must not substitute for proportionate alternatives testing (Refs A–C). Following BFS withdrawal, the Applicant retained a 600 MW import / 600 MW export connection while proposing only ~400 MW PV, implying ~200 MW of headroom that could be accommodated via LCJMF's parcels without wholesale redesign (Ref F). In this changed context, a like-for-like reassessment of LCJMF's offers—including the FZ1 BESS siting opportunity—was required but not undertaken.

Environmental matters. The chosen route (APP-285 Option 1) enters LWS 4722, places Construction Compound 4 within it, and re-uses a corridor previously used by Viking Link (where ~4,800 t of stone were imported for haul roads). The Environmental Statement (APP-079) provides no quantified cumulative comparison of Option 1 against Option 3 or LCJMF's Aug 2023 offer, which avoids longitudinal occupation of LWS 4722 (Ex49–Ex52). In addition, the Applicant's flood-risk framework predates NaFRA2; the Section 51 Response confirms materially worsened surface-water extents, engaging Sequential Test re-consideration (Doc 9.1; Ref E).

Integration and future-proofing. LCJMF's land lies immediately adjacent to the cable corridor ~2.7 km from the Point of Connection. LCJMF requests installation of a parallel 33 kV duct from the PV site to a capped spur-ready node on LCJMF land to enable future behind-the-meter connections (e.g., data centre, BESS, glasshouse) without reopening the 400 kV corridor—consistent with good design and efficient network use under EN-1/APP-285 (Refs D, F–H). LCJMF is already working with licensed iDNOs to deliver such connections.

Consultation. Engagement with LCJMF occurred only after key design choices had been made, contrary to the formative intent of ss42–44 PA 2008 and the SoCC. Despite LCJMF's 2021/2023 alternatives—including the Hybrid corridor via Little Hale Drove (LCJMF Aug 2023 offer)—the Applicant did not meaningfully engage with these proposals during statutory consultation, foregoing opportunities to avoid LWS 4722 and to support efficient integration (Ex11–Ex12; Ex49–Ex52).

Requests to the ExA (Rule 17). LCJMF invites focused directions to cure evidential gaps:

1. Alternatives matrix: a quantified, like-for-like comparison between the Applicant's alignment and (a) LCJMF's Aug 2023 offer (hybrid corridor); (b) LCJMF's FZ1 BESS site; and (c) the Nov 2023 BESS-only offer reflecting post-BFS headroom (Refs A–C, F).
2. Flood & cumulatives table: Option 1 vs LCJMF's Aug 2023 offer (hybrid corridor), including LWS 4722 impacts and Viking Link corridor re-use (Ref E; Doc 9.1; Ex49–Ex52).
3. ALC parity: disclose ALC soil logs/Natural England review for the Applicant's proposed BESS site and undertake a comparative ALC assessment against LCJMF's FZ1 BESS alternative (Ex22).

4. Network utilisation & safeguards: evidence utilisation of the 600/600 MW configuration and enable proportionate spur-ready measures (e.g., 33 kV duct to an LCJMF node) to support efficient integration with proximate demand/generation (Refs D, F–H).

1. Introduction

1.1 LCJ Mountain Farms Ltd (LCJMF) is a family-run farming business and a directly affected landowner in this Examination.

1.2 Approximately 3.2 km of the Applicant's proposed cable alignment crosses LCJMF land, representing over one third of the total route.

1.3 This Written Representation addresses:

- (i) reasonable alternatives;
- (ii) environmental omissions;
- (iii) consultation failures; and
- (iv) integration opportunities,

in accordance with the requirements of EN-1 and EN-3.

1.4 The Applicant accepts that information on alternatives must be proportionate, but it must still "include a description of the reasonable alternatives... and [the] reasons for selecting the chosen option" (APP-054 §3; Refs A–B). EN-1 (paragraphs 4.4.1–4.4.2) requires applicants to provide "information on the main alternatives studied... and the main reasons for the applicant's choice, taking into account the environmental, social and economic effects." EN-1 §4.3.15 confirms there is no general duty to consider alternatives or establish whether the proposed project is the "best" option, but the information must nevertheless be proportionate to the project and sufficient to meet the requirements of the EIA Regulations (Refs A–B). Applications are ultimately judged on their merits on the basis of proportionate evidence.

1.5 LCJMF relies on the enclosed Exhibits (Ex1–Ex63) and invites the Examining Authority to read this Written Representation alongside the cited exhibits and references.

2. Update Since 2 July Submission

2.1 AGR3 consent and expansion potential (13 August 2025)

The AGR3 49.9 MW PV + BESS scheme on LCJMF land (LPA Ref: 23/1021/FUL; Appeal Ref: APP/R2520/W/25/3363027) has now received planning consent and forms part of the committed cumulative development baseline in the Little Hale / Great Hale area.

The proposed Beacon Fen export cable crosses LCJMF land en route to Bicker Fen Substation. It then intersects with the AGR3 cable corridor further east, outside LCJMF land. LCJMF—as the affected landowner—wishes to ensure that the DCO alignment and cable design do not preclude a future connection from the Applicant's 400 kV export cable. Such a connection could be delivered by LCJMF or in partnership with third parties, including a data centre or transmission-scale BESS developer.

Protective provisions are therefore needed to avoid sterilising strategic parcels immediately adjacent to the export corridor, particularly in light of post-Beacon Fen South headroom within the 600 MW import / 600 MW export configuration (Ref F).

2.2 FenResilience Food & Technology Hub

In parallel, LCJMF is advancing workstreams for additional BESS capacity and final-demand infrastructure, including a proposed 1 GW data-centre campus and a 60-acre glasshouse, under the umbrella of the FenResilience Food & Technology Hub.

The Hub is a proposed integrated clean-energy and agri-tech cluster centred on Little Hale and Great Hale Fens, designed to co-locate renewable generation, large-scale storage, digital infrastructure and low-carbon horticulture — creating a strategically important hybrid generation–demand node.

A formal offer has been tabled to locate 1 GW of demand capacity on LCJMF land, providing a nationally significant anchor load that is directly proximate to the Applicant’s corridor and Bicker Fen Substation. The site is uniquely situated:

- Immediately adjacent to the 1.4 GW Viking Link Interconnector;
- Near the 857 MW Triton Knoll onshore substation; and
- Within 2.7 km of National Grid’s Bicker Fen 400 kV substation.

This nationally significant co-location opportunity would enable private-wire connections, hybrid generation–demand configurations, and more efficient use of transmission-connected assets in line with EN-1 and EN-5 policy objectives (Refs D–F). The proposed 60-acre glasshouse would utilise waste heat from the data centre to support low-carbon food production, with capacity to supply approximately 10 % of UK cucumber demand, demonstrating the Hub’s dual energy–food resilience role.

2.3 Heads of Terms and strategic context

Heads of Terms negotiations are ongoing for both the data centre (via an iDNO structure) and a glasshouse development. Draft Heads of Terms have been tabled for a 40-acre data centre site at Little Hale Fen. These remain under negotiation but evidence concrete planning for co-located demand and generation immediately adjacent to the Applicant’s corridor.

Little Hale / Great Hale Fen is therefore emerging as a multi-vector energy and food production hub, strategically positioned between the Bicker Fen substation, Viking Link and Triton Knoll. This evolving strategic context is directly relevant to the ExA’s assessment of cumulative effects, co-location opportunities, and the efficient use of strategic grid infrastructure (Refs D–H).

2.4 Sequentially preferable PV-capable land

Approximately 9.45 acres of PV-capable land beneath or adjacent to the proposed easement would be sterilised if the DCO is granted in its current form. This land formed part of LCJMF’s Nov 2021 and Aug 2023 offers (Refs A–C) and represents sequentially preferable non-BMV land for generation and storage.

Given the post-BFS headroom and the Applicant’s own 10 km viability radius (Ref E), this sterilisation is material to the ExA’s assessment of reasonable alternatives, particularly in the context of avoiding the unnecessary use of higher-value agricultural land.

Direction sought (Update)

LCJMF requests that the AGR3 consent, together with the FenResilience Hub context, be treated as material considerations in the ExA’s assessment of reasonable alternatives, cumulative effects, and grid integration opportunities under EN-1, EN-3 and the EIA Regulations.

2.5 Applicant’s Planning Statement and Appendix 2 references (Refs A–H)

The following statements from the Applicant’s Planning Statement and Appendix 2 are relevant to this updated context (full citations in the Reference Key below, including Doc 9.1 – NaFRA2 Flood Risk Mapping (Jan 2025)):

- Ref A – Duty under EIA Regulations to describe reasonable alternatives and reasons for the chosen option.
- Ref B – EN-1: alternatives information must be proportionate but sufficient.
- Ref C – “There were no alternative technologies or sites studied... that could deliver the project objectives.”
- Ref D – Minimum PV site area 300 ha; continuous land requirement.

- Ref E – 10 km connection radius regarded as viable.
- Ref F – Post-BFS configuration: 600 MW import / 600 MW export retained; 400 MW PV; 600 MW BESS.
- Ref G – Operational access for large vehicles and first responders.
- Ref H – AIL construction logistics.

These references frame how the Applicant's evidence base should be tested against the new factual baseline:

- Refs A–C: Whether the Applicant's alternatives assessment remains proportionate and accurate post-BFS. LCJMF submits it does not, given material changes in available land and configuration.
- Refs D–E: LCJMF's offered sites meet the Applicant's own published criteria (within 2.7 km of PoC and inside the 10 km search radius) but were not reconsidered post-BFS.
- Ref F: Supports LCJMF's case on connection headroom for additional generation/demand (Section 6).
- Refs G–H: Underscore the operational and construction efficiencies available if integration measures (e.g. spur nodes, 33 kV ducts, shorter AIL routes) are safeguarded on LCJMF land rather than foreclosed by the current routing.

Taken together, the Applicant's own documents acknowledge viable alternatives and integration opportunities which have not been revisited since 2 July. LCJMF invites the ExA to assess these references alongside the AGR3 consent, FenResilience Hub, and sequential land considerations set out in §§2.1–2.4.

3. Reasonable Alternatives (APP-054) (Refs A–F)

3.1 Core point

Following the withdrawal of Beacon Fen South (BFS) and the retention of a 600 MW import / 600 MW export connection with only ~400 MW of PV (~200 MW headroom; Ref F), the Applicant should have re-tested siting BESS in Flood Zone 1 and PV on ALC 3a/3b land on LCJMF's proximate parcels (~2.7 km to the PoC).

LCJMF's Nov 2021 offer (Ex1 — PV+BESS offer; Ex8–Ex9 — proximity and block continuity) and LCJMF's Aug 2023 offer (Ex16 — expanded offer incl. FZ1 BESS; Ex11–Ex12 — Hybrid corridor basis; Ex49–Ex52 — Hybrid vs LWS comparison) were not substantively appraised. This is contrary to EN-1 § 4.3.15 and §§ 4.3.26–4.3.29, which require applicants to describe the reasonable alternatives studied and the main reasons for the choice, taking environmental, social and economic effects into account (Ref A).

The Planning Statement (APP-054 § 3; Appendix 2) applies internal site-selection filters (e.g. ≥ 300 ha sieve and Flood Zone criteria) that are not policy thresholds (Ref B). No like-for-like assessment of LCJMF's parcels is presented: there is no alternative RAG scoring, no ALC/BMV or Flood Zone parity tables, and no cumulative comparison. The Applicant's own Potential Alternative Site (PAS) 2 assessment, contained in Appendix 2 of APP-054, considered a 277 ha parcel under the same criteria, demonstrating that the ≥ 300 ha sieve is not determinative (Ref C).

The ES (APP-079) likewise contains no substantive evaluation of either offer, and the Cable Route Corridor Appraisal (APP-285) does not test LCJMF's Aug 2023 offer (hybrid alignment). See also Ex62–Ex63 (engagement log) and Ex54 ("no-headroom" assertion without evidence).

3.2 November 2021 offer — PV + BESS (Ex1, Ex8–Ex9, Ex10, Ex13, Ex15)

LCJMF offered ~516 ac (~209 ha) of land ~2.7 km from the Point of Connection in November 2021. At 4 ac/MW, this could host ~129 MW. The offer was not to relocate the whole scheme, but to place part of the PV and/or BESS on lower-grade ALC 3a/3b land closer to the PoC, with Flood Zone 1 potential for BESS within the same block (Ex22).

Why this was a reasonable alternative to Option 1

1. Proximity & efficiency: ~2.7 km to PoC, shortening trenching and reducing cable losses vs longer east–west haul (Ex8–Ex9).
2. Land quality: Site surveys show predominantly Grade 3a/3b (Ex2; Ex2b), contradicting desktop polygons (Ex3–Ex5).
3. Flood risk: Contains Flood Zone 1 for BESS, avoiding higher-risk siting and mitigation burdens (Ex22; Ex6–Ex7).
4. Deliverability: Offered at project outset, contemporaneous with the Applicant’s early proposals, allowing ample time for EN-1 §§ 4.4.1–4.4.3 / EIA testing.
5. Integration: Adjacent to strategic assets; compatible with hybrid corridor (Ex11–Ex12; Ex49–Ex52).

LCJMF’s Nov 2021 offer sits within a contiguous ~1,331 acre block under LCJMF’s farming and strategic control (Ex10), providing the spatial context for cable routing and infrastructure integration.

The Applicant rejected this offer on size and cumulative grounds (Ex13), citing “the acreage available and the proximity to numerous other solar schemes (and therefore project risk through cumulative impact)” in correspondence dated 27 November 2021. That rationale predates BFS withdrawal and subsequent TEC escalation (Ex14), materially changing the project context.

At the same time that the Applicant rejected LCJMF’s offer on cumulative grounds (Ex13), it was actively pursuing land agreements with other landowners. This demonstrates that LCJMF’s offer was made at the same strategic stage as the Applicant’s own land acquisition activities.

Under EN-1 §§ 4.4.1–4.4.3 and the EIA Regulations (Ref A), a like-for-like appraisal (RAG, Flood Zone parity, ALC comparison) was warranted but is absent from APP-054 § 3, ES Ch. 3 (APP-079), and cable routing materials.

3.2A Flood Zone comparison – inconsistent application of Sequential Test

The Applicant’s Planning Statement repeatedly refers to the main site being “less than 50 % Flood Zone 2 and 3 combined.” This headline masks that the solar array area lies predominantly in Flood Zone 3 (~ 49.7 % of the red-line area), with only ~ 4.5 % in Flood Zone 2 (Ex6). The BESS compound is located in Flood Zone 1, but the overall site selection relied on a blended flood-zone percentage, without differentiating between Flood Zones 2 and 3. By contrast, LCJMF’s proposed BESS parcel is wholly in Flood Zone 1 (Ex22), and the associated PV land lies on ALC 3a/3b approximately 2.7 km from the POC.

Under EN-1 §§ 5.8.21–5.8.23 (Ref E), a like-for-like Sequential Test comparison between these mixed-zone options would have been expected. No such analysis appears in APP-054, APP-079 or the Cable Route Corridor Appraisal (APP-285).

3.3 ALC/BMV evidence — why the Applicant’s mapping is wrong

Agricultural Land Classification (ALC) grades land from 1 to 5; Best and Most Versatile (BMV) land comprises Grades 1, 2 and 3a. EN-1 §§ 5.11.12 and 5.11.34 require applicants to use site-specific ALC surveys and to avoid or minimise BMV land take where reasonable.

LCJMF repeatedly informed the Applicant between 2021 and 2023 that its land is predominantly Grade 3 (Ex17–Ex18). Independent surveys confirm this:

- **Soil Environmental Services (SES)** 2021 survey: 96.1 % Grade 3a / 3.9 % Grade 2 on AGR3 (Ex2).
- **Land Research Associates (LRA)** 2024 survey: 72 % Grade 3a / 28 % Grade 3b on contiguous parcels (Ex2b).
- **Viking Link surveys (pre- and post-construction)**: mostly Grade 3a with some Grade 2 pockets (Ex4).

The Applicant instead relied on 1:250,000 provisional mapping (Ex3–Ex5), which shaded LCJMF’s Far 52 field as Grade 1 when it is Grade 3a. This small-scale dataset is not reliable at field scale where site-specific ALC data exist.

If LCJMF's parcels are mostly 3a/3b, using them would better protect BMV land than the Applicant's assumed baseline. Under EN-1 §§ 4.4.1–4.4.3 and the EIA Regulations (Ref A), a like-for-like ALC/BMV comparison should have been undertaken; none is provided.

3.4 Regional BMV and Flood Zone 3 Baseline Comparison

Nearby solar/BESS schemes already draw heavily on BMV (Grades 1/2/3a) (Ex53; Ex7). Against that baseline, LCJMF's mixed 3a/3b, FZ1 BESS, 2.7 km proximity parcels are a more efficient alternative: reduced BMV take, shorter cable runs, less trenching, and avoiding longitudinal LWS 4722 occupation (Ex49–Ex52).

EN-1 §§ 5.11.12, 5.11.34 and §§ 4.4.1–4.4.3 (Ref A) require site-specific data and proportionate testing of alternatives; EN-1 §§ 4.5.1–4.5.2 (good design; Ref D) require minimising adverse impacts and inefficient routing. No such quantified BMV/ALC or cumulative comparison is presented.

The Applicant's own 'All Constraints' mapping illustrates that the 565.8 MW of other external PV/BESS capacity in the study area is sited predominantly within Flood Zone 3 (APP-277, Appendix 2, Annex D; see Ex7). This provides the cumulative baseline against which LCJMF's mixed ALC 3a/3b, FZ1 parcels should have been comparatively tested under EN-1 §§ 4.4.1–4.4.3 and §§ 5.8.21–5.8.23

3.5 Cumulative rationale and duty to revisit

The 2021 offer was rejected on "cumulative" grounds when local Transmission Entry Capacity (TEC) — the maximum export/import capacity allocated at the transmission network connection point — was approximately 99 MW (Ex13). By August 2024, local TEC had exceeded 2.1 GW (Ex14). With BFS withdrawn and the 600 MW import / 600 MW export headroom retained (Ref F), that original rationale no longer holds.

Under EN-1 § 4.3.15 and §§ 4.3.26–4.3.29 (Ref A) and APP-054 § 3, the Applicant should have re-appraised LCJMF's offers in light of this materially changed cumulative grid context. It did not.

3.6 Applicant filters (≥ 300 ha / 10 km)

The ≥ 300 ha and 10 km filters (Ref B) are not policy tests. EN-1 § 4.3.15 and §§ 4.3.26–4.3.29 (Ref A) require proportionate information on alternatives, not their exclusion by internal sieves. Appendix 2 itself assessed a 277 ha parcel (Ref C), proving the 300 ha threshold is not determinative. LCJMF's smaller proximate parcels should have been appraised like-for-like. Applicant's Option 3 also uses Little Hale Drove (Ex50), overlapping LCJMF land.

3.7 Flood Zone treatment is not a bar

EN-1 §§ 5.8.21–5.8.23 (Ref E) require applying Sequential/Exception Tests, not excluding mixed-zone sites. LCJMF's FZ1 BESS / ALC 3a/3b PV parcels (~2.7 km to PoC) should have been tested as lower-risk, shorter-cable alternatives. They were not.

3.8 Apply the sieve consistently

Beacon Fen North narrowly meets Stage 1 sieve (~52.6 % non-BMV; Ref B). LCJMF's smaller but closer mixed-grade offers would enable shorter trenching, fewer LWS interactions, and operational benefits. Under EN-1 § 4.3.15 & §§ 4.3.26–4.3.29 (Ref A), the ExA should require a like-for-like RAG comparing Beacon Fen North vs LCJMF offers on ALC/BMV, Flood Zones, cable length, LWS crossings, operational access, and AIL logistics — not exclusion at Stage 1 by a non-policy screen.

3.9 System sizing & headroom

Post-BFS, the Applicant retains 600 MW import / 600 MW export while proposing ~400 MW PV (~200 MW headroom; Ref F). LCJMF's August 2023 offer sought BESS siting on proximate land (Ex16–Ex22). The Applicant replied that BESS was "already allocated" (Ex21).

This position was confirmed through LCJMF's agent on 31 August 2023, following a targeted BESS-only offer that sought to align with the Applicant's retained 200 MW headroom; the Applicant reiterated that BESS had already been allocated elsewhere and declined to engage further (Ex21)

Given available headroom and FZ1 potential, EN-1 § 4.3.15, §§ 4.3.26–4.3.29 and §§ 5.8.21–5.8.23 (Refs A, E) required a proportionate like-for-like appraisal. None was provided.

3.10–3.14 (Parallel projects, LCJMF Aug 2023 offer, hybrid corridor, co-location)

Across Ex42–Ex54, Ex11–Ex22, Ex49 and Ex61, LCJMF repeatedly offered an FZ1 BESS location, a hybrid corridor routing option, and strategic co-location opportunities (e.g. data centre, glasshouse, private wire) aligned with the ~200 MW headroom (Ref F).

In August 2023, LCJMF formally submitted a renewed PV + BESS land offer (~618 acres) to Low Carbon and Ardent, supported by mapping and technical context (Ex17). The Applicant declined or deferred without any quantified comparison in APP-054 / APP-079 / APP-285. The Applicant acknowledged receipt of LCJMF's Aug 2023 offer (hybrid cable routing and land-inclusion proposals) and referred them internally for review (Ex19), but no subsequent comparative appraisal was provided in APP-054, APP-079 or APP-285, contrary to EN-1 §§ 4.4.1–4.4.3 and §§ 5.8.21–5.8.23. Shortly thereafter, the Applicant's agent confirmed they were "not looking for any more land at this stage" (Ex20), indicating a closed stance toward further PV/BESS integration despite LCJMF's continued engagement.

Following the withdrawal of Beacon Fen South, LCJMF's agent repeated the request for LCJMF land to be included in the scheme (Ex23). The Applicant did not revisit site selection or alternatives in response. On 17 November 2023, LCJMF's agent again pressed the Applicant to consider siting BESS on LCJMF land and to provide a full explanation of routing choice prior to serving survey notices (Ex24).

3.15 Flood risk baseline materially worsened (NaFRA2 2025)

NaFRA2 mapping (Jan–Mar 2025) significantly increased surface-water extents in the Solar Array and BESS areas (Ref E; Doc 9.1), triggering additional mitigation. No like-for-like Sequential Test or resilience analysis has been undertaken between this revised baseline and LCJMF's FZ1 BESS alternative (Ex22). The Applicant relies on engineering mitigation rather than site selection re-testing.

Following the August–November 2023 correspondence, LCJMF's legal representatives issued a formal letter to the Applicant on 21 December 2023 setting out seven specific technical and procedural queries relating to routing, capacity, BESS siting and consistency with the Applicant's earlier cumulative impact rationale (Ex25). The Applicant's agent responded on 23 January 2024, largely deferring to generic material contained within the PEIR and providing no site-specific or quantified appraisal of the issues raised (Ex26). This exchange underscores the absence of any substantive comparative assessment of LCJMF's proposals during the statutory consultation process, contrary to EN-1 §§ 4.4.1–4.4.3 and §§ 5.8.21–5.8.23.

Summary of LCJMF alternatives offered

- Nov 2021 — ~516 ac PV+BESS, proximate (~2.7 km), mixed 3a/3b, FZ1 BESS (Ex1; Ex8–Ex9).
- Aug 2023 — ~618 ac expanded offer: FZ1 BESS (Ex22), hybrid corridor (Ex11–Ex12; Ex49–Ex52), lodged during statutory consultation (Ex16; Ex18).

Directions sought (Alternatives)

A1. Require a quantified alternatives matrix comparing the Applicant's design with the November 2021 and August 2023 LCJMF offers (Refs A–C; F).

A2. Direct production of Flood Zone and ALC/BMV parity tables comparing Applicant parcels vs LCJMF parcels (Refs A–E).

A3. Confirm the ≥ 300 ha sieve is not policy and non-contiguity is not a bar (EN-1 § 4.3.22; Refs A–C).

A4. Require site selection reconsideration in light of NaFRA2 2025 and Doc 9.1 (Ref E), with explicit comparison to LCJMF's FZ1 BESS element.

4. Environmental Matters (APP-079) (Ref E)

4.1 LWS 4722 (Option 1 only)

Option 1 enters Local Wildlife Site (LWS) 4722, places Construction Compound 4 (CC4) within its boundary, and entails approximately 1.19 km of in-LWS HGV movements during construction (Ex35–Ex38 — LWS 4722 occupation & CC4). By contrast, Option 3 and the LCJMF Aug 2023 offer avoid longitudinal occupation of LWS 4722, crossing Old Forty Foot Drain (LWS 4490) at right angles only (Ex49–Ex52 — LWS comparison; Ex50 — Option 3 alignment). The Environmental Statement does not provide a quantified comparative analysis of LWS length or area affected under these alternatives.

Satellite imagery confirms the spatial contiguity between the Viking Link corridor and the Applicant's proposed CC4 compound, illustrating cumulative occupation within the same LWS 4722 footprint (Ex36–Ex37 — spatial overlap and LWS 4722/726 overlay)

4.2 Repeat-corridor cumulatives — Viking Link

The Viking Link interconnector scheme used the same corridor approximately three years earlier, importing around 4,800 tonnes of stone for haul roads and compounds that were subsequently removed (Ex34 — stone import records). Re-use of this corridor would double HGV movements and associated disturbance, compounding soil and hydrological impacts. CC4 directly overlaps the Viking Link route and CC5 lies across the South Forty Foot Drain, immediately adjacent to the previous compound footprint (Ex35–Ex38 — CC4/CC5 overlap mapping). The Environmental Statement does not assess the cumulative effects of repeated occupation of the same corridor, including compounded soil structure degradation and LWS disturbance.

4.3 Regional cumulatives

The Applicant provides limited assessment of the Heckington Fen Solar NSIP (consented January 2025; approximately 1,000 acres) in relation to landscape, agricultural land loss, traffic, or community resilience impacts. This neighbouring NSIP should inform cumulative impact assessments given its proximity and scale, particularly with respect to agricultural land use, access corridors, and ecological networks.

4.4 Soils

Pre- and post-Viking Link soil surveys (Ex4 — soil condition), NDVI satellite imagery (3 October 2023) showing persistent vegetation stress along the reinstated corridor (Ex27 — NDVI), and field photographs taken on 21 October 2023 contrasting flooded corridor sections with unaffected control areas (Ex28–Ex33 — reinstated corridor) collectively indicate medium-term compaction and impaired drainage. Re-use of this corridor risks compounding these effects, engaging the precautionary principle. LCJMF's ecology evidence, supported by Rachel Hacking Ecology (RHE), includes independent walkover surveys and desk studies undertaken to ground-truth habitat, hedgerow, and watercourse conditions and to identify additional survey needs (Ex55–Ex60 — RHE walkovers). The ES baseline has not been reconciled with these independent findings.

Directions sought (Environment)

- E1. Require a quantified cumulative analysis for Option 1 vs Option 3 vs LCJMF's Aug 2023 offer, including hybrid alignment, HGV movements, stone import tonnage, reinstatement passes, soil structure metrics, hydrological effects, and LWS length/area impacted (Ex49–Ex52 — hybrid alignment basis).
- E2. Reconcile ES baselines with independent Rachel Hacking Ecology (RHE) surveys (Ex55–Ex60 — RHE walkovers) applying the precautionary principle, and require seasonally appropriate re-survey where indicated.

5. Consultation (APP-277) (Refs A–E)

Legal context and LCJMF's position.

Consultation under PA 2008 ss42–44, s47, s48 and EIA Reg 18 is intended to be formative, with enough information

and time for responses to influence design. For the avoidance of doubt, LCJMF does not allege a procedural non-compliance under s44. The concern is timing and adequacy: meaningful engagement with the freehold/occupier occurred too late to shape key choices, despite LCJMF putting forward proximate, policy-aligned alternatives from 2021 (Refs A–C).

Chronology (documentary trail).

- *Nov 2021 — LCJMF tables a 516-acre proximate offer and notifies corridor rights context (Ex1 — Nov-2021 offer; Ex44 — AGR3 Clause 3.19 co-location).
- Aug 2023 — LCJMF re-offers ~618 acres post-BFS with illustrated FZ1 BESS and a hybrid collection corridor (Ex16–Ex20 — LCJMF Aug-2023 offer).
- Nov–Dec 2023 — Brown & Co and Mishcon request site-specific engagement on BESS siting / cable routing before notices; the reply points to generic PEIR text (Ex24 — Brown & Co request; Ex25 — Mishcon request; Ex26 — generic PEIR reply).
- Aug 2023 → early 2024 — Land Interest Questionnaire issued and targeted consultation limited to Jan–Mar 2024; Heads of Terms discussions commence only in 2025 (AS-095 — Land Interest Engagement Schedule).
- May 2025 — Engagement is directed at ib vogt (no secured rights) and ends with withdrawal the same day the Applicant approached them (Ex42 — LIQ extract; Ex43 — ib vogt emails).
- Throughout — LCJMF maintains a contemporaneous timeline/log evidencing repeated attempts to engage (Ex62 — timeline; Ex63 — engagement log).

*2021 — AGR/Low Carbon NSIP carve-out drafting and planning coordination. Prior to the Beacon Fen scheme, LCJMF, AGR and Low Carbon discussed NSIP carve-out provisions, cable crossing rights and planning deferrals to coordinate potential overlapping infrastructure, as evidenced in contemporaneous correspondence and lease drafting (Ex45–Ex46). This demonstrates that proactive landowner-led integration measures were already in train well before the Applicant’s engagement.

The Applicant’s own Land Interest Engagement Schedule (AS-095) confirms this sequencing. Formal engagement with LCJMF commenced only in August 2023 with the issuance of the Land Interest Questionnaire, followed by targeted consultation between January and March 2024, and Heads of Terms in January 2025, with substantive discussions occurring in September 2025. This timeline, set out in Ex62, demonstrates a significant lag between LCJMF’s alternative land offers in November 2021, August 2023 and November 2023 and the Applicant’s engagement milestones. It supports LCJMF’s position that reasonable alternatives were not tested at the appropriate formative stage required under PA 2008 ss42–44 and EN-1 § 4.4.3, but only after key routing and siting decisions had been effectively fixed.

Effect on LCJMF.

By the time focused engagement began with the freehold/occupier, routing and siting choices were already advanced. Reasonable alternatives capable of reducing flood risk, BMV take and LWS occupation — namely the November 2021 and August 2023 offers — were not tested at a formative stage, limiting the ability of consultation to influence the scheme (Refs A–C).

Evidence base (Applicant and LCJMF).

The Applicant’s Land Interest Engagement Schedule indicates the first substantive engagement with LCJMF was in late 2023, with Heads of Terms discussions only initiated in 2025 (AS-095). LCJMF’s timeline and log show sustained attempts to engage across 2023–2025 (Ex62; Ex63). Together, these documents evidence late landowner engagement, not a s44 procedural non-compliance.

Directions sought (Consultation) — within Rule 17 remit.

- C1. Invite a short “Consultation Addendum” explaining, with dates, how LCJMF’s Nov 2021 and LCJMF Aug 2023 offers (proximate PV+BESS; FZ1 BESS; hybrid corridor) were considered, what like-for-like testing (if any) was undertaken, and why they were not taken forward (Ex1; Ex16–Ex22; Ex11–Ex12; Ex49–Ex52; Refs A–C).
- C2. Request a consolidated engagement chronology cross-referencing AS-095 with Ex62–Ex63, identifying when design-shaping consultation with the freehold/occupier actually occurred and summarising the Applicant’s responses to the specific alternatives raised (AS-095; Ex62–Ex63).
- C3. Ask the Applicant to confirm whether any third-party engagement (e.g., with ib vogt) was relied upon as a proxy for ss42/44 engagement with LCJMF and, if so, to set out how that ensured the landowner’s alternatives could still influence design (Ex42–Ex43).

(Any scheme safeguards LCJMF seeks—e.g., spur-ready nodes, LWS working widths, soils/hydrology protections—are addressed separately under Protective Provisions / Integration, not under Consultation.)

6. Integration and Grid Efficiency (APP-285) (Refs D, F–H)

Policy context.

EN-1 §§ 4.2–4.4 and APP-285 § 4.5 require good design and the efficient use of the electricity network, encouraging developers to consider integration opportunities and future-proofing at an early stage (Ref. D). LCJMF’s site lies within 2.7 km of the Bicker Fen PoC and is directly adjacent to Viking Link, Triton Knoll and AGR3, presenting clear opportunities for co-location, spur-ready nodes and parallel 33 kV ducting, which the Applicant has not tested.

6.1 Headroom under 600 MW / 600 MW configuration

LCJMF is not asking the Applicant to fund or deliver a 400 kV interlock spur at this stage. Independent engineering advice indicates that such a solution would require dedicated substations, complex multilateral arrangements with NGET, and capital expenditure in the tens of millions of pounds.

The Applicant’s Planning Statement confirms a 600 MW import / 600 MW export configuration with only ~400 MW of PV following the withdrawal of BFS, implying ~200 MW of spare headroom (Ref. F). LCJMF has repeatedly asked how this surplus capacity could be transparently allocated to proximate demand (e.g. BESS, data centre, glasshouse with heat reuse) rather than assumed to be fully sealed for export, in line with EN-1 §§ 4.5.1–4.5.3, which emphasise good design, efficient use of infrastructure, and co-location.

LCJMF’s position is that this headroom, combined with the corridor’s immediate proximity to nationally significant demand opportunities, should be objectively appraised to ensure the DCO does not pre-emptively sterilise integration options (Ex49; Ex61).

Direction sought: LCJMF invites the ExA to require the Applicant to

- (i) provide evidence of any claimed lack of headroom under the 600 MW / 600 MW configuration, and
- (ii) assess the safeguarding of spur-ready nodes on LCJMF land as a proportionate future-proofing measure (Ref. F; Ex54).

6.2 Operational access and efficiency

The Planning Statement provides for one primary and one secondary operational access for large vehicles, including first-responder access to BESS and substation (Ref. G). Siting BESS or other infrastructure on LCJMF land ~2.7 km from Bicker Fen — adjacent to AGR3 and the Viking Link corridor — would enable a spur-ready node without immediately requiring a 400 kV interlock, while shortening operational mileages and export cable runs against the current design, consistent with EN-1 good-design principles (EN-1 §§ 4.5.1–4.5.3) (Ex44).

6.3 Abnormal Indivisible Load (AIL) logistics

A small number of AIL transformer movements are anticipated (Ref. H). Locating BESS and associated plant nearer the PoC on LCJMF land (~2.7 km) could reduce AIL route mileage, potentially avoid new A17 access construction, and minimise corridor occupation (including within/near LWS 4722), delivering quantifiable construction efficiencies relevant under EN-1 § 4.5.3.

6.4 Documented integration opportunities

LCJMF has supplied the Applicant with documentary evidence supporting practical integration:

(i) AGR3 Lease Clause 3.19 confirming co-location capacity on Little Hale Drove,

Despite being tabled in November 2021, this evidence is not reflected in routing or integration appraisals in APP-285, nor has a reasons-for-rejection been provided, which represents a missed opportunity given the adjacency to Viking Link, AGR3 and Triton Knoll (Ref. D; Ex44; Ex49; Ex61).

6.5 Provision of 33 kV duct to an LCJMF spur node

The Applicant's 400 kV export route runs ~4.5 km from the PV site to LCJMF land, ~3.2 km across LCJMF, then ~3.5 km north to Bicker Fen. LCJMF requests that a parallel 33 kV duct be installed within the same trench from the PV site to a capped access chamber ("spur node") on LCJMF land, to enable later medium-voltage private-wire connection without reopening the 400 kV corridor once operational.

This proportionate measure aligns with EN-1 good-design and network-efficiency principles (Ref. D) and with EN-5 objectives on coordinated, future-proofed network development. LCJMF is already working with a licensed iDNO on an adjacent consented 49.9 MW PV+BESS with a 2026 grid date, demonstrating an appropriate delivery vehicle is in place; installation could be by the Applicant or by LCJMF/third parties at cost under a protective provision/side agreement (Ex44; Ex49; Ex61).

Heat transfer loop crossing. LCJMF also intends to install a closed-loop heat main between the proposed data-centre site and a 60-acre glasshouse to utilise waste heat. Appropriate protective provisions and crossing rights are sought so the 400 kV corridor does not sterilise this integrated energy-heat system (Ex49; Ex61).

6.6 Behind-the-meter opportunity

A 33 kV private-wire from the PV site to an LCJMF spur node would enable behind-the-meter supply to a proximate anchor load (e.g. data centre), bypassing Transmission Network Use of System (TNUoS), Distribution Use of System (DUoS), and Balancing Services Use of System (BSUoS) charges. These are network and system-operation charges levied by National Grid and distribution operators to recover transmission, distribution and balancing costs. For large consumers, these charges can represent 30–50 % of the delivered cost of electricity — often exceeding the wholesale energy price itself.

Avoiding these charges materially improves delivered cost for large anchor loads. For the Applicant, this enables monetisation of spare or merchant capacity at a premium alongside grid export, implemented via a licensed iDNO or equivalent. This approach is fully consistent with EN-1 and EN-5 policy on efficient network use and with Government strategy on strategic digital load co-location (Ref. D; Ex49; Ex61).

6.7 Commercial optionality

LCJMF recognises the Applicant may have Purchase Power Agreements / Contracts for Difference commitments and does not seek to mandate offtake. The proposed duct simply preserves optionality to negotiate future commercial supply or third-party connections when contracts and regulation allow, consistent with EN-1's emphasis on co-location and efficient use of existing infrastructure (Ref. D; Ex49; Ex61).

6.8 Failure to evidence the claimed "lack of headroom"

Prior to ISH1, the Applicant's agents stated that all headroom within the 600 MW import / 600 MW export configuration had been fully allocated to the BESS and could not be novated to third parties. However, no supporting technical evidence (e.g. load-flow analysis, capacity allocation schedules, or curtailment modelling) has been provided to substantiate this assertion (Ex54).

At ISH1, the Applicant maintained the same position without offering any analytical justification. Given the post-BFS configuration, LCJMF considers it essential for the Examining Authority to test these claims against the documented ~200 MW of spare headroom (Ref. F) and the proximity (~2.7 km) of suitable integration opportunities (BESS, data centre, glasshouse).

LCJMF therefore invites the ExA to request the Applicant's utilisation case for the 600 MW / 600 MW connection under the post-BFS design and to explain why proportionate integration with proximate demand or BESS is said to be technically or economically infeasible (Refs F–H; Ex49; Ex54; Ex61).

6.9 Directions sought (Integration)

To address the evidential gaps identified above, LCJMF invites the ExA to issue targeted Rule 17 requests requiring the Applicant to:

- 1. Headroom evidence**

Disclose utilisation of the 600 MW / 600 MW connection (post-BFS), including BESS allocation, curtailment assumptions, and any spare capacity, supported by relevant network data (Ref. F; Ex54).

- 2. Integration appraisal**

Provide a proportionate options appraisal of spur-ready integration measures (e.g. 33 kV duct and crossing safeguards) versus a do-nothing scenario, setting out reasons with reference to EN-1 good-design and network-efficiency objectives (Ref. D; Ex44; Ex49; Ex61).

- 3. Protective provisions**

Submit draft Requirement and/or protective-provision wording to safeguard space and rights for a spur node and heat-main crossing on LCJMF land. If such wording is considered impracticable, provide a reasoned explanation (Ref. D; Ex44; Ex49; Ex61).

- 4. Duct refusal justification**

If declining to install a parallel 33 kV duct to an LCJMF spur node, set out evidence-based reasons (technical, safety, legal, or economic) and identify any alternative future-proofing measures the Applicant considers acceptable to avoid reopening the 400 kV corridor once operational (Ref. D; Ex49; Ex61).

7. Cable Route: Like-for-Like Comparison (Option 1 vs Option 3 vs LCJMF's Aug 2023 offer (Refs D, G–H))

Intro.

This section focuses on route geometry and measurable effects, with policy rationale addressed in Section 3. LCJMF's Aug 2023 offer included a hybrid alignment comprising a branch from Option 1 to Car Dyke, a short field link, then along Little Hale Drove, mirroring the Option 3 geometry (Ex11–Ex12; Ex49–Ex52).

Under EN-1 §§ 4.2–4.4 and APP-285 § 4.5 (Ref. D), good design requires efficient infrastructure layouts, minimisation of unnecessary land-take, and consideration of alternative alignments that could reduce environmental effects and improve constructability. The hybrid alignment provides such a proportionate alternative, offering reduced LWS interaction, shorter trench lengths, and improved logistics.

7.1 Designation geometry

- Option 1: Enters LWS 4722; Construction Compound 4 lies within it; involves approximately 1.19 km of in-LWS HGV activity (Ex35–Ex38; Ex50–Ex52).
- Option 3: Runs north–south then west along Little Hale Drove (~2,408 m), crossing LWS 4490 (Old Forty Foot) at right angles only (Ex50–Ex52).
- Nearby designations (context): LWS 4489 (Mill Drain) lies ~274 m to the south, and LWS 4520 (Willow Farm Drain) lies ~177 m to the north of the Little Hale Drove section (Ex50–Ex52).

By contrast, EN-1 good-design principles (Ref. D) encourage avoiding longitudinal occupation of LWS where feasible. The LCJMF Aug 2023 offer hybrid alignment mirrors Option 3's right-angle crossing geometry, thereby avoiding extended trenching through LWS 4722.

7.2 LCJMF Aug 2023 offer hybrid alignment (Option 1 → Car Dyke → Little Hale Drove)

- From Option 1, south on Car Dyke ~732 m, ~233 m east across a single field, then ~2,733 m along Little Hale Drove towards the PoC (Ex11–Ex12; Ex49–Ex52).
 - Effects: avoids longitudinal occupation of LWS 4722; mirrors Option 3's right-angle crossing of LWS 4490; reduces ~3.2 km of E–W trenching across core arable blocks; and runs ~274 m north of LWS 4489 (Mill Drain) and ~177 m south of LWS 4520 (Willow Farm Drain) without intersecting either (Ex50–Ex52).
- This geometry directly responds to EN-1 §§ 4.5.1–4.5.3's emphasis on minimising impacts through layout choices (Ref. D).

7.3 Integration with offered parcels (collection corridor)

The hybrid corridor collects ~418 acres (Great Hale) + ~200 acres (Little Hale) (~618 acres total; predominantly ALC 3a/3b) en route to the PoC, consistent with LCJMF's August 2023 offer (Ex6; Ex8–Ex9; Ex16–Ex18; Ex49–Ex52).

This integration supports co-location and network efficiency objectives in EN-1 / APP-285 (Ref. D), allowing generation parcels to be connected efficiently without reopening the 400 kV corridor later.

7.4 Prior rights and engineering feasibility (crossings / spurs)

AGR3 Lease Clause 3.19 provides a cable crossing carve-out along Little Hale Drove, requiring the tenant to lay its infrastructure so as to allow the landlord to install additional infrastructure in the future, with any necessary crossing agreements to be governed by clause 10.3 (Ex44).

This was notified to the Applicant in November 2021.

This demonstrates that hybrid routing is not only geometrically preferable but also technically feasible, consistent with EN-1's early design and integration expectations (Ref. D).

The LCJMF Aug 2023 offer hybrid alignment's interaction with Public Rights of Way (PRoW) is illustrated in Ex11, showing approximately 267 m of parallel/adjacent alignment and a single crossing, which should be captured in the Applicant's comparative matrix

7.5 Direction sought (Cable Route)

LCJMF invites the ExA to require a tabulated, quantified matrix comparing Option 1 / Option 3 / LCJMF Aug 2023 offer hybrid approach across the following like-for-like metrics, with sources and assumptions stated (Refs D, G–H):

- Ecology: LWS length and area within working width; type of interaction (Ex50–Ex52).
- PRoW closures: Number/duration and diversion lengths.
- Heritage: Standoffs and HDD feasibility/lengths at sensitive assets.
- Watercourses: Crossing count; right-angle vs longitudinal; method statements.
- Utilities: Constraints and working-width requirements.

- ALC and Flood Zone exposure: By chainage segment.
- Trench length: By land class; total E–W vs N–S haul.
- Compounds and AIL: Number/size/location of compounds; AIL mileage and access strategy (Ref. H).
- Operational access: Land-interest count by option; peak/total construction traffic profiles, including alignment with primary/secondary access strategy for large vehicles (Ref. G).

This comparison would implement EN-1 §§ 4.2–4.4 and APP-285 § 4.5’s requirements (Ref. D) for good design, efficient use of infrastructure, and transparent alternatives appraisal, while also testing operational logistics (Ref. G) and AIL transformer movement implications (Ref. H) in a structured, evidence-based way.

8. Summary of Requests to the Examining Authority (ExA) (Refs A–H)

LCJMF invites the Examining Authority to issue targeted Rule 17 directions to address key evidential gaps in the Applicant’s case. These requests are grounded in the requirements of EN-1, EN-3, the EIA Regulations, and the Applicant’s own evidence base (APP-054, APP-079, APP-285).

- Alternatives (like-for-like):
Require a quantified alternatives matrix testing the LCJMF Nov 2021 offer and the LCJMF Aug 2023 offer (including the hybrid corridor) against the Applicant’s preferred design within the 10 km screen and post-BFS 600 MW import / 600 MW export configuration (EN-1 § 4.3.15; §§ 4.3.26–4.3.29; Ref. A–C, F; APP-054 § 3; APP-079 Ch. 3; APP-285; Ex1; Ex16; Ex11–Ex12; Ex49–Ex52).
- Weight of sieves:
Confirm that the ≥ 300 ha / contiguity screen is not a policy test and should be given limited weight; confirm non-contiguity is not a bar where project objectives and delivery timescales can be met (EN-1 § 4.3.22; APP-054 Appendix 2; Refs B–E).
- Flood risk & BESS siting parity:
Direct production of Flood Zone and ALC/BMV parity tables comparing the Applicant’s proposed BESS parcel at/near Ewerby Thorpe with LCJMF’s FZ1 BESS option at Little Hale Fen, using the updated NaFRA2 2025 baseline (EN-1 §§ 5.8.21–5.8.23; ES Vol. 2, Appendix 11.1 — 6.3.81; Doc 9.1; Ex22; Ref. E).
- LWS & repeat-corridor cumulatives:
Quantify LWS 4722 occupation and the cumulative effects of repeat use of the Viking Link corridor, including HGV passes, stone tonnage, reinstatement, and soils/hydrology impacts (APP-285; Ex35–Ex38; Ex34; Ex4; Ex27–Ex33; Ex52; Ref. D).
- Baseline reconciliation (precaution):
Reconcile the ES ecological baselines with Rachel Hacking Ecology (RHE) survey evidence and apply the precautionary principle; require seasonally appropriate re-survey where indicated (Ex55–Ex60; APP-079; Ref. D).
- Network utilisation & integration safeguards:
Evidence utilisation of the 600 MW import / 600 MW export configuration and the basis for any claimed “no headroom”, and consider protective provisions for a spur-ready node and parallel 33 kV duct on LCJMF land to avoid reopening the 400 kV corridor once operational (EN-1 §§ 4.2–4.5; EN-5; Ref. F–H; Ex44; Ex49; Ex61; Ex54).

9. Conclusion (Refs A–H)

LCJMF supports well-designed renewable infrastructure. Its land lies immediately adjacent to nationally significant assets — Viking Link, Triton Knoll and AGR3 — and LCJMF has tabled proximate, policy-aligned alternatives that would reduce BMV take, shorten trenching, avoid longitudinal occupation of LWS 4722, and improve grid efficiency (Ex1; Ex16; Ex11–Ex12; Ex49–Ex52; Ex2; Ex2b; Ex4–Ex5; Refs A–D, F–H).

The case LCJMF advances is not to block Beacon Fen, but to ensure compliance with EN-1, EN-3 and the EIA Regulations by:

1. Fairly testing the November 2021 and August 2023 offers against the Applicant’s chosen scheme, in accordance with EN-1 § 4.3.15 and §§ 4.3.26–4.3.29 (Refs A–C; APP-054 § 3; APP-079 Ch. 3; APP-285).
2. Accurately quantifying environmental and cumulative effects, including the NaFRA2 2025 flood-risk updates and repeat use of the Viking Link corridor, as required under EN-1 §§ 5.8.21–5.8.23 and §§ 5.11.12, 5.11.34, and reflected in ES Vol. 2, App. 11.1 — 6.3.81 and Doc 9.1 (Ref. E; Ex4; Ex27–Ex38).
3. Demonstrating meaningful consultation, consistent with the formative purpose of PA 2008 ss42–44 and s47, and ensuring that landowner alternatives were considered at the appropriate stage (Refs A–E; Ex62–Ex63).
4. Preserving integration options (e.g. spur-ready nodes, 33 kV ducting, heat-main crossing) to enhance network efficiency and national resilience, in line with EN-1 §§ 4.2–4.5, EN-5, and the Applicant’s own operational and AIL logistics evidence (Refs D, F–H; APP-285; Ex44; Ex49; Ex54; Ex61).

The targeted Rule 17 directions sought in Section 8 would move the Examination from assertion to evidence, enabling the ExA to test — on a like-for-like basis — whether the Applicant’s route and siting choices remain the most proportionate in light of the post-BFS configuration, updated flood baseline, and documented LCJMF alternatives.

Annex

This Annex distils LCJMF's key requests to the Examining Authority and provides a clear reference framework for the policy and documentary alignment cited throughout this Written Representation. The table below sets out, in tabular form, the specific directions sought from the ExA, cross-referenced to the relevant evidence, exhibits, and policy guidance. It is intended to support efficient navigation of LCJMF's submissions, enabling the ExA to identify the key issues, supporting evidence, and applicable policy principles at a glance.

Topic	Direction sought (what the ExA should do)	Key evidence / exhibits	Policy / guidance alignment	Why it matters
Proportionate alternatives	Reappraise LCJMF's Nov 2021 offer and LCJMF's Aug 2023 offer including hybrid approach; compare against Option 1;	Ex1, Ex8–Ex9, Ex16–Ex22, Ex49–Ex52; APP-054	EN-1 §§4.2–4.4; EIA Regs	Statutory EIA duty; reflects BFS removal / TEC escalation
300 ha & non-contiguity	Give limited weight to ≥ 300 ha sieve; confirm non-contiguous part PV/BESS near PoC must be tested	Annex F (PAS 2), Ex7/Ex53	EN-1 §4.3.22	Prevents exclusion by internal filters
Flood Zone parity	Produce like-for-like FZ tables (extent / levels / mitigation) for Applicant vs LCJMF parcels	Ex6–Ex7; Heckington Fen	EN-1 / EN-3 sequential / adaptation	Ensures consistent Flood Zone reasoning
BESS siting	Compare Ewerby Thorpe vs LCJMF: ALC/BMV, LWS/PROW, trench length, crossings, compounds, AIL mileage	Ex21–Ex22; Ex49–Ex52	EN-1 alternatives; EIA	Material impact reduction potential
Integration headroom	Require network utilisation evidence for 600/600; examine enabling spur-ready nodes	Ex44, Ex54; Refs F–H	EN-1 §4.5 (efficiency)	Tests efficient use of capacity
Three-way route matrix	Tabulate Option 1 / Option 3 / LCJMF's Nov 2021 and Aug 2023 offers with agreed metrics	Ex11–Ex12; Ex35–Ex38; Ex50–Ex52	EN-1 good design; EIA	Moves to quantifiable deltas
LWS 4722 & repeat corridor	Quantify HGV, stone tonnage, reinstatement, soils, hydrology, LWS impacts	Ex4; Ex27–Ex33; Ex34–Ex38	EIA cumulatives; GLNP	Corrects under-reported impacts
Ecology baseline	Reconcile ES baselines with RHE; apply precaution; re-survey as needed	Ex55–Ex60; APP-079	EIA baseline adequacy; NE/BCT	Ensures lawful assessment
Consultation adequacy	Record concern where landowner was not engaged like third parties; require Consultation Addendum	Ex24–Ex26; Ex42–Ex43; Ex54	PA 2008 ss42–44	Fairness; completeness of alternatives testing
Protective provisions	If consented: spur-ready, LWS working widths, soils/hydrology controls	Ex44–Ex46; Ex35–Ex38	EN-1 §4.5; DCO drafting	Converts principle to enforceable safeguards

Application Reference: EN010193

Submitted by: LCJ Mountain Farms Ltd (Interested Party Ref: F8D0BCE95)

On behalf of: LCJ Mountain Farms Ltd and, if permitted, Leslie Christopher John Mountain and Patricia Lynn Mountain (Interested Party Ref: F5A76C031)

Document: Exhibits Volume (Ex1–Ex63)

Deadline: Deadline 1 (D1) – 7 October 2025

Author: Matthew Mountain, Director, LCJ Mountain Farms Ltd

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Purpose

This Exhibits Volume accompanies LCJMF’s Written Representation submitted at Deadline 1. It compiles, in a single, paginated document, all supporting evidence (Ex1–Ex63) referenced throughout the Written Representation. The exhibits include contemporaneous correspondence, maps, plans, technical surveys, ecological evidence, and overlays relevant to LCJMF’s case on:

- Reasonable alternatives (EN-1 §§4.3–4.4; APP-054 §3);
- Environmental effects and baseline adequacy (APP-079);
- Consultation adequacy (APP-277); and
- Integration and grid efficiency opportunities (APP-285; EN-1 §§4.5.1–4.5.3).

Structure

- Pages 2 – 3 – Exhibits Index (table of contents for Ex1–Ex63).
- Pages 4 –91 – Exhibits Ex1–Ex63 in numerical order.
- Each exhibit starts on a new page, labelled with its number and title.
- PDF bookmarks correspond to each exhibit number for ease of navigation.

Important

This volume contains evidence only. All commentary, interpretation, or “what this shows” material is contained within LCJMF’s Written Representation. The exhibits should be read alongside the relevant sections and references in that document.

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Note: Ex55–Ex60 comprise extracts prepared by Rachel Hacking Ecology (RHE) highlighting discrepancies between the Applicant’s ES ecological appendices and RHE survey findings for botany, riparian mammals, breeding birds, GCN, and bats.

The full Rachel Hacking Ecology 2024 technical report is held by LCJMF and will be submitted to the Examining Authority if requested.

Exhibits Main

Ex1. Internal email to Ed Blundy (29.10.2021) – 516-acre land schedule and annotated map used for offer preparation in September and November 2023 meetings

RE: Bicker Fen grid - wider / later NSIP offerings



matthew.mountain@gmail.com

To: 'Ed Blundy'

Cc: lcjmountain49@gmail.com

Reply

Reply All

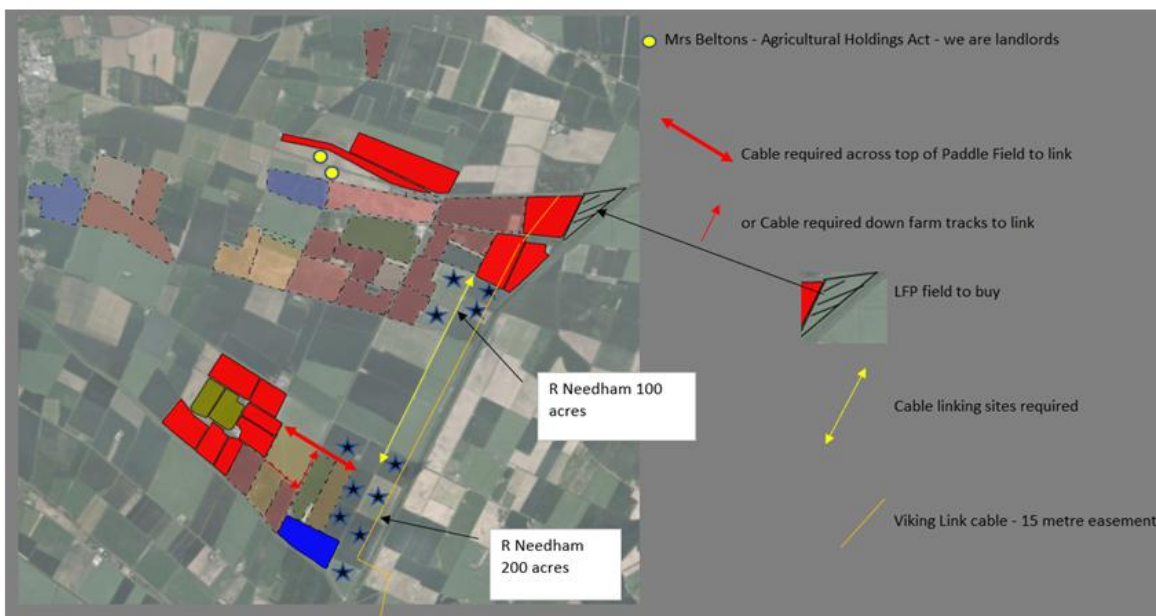
Forward



Fri 29/10/2021 10:15 AM

Click here to download pictures. To help protect your privacy, Outlook prevented automatic download of some pictures in this message.

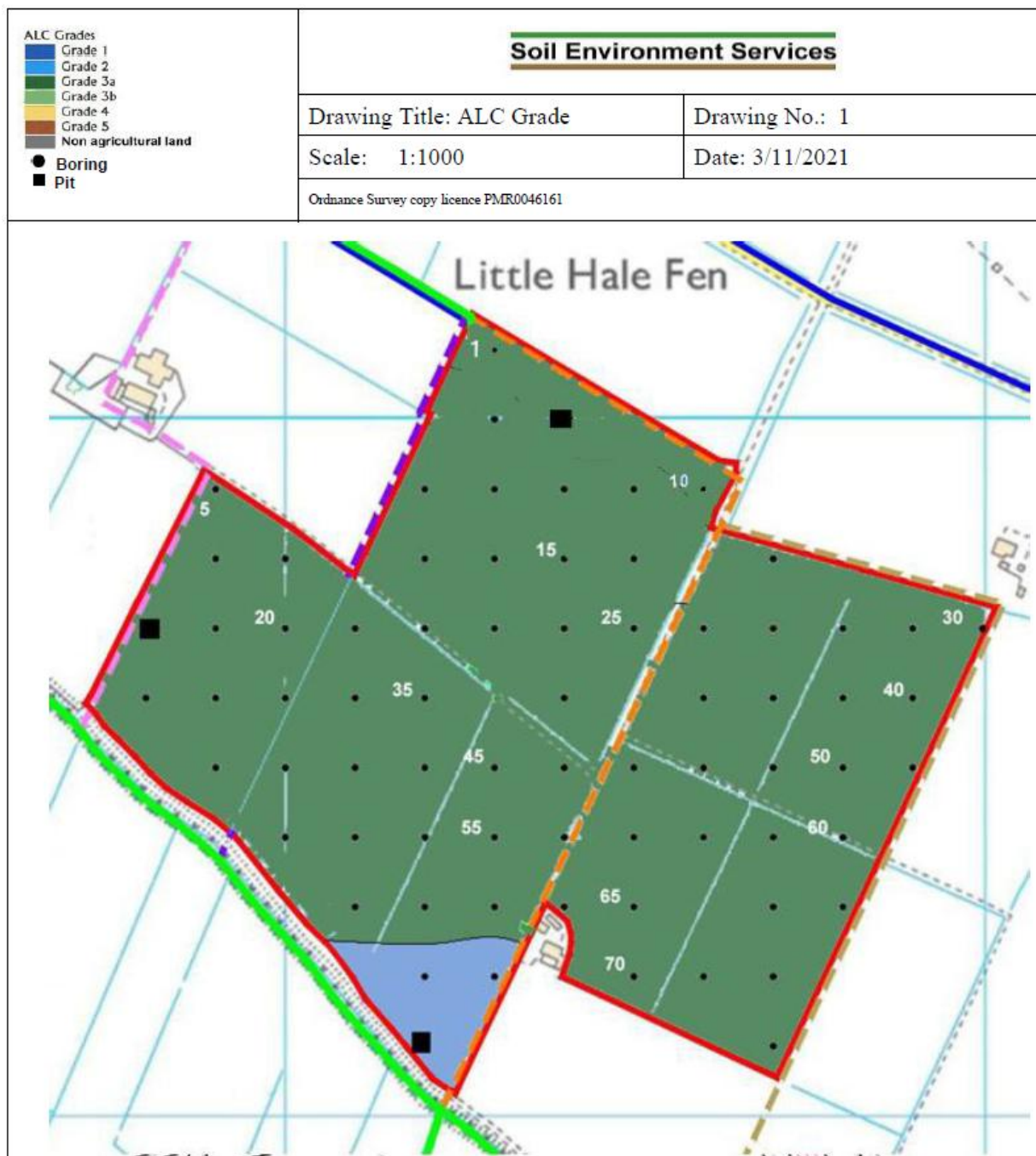
Field Name	ha	Acres	Notes	Farm
Mrs Beltons Woodside	11.21	27.70	AHA Tenancy - LCJ Mountain Farms Ltd Landlord	Mrs Beltons
Mrs Belton railway side	12.51	30.90	AHA Tenancy - LCJ Mountain Farms Ltd Landlord	Mrs Beltons
Roadside	12.55	31.01	Mountain SSAS	Reesons
Nickols	8.30	20.51	Mountain SSAS	Reesons
Cottage	5.81	14.36	LCJ Mountain Farms Ltd	Reesons
Yard	7.29	18.01	Mountain SSAS	Reesons
Pollocks	8.90	21.99	Mountain SSAS	Reesons
Graces	8.50	21.00	Mountain SSAS	Reesons
Humpers	10.98	27.13	Mountain SSAS	Reesons
Sobers	8.00	19.77	Mountain SSAS	Reesons
Home Field	5.47	13.52	Mountain SSAS	Reesons
Riverfield?	16.80	41.51	Mountain SSAS	Reesons
LFP Field	7.93	19.60	to buy - LCJ Mountain Farms Ltd	White House Farm
Starvalls - only 2/3rds Viking Link	8.86	21.90	LCJ Mountain Farms Ltd	White House Farm
Tower Far	30.63	75.69	LCJ Mountain Farms Ltd	Tower
Tower Woodside	13.27	32.79	LCJ Mountain Farms Ltd	Tower
Far 52	19.98	49.37	LCJ Mountain Farms Ltd	White House Farm
Far 33	12.01	29.68	LCJ Mountain Farms Ltd	White House Farm
	208.999915	516.4388		
187.52	0.585	301.98	LCJ Mountain farms of which 187.52 is shared with Mow	
	0.415	214.46	SSAS	
	%	516.44	check	



Ex2. Soil Environmental Services Agricultural Land Classification (ALC) Survey – Little Hale Fen (AGR3)

Source: Soil Environment Services (SES), “ALC Grade and Survey Points – Little Hale Fen Solar Farm” (Drawing 1; scale 1:1000; dated 03/11/2021; SES ref SES/AP/LHF/#V2), prepared for Axis PED.

Date of survey: 2–3 November 2021.



Copyright: Contains OS data © Crown copyright and database right 2021 (OS copy licence PMR0046161).

Reproduced for the Beacon Fen examination with permission of Axis PED / Soil Environment Services.

Note: This exhibit reproduces Drawing 1 from the SES ALC survey report. The full report is held by LCJMF and can be submitted to the Examining Authority upon request.

Ex2b. Land Research Associates ALC Survey – Little Hale Fen (Sept 2024)

Source: Land Research Associates, Report 2388/1 – *Agricultural quality of land at Little Hale Fen, Sleaford, September 2024.*

Survey area: 2.5 ha, Little Hale Fen, Lincolnshire.

ALC Results: Subgrade 3a – 1.8 ha (72 %); Subgrade 3b – 0.7 ha (28 %).

Citation: © Land Research Associates 2024. Contains OS data © Crown copyright and database right 2024.

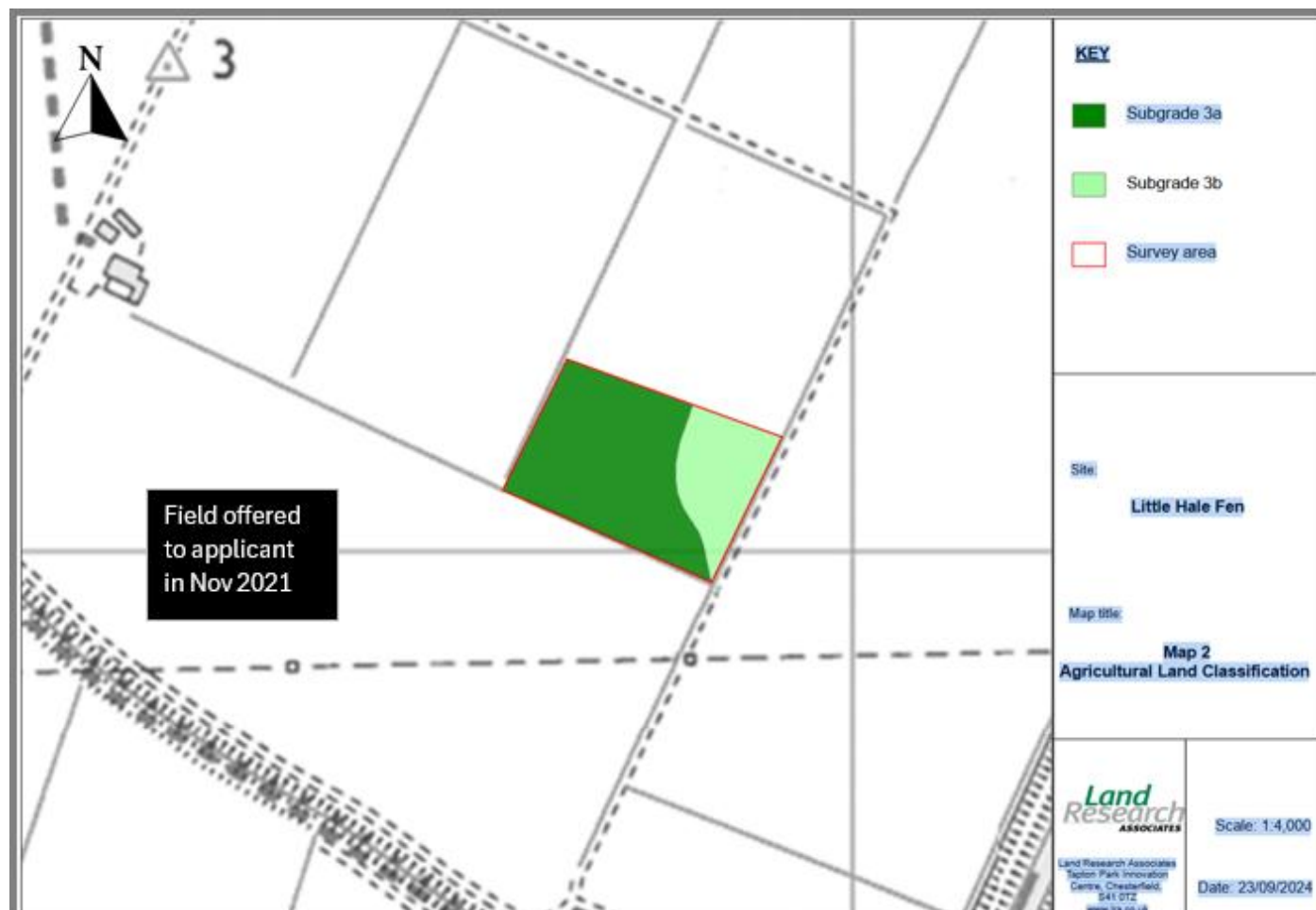
Reproduced with permission for the Beacon Fen examination.

Grade areas

3.9 The land grades are shown on Map 2 and the areas occupied shown below.

Table 1: Areas occupied by the different land grades (ha)

<i>Grade/subgrade</i>	<i>Area (ha)</i>	<i>% of the land</i>
Subgrade 3a	1.8	72
Subgrade 3b	0.7	28
Total	2.5	100



Ex3. Applicant ALC desktop map (APP-054 Appendix 2) with manual AGR3 overlay (Grade 3a)

Source: DWD / Low Carbon ALC map (APP-054 Appendix 2) overlaid by LCJMF to show AGR3 site boundary and field-surveyed Grade 3a classification. Contains OS data © Crown copyright and database right 2023.

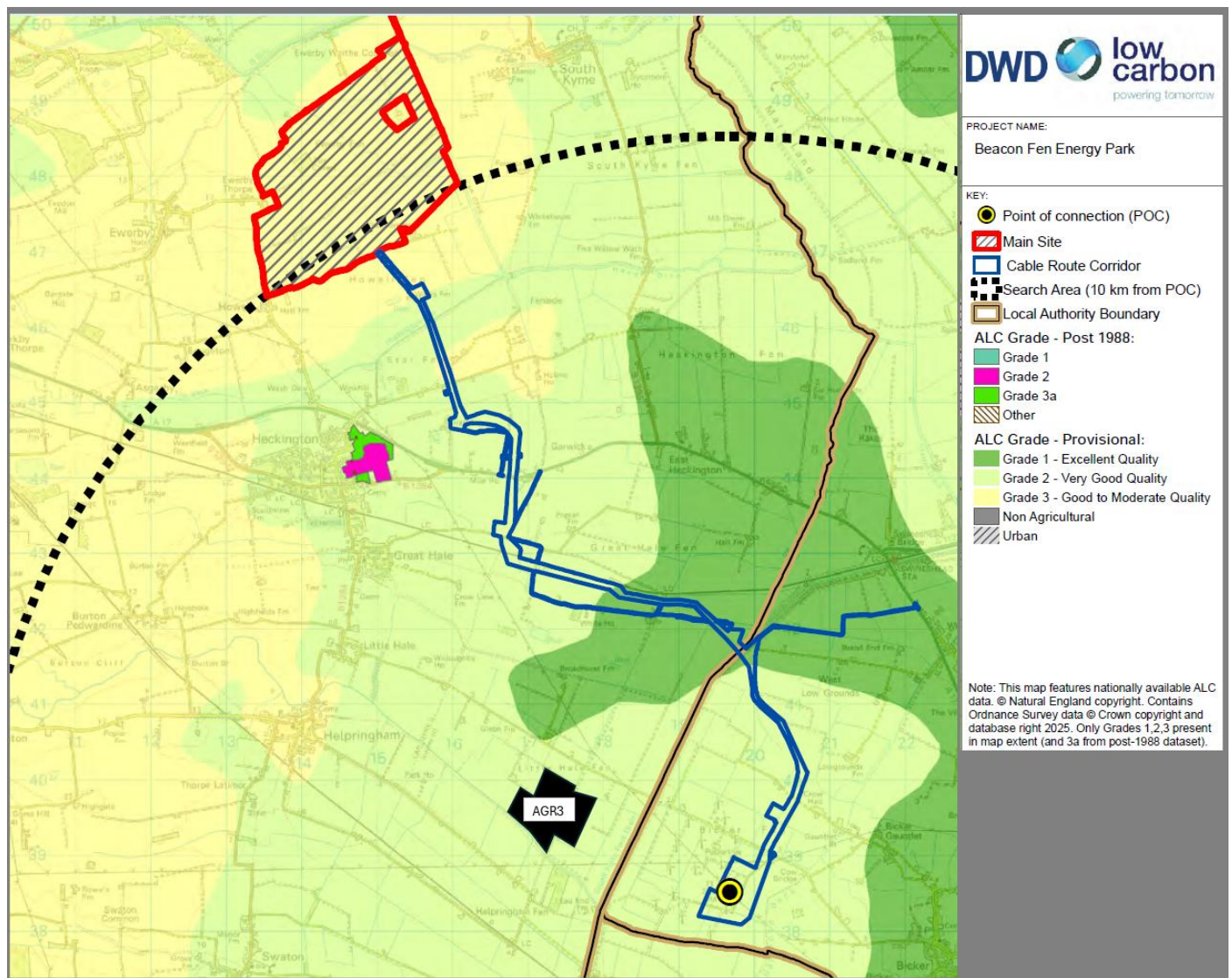
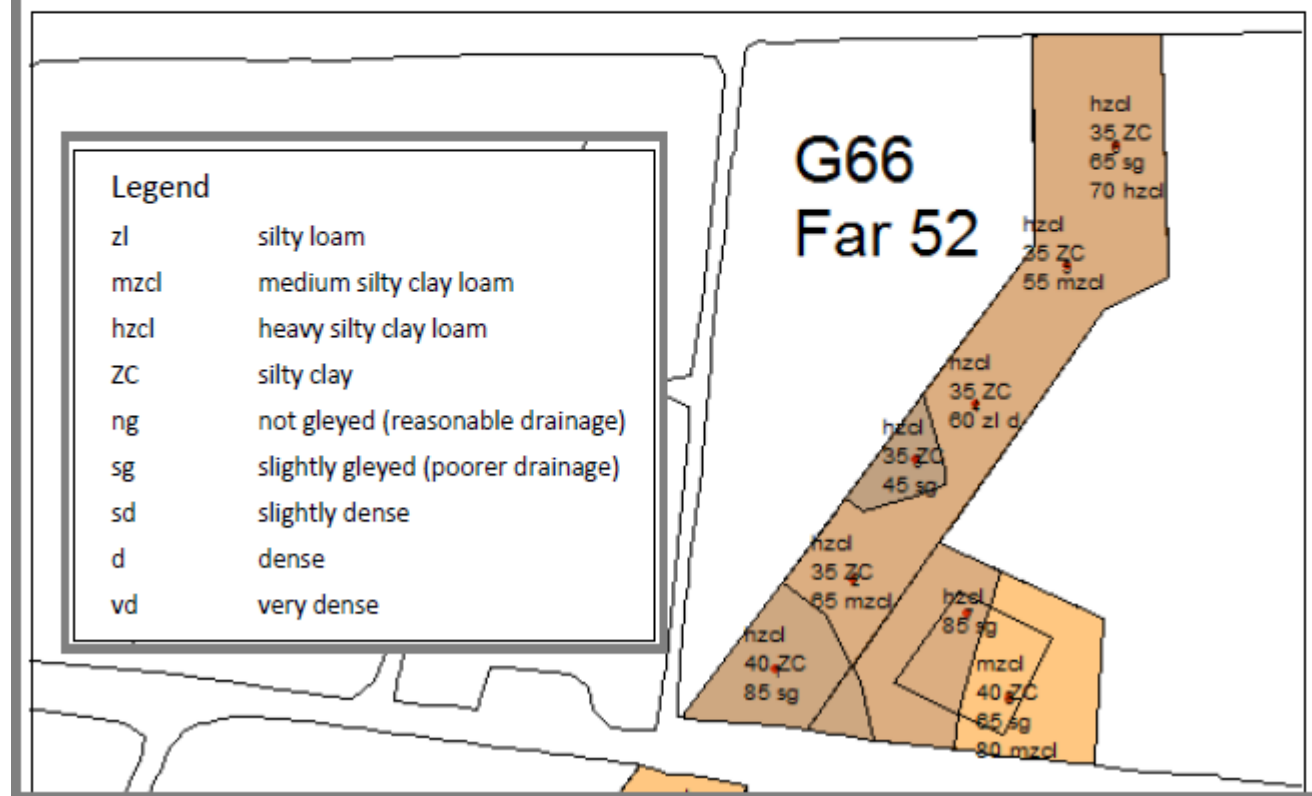


Figure: Extract from Applicant's Planning Statement (APP-277), Appendix 2 – Site Selection Report, Annex D: Assessment Mapping Results (ALC Grades), prepared by DWD for Low Carbon (Beacon Fen Energy Park), with LCJMF AGR3 overlay.

Contains OS data © Crown copyright and database right 2025. Agricultural Land Classification datasets © Natural England 2025 (Provisional 1:250k; Post-1988 detailed). Licensed under the Open Government Licence v3.0. Used for examination commentary.

Before

Map of soil textures, drainage and dense subsoil where applicable at each point before pipeline construction



Soil type map before construction. For soil descriptions see next page.



Soil descriptions on land affected by the pipeline

	<u>Topsoil</u>	<u>Stone Content</u>	<u>Subsoil</u>
10	Heavy Silty Clay Loam	Stoneless	Silty Clay below 35cm (imperfect to poor drainage)
9	Heavy Silty Clay Loam	Stoneless	Silty Clay below 40-45cm (reasonable drainage)
8	Heavy Silty Clay Loam	Stoneless	Silty Clay below 35-70cm (silty clay loam at varying depths)
7	Heavy Silty Clay Loam	Stoneless	Medium Silty Clay Loam below 30-40cm
6	Heavy Silty Clay Loam	Stoneless	Silt Loam below 30-40cm
5	Medium Silty Clay Loam	Stoneless	Silty Clay below 40-75cm (silty clay loam at varying depths)
4	Medium Silty Clay Loam	Stoneless	Heavy Silty Clay Loam below 50-70cm
3	Medium Silty Clay Loam	Stoneless	Medium Silty Clay Loam (deep)
2	Medium Silty Clay Loam	Stoneless	Silt Loam below 40cm
1	Silt Loam	Stoneless	Silt Loam (deep)

B G66 Far 52 (soil type 10)

depth
cm



Aggregates in top 15cm are blocky.
Most aggregates are angular and semi porous.
Most aggregates are difficult to break up.
Structure quality is poor.

Figure: Extracts from SOYL soil surveys conducted before and after Viking Link Interconnector cable corridor construction.

Citation:

SOYL (Oct 2021; Jul 2023). *Pre- and Post-Construction Soil Survey Reports for Viking Link Interconnector – Far 52, Great Hale Fen.*

Copyright:

Contains OS data © Crown copyright and database right 2021/2023. © SOYL 2021–2023. Reproduced with permission for the Beacon Fen Examination.

Note:

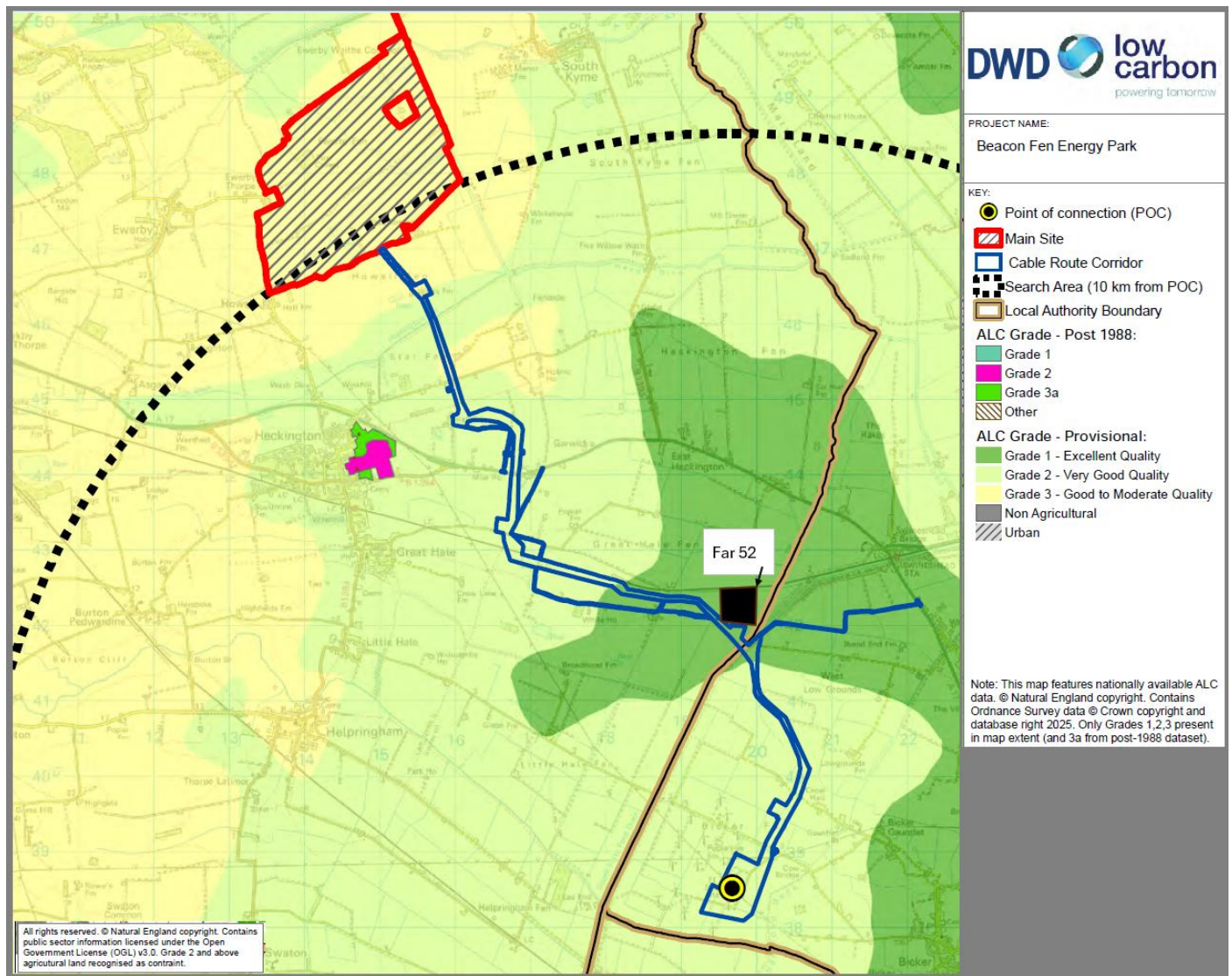
This exhibit reproduces selected survey extracts (maps, tabulated ALC results, and quoted text). Full SOYL reports are held by LCJMF and can be submitted to the Examining Authority on request.

Ex5. Applicant ALC Desktop Map with Far 52 Overlay

Figure: Extract from Applicant's Planning Statement (APP-277), Appendix 2 – Site Selection Report, Annex D: Assessment Mapping Results (ALC Grades), prepared by DWD for Low Carbon (Beacon Fen Energy Park). LCJMF overlay shows the Far 52 boundary.

Citation: APP-277 Appendix 2, Annex D (Assessment Mapping Results).

Copyright: Contains OS data © Crown copyright and database right 2025. Agricultural Land Classification datasets © Natural England 2025 (Provisional 1:250 k; Post-1988 detailed). Licensed under the Open Government Licence v3.0.

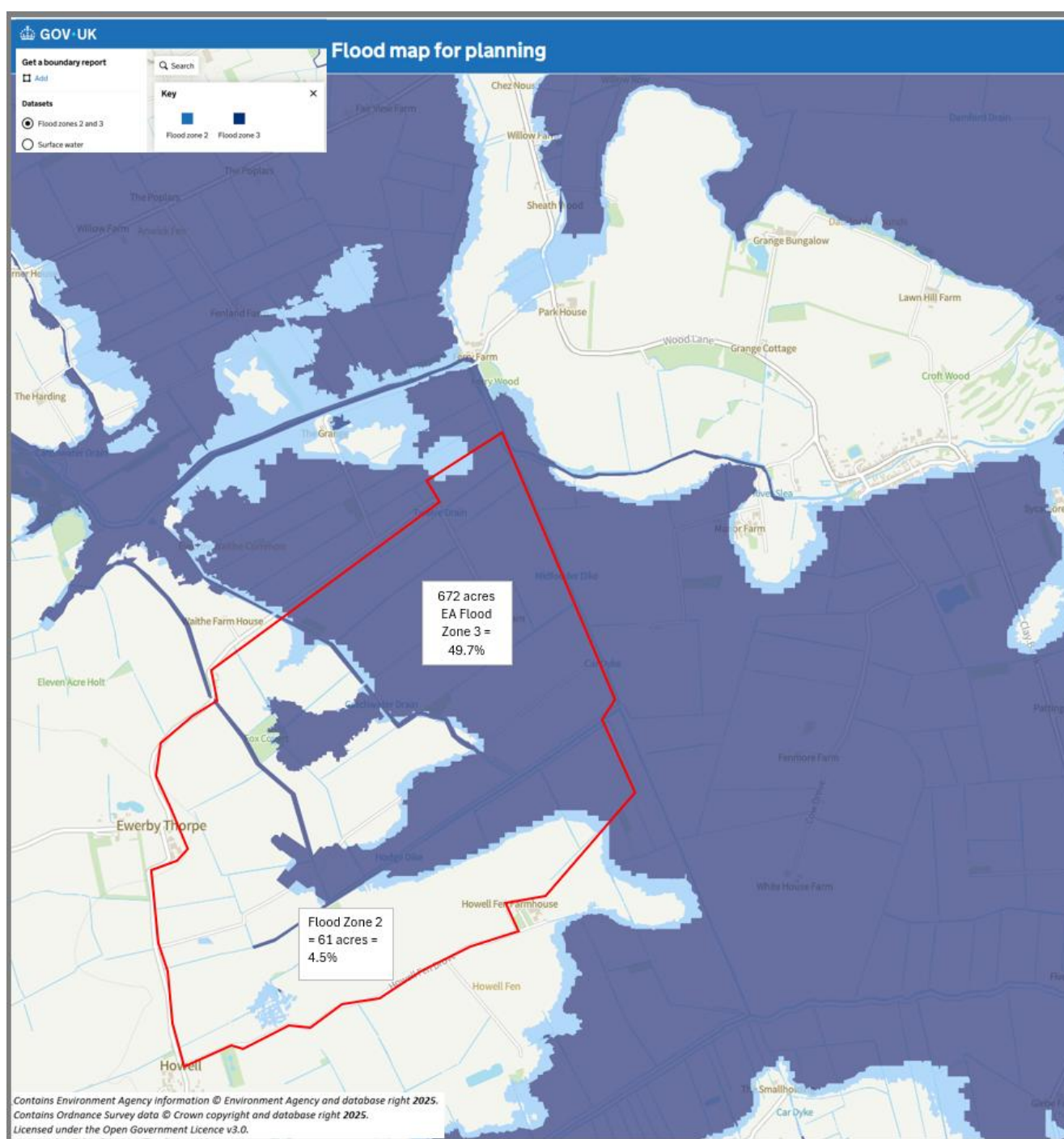


Ex6. Flood Zones inside main red line (illustrative proportions)

Figure: Environment Agency Flood Zones 2 and 3 in and around the main Order Limits, with LCJMF red-line overlay.

Source: Environment Agency, *Flood Map for Planning (Rivers and Sea)* — dataset “Flood Zone 2 and Flood Zone 3”, accessed 02.10.2025. Red-line overlay by LCJ Mountain Farms Ltd.

Method and limitations: Area figures (≈ 672 acres Flood Zone 3 [$\approx 49.7\%$]; ≈ 61 acres Flood Zone 2 [$\approx 4.5\%$]) were estimated by LCJMF using Google Maps measurement on screenshots of the EA online map. Figures are indicative only; they were not derived from the official polygon dataset and have not been GIS-verified. Flood Zones depict undefended tidal/fluviat extents and exclude climate change allowances and local drainage operations.



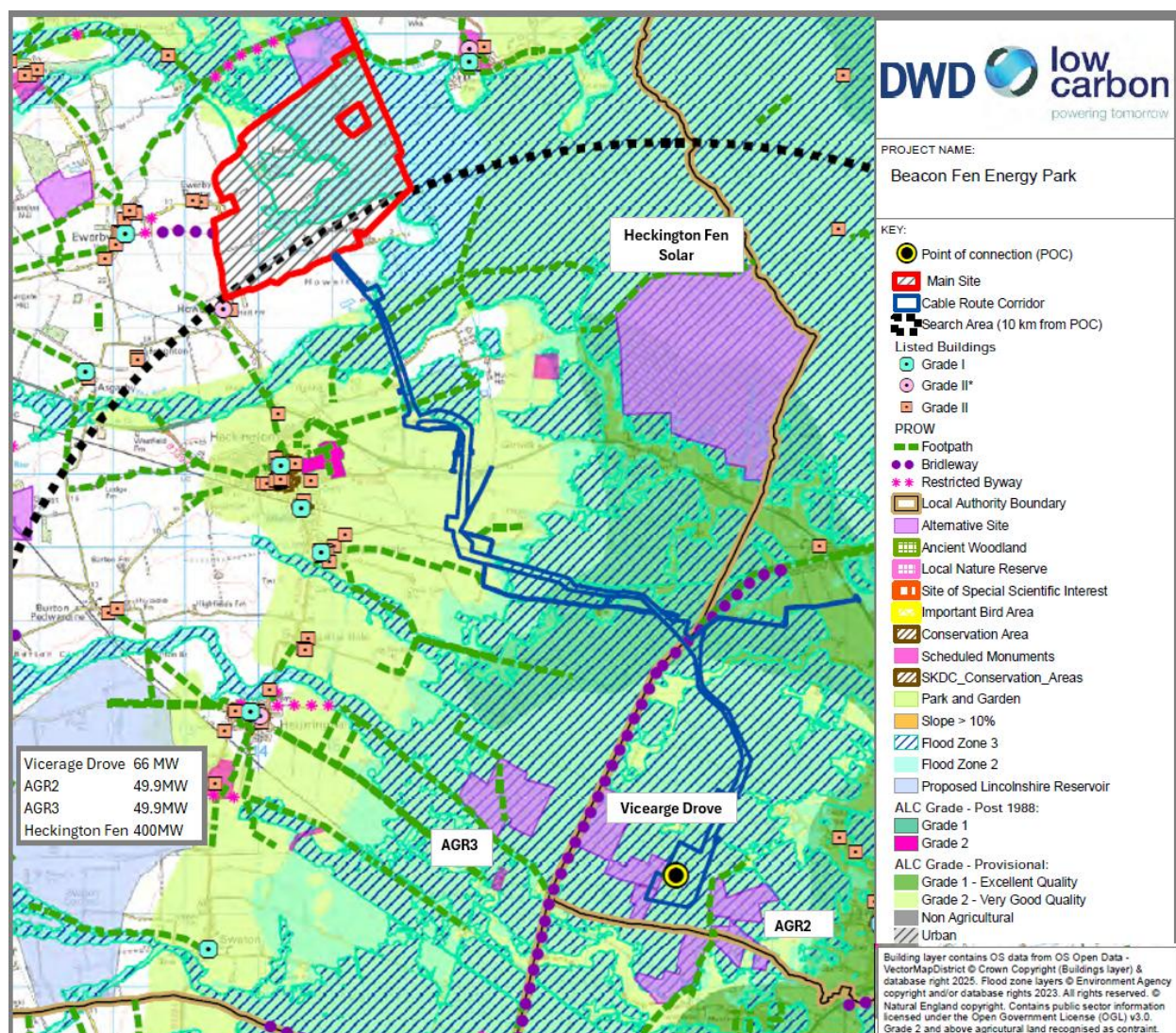
Ex7. External PV/BESS Capacity and Flood Zones (All Constraints Map)

Figure: Extract from Applicant's Planning Statement (APP-277), Appendix 2 – Site Selection Report, Annex D (Assessment Mapping Results – All Constraints), prepared by DWD for Low Carbon (Beacon Fen Energy Park), with LCJMF overlay.

Source: Contains OS data © Crown copyright and database right 2025. Public sector information licensed under the Open Government Licence v3.0, including:

- Environment Agency Flood Zones (© EA 2023)
 - Natural England datasets (Ancient Woodland, LNR, SSSI; © NE 2025)
 - Historic England designations (Listed Buildings, Scheduled Monuments, Registered Parks & Gardens; © Historic England 2025)
 - Local authority ProW and Conservation Areas (© Lincolnshire CC / SKDC 2025).
- LCJMF overlay © LCJ Mountain Farms Ltd 2025.

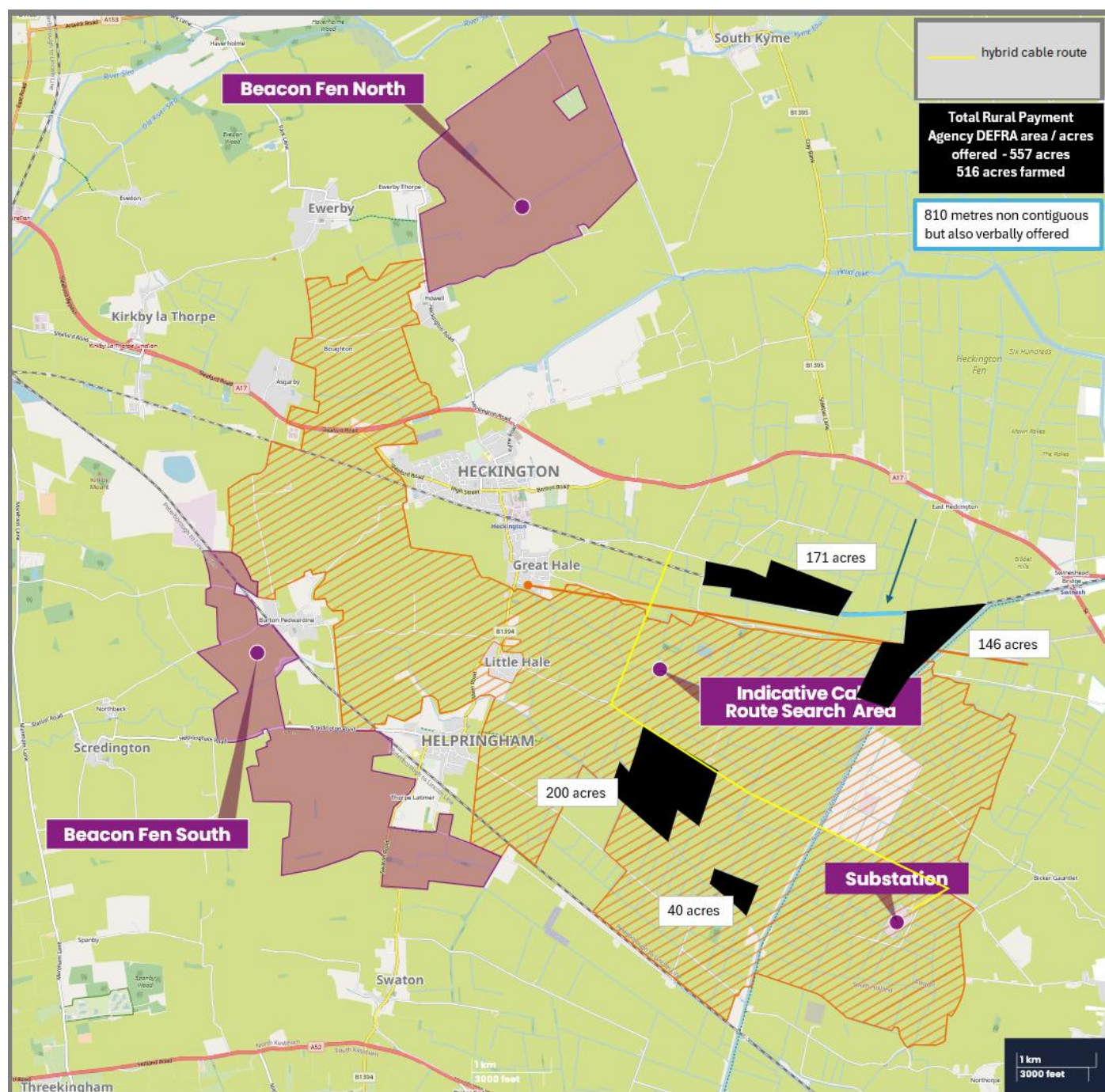
Name of Project	MW
Vicerage Drove	66
AGR2	49.9
AGR3	49.9
Heckington Fen Solar	400
Total	565.8



Ex8. LCJMF 516-acre November 2021 offer – black-shaded parcels plotted against BFN/BFS and initial cable corridor

Figure: LCJMF's 516-acre November 2021 offer (black-shaded parcels) overlaid on the Applicant's initial consultation plan, showing BFN/BFS site boundaries and the original cable corridor. LCJMF's proposed hybrid cable route is shown in yellow.

Source: Applicant's consultation plan (November 2021) and cable corridor diagram, with LCJMF parcel and route overlays. Extract from APP-277 Appendix 2 (Site Selection Report). Contains OS data © Crown copyright and database right 2025. Public sector information licensed under the Open Government Licence v3.0. LCJMF overlay © LCJ Mountain Farms Ltd 2025. Used for examination commentary.



Ex9. LCJMF 516-acre November 2021 offer (yellow boundary) within the continuous LCJMF farmed block (coloured fields)

Figure: LCJMF land ownership and farming block map showing the 516-acre offer area (yellow boundary) within the wider continuous operational block (coloured fields — red, grey, blue). The map illustrates parcel contiguity and proximity to the Point of Connection and existing infrastructure routes.

Source: LCJMF landholding plan (© LCJ Mountain Farms Ltd 2025), with overlays derived from November 2021 offer mapping. Contains OS data © Crown copyright and database right 2025. Used for examination commentary.

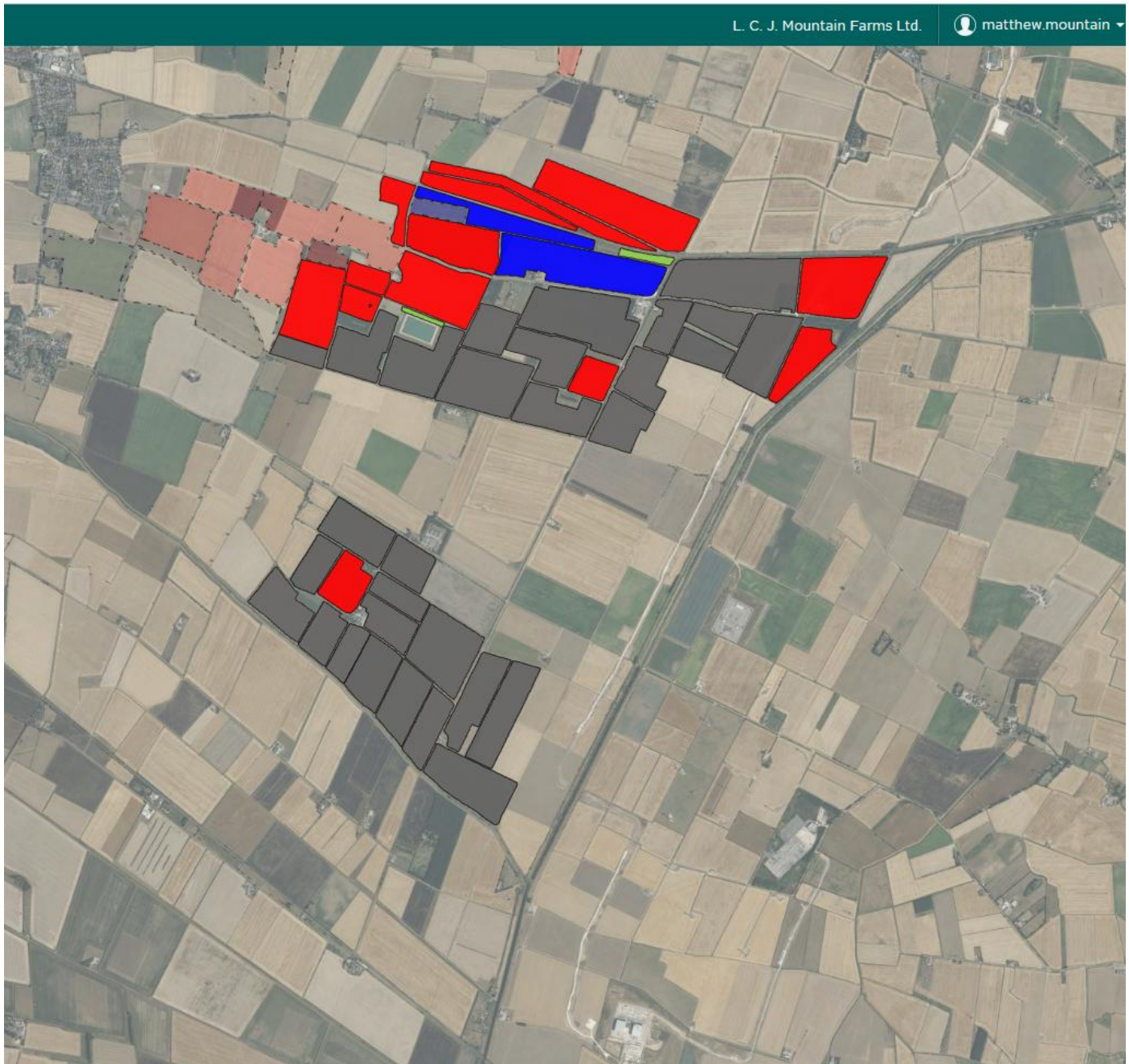


Ex10. LCJMF family land ownership and operational control (~1,331 acres)

Figure: LCJMF land ownership map showing freehold (red), family-controlled (grey), and leased/operated (blue) parcels.

Source: LCJMF landholding plan (© LCJ Mountain Farms Ltd 2025). Contains OS data © Crown copyright and database right 2025. Used for examination purposes.

Note: This map illustrates the extent of the LCJMF family's ownership and operational control across Little Hale Fen and Great Hale Fen. It provides the spatial context for the November 2021 offer and related routing (Ex8–Ex9).

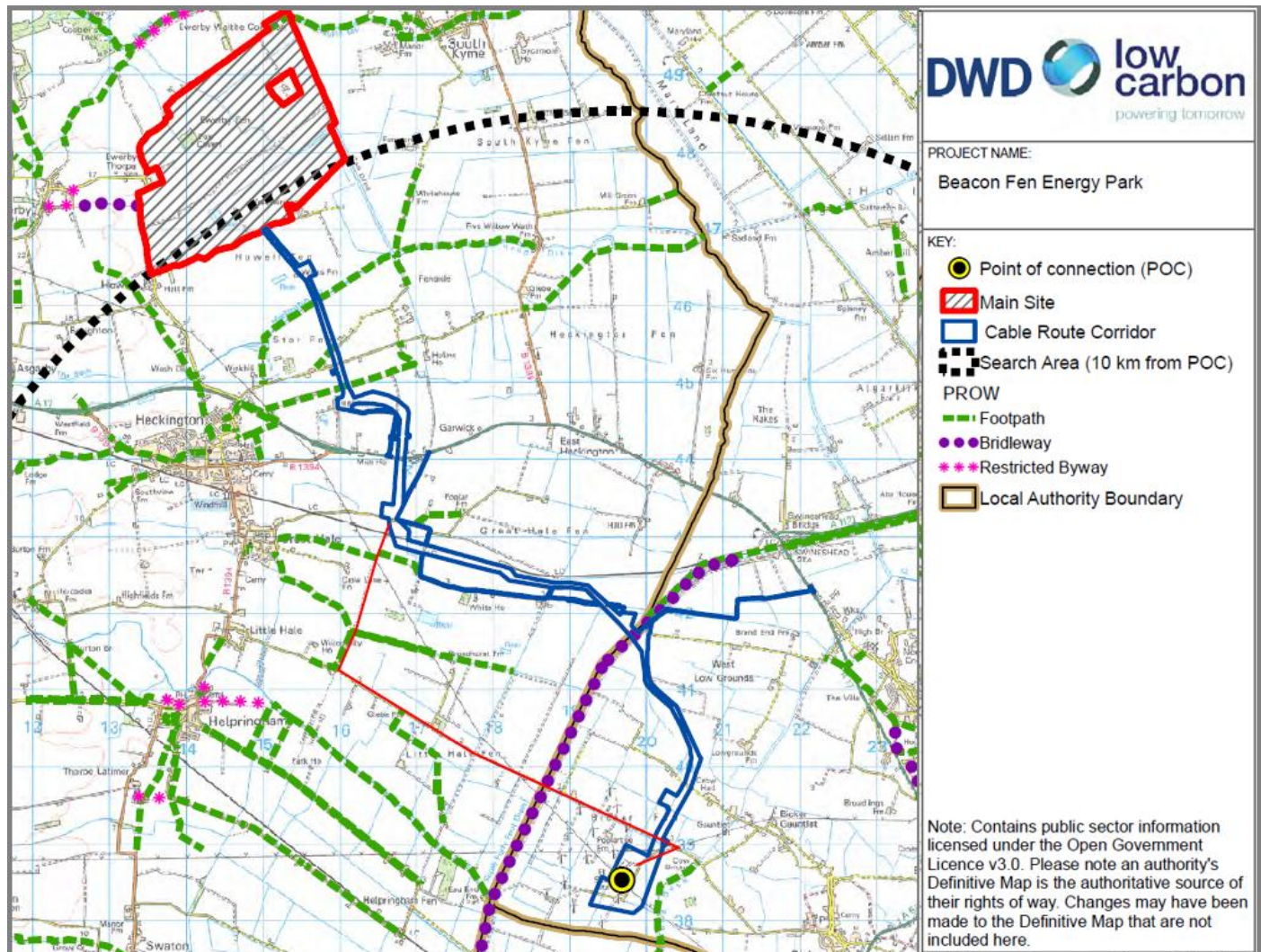


Ex11. Public Rights of Way (PRoW) — LCJMF Hybrid cable route overlay

Figure: Extract from Applicant's Planning Statement (APP-277), Appendix 2 – Site Selection Report (Annex D: Public Rights of Way), prepared by DWD for Low Carbon, overlaid with LCJMF Hybrid cable route (red).

Source: Contains OS data © Crown copyright and database right 2025. Public sector information licensed under the Open Government Licence v3.0, including PRoW layers © Lincolnshire County Council 2025 (Definitive Map is authoritative). LCJMF overlay © LCJ Mountain Farms Ltd 2025.

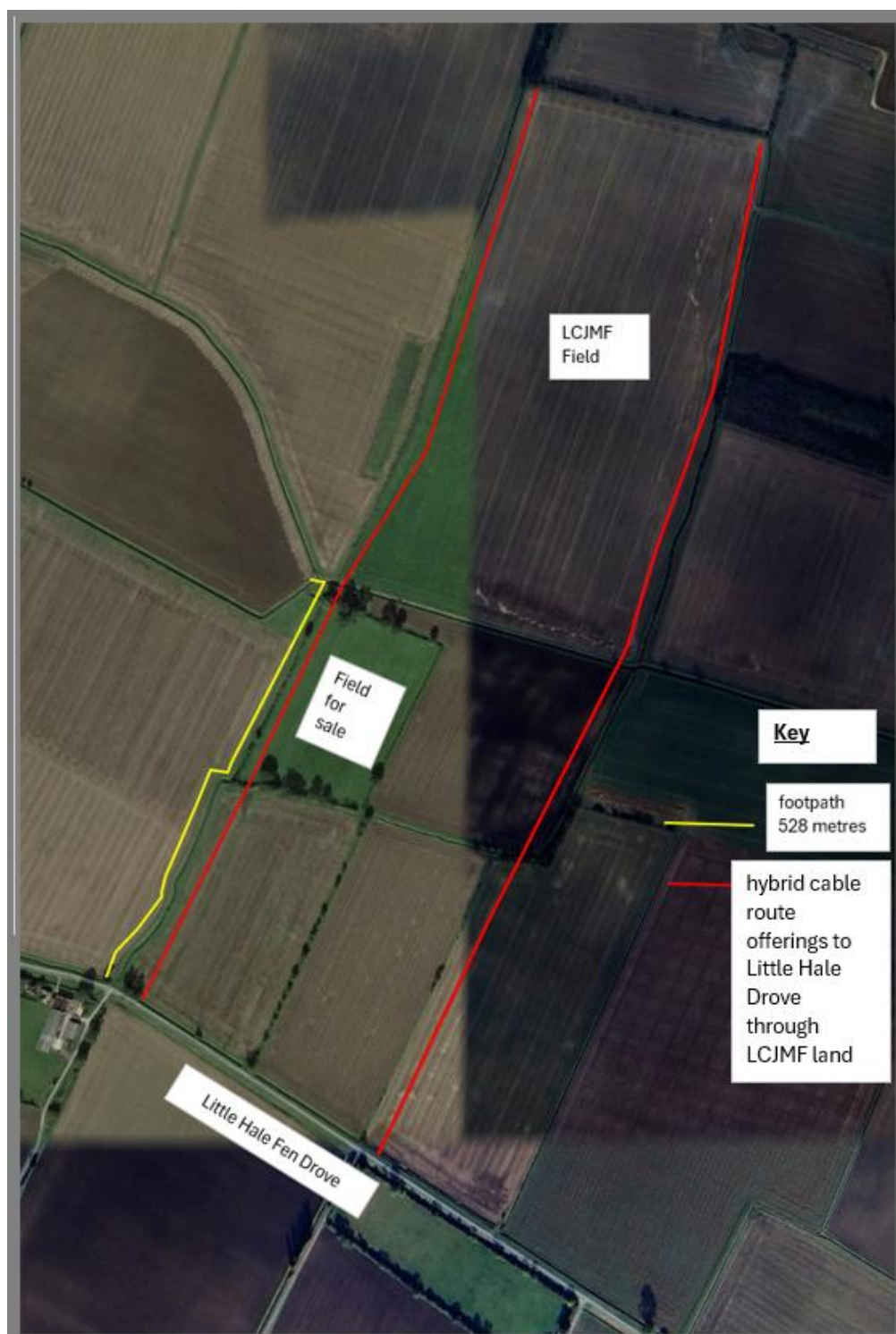
Note: The Hybrid alignment is illustrative, derived from the Applicant's published mapping. It is not to scale and does not constitute a legal depiction of PRoW.



Ex12. Satellite inset and email exchange — public footpath and adjoining field west of Hybrid route

Figure: Satellite imagery inset illustrating corridor geometry west of the LCJMF Hybrid route, including the alignment of a 528 m public footpath and the location of the adjoining field referred to in the contemporaneous 23 August 2023 email exchange. The inset demonstrates the available corridor width and the limited extent (~267 m) of additional land rights that would have been required to connect to Little Hale Drove.

Source: Satellite imagery © Google 2025. Public Rights of Way data © Lincolnshire County Council 2025 (Definitive Map is authoritative). Email exchange: LCJMF internal correspondence dated 23 August 2023. Contains OS data © Crown copyright and database right 2025. LCJMF overlay © LCJ Mountain Farms Ltd 2025.



Document: Email exchange dated 23 August 2023 regarding the potential acquisition of the adjoining field for sale, used to evidence realistic hybrid routing and assembly potential.

Low Carbon - Beacon Fen - Available Land / For Sale

to me

Wed, Aug 23, 2023, 12:54 AM


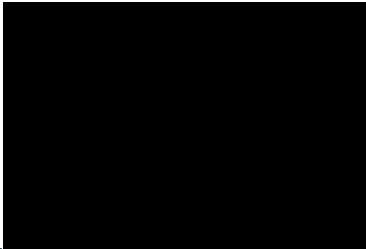

☆ 😊 ↶ ⋮

Good Afternoon Matthew

You have alluded to land being for sale in an earlier email, in order for the project team to fully understand that opportunity please can you provide further details of this? I would be interested to know if the land is available on the market or if the opportunity only extends to local knowledge?

Low Carbon and the project team are reviewing your proposals in an earlier email however it may take some time to formulate a co-ordinated response in order to answer your questions in full.


Kind Regards



Ardent

Delivering life-improving change for communities and future generations

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**Matthew Mountain**

to

Wed, Aug 23, 2023, 2:52 AM

☆ 😊 ↶



Ex13. Applicant rejection of LCJMF's 516-acre offer — size and cumulative grounds (27 November 2021)

Document: Applicant's response email to LCJMF's November 2021 land offer (516 acres / ~209 ha), located ~2.7 km from Bicker Fen Point of Connection. In this email, the Applicant declines to proceed "given the acreage available and the proximity to numerous other solar schemes (and therefore project risk through cumulative impact)".

Notes:

- Correspondence reproduced in full.
- This decision predates BFS removal and TEC escalation (Ex14), establishing the baseline for subsequent alternatives analysis.
- The offer fell within the Applicant's 10 km site selection radius.

Source: Email from James Turley (Low Carbon) to LCJMF, 27 November 2021. © LCJ Mountain Farms Ltd 2025.

Sat, Nov 27, 2021, 2:20 AM ☆ 😊 ↶ ⋮

to me, Ed ▾

Matt/

I spoke with the Agent for [REDACTED] last week and he confirmed that Rob would be willing to consider 200 acres and the [REDACTED]. However, [REDACTED] would not be happy with the fields around his house being included. I also note that there is likely to be some grade I land within the remaining land on offer which we may not be able to use.

Given the acreage available and the proximity to numerous other solar schemes (and therefore project risk through cumulative impact) I would not want to take this forward to a land agreement.

I appreciate this might be a disappointing outcome and I am very grateful for your efforts in trying to pull this together and I wish you well with your current 50MW scheme.

I have not been able to get hold of the Needham/Nickols agent yet so they have not been informed of our decision but I wanted to let you know ASAP as I know there is so much going on in the area.

Best,

[REDACTED]

[REDACTED]

[REDACTED]

Low Carbon is a Certified B Corporation®

Ex14. TEC register escalation (Nov 2021 → Aug 2024)

Figure: Extracts from the National Grid ESO Transmission Entry Capacity (TEC) Register for November 2021 and August 2024, illustrating the increase in contracted capacity in the Bicker Fen / Viking Link area from approximately 99 MW to over 2.1 GW.

Source: National Grid ESO, TEC Register (publicly available). Capacity figures rounded to the nearest MW.

TEC Register - 26.01.21											
Project	Customer Name	Connec	Stage	MW Conn	MW Incre	Cumulativ	MW Effective From	Project Status	Agreement Type	HOST TO	Plant Type
Bicker Fen AGR SOLAR 2 LIMITED	Bicker Fen			0	49.99	49.99	7/01/2023	Awaiting Consents	Directly Connected	NGET	PV Array (Photo Voltaic/solar)
Bicker Fen AGR SOLAR 3 LIMITED	Bicker Fen			0	49.99	49.99	11/01/2023	Awaiting Consents	Directly Connected	NGET	PV Array (Photo Voltaic/solar)
TEC Register – 03.09.21											
Project	Customer Name	Connec	Stage	MW Conn	MW Incre	Cumulativ	MW Effective From	Project Status	Agreement Type	HOST TO	Plant Type
Bicker Fen AGR SOLAR 2 LIMITED	Bicker Fen			0	49.99	49.99	7/01/2023	Awaiting Consents	Directly Connected	NGET	PV Array (Photo Voltaic/solar)
Bicker Fen AGR SOLAR 3 LIMITED	Bicker Fen			0	49.99	49.99	11/01/2023	Awaiting Consents	Directly Connected	NGET	PV Array (Photo Voltaic/solar)
TEC Register – 14.10.22											
Project	Customer Name	Connection Site	Stage	MW Col	MW Inc	Cumul	MW Effective From	Project Status	Agreement Type	HOST TO	Plant Type
Bicker Fen LOW CARBON SOLAR PARK 16 LIMITED	Bicker Fen 400kV Substation			0	600	600	1/06/2029	Scoping	Directly Connected	NGET	Energy Storage System; PV Array (Photo Voltaic/solar)
Bicker Fen AGR SOLAR 2 LIMITED	Bicker Fen 400kV Substation			0	49.995	49.995	31/10/2023	Awaiting Consents	Directly Connected	NGET	PV Array (Photo Voltaic/solar)
Bicker Fen AGR SOLAR 3 LIMITED	Bicker Fen 400kV Substation			0	49.995	49.995	1/07/2024	Awaiting Consents	Directly Connected	NGET	PV Array (Photo Voltaic/solar)
Heckington ECOTRICITY GENERATION LIMITED	Bicker Fen 400kV Substation			0	400	400	1/10/2027	Scoping	Directly Connected	NGET	Energy Storage System; PV Array (Photo Voltaic/solar)
TEC Register – 16.08.24											
Project Name	Customer Name	Connection Site	Stage	MW Col	MW Inc	Cumul	MW Effective From	Project Status	Agreement	HOST TO	Plant Type
Bicker Fen 1 Solar	AGR SOLAR 2 LIMITED	Bicker Fen 400kV Substation	1	0	49.995	49.995	30/05/2025	Awaiting Consents	Direct Cor	NGET	PV Array (Photo Voltaic/solar)
Bicker Fen 1 Solar	AGR SOLAR 2 LIMITED	Bicker Fen 400kV Substation	2	0	7.005	57	1/04/2035	Scoping	Direct Cor	NGET	PV Array (Photo Voltaic/solar)
Bicker Fen 2 Solar	AGR SOLAR 3 LIMITED	Bicker Fen 400kV Substation	1	0	49.995	49.995	30/09/2025	Awaiting Consents	Direct Cor	NGET	Energy Storage System;PV Array (Photo Voltaic/solar)
Bicker Fen 2 Solar	AGR SOLAR 3 LIMITED	Bicker Fen 400kV Substation	2	0	7.005	57	1/04/2033	Scoping	Direct Cor	NGET	Energy Storage System;PV Array (Photo Voltaic/solar)
Bicker Fen PV & BESS Sub	O&G Solar (SPV 40) Limited	Bicker Fen 400kV Substation		0	249.9	249.9	30/05/2033	Scoping	Direct Cor	NGET	Energy Storage System;PV Array (Photo Voltaic/solar)
Bicker Fenn Energy Park	BEACON FEN ENERGY PARK LIMITED	Bicker Fen 400kV Substation		0	600	600	1/06/2029	Scoping	Direct Cor	NGET	Energy Storage System;PV Array (Photo Voltaic/solar)
Denton Estate Solar PV and BESS	ELGIN ENERGY ES CO LIMITED	Bicker Fen 400kV Substation		0	129	129	30/10/2033	Scoping	Embedde	NGET	Energy Storage System;PV Array (Photo Voltaic/solar)
Heckington Fen Solar Park	ECOTRICITY GENERATION LIMITED	Bicker Fen 400kV Substation		0	400	400	1/10/2027	Scoping	Direct Cor	NGET	Energy Storage System;PV Array (Photo Voltaic/solar)
Temple Oaks Renewable Energy Park	RIDGE CLEAN ENERGY LTD	Bicker Fen 400kV Substation		0	240	240	30/10/2033	Awaiting Consents	Embedde	NGET	Energy Storage System;PV Array (Photo Voltaic/solar)
Tyler Hill Bicker Fen	FRV TH Powertek Limited	Bicker Fen 400kV Substation		0	400	400	30/05/2035	Scoping	Direct Cor	NGET	Energy Storage System

Ex15. Applicant land agreement activity () – contemporaneous with LCJMF offer (Nov 2021)

Figure: Extract from the Applicant’s Book of Reference showing negotiation timeline with () including the issue of Heads of Terms in November 2021 — contemporaneous with the Applicant rejecting LCJMF’s 516-acre offer on “cumulative” grounds (see Ex13).

Source: Applicant’s Book of Reference (Document Ref. [insert BoR doc ref + page number]) for Beacon Fen Energy Park DCO. Contains OS data © Crown copyright and database right 2025. Used for examination commentary.

65	(Josh Pollock – Pollock Associates)	Category 1 – Freeholder and Occupier	CAL	2-2	<p>In summer 2021, the Applicant met with the Affected Person to introduce the Proposed Development.</p> <p>In November 2021, the Applicant issued detailed Heads of Terms to secure the land and rights</p>	Agreement complete
						61
Ref	Land interest ¹	Type of interest ²	Powers sought ³	Plots affected ⁴	Status of negotiations with land interest	Likelihood of resolution prior to submission of the application / during the Examination
					<p>required to construct and operate the Proposed Development.</p> <p>In March 2022, Heads of Terms were signed and solicitors were instructed.</p> <p>In September 2022, the Applicant secured an Option Agreement to secure the land and rights required to construct and operate the Proposed Development. The Option Agreement has been registered at Land Registry.</p> <p>In October 2023, the Applicant’s Land Agent (Ardent) engaged with the Affected Person in relation to survey access. Access was granted in November 2023.</p> <p>In December 2023, Ardent engaged with the Affected Person regarding a Land Interest Questionnaire. A completed Land Interest Questionnaire was returned in January 2024.</p> <p>In January 2024, Ardent wrote to the Affected Person inviting them to take part in the Statutory Consultation which took place between the 22nd January and 4th March 2024.</p> <p>In December 2024, Ardent wrote to the Affected Person inviting them to take part in the Targeted Consultation which took place between the 16th December and 19th January 2025.</p>	

Ex16. LCJMF renewed offer (Aug 2023) – ~618 acres (black shading) after BFS dropped

Extent of the August 2023 PV/BESS land proposition following the removal of Beacon Fen South (BFS). Approximately 618 acres of LCJMF land (shaded black) were offered, including ~980 m of internal linkage aligned to the LCJMF hybrid cable route.

Figure: LCJMF's August 2023 revised land offer plan, illustrating the expanded area available for PV and BESS development, building on the 2021 offer. The black-shaded parcels represent the land included in the renewed offer. Key features shown on the plan include:

- Additional parcels brought forward after BFS was dropped.
- Internal connectivity of ≈ 980 m between offered blocks.
- Logical alignment with the LCJMF hybrid cable route (see Ex11–Ex12).

Source: Offer submitted directly to Low Carbon / Ardent in August 2023. Mapping © LCJ Mountain Farms Ltd 2023. Contains OS data © Crown copyright and database right 2023. Public sector information licensed under the Open Government Licence v3.0.



Ex17. Renewed PV + BESS offer submission (15.08.2023) – 618 acres (~2.7 km to PoC)

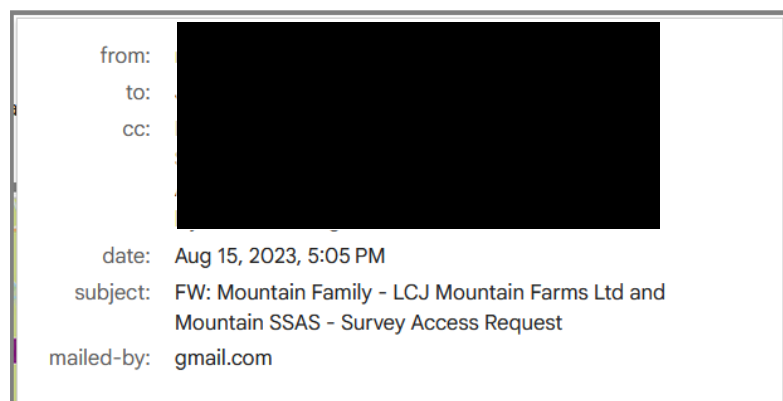
Purpose: Formal submission to Low Carbon and Ardent of LCJMF's renewed PV + BESS land offer (~618 acres), supported by mapping and contextual explanation, following the removal of Beacon Fen South.

Figure:

Email from Matthew Mountain to [REDACTED] (Low Carbon), copied to Ardent and Brown & Co, dated 15 August 2023, with attached mapping showing 178 acres of contiguous Grade 3 land near Bicker Fen. The email references spare grid capacity following the loss of the Helpringham section and invites engagement on a voluntary agreement including cabling.

- Screenshot 1: Email header (date, recipients, subject).
- Screenshot 2: Beacon Fen North/South and indicative cable route search area map attached to the email.
- Screenshot 3: Email body and mapping showing 178 acres of Grade 3 land and contextual commentary.

Source: Email sent by Matthew Mountain, 15 August 2023; mapping and text as attached to the original correspondence. Mapping © LCJ Mountain Farms Ltd 2023. Contains OS data © Crown copyright and database right 2023. Public sector information licensed under the Open Government Licence v3.0.



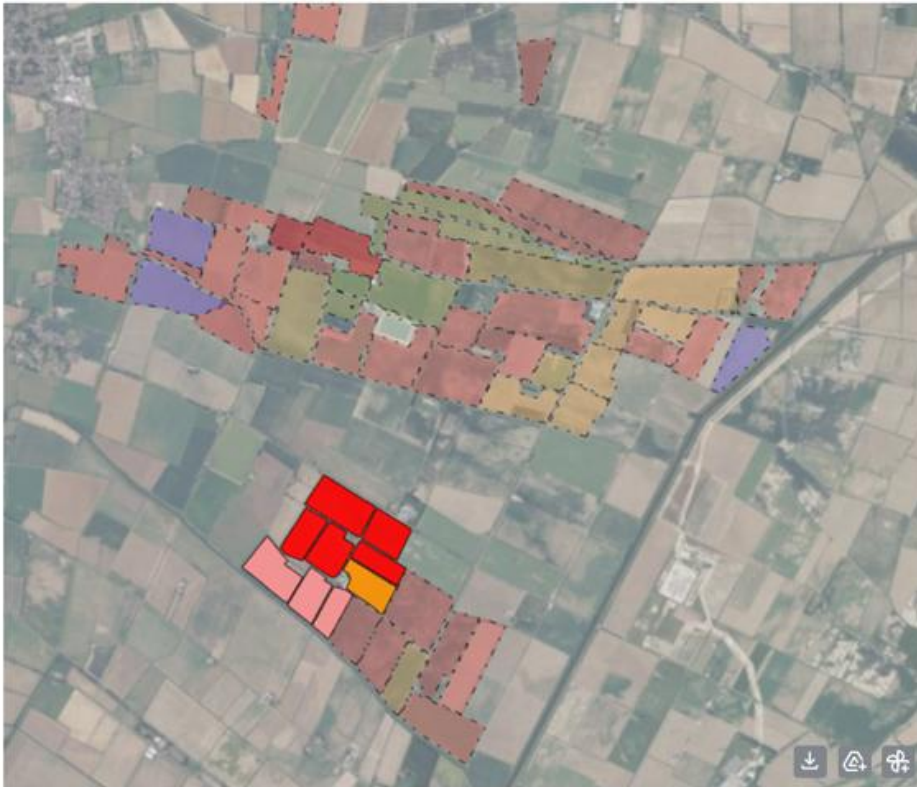
Hi [REDACTED]

Further to the email from Ardent below...there is a voluntary agreement to be had [including cabling obviously]...*especially now you have spare grid connection having lost the Helpingham section...



The answer is to put solar and / or the BESS on our **land**...?

As you know there is [coloured in] 72.32 ha / 178 acres **[Grade 3 land]** here in the absolute middle of nowhere, right next to Bicker...



Why can't you do this? We are a stones throw from Bicker and have crossing agreements in place with AGR and Viking Link.

The project has clearly changed.

*Have you just dropped this additional capacity?

Please can you let me know why not if not (I might well be over simplifying things). Your response will frame our response to requests for access and future cabling.

Regards

Matt

Matthew Mountain

Ex18. Follow-up to August 2023 offer – hybrid pickup of Great Hale Fen / Little Hale Fen parcels (18.08.2023)

Purpose: Follow-up email to Low Carbon and Ardent proposing a practical hybrid cable alignment to integrate LCJMF's Great Hale Fen (GHF) and Little Hale Fen (LHF) parcels into the project, minimising third-party land crossings.

Document:

Email from Matthew Mountain to [REDACTED] (Low Carbon), copied to Ardent and Brown & Co, dated 18 August 2023, following the 15 August 2023 submission (Ex17). The email sets out a hybrid cable route proposal:

- Heading east via Little Hale Fen Road (blue line),
- Crossing only one field that was already for sale,
- Picking up 178 acres of Grade 3 solar land and a potential BESS site,
- Avoiding unnecessary disruption to third-party farms.

Figure:

Screenshot of the full email (body and header) with embedded annotated satellite images showing the proposed red-dotted hybrid alignment, Little Hale Fen Road, the "for sale" field, and the relevant GHF/LHF land parcels.

Source: Email sent by Matthew Mountain, 18 August 2023. Mapping © LCJ Mountain Farms Ltd 2023. Contains OS data © Crown copyright and database right 2023. Public sector information licensed under the Open Government Licence v3.0.

Sent: Friday, August 18, 2023 10:24 AM

To:
Cc:
Sub

Hi,

I have tried to call you twice [REDACTED] This is not very helpful in terms of trying to create a dialogue and an agreement, especially in the context of our history..

In my email below, to be clear, I am suggesting you go this way...

Go down carter Plot (affecting no landowners) and then as per the red line...



[REDACTED]
You hit the **Little Hale Fen Road** and head east into Bicker [blue line] and then you don't have to come all the way through us (east to west) or anyone else's farm.

You only have one field to cross south of the grass field that is already for sale.

I also have a crossing agreement with AGR on the Little Hale Fen Road.

You can then also pick up 178 acres of solar [Grade 3] and also a site for the BESS?

If you are going to disrupt us so badly, why aren't you including us? There is a deal to be had.

Who is building this cable? National Grid or private?

Moreover, how do you know I don't have my farm already under option?

Please answer all these questions.

Regards

Matt

Matthew Mountain
Director

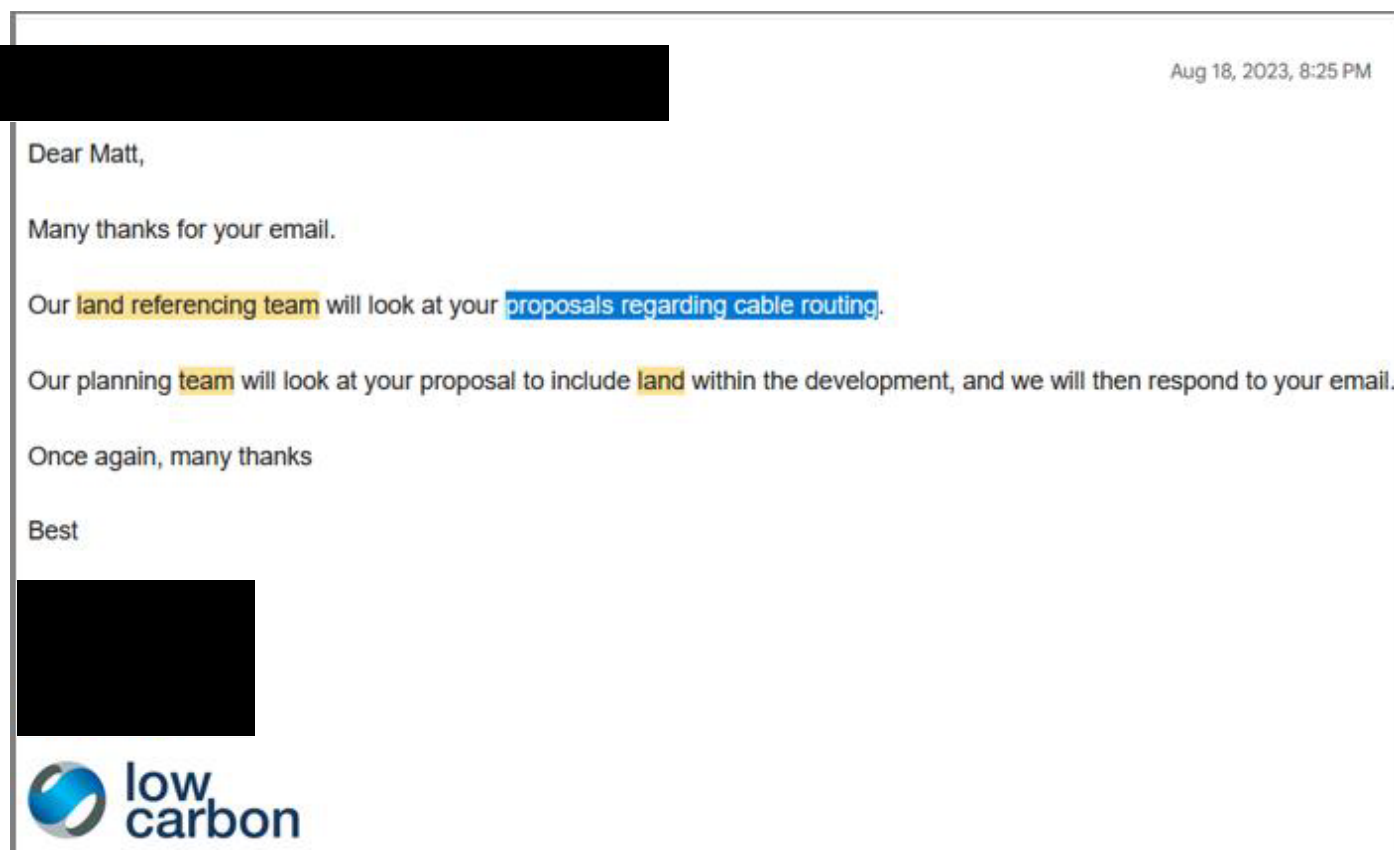
Ex19. Applicant acknowledgement of hybrid routing and land inclusion proposals (18.08.2023)

Purpose: Confirmation that the Applicant received LCJMF's August 2023 routing and land inclusion proposals and referred them to its internal land referencing and planning teams for review.

Document:

Email from [REDACTED] (Low Carbon) to Matthew Mountain, dated 18 August 2023, confirming that LCJMF's hybrid cable routing and land inclusion proposals would be reviewed internally by the Applicant's land referencing and planning teams.

Source: Email from [REDACTED] Low Carbon, 18 August 2023. Screenshot reproduced in full for examination commentary.



Ex20. Agent correspondence (31.08.2023) – Applicant not seeking further PV/BESS land


Correspondence from [REDACTED] (Brown & Co) summarising a discussion with [REDACTED] (Low Carbon) confirming that the Applicant “isn’t looking for any more land at this stage”. This provides contemporaneous evidence of the Applicant’s position in late August 2023, shortly after receipt of LCJMF’s hybrid routing and land inclusion proposals (Ex19), indicating no intent to engage substantively with additional PV/BESS alternatives.

Source: Email from [REDACTED] to Matthew Mountain, 31 August 2023. Reproduced in full for examination commentary.

Thu, Aug 31, 2023, 2:43 AM ☆ 😊 ↩ ⋮

Thanks Matt,
I've spoken with [REDACTED] this afternoon.
He has confirmed that he isn't looking for any more land at this stage, but he indicated that he would be willing to offer market rates for the cable easements, rather than a 'DCO-based' nominal sum. I explained that this was the approach I had taken on another project where I had acted for a developer on another cable route job. We had a good conversation. I offered to act as the interface between you and Ardent (who are doing the work from here), if it suited both parties. [REDACTED] is happy with that, so please let me know if that's what you would like.
He agreed to have a look at my costs, so I'll get those over to him. He is happy to pay nominal costs for access licences for surveys (which is normal – subject to discussions between you and I), and then reasonable costs for negotiation any easements – again, IF that's the route this takes.
He asked whether your 50MW project was in the public domain yet, and I said that it wasn't really my place to give him chapter and verse just yet. He is obviously keeping an eye on the planning portals so will, I'm sure, spot this one when it lands.
BW's
[REDACTED]

Land Agent, Partner



For full details of all our services, please visit our [Website](#)

For and on behalf of Brown & Co - Property & Business Consultants LLP
[REDACTED]
[REDACTED] Market Place, King's Lynn, Norfolk, PE30 1JJ, United Kingdom

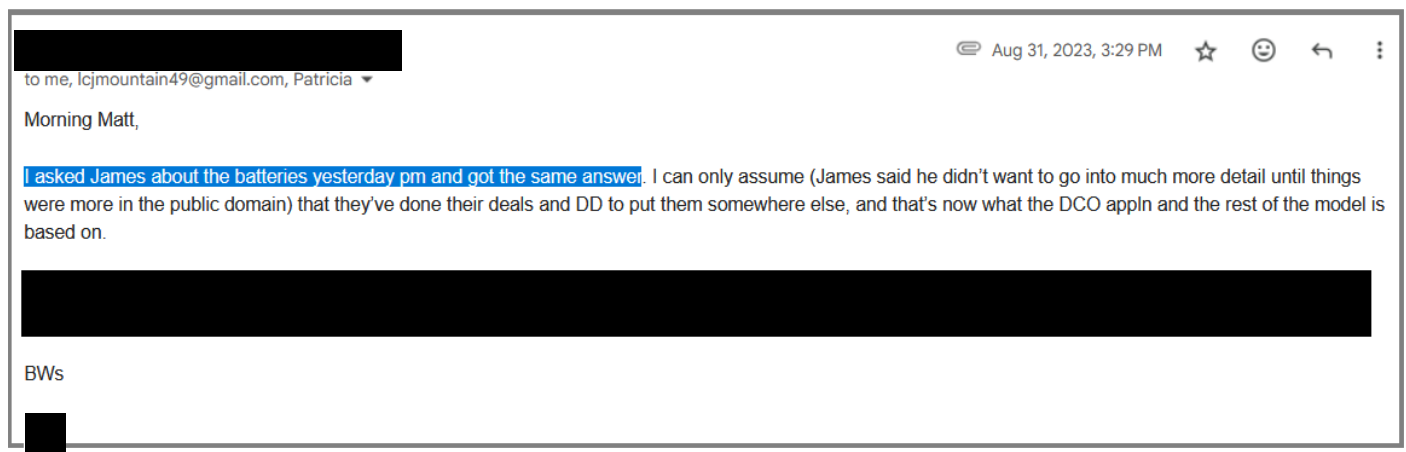
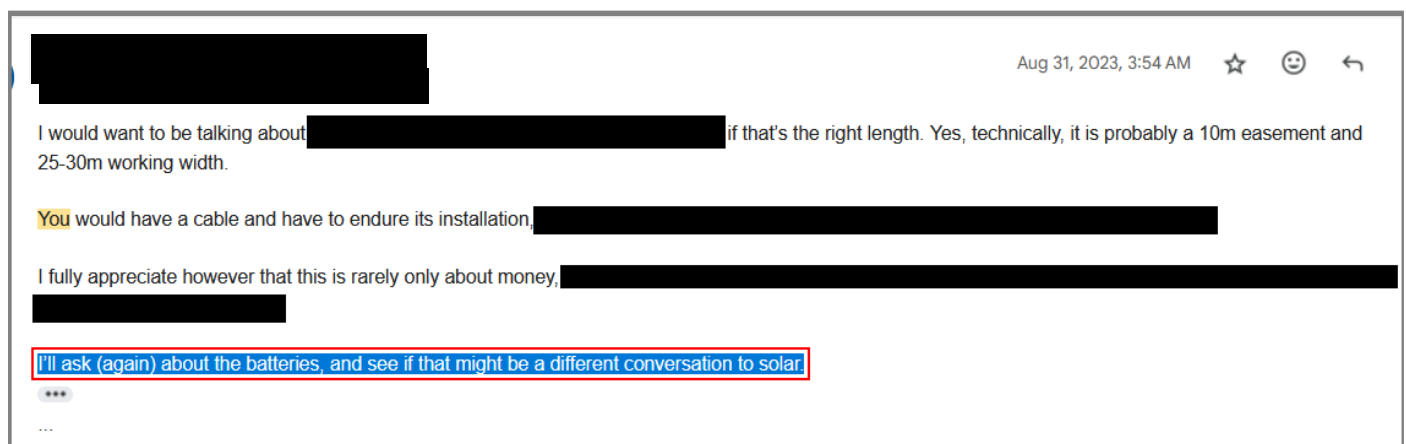
Ex21. BESS-only offer (31.08.2023) and Applicant response

Description: Email correspondence between [REDACTED] (Brown & Co) and Matthew Mountain on 31 August 2023. The exchange evidences LCJMF's willingness to host a BESS-only development and the Applicant's refusal, confirming that BESS had already been allocated elsewhere within their DCO model.

Document:

- Screenshot 1 – Ed's initial email to Matthew (03:54), indicating he would ask about the batteries separately from solar.
- Screenshot 2 – Ed's follow-up email (15:29) confirming [REDACTED] response that BESS was already allocated elsewhere.

Source: Emails between LCJMF and Brown & Co, 31 August 2023. Screenshots reproduced in full for examination commentary.



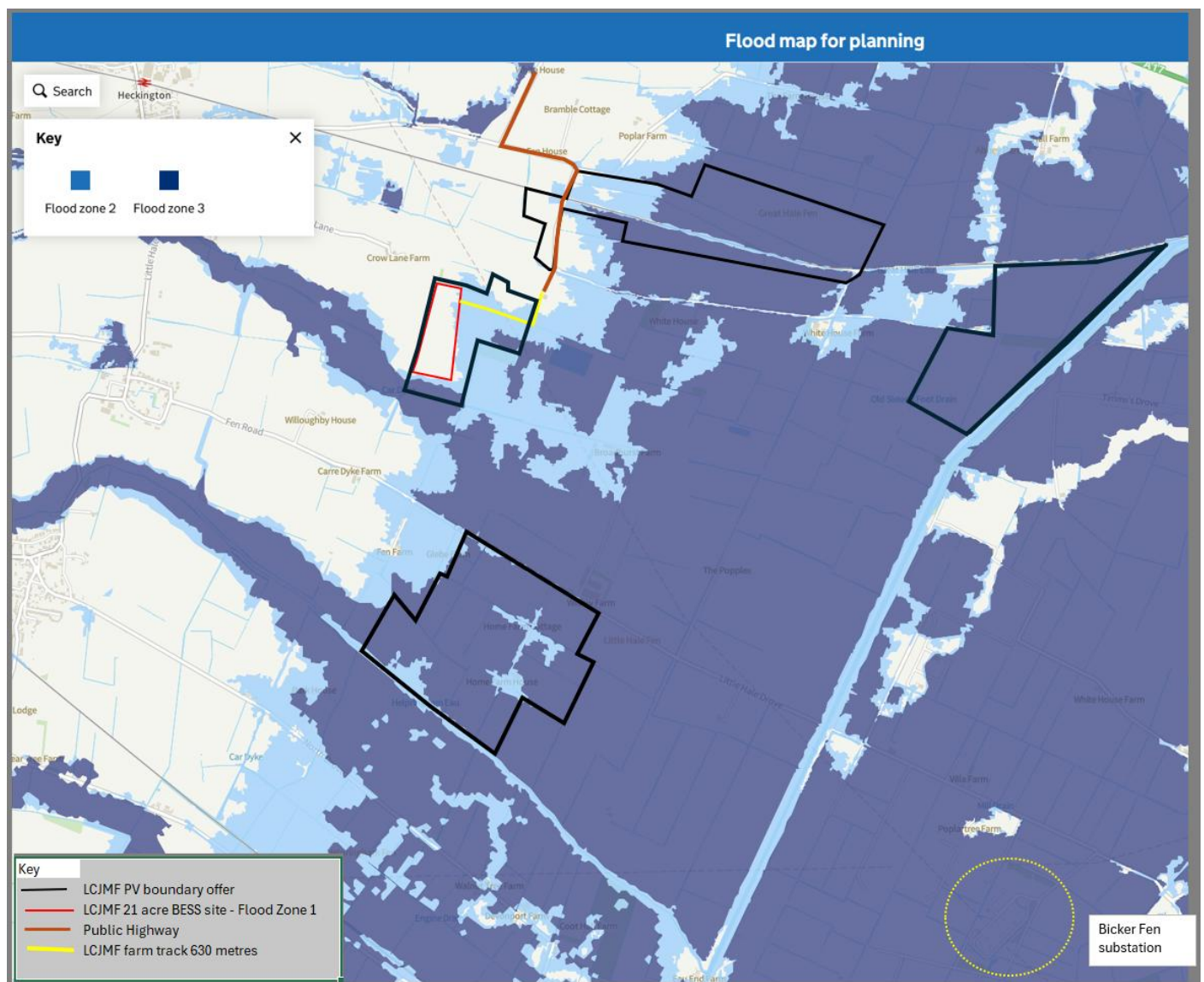
Ex22. 21-acre Flood Zone 1 parcel within 618-acre August 2023 offer

Figure: Environment Agency Flood Map for Planning (Rivers & Sea) extract, Little Hale / Great Hale Fen area, showing LCJMF's August 2023 618-acre offering with an indicative 21-acre BESS parcel located in Flood Zone 1. The site has direct access from the public highway via an existing ≈ 630 m farm track.

Description: Illustrative overlay prepared by LCJMF identifying a potential BESS site within Flood Zone 1 approximately 3.2 km from the Point of Connection. The site sits within the wider August 2023 land offer and utilises existing infrastructure.

Source: Environment Agency Flood Map for Planning (Rivers & Sea), layers "Flood Zone 2" and "Flood Zone 3". Contains OS data © Crown copyright and database right 2025. Environment Agency copyright and/or database rights 2023. Licensed under the Open Government Licence v3.0. LCJMF overlay © LCJ Mountain Farms Ltd 2025. Used for examination commentary.

Method / accuracy: LCJMF boundaries and the Flood Zone 1 pocket are illustrative, digitised against the EA online viewer and Google Maps; acreages are indicative and for proportional comparison only. A site-specific FRA and topographic survey would be required to confirm design parameters.

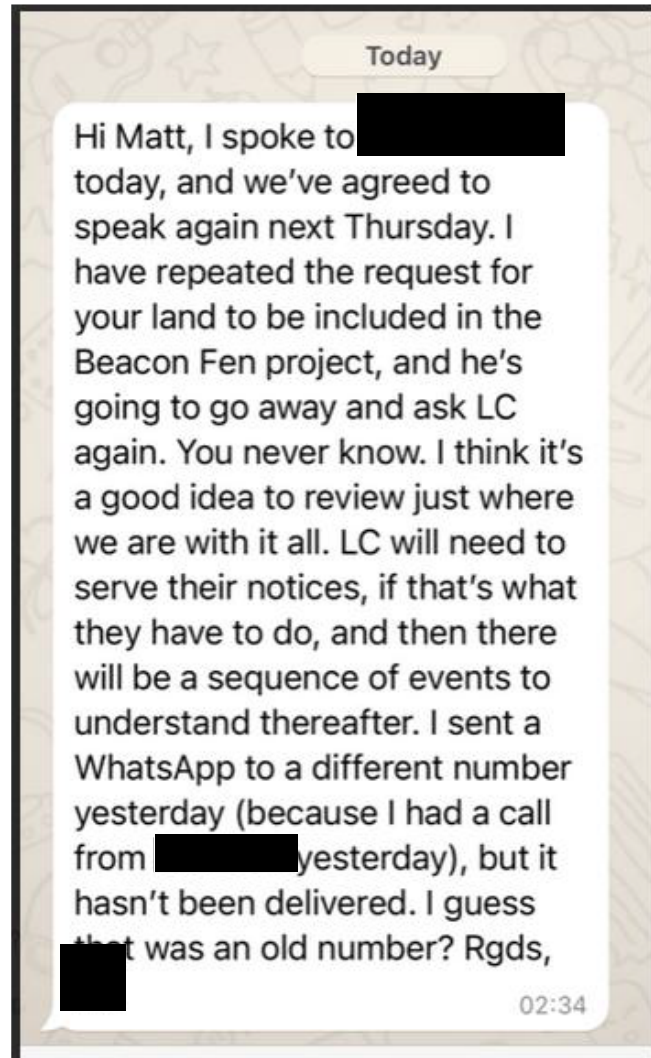


Ex23. 11 November 2023 – WhatsApp message from agent to LCJMF

Figure: Screenshot of WhatsApp message from [REDACTED] (Brown & Co) to Matthew Mountain.

Description: Message confirming that [REDACTED] spoken with [REDACTED] and repeated the request for LCJMF land to be included in the Beacon Fen project following the withdrawal of Beacon Fen South.

Source: WhatsApp message, 11 November 2023, © Brown & Co / LCJ Mountain Farms Ltd 2023. Used for examination commentary.



Ex24. 17 November 2023 – Agent email urging engagement before survey notices

Email from [REDACTED] (Brown & Co) to Matthew Mountain, following a call with Ardent. The message records two key points made on LCJMF's behalf:

1. A request for the Applicant to confirm whether batteries could be located on LCJMF land; and
2. A request for a full explanation of why the Applicant's preferred cable route was selected over alternatives. This correspondence evidences LCJMF's continuing attempts to engage constructively on routing and BESS siting in the period immediately prior to the Applicant serving survey notices.

Hi Matt,

So I had an ok call with Ardent this morning.

I repeated the message to them that if they want to locate the batteries on your farm, then the cabling issue will be significantly easier for them. [REDACTED] didn't actually seem to know whether the project including batteries or whether the grid connection even allowed for it. The TEC entry certainly suggests that it will be 600MW of both generation and storage, so that's what I'm assuming. [REDACTED] going to ask. It raises a question about whether you would be able to actually do so without upsetting [REDACTED] but that's slightly separate.

He reported that he was under the impression that the notices were going to be served this week (which leaves tomorrow), because there would then be two weeks for us to try to negotiate entry by agreement. I told him that I thought the receipt of a notice by you (or even by me on your behalf) would be somewhat incendiary and wouldn't be helpful in the slightest, and might even result in the drawbridge being pulled up on any further negotiations.

I strongly recommended that they *don't* do that, at least for a couple of weeks (if they decide they have no choice), to give us all a chance to fully consider the position in light of two principal questions:

1. Whether or not you can be involved in the project – ideally resulting in the batteries ending up on your land, and,

2. Receiving a full explanation as to why the proposed route through Mountain land is the preferred option. This will include a detailed explanation of what factors led to the decision, what constraints were considered and why the route to the north, through the Council land, is not a possibility.

I suspect that one reason for LC not wanting to provide full disclosure to you (in respect of the cable route studies) is because a) they are not legally required to and b) if they did, you might then spend a lot of time finding ways to demonstrate that the proposed route is in fact *not* optimum – and you prove them wrong!

I also asked about why they couldn't tee off the 400kV line. He said that had been looked at and ruled out. It may very well be that National Grid has told LC that it is not possible. I've certainly come across that on other projects where it would save lots and lots of problems, but the cost of the new infrastructure needed at the point of connection is actually far greater, technically difficult and (likely) more time consuming than 'just' laying a new cable. Nevertheless, I asked Ian to re-pose the question to LC.

The attached is what I have received from [REDACTED] this week 're-issuing the requests we made to access the land'. These letters set out the surveys they are wanting to undertake. Ian made the point that if they undertake some survey work, the results could mean that they find something that means they can't use the route. Probably unlikely, but I suppose it is an accurate point.

I said that if the batteries can go on your land, and you do consent to the access for surveys, then you would want the survey data to be made available to you. Ian thought that was a reasonable request, but made the point that on other projects, that has been difficult because the results haven't always made a distinction between landowners – the results have just been for 'the route'.

We talked about the possibility of them serving the notice and the 'what happens then' situation. The legal position is that they are able to enter the land 14 days after serving the notice. If at that point you deny access (locked gates, physical barriers etc), then they would need to go and secure a warrant from the magistrate's court to 'enable access by force'. That essentially means that they would have the right to take the bolt croppers to padlocks and such like. It would frankly be a bit of a PR disaster for them if it got that far, but that's the process and they would be 'within their rights' to do so, if that's what it came to. Any legal challenge from your side would, I think, need to be based on an incorrect service of the notice or some other technicality. Legal advice would be needed for that.

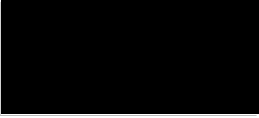
Fri, Nov 17, 2023, 5:12 AM

They have said that they appreciate that you are overseas and that they would be prepared to pay me (a colleague or whoever) to attend and observe the survey work in your absence.

That's where we left it. We will see what responses we get. I really hope that they don't serve the notices tomorrow and that we get the chance to hear from Ian about whether batteries on your land is a possibility. The 'final' answer to that will most likely dictate what happens next.

Hope this is a useful update in the meantime. I appreciate that the fact that the dialogue is now happening is somewhat unhelpful to your 'they are not fully engaging with me' stance. I think if they serve the notice regardless (tomorrow), then they *are* more likely to fall into my opinion of 'unreasonable', especially given that I asked him (really nicely) not to, today. If they hold off and *don't* serve the notice, giving a bit longer for negotiations (a couple of weeks?), then quite possibly they will be deemed to be stepping back from the brink and engaging in negotiations. If that is what happens then I think perhaps we won't be able to say that they are not engaging.

With best wishes

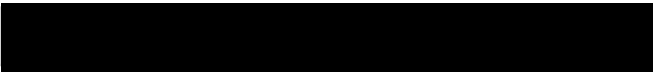


Land Agent, Partner



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For and on behalf of Brown & Co - Property & Business Consultants LLP



olk, PE30 1JJ, United Kingdom

Ex25. 21 December 2023 – Mishcon letter to Ardent (on behalf of LCJMF)

Letter from Mishcon de Reya LLP (acting for LCJMF) to Ardent, issued in response to survey notices. The letter sets out seven specific questions that must be addressed before further engagement can proceed, focusing on routing alternatives, capacity discrepancies, BESS siting, and cumulative impact. Key issues include:

- Why a north–south alignment and diversion via Lincolnshire County Council land were not considered (Questions 2–3);
- Why Little Hale Fen Road was not utilised (Question 5);
- Clarification of the Project’s capacity (400 MW vs 600 MW) (Question 4);
- Whether and where BESS is to be incorporated (Question 6); and
- How the Applicant has addressed cumulative impact issues that were previously cited to reject LCJMF’s land in 2021 (Question 7).

This letter evidences LCJMF’s formal legal engagement on routing, capacity, and policy consistency issues within the statutory consultation process.

Before matters can be progressed our Client requires clarification on the following points:

1. Why it is not possible to tee off the existing 400kv line running to Bicker substation, avoiding the need for the current proposed cabling route. We note from our maps that you have a corridor right under the 400kv line at the south west of Ewerby village linking the site to the A17;
2. Why the cabling cannot be run north – south rather than east – west which would considerably decrease the Project’s impact on my Client’s land;
3. Whether diverting the cabling through land to the north of our client’s land has been considered, given it is in the ownership of Lincolnshire County Council;
4. Why when the project is listed on the Transmission Entry Capacity register as a 600MW project although your letter refers to a 400MW project;

Mishcon de Reya is a limited liability partnership, registered in England and Wales (number OC399969), with registered office at Africa House, 70 Kingsway, London WC2B 6AH, authorised and regulated by the Solicitors Regulation Authority, SRA number 624547.

2369885.1

Mishcon de Reya

5. Why the cabling cannot follow the Little Hale Fen Road (per the AGR Solar project);
6. Whether the Project will incorporate BESS and if so where this is anticipated to be located; and
7. Use of our client’s land for a previous potential BESS and solar project was not progressed in 2021 by Low Carbon because of “*the acreage available and the proximity to numerous other solar schemes (and therefore project risks through cumulative impact)*”. How has Low Carbon satisfied itself that the same issues of cumulative impact do not apply to the Project.

Ex26. 23 January 2024 – Ardent reply deferring to PEIR

Email from [REDACTED] (Ardent) to [REDACTED] (Brown & Co), sent in response to [REDACTED] letter of 21 December 2023 (Ex25). The Applicant does not provide specific or evidence-based answers to the seven queries raised, instead referring back to Chapter 3 ("Alternatives and Design Evolution") of the PEIR and generic consultation material.

Key issues raised by LCJMF — including north–south routing, diversion via Lincolnshire County Council land, the use of Little Hale Fen Road, BESS siting, and cumulative impact inconsistencies — were not addressed in a quantified or site-specific way. The response relies on standard consultation wording and website links, underlining the absence of substantive engagement with LCJMF's reasonable and technically grounded alternatives during the statutory consultation process.

[REDACTED]

Subject: RE: Land Access Request - W11 Midland - Beacon Fen - etc

Dear [REDACTED]

Further to the letter from [REDACTED] attached to this email, and now with the benefit of the availability of the Statutory Consultation material, we have provided responses to the queries raised below:

1. Our point of connection is designated by National Grid Electricity Transmission (NGET). NGET decide where developers like Low Carbon connect into the Grid and this is based on an internal technical planning process.
2. The proposed cable route corridor has been subject to a number of rounds of review and iteration to identify the most suitable proposed cable route for the Proposed Development. A summary of the process undertaken is described in sections 3.5.10 to 3.5.12 of Chapter 3: Alternatives and Design Evolution of our PEIR (available on our Project Statutory Consultation website - <https://www.beacon-fenenergypark.co.uk/documents/?category=StatutoryConsultation#documents>).
3. Please see the response to the question above, which explains the process undertaken to date in respect of the identification of the proposed cable route corridor.
4. Section 3.5 of Chapter 3 of our PEIR explains the design evolution of the Proposed Development, and particularly the removal of "Beacon Fen South" following our earlier non-statutory consultation last year. The result of the removal of the southern component of our original scheme has reduced the anticipated generation capacity of the project to around 400MW.
5. Please see response to Question 2.
6. Beacon Fen Energy Park includes a BESS up to 600MW which will be centrally located within the solar array site (please see Mitigation Layout Plan [REDACTED] ([beacon-fenenergypark.co.uk](https://www.beacon-fenenergypark.co.uk))).
7. Low Carbon considers the solar array area chosen for Beacon Fen Energy Park to be suitable in terms of the amount of land available, environmental characteristics, and other relevant matters set out in policy. The PEIR provides reporting on all relevant environmental topics.

We would also draw attention to our consultation documents which provide more substantive information on the Project, including in the Preliminary Environmental Information Report. Considering the nature of your queries, you may be particularly interested in Chapter 3: Alternatives & Design Evolution, which includes preliminary information on the evolution of the design of the Project to date. The materials are available to review [here](#). Our consultation runs until Sunday 3 March, and our website also provides detail on how feedback can be provided in response to the materials within this period.

We hope the clarification we have provided is sufficient to address your queries, but would request that any additional comments or queries you may have are submitted in response to our consultation, which we will have regard to when preparing our application. In respect of a meeting, my client can offer a MS Teams meeting on 25th January. However, to manage expectations, we would propose to focus on any land access issues, rather than expand further on the points raised above. It is our position that the land access/agency issues should not be conflated or made conditional in respect of the responses to queries raised in the letter.

Please do let us know if you would still require a meeting, and if so, please can you propose an agenda.

Kind regards,

[REDACTED]

[REDACTED] ICS Expert Witness

Ex27. NDVI (03.10.2023) – Starvalls Field cable corridor condition

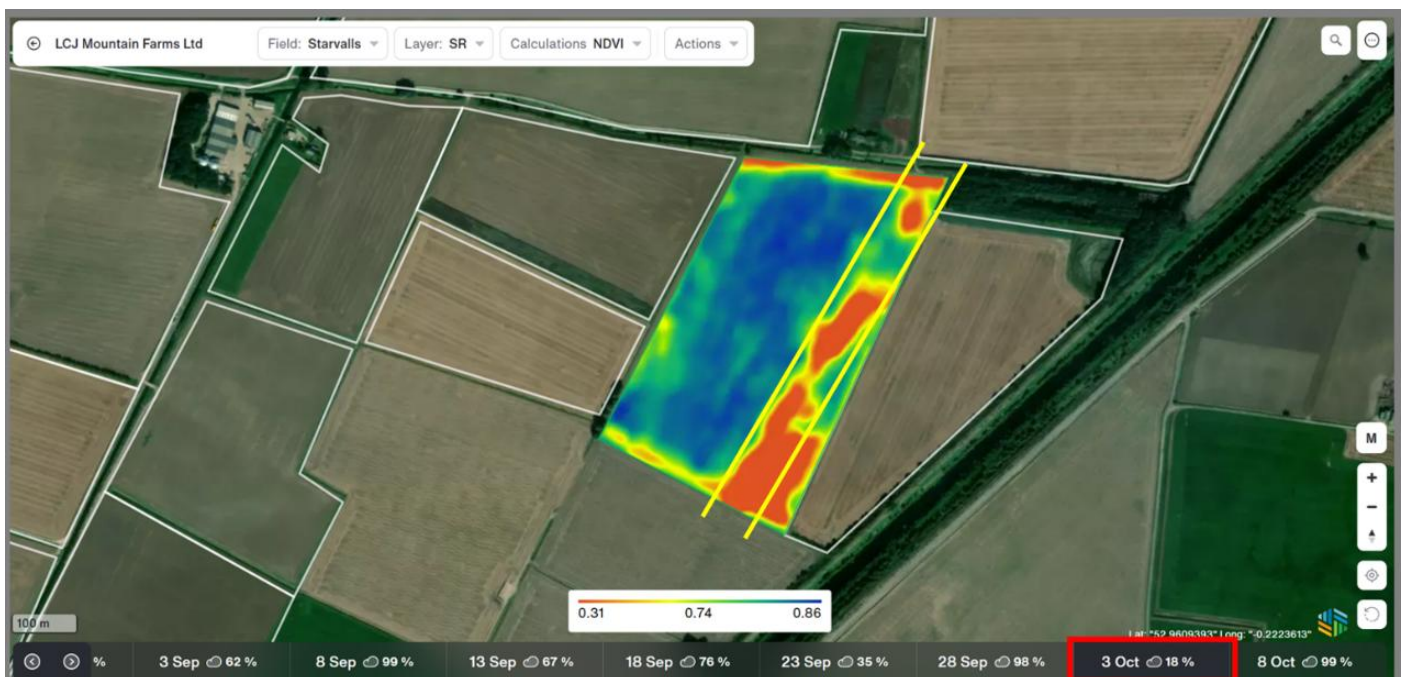
Description:

Near-Infrared (NDVI) satellite imagery dated 3 October 2023 depicts persistent vegetation stress and reduced crop vigour along the reinstated Viking Link cable corridor within Starvalls Field. The linear feature visible through the cropped area corresponds to the trench alignment, illustrating post-construction impacts on soil structure and crop performance that have not fully recovered.

This imagery is included to provide a relevant analogue for the anticipated medium-term impacts of the Beacon Fen cable route across high-quality agricultural land, particularly where reinstatement is proposed on intensively cultivated Grade 1 and 2 soils.

Source:

Commercial NDVI satellite dataset, 3 October 2023. LCJMF overlay © LCJ Mountain Farms Ltd 2025. Used for examination commentary.



Ex28–Ex33. Photo set – Starvalls Field flooding on Viking Link corridor (21.10.2023) and control

Description:

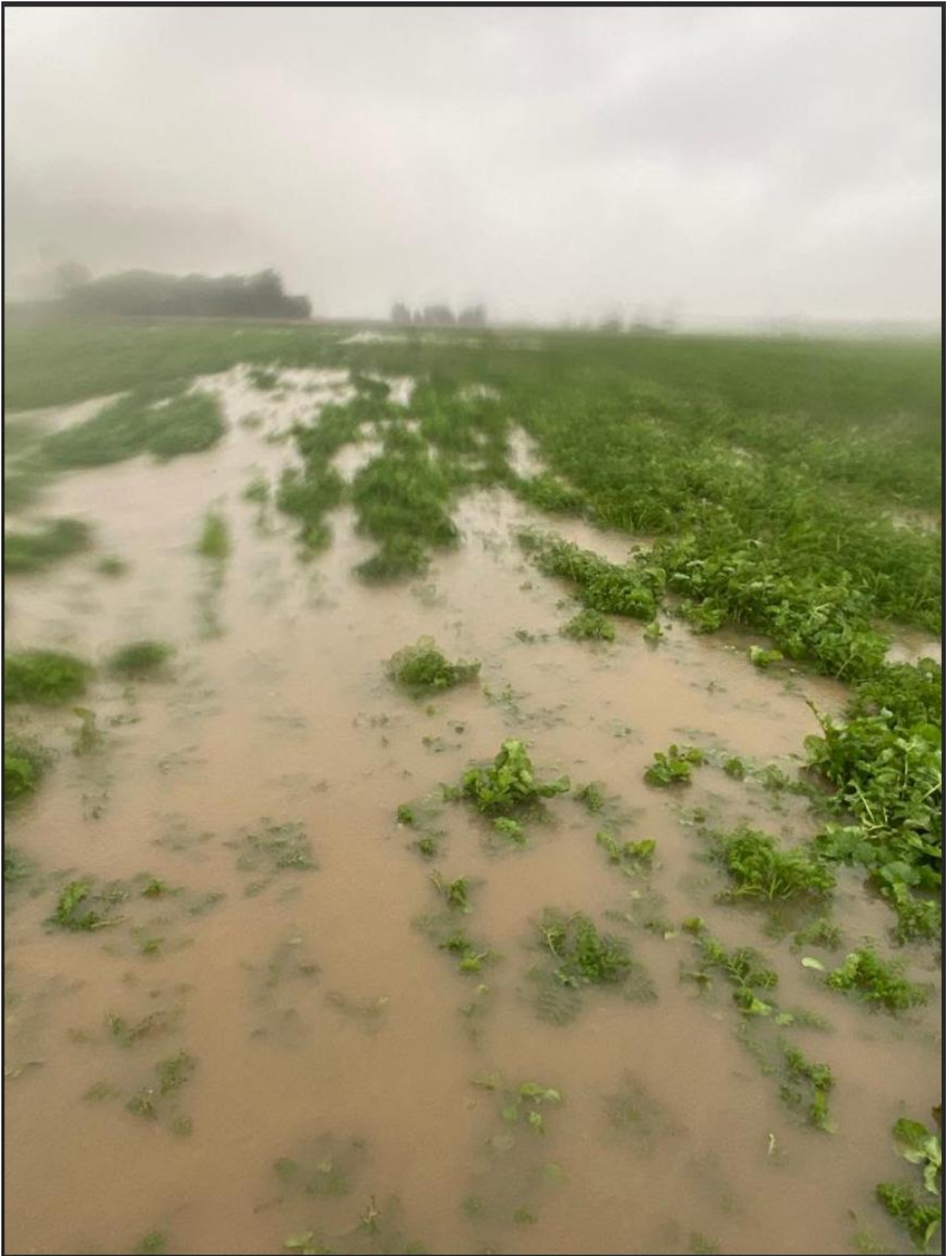
A series of site photographs taken on 21 October 2023 documents localised flooding along the reinstated Viking Link cable corridor in Starvalls Field. The images capture significant standing water and surface flooding at the south end and middle of the corridor, contrasted with adjacent control areas that were unaffected by cable works. This differential drainage performance illustrates the medium-term impacts of trenching on soil structure and hydrology in intensively farmed fenland. The photographic evidence provides a relevant analogue for assessing the likely agricultural consequences of the proposed Beacon Fen cable route.

Source:

Site photographs taken by LCJ Mountain Farms Ltd, 21 October 2023. © LCJ Mountain Farms Ltd 2023. Used for examination commentary.











< 1



Dad

21 Oct 2023



West side of Starvalls
walked firm . I was sinking in
in Viking Link corridor

19:02

Ex34. Viking Link Schedule of Works (Nov–Dec 2021) — ~4,800 t stone movements (import and removal)

Description:

Extract from Balfour Beatty's November–December 2021 programme of works for Viking Link construction across LCJMF's Starvalls Field corridor. The schedule shows the mobilisation of fencing and drainage gangs, topsoil stripping, and sequential haul road construction involving multiple 400–800 t stone deliveries per week over several weeks.

In total, approximately 4,800 tonnes of stone were imported for haul roads and compound formation and subsequently removed on reinstatement, effectively doubling HGV movements along the corridor and compounding soil structure and hydrology disturbance.

This provides a directly relevant analogue for understanding the intensity and cumulative impact of cable corridor construction and reinstatement on fenland agricultural soils.

Source:

Balfour Beatty email and attached works schedule to LCJMF (23 November 2021). Attachments include daily programme table and haul road specification drawing.

Viking Link - Works for the coming week

Tue, Nov 23, 2021, 4:30 AM

☆ 😊 ↶ ⋮

Good afternoon Matt,

I trust this finds you in good form, further to my visit to see Andy this afternoon please find attached the program of works, the plans for the access track and the written proposal for T14 access for your records. I have also attached the bridge monitoring results from the surveys carried out earlier in the year.

Regards,

Agricultural Liaison Officer

Balfour Beatty | Services | Power Transmission & Distribution

Balfour Beatty

Build to Last
Lean. Expert. Trusted. Safe.

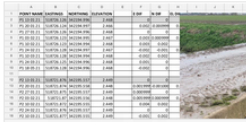
We're keeping a monthly diary documenting our progress towards a zero carbon construction site. Read our first entry [here](#).

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[Message clipped] [View entire message](#)


4 Attachments • Scanned by Gmail




T14 monitoring.xlsx



Mountain Farms a...



Mr Mountains acc...



W-c 22nd Novem...

45

21 November	22	23	24	25	26	27
	Fencing Gang (DMJ) Mobilise – Fence F150	Fence F150/F151	Fence F151	Enabling gang (GPC) Mobilise to upgrade access track.	Access road 400TN Stone Delivery	
28	29	30	1 December	2	3	4
	Access road 600TN Stone Delivery	Access road 600TN Stone Delivery	Access road 600TN Stone Delivery	Access road 600TN Stone Delivery	Access road 400TN Stone Delivery	
		F150 Top strip access to T14 (TBC)	F150 Top strip access to T14 (TBC)	Top strip T14 (TBC)	Top strip T14 (TBC)	
5	6	7	8	9	10	11
	Access road 800TN Stone Delivery	Access road 800TN Stone Delivery				
12	13	14	15	16	17	18

Condition survey of bridge

Upon assessment of the bridge, it has been concluded that the bridge type is a concrete column bridge with a concrete deck. The entirety of the bridge is constructed using reinforced concrete.

The movement indicator targets were fixed on to each column in January 2021. The targets have been assessed on multiple occasions and there has been 1mm settlement on occasion however this lies completely within instrument error a therefore no movement can be determined. There is a document stating the co-ordinates and elevations done on the indicator target, which has been attached.

Enabling works

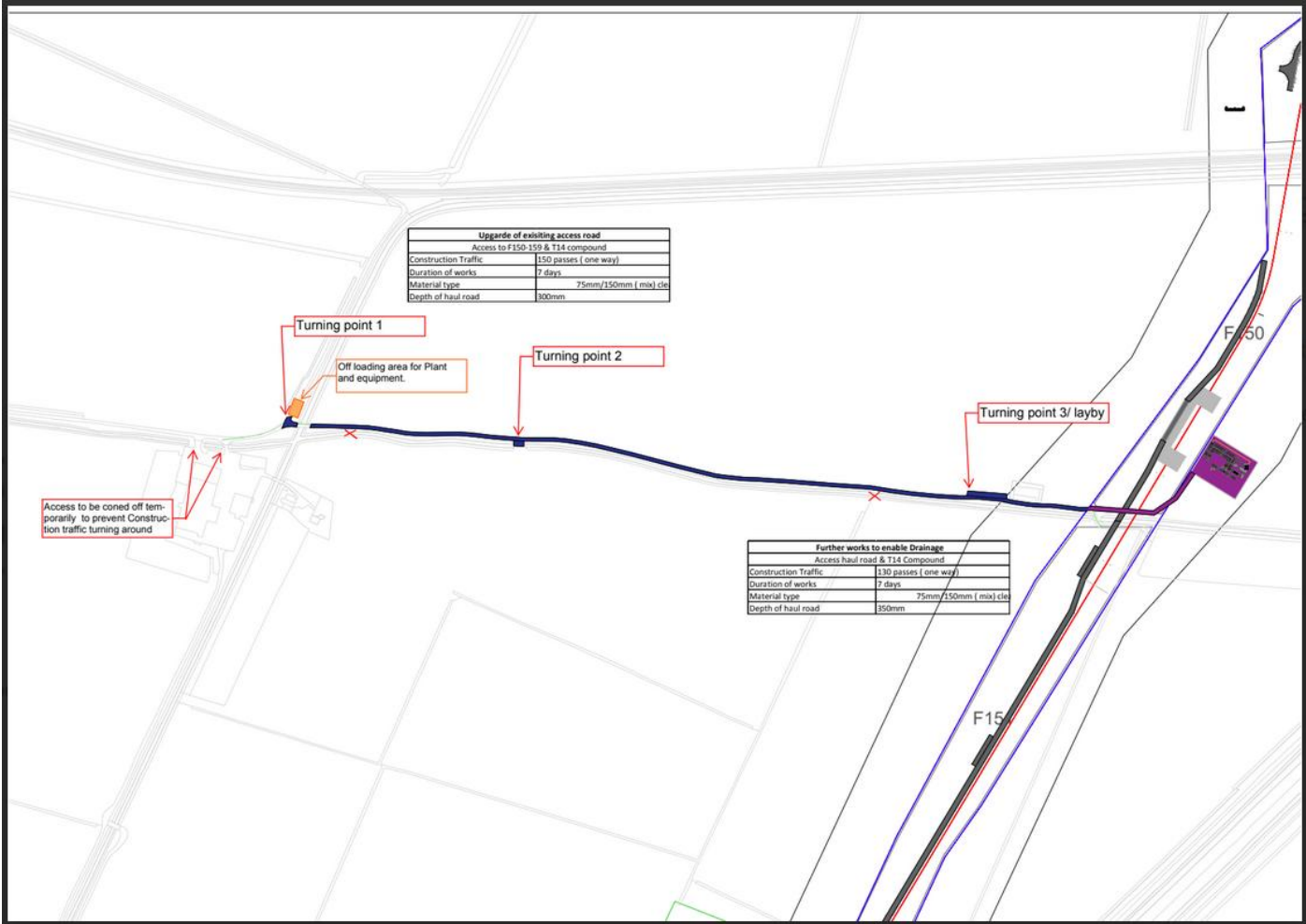
The tasks, durations, vehicles and passes that would be required to take place on the existing bridge are as following:

Tasks	Duration	Vehicles	Passes
Fencing & culverts	3 days	Low loader Stone lorry (6 wheeler) 2 vehicles Tractor	40 passes
Drainage	5 days	Stone lorry Drainage machine	50 passes
Topsoil stripping	5 days	1 Digger 1 Dozer	150 passes
Haul road	10 days		150 passes

Track proposal upgrade

The existing trackway will be upgraded to a Haul road, as per the standard design. This will be 4m wide as is existing track and laid in the usual manner. This consists of terram, geogrid and a depth of 300mm of aggregate, which is a mix of 75mm & 150mm of 6" clean chalk.

Attached is a drawing of the proposed haul road.



Ex35. Construction road and compound comparison — Viking Link vs Applicant CC4/CC5 (LWS 4722)

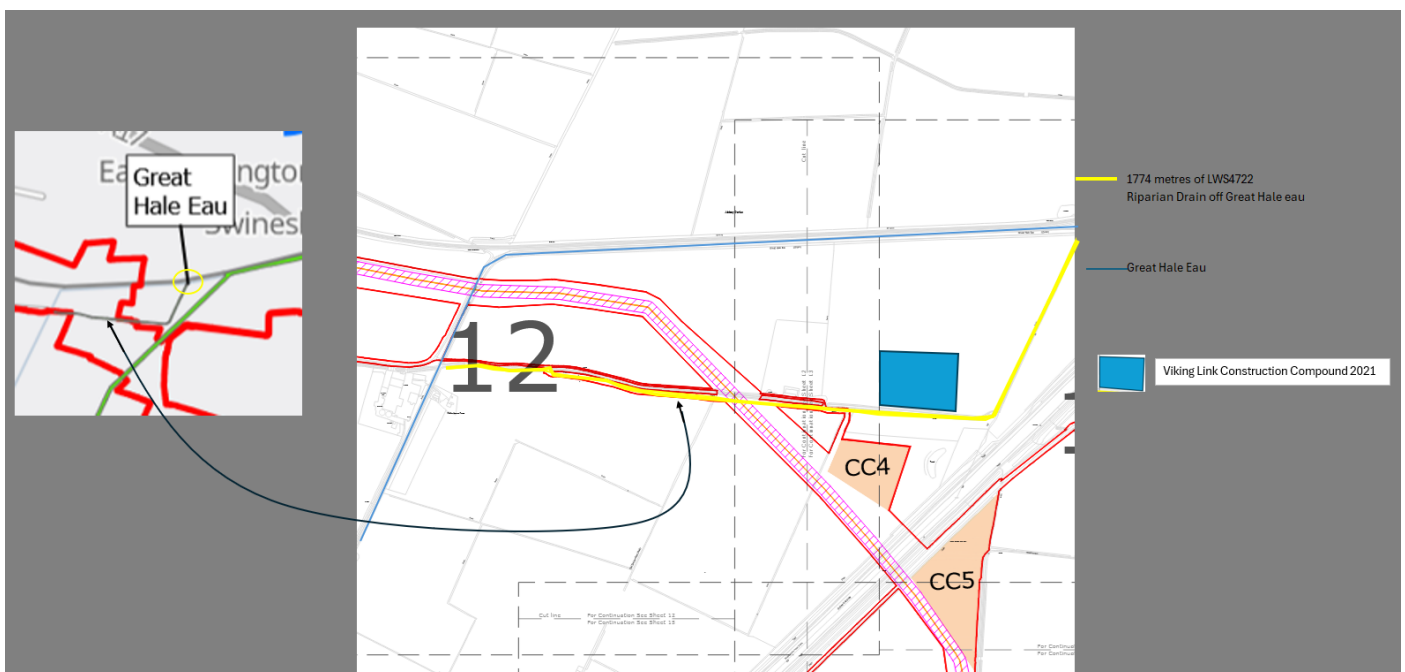
Description:

Annotated plan comparing the geometry of the 2021 Viking Link haul road and construction compound with the Applicant's proposed CC4 and CC5 compounds. Both schemes occupy the same access alignment through Local Wildlife Site LWS 4722 (Riparian Drain off Great Hale Eau, 1,774 m).

The figure demonstrates that the DCO proposal would re-occupy a corridor already subject to intensive trenching and haul road construction, compounding ecological disturbance and soil/hydrology impacts within the same LWS footprint. This has not been addressed in the Applicant's cumulative assessment or mitigation strategy.

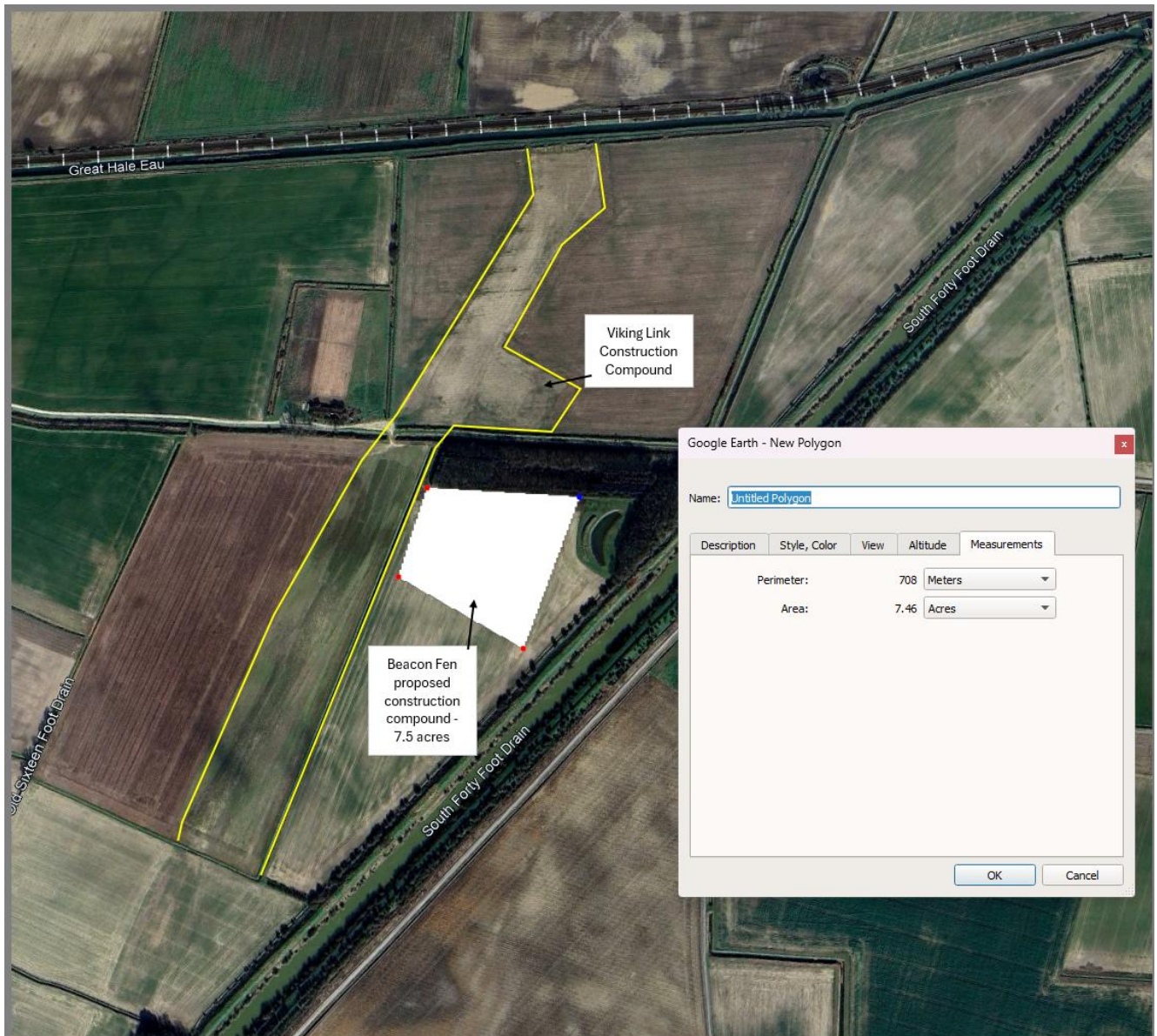
Source:

LCJMF overlay based on Viking Link construction drawings (2021) and the Applicant's CC4/CC5 compound plans. Contains OS data © Crown copyright and database right 2025.



Ex36. Satellite imagery – Viking Link corridor and compound vs Applicant CC4 (LWS 4722)

This satellite image illustrates the spatial contiguity between the Viking Link cable corridor and construction compound (2021) and the Applicant's proposed CC4 compound location, both situated within Local Wildlife Site (LWS) 4722. The white polygon delineates the proposed 7.5-acre Beacon Fen construction compound, while the yellow outline traces the former Viking Link works corridor and compound. The image demonstrates that the Applicant's proposed works would overlap with previously disturbed areas, intensifying cumulative ecological, soil, and hydrological impacts within the same LWS footprint. This spatial overlap reinforces the need for a quantified cumulative assessment of repeated occupation and construction within the same sensitive ecological corridor.



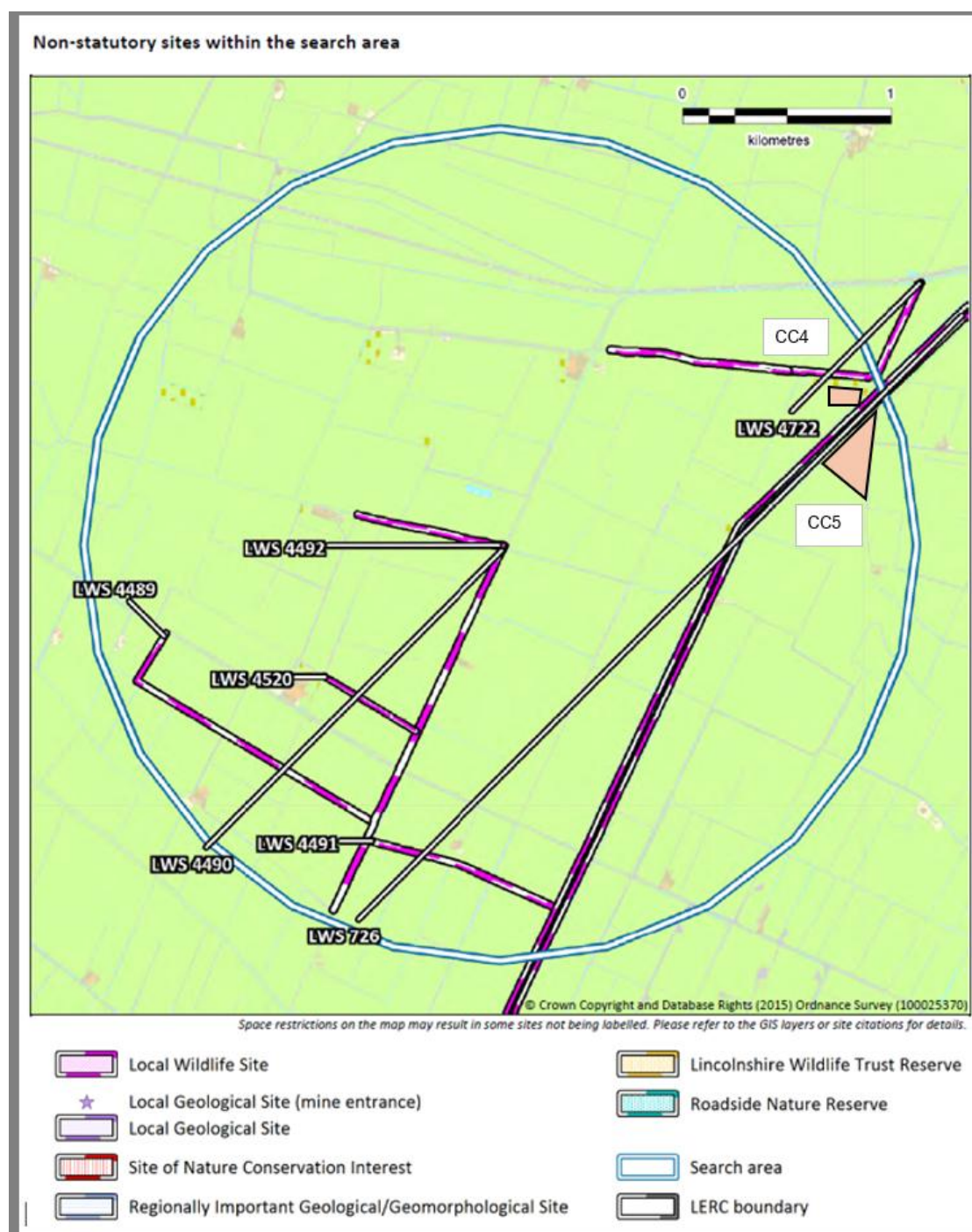
Ex37. LWS 4722 and LWS 726 overlay with Applicant CC4/CC5

This map overlays Local Wildlife Site (LWS) 4722 (Great Hale Eau) and LWS 726 (South Forty Foot Drain) with the Applicant's proposed CC4 and CC5 compound locations. LWS 4722 was designated in 2016 for its notable freshwater and wetland plant assemblages, while LWS 726 corresponds to the South Forty Foot Drain. The CC4 and CC5 compound footprints lie contiguous to—and in places overlap with—the mapped LWS extents, indicating a risk of direct and indirect impacts on designated aquatic and riparian habitats and their associated species. The overlay is derived from Greater Lincolnshire Nature Partnership (GLNP) / Lincolnshire Environmental Records Centre (LERC) datasets as reproduced in Scarborough Nixon Associates Ltd's 2017 Ecology and Protected Species Survey for Great Hale and Little Hale.

Source: Scarborough Nixon Associates Ltd, *Ecology and Protected Species Survey, Land at Great Hale and Little Hale, Lincolnshire* (Sept 2017), using GLNP/LERC LWS layers (4722, 726).

Copyright & attribution: Contains OS data © Crown copyright and database right 2016/2025. LWS data © Greater Lincolnshire Nature Partnership / LERC. Used for examination commentary.

Method & limitations: The overlay is indicative (digitised from 2017 GLNP/LERC outputs) and not a definitive boundary; intersection conclusions should be confirmed through GIS using the latest LERC polygons.



Ex38. CC4 on satellite with LWS 4722 overlay

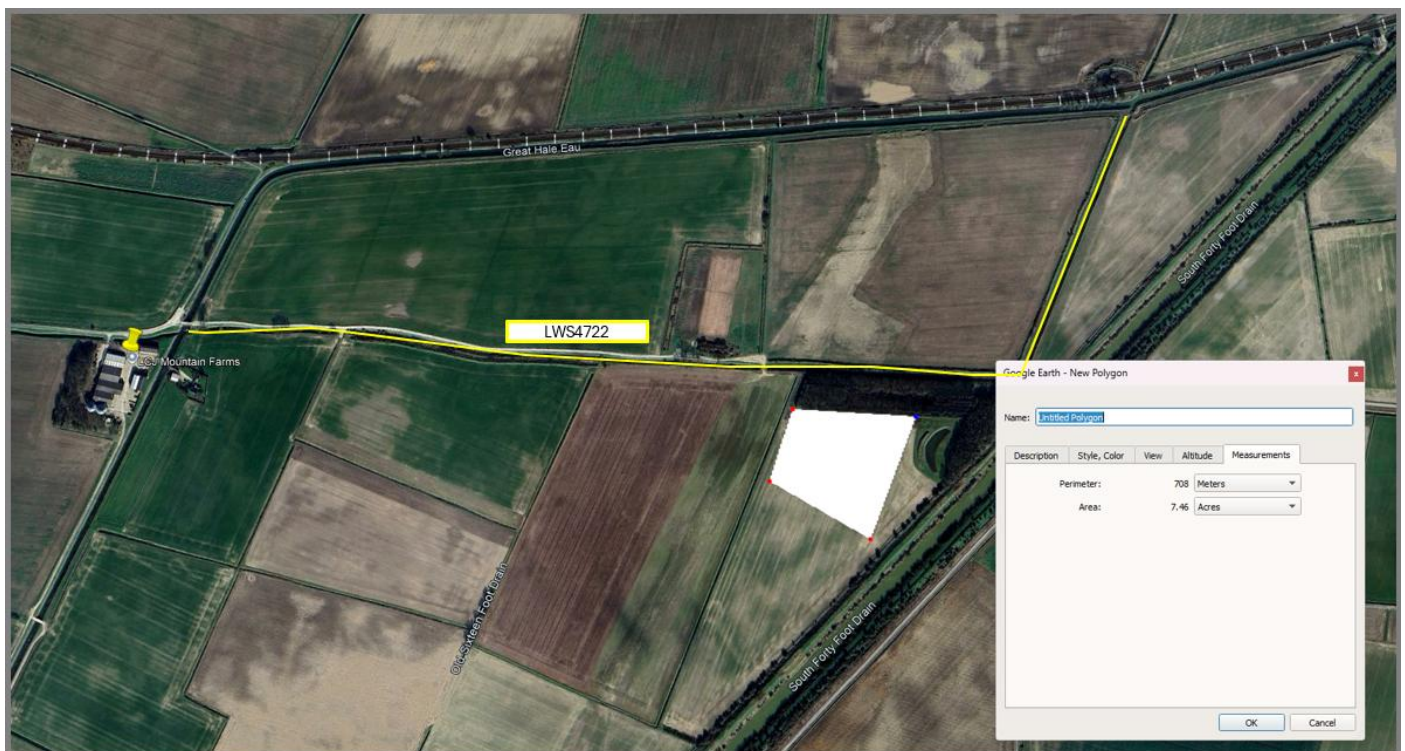
Illustrates: Immediate adjacency of the proposed CC4 compound to the mapped extent of LWS 4722 (Great Hale Eau).

Description:

Simple Google satellite imagery showing the Applicant's proposed CC4 compound footprint overlaid with the line of LWS 4722. The image provides clear locational context, demonstrating that CC4 sits directly adjacent to the designated LWS corridor and associated riparian features.

Source:

Google Satellite Imagery; Greater Lincolnshire Nature Partnership / LERC LWS layer (4722); Applicant's DCO plans. Contains OS data © Crown copyright and database right 2016/2025.



Ex39–Ex40. Mis-labelling of LWS 4722 in public materials

Illustrates: Mis-labelling of LWS 4722 (“Great Hale Eau”) in the Applicant’s published consultation mapping.

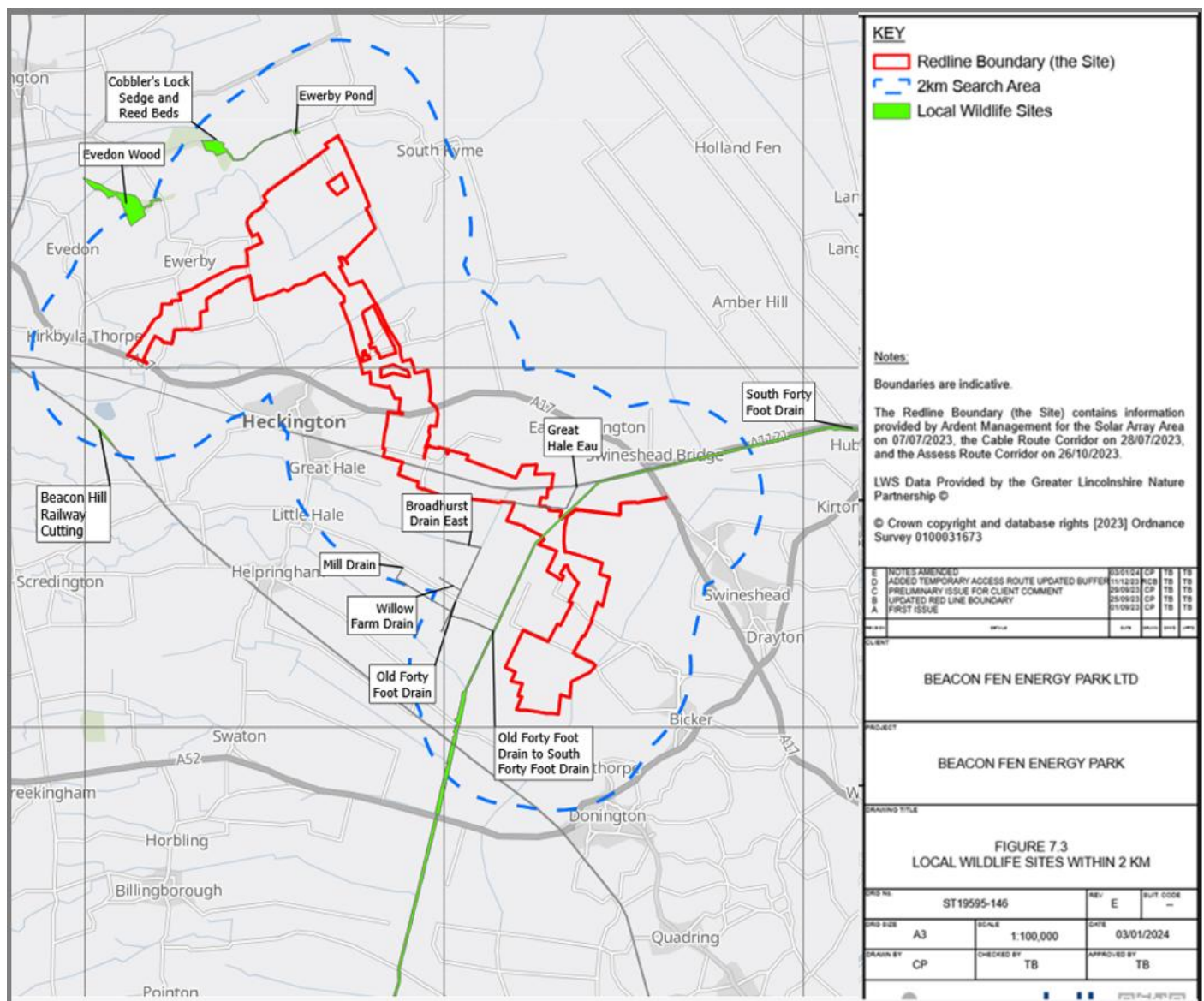
Description:

Figure 7.3 of the Statutory Consultation materials (03 January 2024) labels “Great Hale Eau” but fails to apply the fluorescent LWS symbology used elsewhere, meaning LWS 4722 is not visibly identified as a Local Wildlife Site on the statutory consultation map. This omission risks down-playing the ecological sensitivity of the corridor containing CC4/CC5 and may have affected consultees’ understanding of environmental constraints.

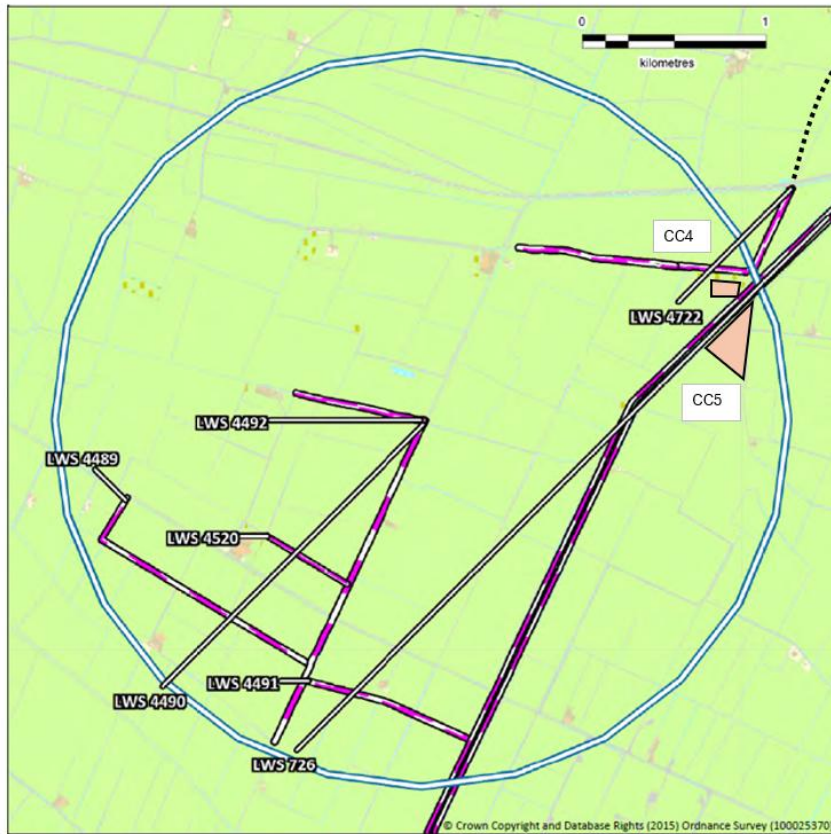
Source:

Beacon Fen Energy Park Statutory Consultation Figure 7.3 “Local Wildlife Sites within 2 km” (03.01.2024); Non-statutory Sites Map (LERC/GLNP data, 2015 base).

Contains OS data © Crown copyright and database right 2016/2025. LWS data © Greater Lincolnshire Nature Partnership / LERC.

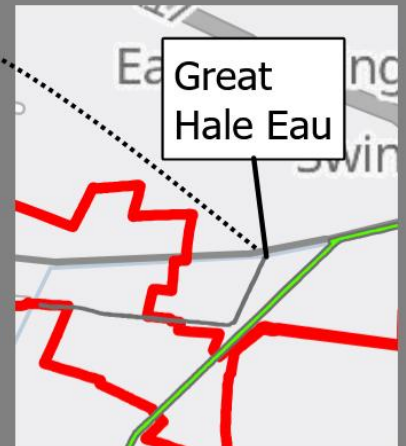


Non-statutory sites within the search area



Space restrictions on the map may result in some sites not being labelled. Please refer to the GIS layers or site citations for details.

- | | |
|---|-------------------------------------|
| Local Wildlife Site | Lincolnshire Wildlife Trust Reserve |
| Local Geological Site (mine entrance) | Roadside Nature Reserve |
| Local Geological Site | Search area |
| Site of Nature Conservation Interest | LERC boundary |
| Regionally Important Geological/Geomorphological Site | |



Ex41.

NOT USED

Ex42. Land Interest Questionnaire – ib vogt entry (13.08.2024)

Shows: Applicant's disclosure of ib vogt UK Ltd as a party with non-binding Heads of Terms over parts of the LCJMF landholding.

Description:

Extract from the Applicant's Land Interest Questionnaire identifying ib vogt UK Ltd as holding non-binding Heads of Terms for potential solar and battery storage development over LCJMF land (Titles LL57121, LL55575 and LL315436). No executed option or lease agreements were disclosed at the time of submission.

Source: Beacon Fen Energy Park DCO – Land Interest Questionnaire, 13 August 2024.

Full Name:	Ib Vogt UK Ltd
Address:	127 Cheapside, London, United Kingdom, EC2V 6BT
Telephone:	N/A
Email Address:	N/A
Details of the current situation:	<p>Heads of terms have been agreed for a 3 year option subject to multiple extensions up to 10 years for a 40 year solar and battery storage lease and we have been instructed to proceed with negotiating the legal documents.</p> <p>The land in question deals with title numbers LL57121, LL55575 and LL315436 and are shown by the blue and red fields in the plan below.</p>

Figure 3: Proposed Land (outlined blue only)



Ex43. ib vogt correspondence (May 2025)

Shows: May 2025 email exchanges between ib vogt, Low Carbon, and LCJMF regarding overlapping land interests and subsequent project closure.

Description:

Email correspondence dated 9–13 May 2025 between [REDACTED] (ib vogt), [REDACTED] (Low Carbon), and Matthew Mountain / [REDACTED] (LCJMF). The emails record Low Carbon’s outreach regarding overlapping DCO Order Limits, ib vogt’s acknowledgement of the status of their negotiations, and subsequent formal closure of the project by ib vogt.

Source: Email correspondence between ib vogt, Low Carbon and LCJ Mountain Farms Ltd, 9–13 May 2025.

Confidentiality: Internal use for examination commentary; professional contact details only.

FW: Beacon Fen and ib vogt interface

JA [REDACTED]

You replied to this message on 11/05/2025 10:53 AM.

Fri 9/05/2025 10:41 PM

Reply

Reply All

Forward

FYI - Perhaps we arrange a call to discuss this (below) before I respond since we don't have an option place.

Kind regards

[REDACTED]

UK Origination Manager

Tel: (+44) 07437 019766

[REDACTED]@lowcarbon.com>

[REDACTED]@lowcarbon.com>; James Davey <jamesdavey@ardent-management.com>; Lauren McGill

Subject: Beacon Fen and ib vogt interface

Good Afternoon [REDACTED]

I am reaching out as the project manager for Beacon Fen Energy Park, which was recently accepted into examination by the Planning Inspectorate as of 1st May 2025.


We are aware that you have an Option agreement over land within our DCO Order Limits [HMLR Title LL57121, LL55575 and LL315436] and we would like to set up a Teams meeting to discuss both projects as we are keen to reach a mutually acceptable solution to, where possible, avoid any sterilisation of land interests.

If you could let me know if you would be available or forward this onto the appropriate person at ib vogt, and provide availability for a meeting this week that would be appreciated.



Thank you

[REDACTED]

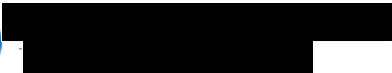
Project Development Manager



[REDACTED]



RE: Beacon Fen and ib vogt interface



[Reply](#) [Reply All](#) [Forward](#) [...](#)

Mon 12/05/2025 7:48 PM

Beacon Fen and ib vogt interface (134 KB) Outlook item

Matt,

Thanks for your email. Certainly sounds like Low Carbon are putting you through the ringer.

The sensitivity of the matter is appreciated. The email was forwarded as a matter of courtesy to you and Ed.

If we are forced to respond to Low Carbon on this matter (which we may be in the future), then I need to reserve rights to respond to preserve Ib Vogts legal position, however we would not go out of our way to intentionally rock the boat.

It's worth noting that if you (or any representative) have informed Low Carbon that we (Ib Vogt) have a legal interest (option agreement) in your land (at present), then as part of the DCO process, Low Carbon will be legally obligated to approach Ib Vogt as a stakeholder; as such, for the avoidance of doubt, can you confirm if you have informed Low Carbon that Ib Vogt have secured an option over your land in any communications (written or verbal)?

To confirm (for peace of mind), I have not responded to the Low Carbon email attached; however please address this matter with Low Carbon directly to confirm the reason of our nil-response (at your immediate request); but please do not make any legal statements or representations on behalf of Ib Vogt).

As a side note, the option agreement currently under discussion with Ib Vogt can be adapted per my last round of comments and we can move swiftly to completion should you wish to.

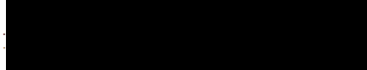
I'll leave this with you for the time being; please let me know if you would like a call to resolve the immediate impasse.

Kind regards

UK Origination Manager

Hours later [emails dated AEST time] -

Project closure - Bicker Fen project - LCJMF + Ib Vogt



[Reply](#) [Reply All](#) [Forward](#) [...](#)

Tue 13/05/2025 1:53 AM

This message was sent with High importance.

Dear Matt/ ,

Without Prejudice.

Regrettably, we are formally closing this project down from today.

Over the past months/ year, this project has suffered numerous complications from industry change outside of our control (namely connections reform and the NESO takeover). Whilst we have tried to negotiate a position that's mutually agreeable (including resolution of the entrenched option and lease documents) following these changes, the stark reality is that we are too far apart to realistically progress this project into the next stage.

The decision to close the project has been assessed on multiple performance indicators and current progress status; on this basis a consensus has now been made internally that this project is unable to continue incurring costs and diverting resources.

Due to resource concerns, I've been directed not to get into lengthy email debates or reopen negotiations, however if you would like a close out discussion to answer any outstanding matters, please let me know.

Kind regards

UK Origination Manager

T

Ex44. AGR3 lease clause – cable corridor co-location

Description:

Clause 3.19 of the AGR3 lease requires the Tenant to use reasonable endeavours to position cable infrastructure within or alongside Little Hale Drove, so as to enable additional infrastructure to be installed by the Landlord in the future. The clause provides a contractual mechanism for shared use and future-proofing of cable corridors, including through crossing agreements under clause 10.3.

Source: AGR Solar 3 Ltd lease agreement, clause 3.19.

Confidentiality: Extract provided for examination commentary. Commercial lease content – not for wider circulation.

3.19 *Cable Route*

24

The Tenant shall use reasonable endeavours to locate any infrastructure or equipment which it intends to lay within or alongside Little Hale Drove, so as to allow additional infrastructure or equipment to be laid in Little Hale Drove by the Landlord in connection with the development of the Landlord's Adjoining Property for any purpose, provided that where a crossing agreement or similar is required clause 10.3 shall apply.

Ex45–Ex46. AGR / Low Carbon NSIP carve-out correspondence and lease drafting (2021)

Summary:

Contemporaneous email correspondence and lease extracts evidencing discussions between LCJMF, AGR and Low Carbon in 2021 regarding NSIP carve-out provisions, cable crossing rights and planning deferrals to coordinate potential overlapping infrastructure in the Little Hale Fen area.

Description:

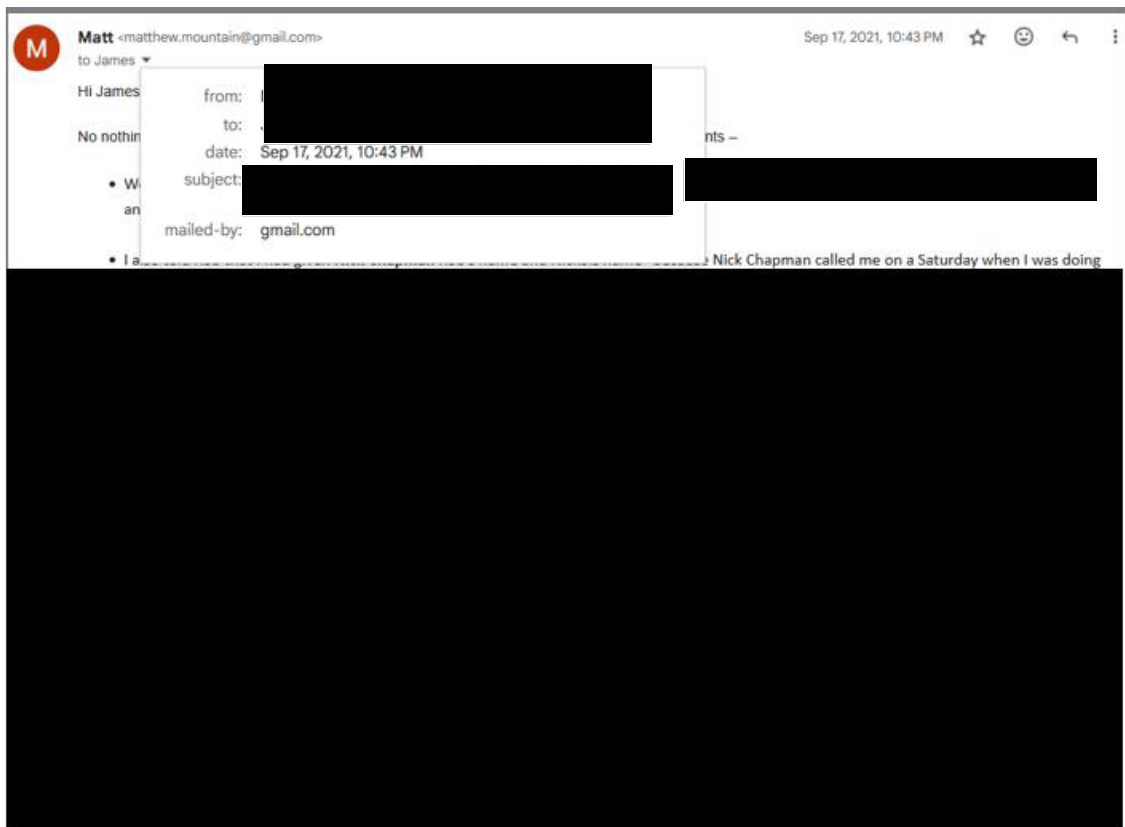
These documents record early interface discussions predating the Beacon Fen scheme, in which LCJMF and development partners explored mechanisms to align future infrastructure. This included the use of National Grid crossing rights (via the Viking Link Letter of Comfort), cable corridor safeguarding along Little Hale Drove, and mutual deferrals of planning submissions to facilitate coordinated design. Extracts from the AGR lease illustrate draft clauses and final text accommodating potential NSIP infrastructure.

Source:

Email correspondence between LCJMF (Matthew Mountain), Low Carbon (James Turley) and AGR representatives (September 2021); AGR Solar 3 Ltd lease agreement (executed 2021).

Confidentiality:

Selected extracts and correspondence are provided for examination commentary. Commercial lease content and personal data are redacted; the full lease is not circulated publicly.



When I got home last night, I called Rob up again to say that if he thinks opening it up to include Nickols (a block might be good for planning and village relations – we are all united group at the end of Little Hale Fen – and all benefiting) then we should also maybe include Michael Priestley who we all think a lot of. Michael owns about 240 acres (not sure) so it may not be for him, but I think it would be good to try to incorporate him (and it is on grade 2 ish land there). You can see he is next to me in the west in Little Hale Fen (see above).

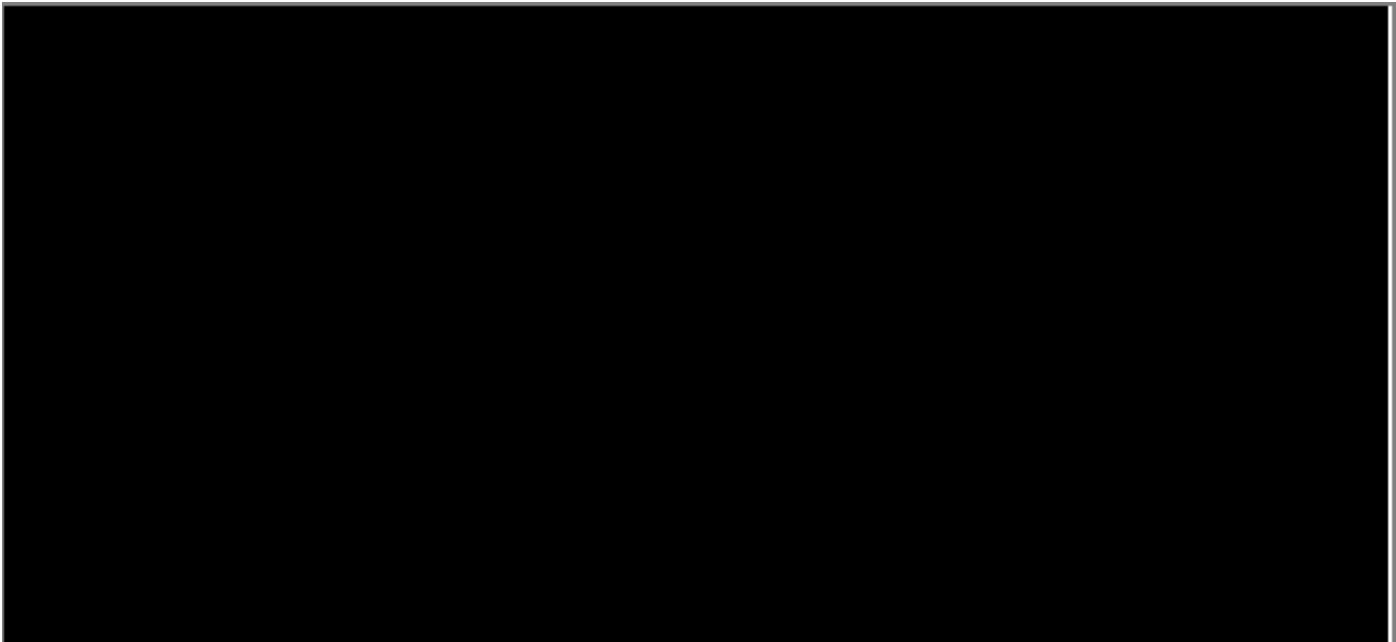
I have to say however playing Devils Advocate that Nickols didn't try to open it up to me (or Rob Needham!). Hmm.

Moreover, you approached me so if Nickols bungs in a lot and Rob then throws in Johnsons 100 acres too (however he said he wanted to carry on farming it to me last night) ...that could result in my side becoming even less (AGR aside). This would not sit well with me either considering all of the above. You could use my National Grid **Letter of Comfort** (to cross that cable) to maintain any ballast my side.

Rob's House

Finally, I didn't get to say that I would ideally like the whole of Reesons Farm into the scheme **apart from maybe half the field in front of their house called Home Field...**





I stressed the obvious last night; how Bicker is going to be a (renewable) energy hub whether we like it or not and to this end I would rather be "part of it" than not.

Please stay in touch...

Hope the trip goes well!

Regards

Matt

J [Redacted]

Tue, Sep 21, 2021, 7:00 PM ☆ 😊 ↩ ⋮

Morning [Redacted]

Interesting [Redacted] easement along one boundary of our site for a cable relating to an energy [Redacted] a boundary hedge and security fence with maintenance gap we did not [Redacted] trying to link and the alternatives so it might be worth a quick Teams

lose any s [Redacted]

meeting t [Redacted]

In respect [Redacted]

application [Redacted]

until 01/0 [Redacted]

submitting [Redacted]

date: Sep 21, 2021, 7:00 PM

subject: Re: Low Carbon **NSIP carve out - AGR - stc**

mailed-by: lowcarbon.com


signed-by: lowcarbon.com

security: 🔒 Standard encryption (TLS) [Learn more](#)

I could make a Teams meeting first thing tomorrow morning or feel free to call me?

Best

[Redacted]





[Redacted Name]

Sep 21, 2021, 7:00 PM ☆ 😊 ↩ ⋮

Morning [Redacted]

Interestingly I have just exchanged an option where the landowner reserved a cable easement along one boundary of our site for a cable relating to an energy from waste plant the landowner was also looking to develop on their land. As we need a boundary hedge and security fence with maintenance gap we did not lose any significant usable land. However I am a little unclear on the areas we are trying to link and the alternatives so it might be worth a quick Teams meeting to show me? Or perhaps Matt could mark up a plan?

In respect of timing 2031 is the expected connection date, it is not fixed but won't be sooner. We would not want to delay submission of a planning application as the permission will put pressure on NG to facilitate our connection. That said I would be happy to agree not submitting a planning application until 01/01/24. This would give us the certainty we would need to begin planning spend. What we couldn't work with is something open ended relating to not submitting an application until AGR have planning permission.

I could make a Teams meeting first thing tomorrow morning or feel free to call me?

Best



Ex46. AGR lease – NSIP carve-out clause (executed)

Summary:

Extract from the executed AGR lease (2021) illustrating provisions that allow the Landlord to submit planning applications for NSIP or other strategic infrastructure after 30 September 2023, subject to non-interference with the Tenant's rights.

Description:

Clause 9.1(j) of the AGR lease provides that, notwithstanding other restrictions during the option period, the Landlord may submit or support planning applications for all or part of the property after 30 September 2023, provided these do not adversely affect the Tenant's rights. This clause reflects forward-planning to accommodate potential future NSIP or strategic infrastructure interfaces within the same landholding, consistent with contemporaneous carve-out correspondence (Ex45).

Source:

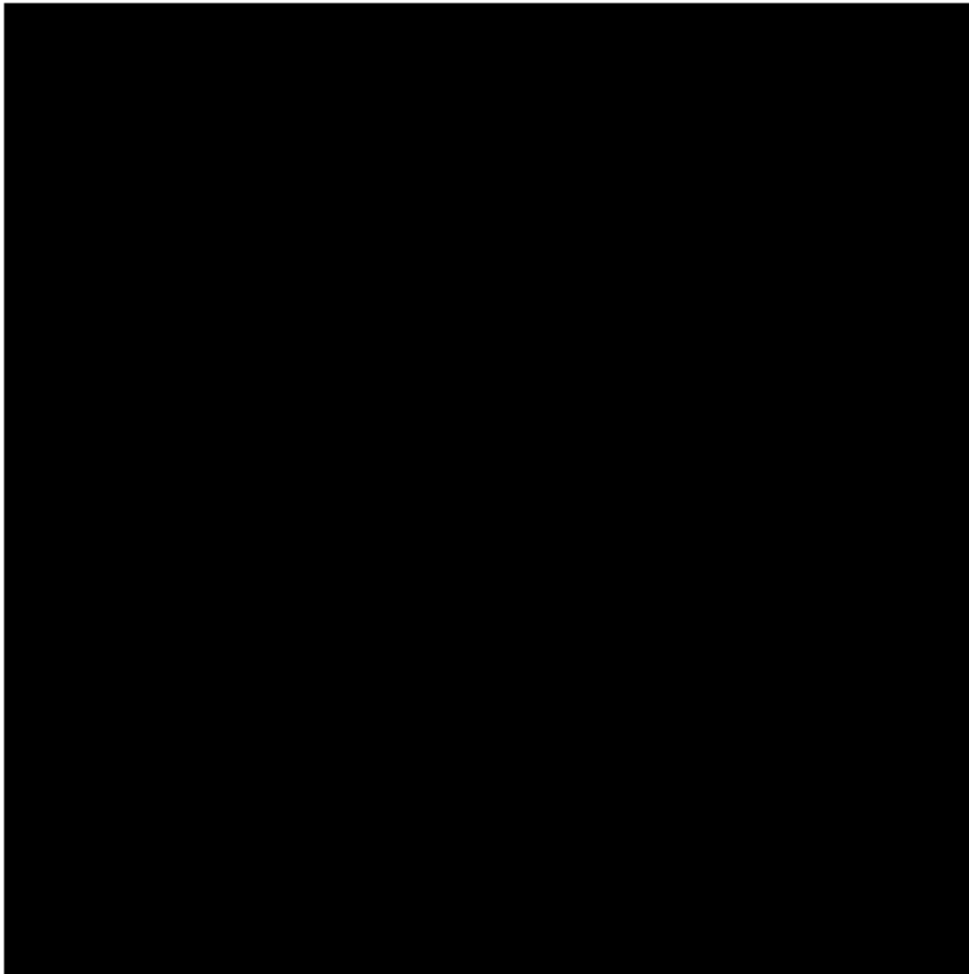
AGR Solar 3 Ltd lease agreement, clause 9.1(j) (executed 2021).

Confidentiality:

Lease extract provided for examination commentary only. Commercial lease content is redacted; the full lease is not circulated publicly.

9. **Landlord's Obligations**

- 9.1 The Landlord agrees and undertakes that during the Option Period (or until the grant of the Lease, if earlier) the Landlord will not (and will use reasonable endeavours to procure that those under its control do not):



- (j) notwithstanding clause 9.1(i), the Landlord may submit (or permit or support) a planning application in respect of the whole or any part of the Landlord's Property provided that the same is not submitted prior to the earlier of:

13

- (i) 30 September 2023; and
(ii) the expiry of the Option Period,

provided that the same does not adversely affect the rights granted to the Tenant under this Agreement or the use of the Premises for the Permitted Use (as defined in the Lease) or the rights granted to the Tenant under the Lease;

Ex47.

NOT USED

Ex48.

NOT USED

Ex49. Hybrid offer plan overlaid with Beacon Fen Order Limits & contemporaneous “field for sale”

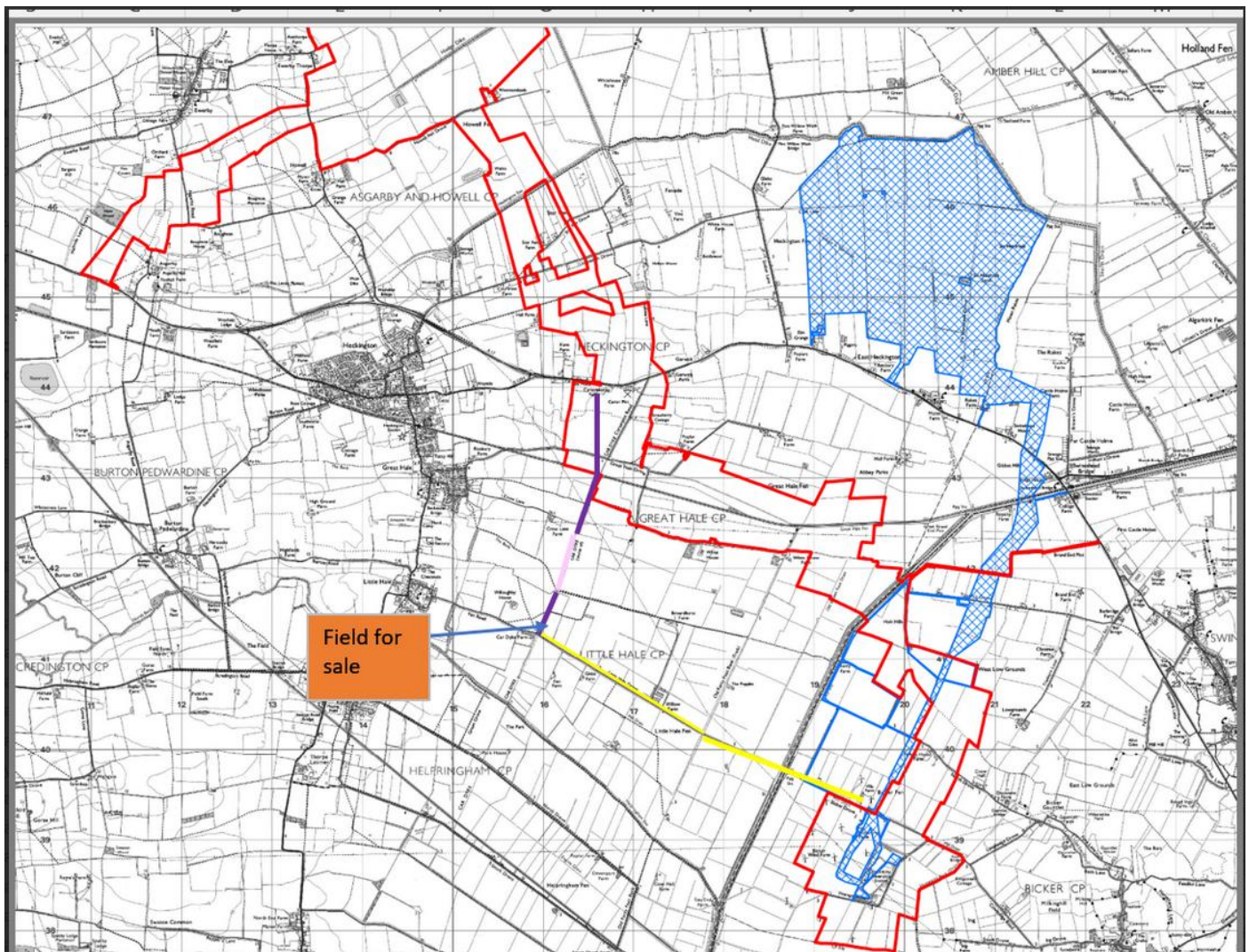
Plan illustrating practical routing and parcel assembly options, showing how LCJMF’s 2023 hybrid alignment could integrate with the Beacon Fen NSIP Order Limits and surrounding NSIPs. The plan is annotated to highlight a field that was openly marketed for sale at the time (see Ex12), demonstrating realistic and timely land assembly opportunities available to the Applicant.

Colour coding:

- Yellow – Little Hale Fen Road section (including 768 m crossing LCJMF land)
- Pink – LCJMF land heading south (639 m)
- Purple – Non-LCJMF land heading south off the Applicant’s Option 1 cable route to Little Hale Fen Road, connecting to the Option 3 cable route

Source: LCJMF hybrid offer plan (2023) overlaid with Beacon Fen Order Limits and annotated marketing materials (Ex12).

Confidentiality: None – land sale details were publicly advertised.

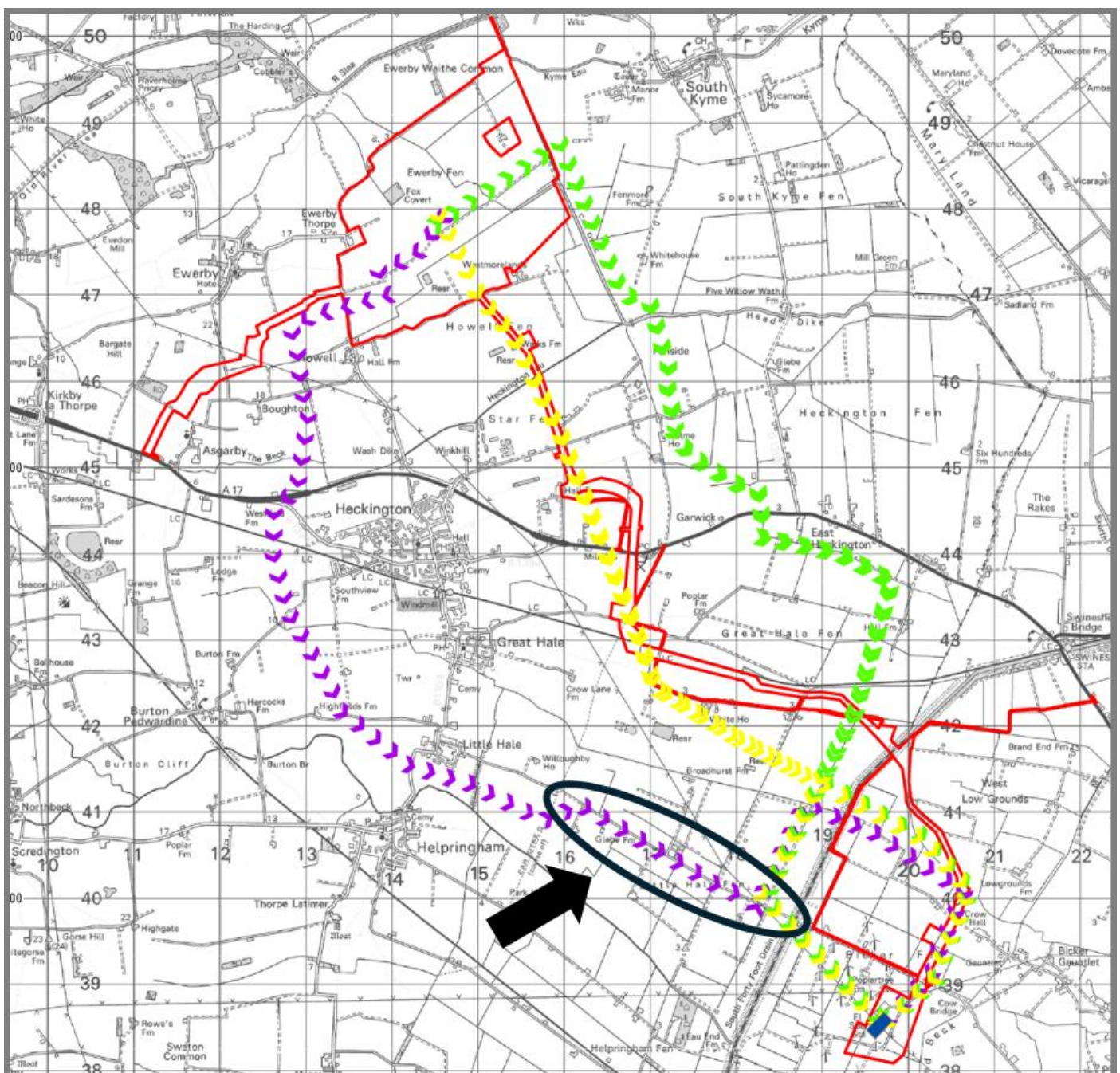


Ex50. Applicant's Option 3 alignment along Little Hale Drove and LCJMF southern fields

This figure illustrates the Applicant's Option 3 cable route (purple), which follows the Little Hale Drove corridor and traverses LCJMF land for approximately 754 metres. The land immediately south of Little Hale Drove formed part of LCJMF's November 2021 and August 2023 land offers (see Ex16), demonstrating that it was available and actively offered as part of a reasonable alternative during scheme development. The alignment of Option 3 is consistent with the LCJMF hybrid alternative, evidencing that this corridor and landholding were already within the Applicant's design considerations.

The figure shows the Applicant's three routing options: Option 1 (yellow), Option 2 (green) and Option 3 (purple). An LCJMF overlay (black arrow and oval) identifies Little Hale Fen Road.

Source: Applicant's Option 3 alternative routing plans with LCJMF annotations.



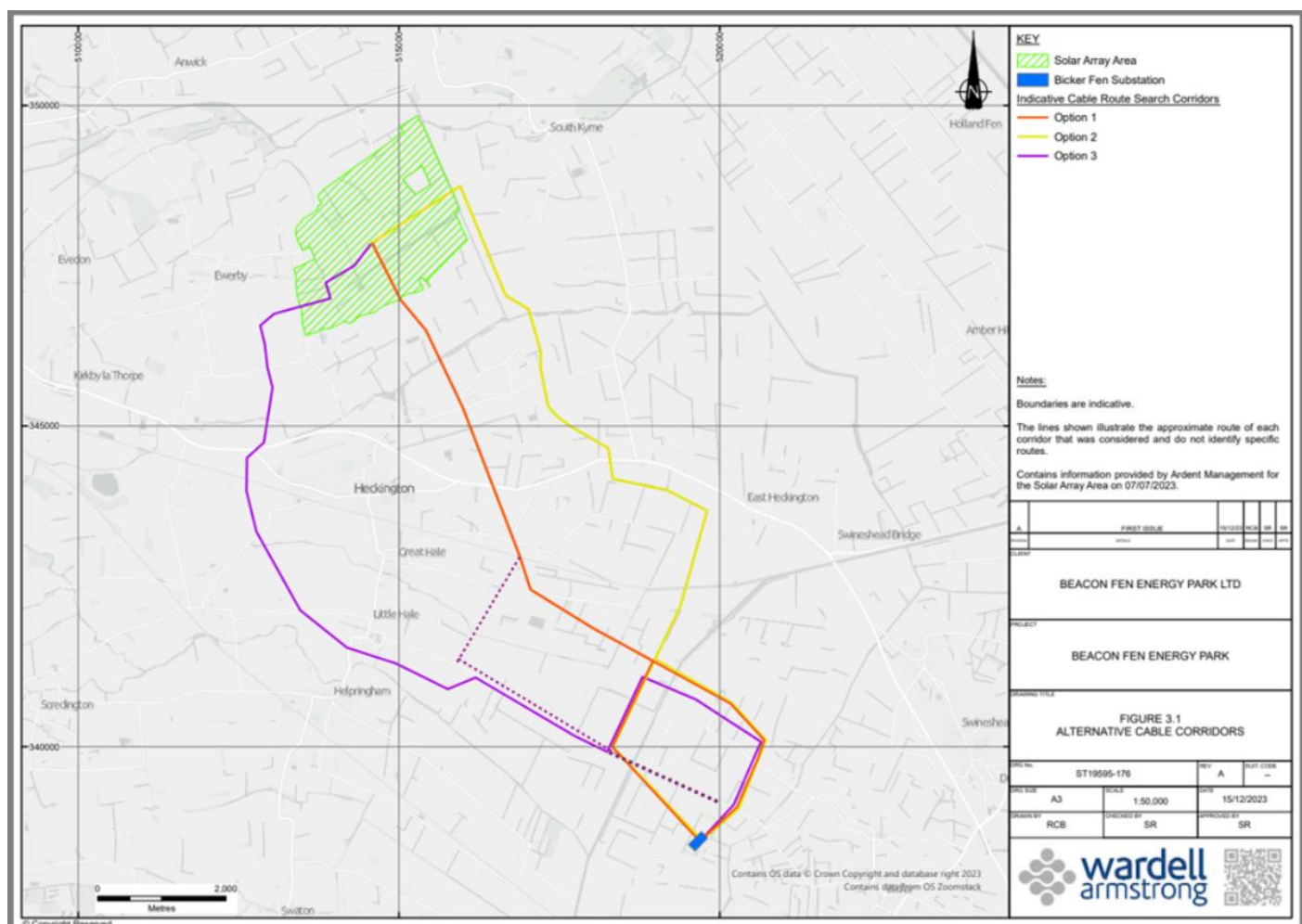
Ex51. LCJMF hybrid corridor (purple dotted line) – full alignment

This figure illustrates the LCJMF hybrid corridor, shown as a purple dotted line, overlaid on the Applicant's published alternative cable corridors.

The LCJMF corridor assembles the previously offered PV and BESS parcels (Ex16) into a single, coherent alignment. It provides a shorter and more direct route to the Point of Connection (PoC) compared with the Applicant's preferred alignment, **while reducing longitudinal occupation of Local Wildlife Site (LWS) 4722.**

The figure demonstrates the practical deliverability and environmental advantages of the LCJMF alternative, particularly in terms of corridor length, LWS interaction and integration with adjacent infrastructure.

Source: Applicant, Figure 3.1 "Alternative Cable Corridors", Beacon Fen Energy Park Statutory Consultation (January 2024), with LCJMF overlay.



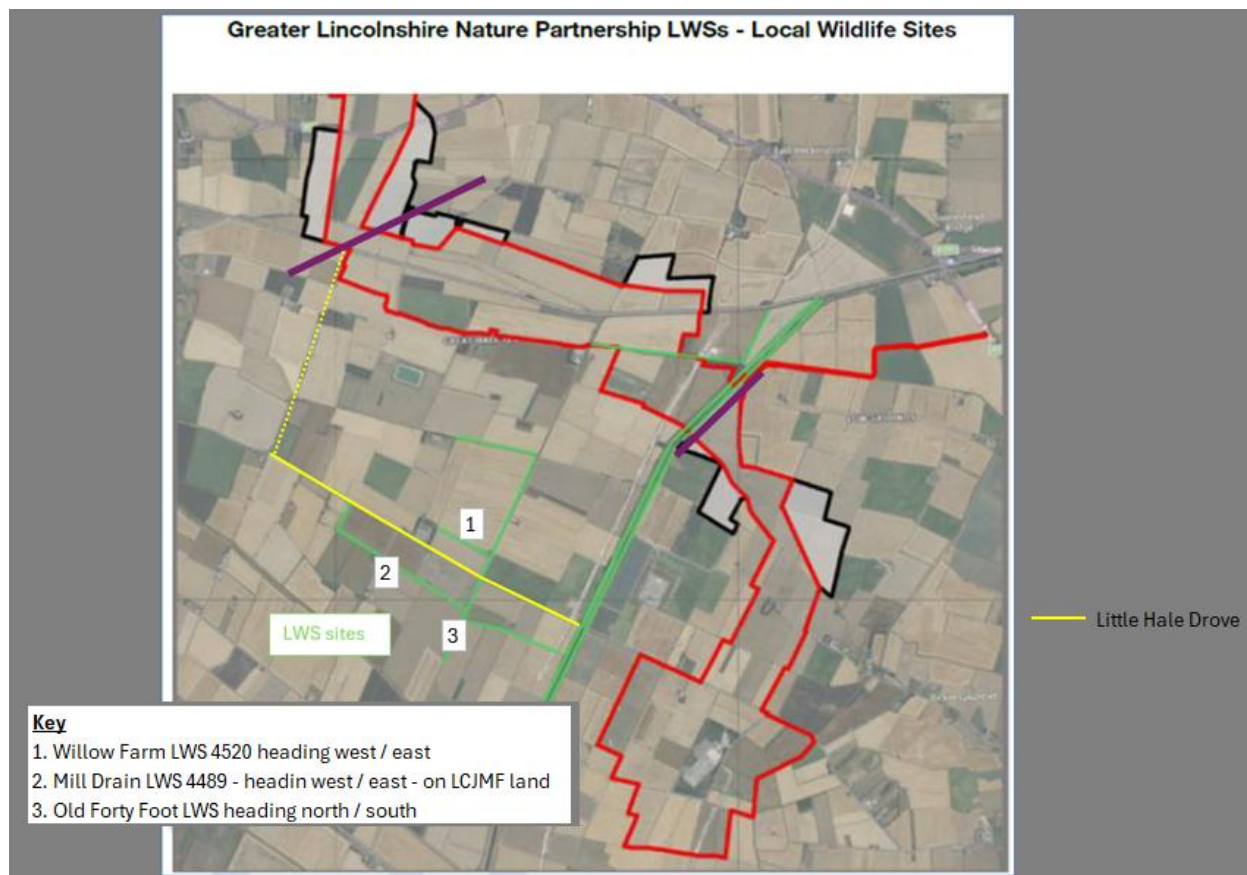
Ex52. LCJMF hybrid corridor (yellow dashed/solid) vs Applicant's Option 3 – Local Wildlife Site (LWS) crossings

This figure compares the LCJMF hybrid corridor (yellow dashed/solid) with the Applicant's Option 3 alignment in relation to designated Local Wildlife Sites (LWS). The hybrid alignment crosses Willow Farm LWS 4520 and Mill Drain LWS 4489 at short, near-perpendicular angles on LCJMF land, thereby avoiding extended longitudinal occupation of designated ecological corridors. By contrast, the Applicant's preferred Option 1 involves prolonged routing within LWS 4722, increasing the potential for ecological corridor disruption.

The figure highlights how the hybrid alignment provides a more environmentally efficient design, minimising longitudinal LWS impact while maintaining a practical cable route towards the PoC.

Source: LCJ Mountain Farms Ltd mapping based on Greater Lincolnshire Nature Partnership LWS dataset.

Annotation note: Wardell Armstrong's Figure 3.1 (Ex39) labels the relevant Local Wildlife Sites but does not depict them in the bright green shading shown in its own key. This under-represents their spatial extent and prominence when comparing route options. This exhibit rectifies that by accurately annotating Willow Farm (LWS 4520), Mill Drain (LWS 4489), and Old Forty Foot (LWS 4490), ensuring their full extent and ecological context are visible.



Ex53. Comparative Agricultural Land Classification (ALC) of nearby solar/BESS schemes

This table presents the Agricultural Land Classification profiles of nearby solar and BESS developments, showing the distribution of Best and Most Versatile (BMV) land (Grades 1, 2 and 3a), project status, and proximity to Bicker Fen. It illustrates that neighbouring schemes rely heavily on BMV land, whereas LCJMF's closer, mixed-grade parcels present a comparatively efficient and policy-aligned alternative for PV/BESS siting.

Source: Planning and Design & Access Statement, *Proposed Development of a Photovoltaic Solar Array, Grid Connection, Access Improvements and Ancillary Development on Land at Little Hale Fen, North Kesteven, Lincolnshire*, Application Ref. 23/1021/FUL, May 2023 (public domain).

Figure notes: Figures adjusted to reflect final site areas in ALC reports. Springwell assumes two-thirds of undifferentiated Grade 3 is Grade 3a.

Table 5.1 Agricultural Land Classification Grades		BMV Hectares (Ha)			Ha	Ha	Ha	Ha
Solar Farm Development	Status	Grade 1	Grade 2	Grade 3a	Grade 3b	Grade 4	Grade 5	Area BMV
Vicarage Drove	Approved		26	54				80
Bicker Fen	Approved	6*	6*	85*				97
Middle Marsh	Planning		152					152
Little Hale Fen	Screened/Planning Pending	3	3	71				77
Heckington Fen	DCO	58	39	160	265	0	0	257
Springwell Energy	DCO Screening		497	673***	346			1170
Totals		67	723	1073	611	0	0	1833
*Figures adjusted from ALC report to reflect final site area								
** Project at an Early DCO Screening Stage.								
***Figure assumes 2/3 of undifferentiated Grade 3 is Grade 3a.								

Ex54. Brown & Co note of call with Low Carbon (March 2025)

This internal contemporaneous note records a telephone conversation in which the Applicant stated that there was “no available headroom” under the 600 MW import / 600 MW export configuration, as all capacity was said to be allocated to the BESS. The Applicant also stated that even if spare capacity existed, it could not be made available or novated. No technical justification was provided for these assertions. This evidence is relevant to the transparency of network utilisation and the treatment of potential integration opportunities.

Source: Brown & Co email note of call with Low Carbon, 15 March 2025.

LC

EB

↩ Reply

↩ Reply All

➡ Forward

⋮

Sat 15/03/2025 3:28 AM

You forwarded this message on 17/03/2025 8:26 PM.

Hi Matt,

I have heard from James now and I'm afraid that it wasn't a positive call.

The official line is that there is no available headroom (because it is all being used for the BESS), but even if there was, they wouldn't be able/ allowed to make it available or transfer/ novate it to you.

James apologised and said he didn't understand fully the technical reasons for this, only that this was how he had had it explained to him (essential not allowed by NG, he thought). I explained that we thought it could be possible for them to use it, essential via us, or vice versa, in such a JV way that wouldn't need a novation. If there is no headroom however, that's somewhat immaterial.

He said they were 'heads down and busy getting ready for their submissions'.

Separately, (beforehand) I spoke with Sean at Ardent. He was calling in the hope of an update. I said that it was in LC's court and that I hoped to hear from them soon.

I emailed James to let him know this and he called within a few minutes.

At the end of the call, it felt as though we had reached the end of the line with LC in terms of trying to work with them as part of a farm-wide master plan. Regrettably.

Regards

Partner | Head of Land Agency Division

BROWN & CO

For full details of all our services, please visit our [Website](#)

For and on behalf of Brown & Co - Property & Business Consultants LLP

T

K et Place, King's Lynn, Norfolk, PE30 1JJ, United Kingdom

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Ex55. RHE Botanical Survey Comparison – Great Hale Eau & LWS-quality drains vs ES Appendix 7.15 (APP-070)

This exhibit presents a comparative analysis between the Applicant’s Environmental Statement Appendix 7.15: Botanical Survey Report (ExA Library Ref: APP-070) and the Rachel Hacking Ecology (RHE) botanical survey undertaken on behalf of LCJMF. It highlights significant discrepancies in the treatment of LWS-quality habitats, protected species integration, and construction impacts.

Description:

This comparative table demonstrates material under-recording of habitat value and ecological risk in the Applicant’s Appendix 7.15 (APP-070), particularly in relation to Great Hale Eau (TN1) and multiple field drains meeting Local Wildlife Site (LWS) criteria. The RHE evidence indicates that several habitats along and adjacent to the proposed cable corridor warrant enhanced protection and should have been factored into route selection and NSIP sequential test analysis. The commentary column reflects LCJMF’s interpretation of these differences for the purposes of the Examination.

Confidentiality / Use:

These ecological survey materials are submitted solely for the purposes of this Examination (EN010151) to evidence deficiencies in the Applicant’s Environmental Statement. LCJ Mountain Farms Ltd reserves all rights regarding their use outside this Examination. Their inclusion should not be construed as formal designation proposals, public invitations to designate, or admissions regarding future land use constraints.

Aspect	Beacon Fen Appendix 7.15	Rachel Hacking Ecology (RHE)	Conflict / Commentary
LWS Value of Great Hale Eau (TN1)	Confirms TN1 meets LWS threshold (6 points); notes as Priority Habitat (CFGM) but downplays significance due to grazing and species-poor vegetation.	Treats TN1 as botanically significant, recording Water Violet, Thread-leaved Water-crowfoot, Stoneworts, and multiple LWS indicators.	Beacon minimises ecological value, while RHE elevates it — strengthening LCJMF’s objection to Option 2 and invoking NSIP sequential test scrutiny.
Water Vole Habitat Integration	No Water Vole field signs recorded in botanical survey; assumes no conflict.	Integrates long-term evidence from 2006–2024 showing persistent vole use; TN1 and adjacent ditches flagged as functionally connected.	Beacon isolates plant data from mammal context; RHE applies holistic ecological assessment, highlighting linked vulnerabilities.
Farmland Birds (Incidental Observation)	Mentions species like skylark and reed bunting, but no assessment of density, territories, or breeding risk.	Identifies 41 species including 7 SPI and 6 red-listed BoCC; confirms dense skylark nesting and likely breeding in surveyed fields.	Beacon’s botanical focus overlooks ornithological risk; RHE data reveals the cable route intersects key nesting habitat.
Brown Hare & Mammals	Makes no reference to Brown Hare or terrestrial species.	Notes high hare density; fields likely at or near carrying capacity; stresses potential for displacement.	Omission weakens Beacon’s assessment of ecosystem function and construction impact.
Non-Designated LWS-Quality Drains	Identifies some plant species but does not apply full LWS thresholds; describes most habitat as agriculturally degraded.	Applies GLNP LWS indicator criteria systematically; TN24, TN25, TN29, TN35, and TN39 found to be LWS-worthy.	Beacon’s selective assessment obscures habitat quality; RHE shows multiple drains warrant formal LWS status.
Construction Impact on Drain Margins	Suggests that directional drilling avoids direct impact; indirect impacts not explored.	Warns of run-off, siltation, edge habitat disturbance even from HDD; notes rare species vulnerable to cumulative degradation.	Beacon’s mitigation assumptions fail to reflect real-world construction risk to drain ecology and aquatic flora.

Ex56. RHE Riparian Mammal (Water Vole/Otter) Comparison vs ES Appendix 7.19 (APP-074)

This exhibit presents a comparative analysis between the Applicant's Environmental Statement Appendix 7.19: Riparian Mammal Survey Report (ExA Library Ref: APP-074) and the Rachel Hacking Ecology (RHE) riparian mammal survey undertaken on behalf of LCJMF. It highlights significant discrepancies in survey scope, methodology, and interpretation which materially affect the assessment of ecological impacts.

Description:

The comparative table contrasts RHE's evidence of water vole activity and otter use along Great Hale Eau and associated drains with the omissions and under-recording in the Applicant's assessment. Key aspects include survey breadth, habitat suitability analysis, access methodology, historical records (2006–2024), water vole presence, and the ecological implications of Option 1 cable routing. The RHE evidence identifies functionally connected vole habitat along TN1 and adjacent drains that was not reflected in the Applicant's Appendix 7.19, resulting in a materially incomplete baseline and impact assessment.

Source / Credit:

Rachel Hacking Ecology, *Riparian Mammal Survey Report* (© RHE 2024).

Confidentiality / Use:

These ecological survey materials are submitted solely for the purpose of this Examination (EN010151) to evidence deficiencies in the Applicant's Environmental Statement. LCJ Mountain Farms Ltd reserves all rights regarding their use outside this Examination. Their inclusion should not be construed as formal designation proposals, public invitations to designate, or admissions regarding future land use constraints.

Aspect	Rachel Hacking Ecology (RHE)	Beacon Fen (Appendix 7.19)	Conflict / Commentary
Survey breadth & depth	Systematic, whole-estate ecological appraisal using walkover, aerial, historic, and targeted drain-by-drain analysis	Focused only on selected ditches within the cable corridor, often only one bank surveyed; many access constraints	RHE offers broader ecological context; Beacon's survey omits key areas near Great Hale Eau and the wider LWS-quality ditch network
Water Vole presence	Confirms past presence across LCJMF, including Great Hale Eau (TN1), TN3, TN20, TN33, TN35; urges precautionary assumption of persistence	Confirms presence only in Ditch 54, 59, and 103; many others deemed "low suitability" even when access was restricted	RHE highlights functional corridors and historical data; Beacon underplays presence due to scope and season
Historical records	Includes 2006 and 2016–17 data on long-term decline and habitat degradation; warns that absence now does not equal no risk	No reference to baseline studies or prior surveys; focuses solely on spring/summer 2024 field data	Fails to meet CIEEM and EPS guidance requiring full context; weakens Beacon's "no significant impact" claim
Habitat suitability	Rates several drains as high-quality or LWS-worthy based on margins, hydrology, connectivity, and floral assemblage	Labels most as "low suitability," even Ditches 96, 98, 100–103, which had water, reed margins, and burrows	RHE applies holistic landscape function; Beacon applies a narrow, ditch-by-ditch interpretation without accounting for drainage network connectivity
Access methodology	Notes when access is limited, uses botanical and habitat proxies, and flags areas for follow-up	Frequently relies on single-bank assessments or limited visibility, but still dismisses suitability without adequate caveats	RHE is cautious and conservative; Beacon is definitive and dismissive despite partial access
Option 1 impact	Explicitly flags Option 1 as damaging to sensitive ditches (e.g. TN1 = Great Hale Eau),	Confirms water vole in multiple Option 1 ditches (54, 59, 103, 100) but claims "no significant	Beacon admits presence along Option 1 but fails to alter routing

Aspect	Rachel Hacking Ecology (RHE)	Beacon Fen (Appendix 7.19)	Conflict / Commentary
	especially where population recovery could occur	impact” due to proposed mitigation	or fully consider indirect effects; this contradicts its own findings

Ex57. RHE Breeding Bird Territories vs ES Appendix 7.22 (APP-077)

This exhibit presents a comparative analysis between the Applicant’s Environmental Statement Appendix 7.22: Breeding Bird Survey Report (ExA Library Ref: APP-077) and the Rachel Hacking Ecology (RHE) breeding bird survey undertaken on behalf of LCJMF. It evidences the presence of a nationally significant farmland bird assemblage which is not adequately reflected in the Applicant’s assessment.

Description:

The comparative table highlights key differences between Beacon Fen Appendix 7.22 and the RHE breeding bird survey. RHE mapped territories for multiple Species of Principal Importance (SPI) and red-listed Birds of Conservation Concern (BoCC) species — including skylark, lapwing, yellow wagtail, and corn bunting — across cropped fields, drains, and field margins. This demonstrates high breeding density and ecological value across the affected corridor. By contrast, the Applicant’s assessment relies on lower-resolution transects, lacks detailed territory mapping, and does not contextualise the results within long-term landscape function, resulting in an under-assessment of ornithological value and potential construction impacts.

Source / Credit:

Rachel Hacking Ecology, *Breeding Bird Survey* (© RHE 2024).

Confidentiality / Use:

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Aspect	Beacon Fen (Appendix 7.22)	Rachel Hacking Ecology (RHE)	Conflict / Commentary
Site Value	County-level significance; 42 BoCC species; 78 total	Farmland bird assemblage of national relevance including SPI and Annex 1 species	Beacon understates importance despite their own high species count; RHE aligns with BTO thresholds for national value
Skylark	Present but no mapped territories	Territories mapped across cropped fields (linseed, peas); active nesting confirmed	Underreporting of skylark densities undermines Beacon’s impact assessment; a cornerstone SPI species
Yellow Wagtail	Small numbers recorded in open fields	Regular use of margins and wet drains; strong breeding potential	Beacon fails to consider breeding behaviour and SPI/BAP status
Lapwing & Corn Bunting	Brief mentions, no confirmed nests	Territorial and breeding indicators observed; singing males mapped	Omission of probable breeding by red-listed species is a major flaw

Aspect	Beacon Fen (Appendix 7.22)	Rachel Hacking Ecology (RHE)	Conflict / Commentary
Arable Land Function	Characterised as “intensively managed with limited value”	Demonstrated to support key SPI ground-nesters across crop types	Mischaracterisation leads to insufficient mitigation scope
Hedgerows & Margins	Recognised in general terms	Described as key movement, nesting, and foraging corridors	Beacon applies a fragmented assessment; RHE offers landscape-scale connectivity evidence
Historical Context	No reference to legacy data	References decades of site usage and territory fidelity	“Snapshot” survey by Beacon weakens long-term ecological insight
Methodology	Transects and VPs only; low spatial resolution	Ground-truthed, field-by-field data with mapped territories	Beacon’s method is insufficient for high-value agricultural land at DCO scale
Mitigation Measures	Generic OCEMP references; pre-construction checks	Targeted seasonal buffers, rerouting, and compliance with BTO and NERC Act guidance	Beacon’s lack of specific mitigation risks non-compliance with WCA 1981 and NPPF paras 186–188

Ex58. RHE Note on GCN Survey Sufficiency vs ES Appendix 7.21 (APP-0XX)

This exhibit contrasts the Applicant's Great Crested Newt (GCN) survey methodology with RHE's professional assessment. It highlights that the Applicant's survey coverage falls short of Natural England guidance, relying on limited HSI scoring and single-pond eDNA testing. RHE considers this insufficient in a fenland landscape containing multiple "Good" and "Excellent" suitability ponds. Further seasonal replication, broader pond coverage, and terrestrial habitat connectivity analysis are warranted.

Description:

The comparative table sets out key differences in survey scope and methodology. RHE notes that Beacon's limited eDNA testing and partial pond coverage do not meet NE standards to demonstrate GCN absence in fenland contexts. Several high-suitability ponds remain untested, and terrestrial connectivity between ponds and construction corridors has not been addressed, weakening the robustness of the Applicant's conclusions.

Source/Credit: RHE survey assessment (© RHE 2024).

Confidentiality / Use:

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Aspect	Beacon Fen Appendix 7.21	Rachel Hacking Ecology / Ecological Best Practice	Conflict / Commentary
Survey Methodology	Habitat Suitability Index (HSI) + eDNA testing (SureScreen) following Biggs et al. (2014); ~40 waterbodies assessed with varying levels of access.	RHE typically prefers multi-method surveys: HSI + eDNA + presence/absence surveys (torch, netting, egg search) in peak season (mid-March to June), especially in high-risk areas.	Beacon Fen relies solely on eDNA in at least one sampled pond (TF19643835), which returned negative but had "poor" suitability on HSI. No follow-up surveys are proposed.
Waterbody Coverage	Some ponds assessed only via HSI, no access for eDNA (e.g. Ponds 11, 12, 13a, 17, 29). Several with "Good" or "Excellent" suitability had no follow-up surveys.	RHE highlights that any Good/Excellent pond within 500m of the red line boundary, especially in lowland Fenland wet ditch systems, merits full survey effort.	At least 5 ponds rated "Good" or better had no eDNA sampling. This underrepresents potential GCN presence and risks breaching Natural England's standing advice.
Result Interpretation	One eDNA-tested pond (TF19643835) returned 0/12 positives (i.e. GCN absent). Sample integrity was confirmed (no inhibition/degradation). Beacon concludes GCN are not present.	RHE would argue a single negative eDNA sample in a "poor" pond does not prove site-level absence. HSI suggests multiple other ponds could support GCN but were not tested.	Beacon's conclusion of absence is premature and weakly supported. RHE would likely recommend precautionary mitigation due to landscape-scale pond density and incomplete sampling.
Pond Suitability Summary	~10+ ponds scored as "Good" to "Excellent"; others "Poor" or "Below Average"; 3 marked "No access". Only 1 eDNA test reported, many others HSI only.	Fenland landscapes are known to host metapopulations of GCNs — presence may shift yearly and be hard to detect without triangulated methods.	No population assessment or seasonal patterning discussed. The survey assumes static habitat occupancy which is ecologically flawed.

Aspect	Beacon Fen Appendix 7.21	Rachel Hacking Ecology / Ecological Best Practice	Conflict / Commentary
Consideration of Terrestrial Habitat	Terrestrial habitat given moderate scores (0.67 typical). No further analysis of GCN dispersal corridors or hibernacula areas.	RHE would insist on assessment of connectivity, particularly between ditch systems and undisturbed field margins, especially where ripping/topsoil stripping is planned.	Absence of connectivity analysis creates risk of severing unknown terrestrial links between ponds. Construction plans should account for this.
Impact Assessment	Based on one negative eDNA result, Beacon assumes GCN absence across the cable corridor. No European Protected Species (EPS) licence assumed needed.	RHE would likely contest this due to partial survey coverage, known presence of amphibians in nearby LWS ditches, and insufficient cumulative assessment.	EPS licence may still be required if any un-surveyed or inaccessible “good” ponds are found to support GCN in future.

Ex59. RHE Bat Activity Corridors vs ES Appendix 7.18 (APP-0XX)

This exhibit contrasts RHE's bat activity assessment with the Applicant's Environmental Statement Appendix 7.18. RHE identifies Great Hale Eau and associated hedgerows as key bat commuting and foraging corridors, including use by Annex II barbastelle bats. These landscape-scale ecological functions are under-represented in the Applicant's survey scope and impact assessment.

Description:

The comparative table sets out methodological and interpretive differences between RHE and the Applicant. RHE's landscape-scale assessment highlights the ecological significance of Great Hale Eau and connected corridors for commuting and foraging, particularly for Annex II species. By contrast, the Applicant's surveys are more limited in spatial scope and fail to capture the full ecological role of these features, indicating the need for enhanced consideration and mitigation measures.

Source/Credit: RHE Bat Activity Survey (© RHE 2024).

Confidentiality / Use:

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Aspect	Beacon Fen Appendix 7.18	Rachel Hacking Ecology (RHE)	Conflict / Commentary
Survey coverage	Static detectors and NBW transects focused within the cable and access corridors only	Wider landscape-level assessment, including Great Hale Eau and adjacent farmland habitat	Beacon's corridor-based approach omits broader ecological connectivity and landscape use
Species of Concern	Identifies barbastelle (regional value), Myotis spp., and Nathusius' pipistrelle (rare)	Places strong emphasis on hedgerow-linked corridors and watercourse commuting routes	Barbastelle and Myotis presence near Great Hale Eau underlines importance of maintaining connected habitat
Transect 4 (Great Hale area)	Myotis spp. and pipistrelle activity recorded; lowest activity transect but still shows use of drain margins	RHE highlights the same area (TN1, TN3) as key corridors for commuting and foraging activity	Beacon downplays value due to relative activity level; RHE sees corridor function as critical despite low numbers
Static 4 (east of Great Hale Eau)	Lowest activity recorded of all detectors, mostly common pipistrelle	RHE would argue low activity does not equal low ecological value due to microclimate, seasonal timing, and edge conditions	Risk of false negatives: poor weather or time of year can suppress activity; RHE applies precautionary principle
Connectivity & Corridor Function	Emphasises that bats use hedgerows and woodland edges, little activity in open fields	RHE reinforces same point, but highlights the cumulative impact of fragmentation due to trenching, lighting, and edge loss	Beacon's report confirms impact corridors exist but stops short of assessing disruption risk from construction
Mitigation	No further surveys proposed; static placement considered representative	RHE flags risk of seasonal underrepresentation and advises additional survey if routing changes	DCO's claim of survey sufficiency could be challenged under BCT Guidelines if construction near Static 4 or Transect 4 intensifies
Barbastelle Valuation	Site assigned regional value due to barbastelle presence, despite low activity	RHE would likely support this but stress that impacts on a rare Annex II species in even small numbers must be rigorously mitigated	Barbastelle triggers higher-level legal protections under Habitats Regs; sufficient to require route reconsideration under DCO rules

Ex60. RHE Bat Roost Potential vs ES Appendix 7.16 (APP-0XX)

This exhibit contrasts the Applicant's bat roost assessment with RHE's survey findings. RHE confirms moderate-to-high bat roost potential in trees and structures along the proposed cable corridor and highlights the need for targeted emergence/re-entry follow-up in accordance with Bat Conservation Trust (BCT) 2023 guidelines. The Applicant has not undertaken such surveys.

Description:

The comparative table sets out methodological and evidential differences between the Applicant's Appendix 7.16 and RHE's assessment. RHE identifies multiple moderate-to-high potential roost features within wooded corridors and recommends precautionary follow-up surveys to avoid legal non-compliance. In contrast, the Applicant relies on procedural OCEMP measures rather than targeted emergence surveys, falling short of BCT 2023 standards and potentially underestimating roost-related impacts.

Source/Credit: RHE Bat Roost Survey Assessment (© RHE 2024).

Confidentiality / Use:

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Aspect	Beacon Fen Appendix 7.16	Rachel Hacking Ecology (RHE)	Conflict / Commentary
Survey Scope	Assesses 86 trees with PRF-I, 40 with PRF-M, and 6 unoccupied buildings	Notes roosting potential along historic wooded drains, outbuildings, and hedgerows	Beacon identifies roost features but lacks follow-up; RHE contextualises roosts within landscape-scale corridor systems
Roost Type Differentiation	Describes PRF-I and PRF-M trees, but no species ID, seasonality, or roost function verified	Identifies likely transitional and maternity roost pressure around TN1 and associated hedgerows	Beacon omits emergence or re-entry surveys, missing legal thresholds under BCT 2023 guidance
Construction Risk Assessment	Recommends generic mitigation via OCEMP (avoid illumination, vibration, etc.)	Warns of disturbance from lighting, HDD, track widening near known ecological corridors	Beacon mitigation is procedural not spatial; lacks clarity on tree/building retention or disturbance mapping
Follow-up Survey	None proposed — assumes PRFs can be managed without emergence checks	RHE would trigger re-survey under precautionary principle for moderate-to-high potential sites	Fails BCT 2023 standard: PRF-M trees <i>require</i> emergence/re-entry surveys if impact cannot be ruled out
Legal Context	Acknowledges WCA 1981 and Habitats Regs 2017, but applies minimal interpretation	Emphasises that even <i>potential</i> roost loss requires Natural England licensing or confirmed absence	DCO risks breaching Reg. 43 by failing to confirm roost absence or obtain appropriate licences

Ex61. DSIT AI Growth Zone Expression of Interest Submission and Correspondence (March–April 2025)

This exhibit contains LCJMF's formal Expression of Interest (EOI) submitted to the Department for Science, Innovation and Technology (DSIT) under the AI Growth Zones Programme, together with associated correspondence. It evidences prior Government engagement on a nationally significant integrated AI–energy–food strategy at Little Hale Fen, contemporaneous with the Beacon Fen DCO process.

Description:

The EOI (26 March 2025) outlines the FenResilience proposal for a 500 MW+ modular AI infrastructure cluster, co-locating data centres, renewable generation, BESS, and a 60-acre glasshouse using residual heat, all adjacent to Viking Link, Triton Knoll, and Bicker Fen substation. The submission demonstrates LCJMF's strategic approach to hybrid infrastructure and network-efficient development. It includes the covering email to DSIT and follow-up correspondence through March–April 2025.

Source: LCJ Mountain Farms Ltd / DSIT correspondence.

Confidentiality / Use: Submitted for the sole purpose of this Examination (EN010151). Not for wider distribution outside the Examination without consent.

From: [REDACTED]
Sent: Wednesday, 26 March 2025 6:10 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: LCJ Mountain Farms Ltd - South Lincolnshire, Little Hale Fen - > 3GW renewables and 250 acres of Grade 3 land - FenResilience Food + Energy + Technology Hub

Expression of Interest Submission
AI Growth Zones Programme
Submitted by: LCJ Mountain Farms Ltd
Date: 26.03.25
Contact: [REDACTED]
Email: [REDACTED]

Overview

LCJ Mountain Farms Ltd welcomes the opportunity to submit this Expression of Interest (EOI) to the Department for Science, Innovation and Technology (DSIT) in relation to the AI Growth Zones (AIGZ) initiative. Our site at Little Hale Fen, Lincolnshire, offers an exceptional and nationally significant opportunity to develop a strategic AI data centre campus with secure grid access, hybrid renewable power, resilient infrastructure, and integrated sustainability benefits across food production, water reuse, skills development, and transport.

Summary of Proposal

We propose a modular 500MW+ AI infrastructure cluster **delivered in stages** on our land at Little Hale Fen, contiguous to existing and emerging grid, solar, and battery assets. The site is surrounded by critical national energy infrastructure, including Triton Knoll Wind Farm, Viking Link Interconnector, Bicker Fen 400 kV substation, and AGR Renewables [REDACTED] schemes. This development would:

- Deliver a scalable hyperscale AI data centre campus across two flexible zones:
[REDACTED]
- Feed residual heat from the data centre into a 60-acre glasshouse for sustainable food production (using a closed-loop system).
- Leverage our existing 174,000 m³ winter-fill reservoir for water resilience and cooling — TF1741 1475
- Be located in a completely flat, accessible area at the edge of the Fens, minimising construction complexity.
- Be located in South Lincolnshire — a socio-economically underserved rural area, representing a major levelling-up opportunity.

Ex62. Applicant Land Interest Engagement Schedule (AS-095) – LCJMF Timeline Extract

This exhibit summarises the Applicant’s own engagement timeline with LCJ Mountain Farms Ltd, as recorded in the Land Interest Engagement Schedule (AS-095). It demonstrates that:

- Formal engagement did not commence until August 2023 (issuance of the Land Interest Questionnaire),
- Targeted consultation occurred between January–March 2024, and
- Heads of Terms were only issued in January 2025, with subsequent discussions in September 2025.

These dates contrast sharply with LCJMF’s earlier alternative land offers (November 2021, August 2023, November 2023), indicating that engagement occurred only after key routing and siting decisions had already been made. This supports LCJMF’s position that reasonable alternatives were not considered at the appropriate formative stage as required under PA 2008 ss42–44 and EN-1 §4.4.3.

Description: Extracted and summarised timeline covering Applicant correspondence, LIQ issuance, targeted consultation, and HoTs milestones alongside LCJMF’s alternative offers. Presented as consolidated table showing the engagement lag.

Source: Applicant Land Interest Engagement Schedule (AS-095); LCJ Mountain Farms Ltd internal records.

Confidentiality: For Examination use.

Affected Person	Agent / representative ¹	Book of Reference plot number ²	Plan reference number ³	Description of land and rights requested ⁴	Duration of temporary rights ⁵	Category 1 ⁶			Category 2 ⁷	When available Interested party / affected person reference number ⁸	When available Relevant representation reference number ⁹	When available Written representation reference number ¹⁰	Other document reference number ¹¹	Applicant's response references ¹²	Special category (Crown, allotment, National Trust etc) (Select from drop down list)	Special category - other information including confirmation of status ¹³	Is the affected person a statutory undertaker and is the land operational? (Select from drop down list)	Protective provision status (Select from drop down list)	Side agreements (Select from drop down list)
						Owners	Lessees or tenants	Occupiers											
LCJ Mountain Farms Limited	Edward Blundy – Brown & Co	11–3, 11–8, 12–2	Land Plans (AS-005) Sheets 11 and 12	CAR	N/A	Yes	No	Yes	N/A	TBC	RR-028	N/A	N/A	N/A	N/A	N/A	Not SU	Not required	Not required
		12–7, 12–8, 12–8, 12–10, 12–11, 12–14, 12–16, 12–17, 12–18, 12–19, 13–4, 13–18	Land Plans (AS-005) Sheets 12 and 13	CAR	N/A	Yes	No	No	N/A										
		13–5	Land Plans (AS-005) Sheet 13	TP	Approximately 12 - 24 months	Yes	No	No	N/A										
		9–9, 9–11, 11–8, 12–1	Land Plans (AS-005) Sheets 9, 11 and 12	CAR	N/A	No	Yes	Yes	N/A										

Affected Person	Status of objection ¹⁴	Heads of Terms (Select from drop down list)	Complete (Select from drop down list)	Last Updated [DD/MM/YYYY]
L C J Mountain Farms Limited	<p>In March 2023, the Applicant's Land Agent (Ardent) wrote to the Affected Person to introduce the Proposed Development and in relation to survey access.</p> <p>In May 2023, Ardent wrote to the Affected Person, inviting them to participate in the Non-Statutory Consultation.</p> <p>In August 2023, Ardent wrote to the Affected Person with an update on the proposed route for the grid connection.</p> <p>In December 2023, Ardent engaged with the Affected Person regarding a Land Interest Questionnaire. A completed Land Interest Questionnaire was returned in August 2024.</p> <p>In December 2023, Ardent engaged with the Affected Person in relation to access for intrusive survey works.</p> <p>In January 2024, Ardent wrote to the Affected Person inviting them to take part in the Statutory Consultation which took place between the 22nd January and 4th March 2024.</p> <p>In December 2024, Ardent wrote to the Affected Person inviting them to take part in the Targeted Consultation which took place between the 18th December and 19th January 2025.</p> <p>In January 2025, Ardent issued detailed Heads of Terms to secure the rights required to construct and operate the Proposed Development.</p> <p>The Affected Person has appointed an Agent who Ardent are engaging with in relation to the Heads of Terms, with a view to reaching a voluntary agreement before the end of Examination.</p> <p>In May 2025, Ardent sent a Section 58 notification of acceptance to the Affected Person. The Affected Person subsequently made a relevant representation [RR-026].</p> <p>In September 2025, Ardent met with the Affected Person and their Agent via Teams to discuss the terms of the proposed agreement in more detail. Revised Heads of Terms were subsequently issued to the Affected Person's Agent for review.</p>	Draft under discussion	No	09/09/2025

Ex63. LCJMF Contemporaneous Engagement Log (May 2023 – Feb 2025)

This exhibit evidences LCJMF's extensive and sustained efforts to engage proactively with the Applicant and its agents. The log documents over 65 hours of emails, calls, and meetings between May 2023 and February 2025 (highlighted in yellow), during which LCJMF repeatedly sought to discuss routing, BESS siting, reasonable alternatives, and land rights well before and throughout statutory consultation.

The engagement log records 2,180 minutes of Matthew Mountain's time, plus 685 minutes (John Mountain), 601 minutes (Lynne Mountain) and 60 minutes (Farm Manager) across 420 separate interactions, including unanswered emails, unreturned calls, repeated meeting requests, and legal correspondence via Mishcon de Reya and Brown & Co.

The contemporaneous records demonstrate that LCJMF actively engaged at every stage, rebutting any suggestion of landowner non-responsiveness. They also highlight the Applicant's failure to consult meaningfully at the formative design stage, contrary to the requirements of PA 2008 ss42–44 and EN-1 §4.4.3.

Source: LCJ Mountain Farms Ltd contemporaneous records and correspondence archive.

Confidentiality: For Examination use.

Date from	Start - Sydney	Time	Finish	Description	Org	Personnel	Type	Duration - minutes				Time Accrued - minutes	Response
								Matt Mountain	John Mountain	Lynne Mountain	Andy Fox - Farm Manager		
18.05.23		01.15	01.25	Email asking why Alex Milne [Ardent] is writing to us	Ardent	Alex Milne	Email	10	5	5		20	
05.08.23		01.20	01.35	Email asking why Sean Collins is writing to us	Ardent	Sean Collins	Email	15				0	
05.08.23		01.20	01.25	Email asking Ed Blundy to represent us	Brown and Co	Ed Blundy	Email	5	5	5		15	
04.08.23		02.23	02.43	Email from Ed explaining procedure of s172 powers	Brown and Co	Ed Blundy	Email	15	15	15		45	
05.08.23		02.24	02.30	response to Ed Blundy about other EA + LOA interrelated issues here	Brown and Co	Ed Blundy	Email	5				5	
15.08.23		17.05	17.35	Email to James Turley about DCO attempt	Low Carbon	James Turley	Email	30	5	5		40	No
18.08.23				Phone call to James Turley - unanswered	Low Carbon	James Turley	Telepho	5				5	No
18.08.23				Phone call to James Turley - unanswered	Low Carbon	James Turley	Telepho	5				5	No
18.08.23				Phone call to Sean Collins - unanswered	Ardent	Sean Collins	Telepho	5				5	No
18.08.23				Phone call to Alex Milne - unanswered	Ardent	Alex Milne	Telepho	5				5	No
18.08.23		19.24	19.54	In light of no one answering their phones - email to James Turley, Sean Collins and Alex Milne asking cabling route questions - no answer	Low Carbon	James Turley	Email	30	30	30		90	No
18.08.23				Phone call to Low Carbon Front Desk in London - left message for James Turley - no response	Low Carbon	James Turley	Telepho	5				5	No
18.08.23				Phone call to Sean Collins mobile - 07458 079390 - no answer - left message but call not returned	Ardent	Sean Collins	Telepho	5				5	No
18.08.23		20.30		Email back from James Turley saying reference team will look at our preferred cabling route	Low Carbon	James Turley	Email	5	5	5		15	
18.08.23		20.35		Email to James Turley asking if private wire - no response	Low Carbon	James Turley	Email	5				5	No
19.08.23		02.10		Email to James Turley, Sean Collins-Jones, Jessica Gough, James Hartley-Bond asking for a response - no response	Low Carbon	James Turley	Email	5				5	No
19.08.23		18.14		Email from Ed Blundy explaining that these wires / cables are private wire and not like NGVL	Brown and Co	Ed Blundy	Email	5	5	5		15	
22.08.23		09.31		Email from James Turley saying that he will respond to my questions as soon as they can - my questions remain unanswered	Low Carbon	James Turley	Email	5	5	5		15	
22.08.23		20.06		Email complaining about the community wide summer newsletter - the point at which we found out our whole farm would be cabled through with a 30 metre working corridor and a 15 m permanent easement [registering over 3,000 metres] and how no one from the project had coe to talk to us face to face or even answered our many questions	Low Carbon	James Turley	Email	50	10	10		70	No
22.08.23		21.04		Email to Mishcons	Mishcons		Email	25	25	25		75	
22.08.23		15.5		Email from Sean Collins asking about land that is for sale by private treay in Little Hale Fen	Ardent	Sean Collins	Email	5				5	
22.08.23		02.53		Email response to Sean Collins embedding sale particulars	Ardent	Sean Collins	Email	10				10	
24.08.23		16.05		Email to Mishcons	Mishcons		Email	10	10	10		30	
28.08.23		16.04		Email to James Turley and his team saying that I was leaving the country 28.09.23 and we would appreciate a face to face conversation - no response	Low Carbon	James Turley	Email	20	20	20		60	No
28.08.23		16.54		Email to James Turley and his team asking for the position of the BESS and querying the summer 2024 DCO application in the Beacon Fen Summer Newsletter - no response	Low Carbon	James Turley	Email	20	20	20		60	No
30.08.23		17.44		Email from Ed Blundy saying he had spoken to James Turley and explained that they are looking to fall back on DC powers. JT asked if AGR 50 MW was in the public domain. Ed Blundy said it wasn't his place to say anything here.	Brown and Co	Ed Blundy	Email	20	20	20		60	
30.08.23		18.01		Ed confirmed that he will be our agent and act for us with Ardent.	Brown and Co	Ed Blundy	Email	10	10	10		30	
30.08.23		18.13		MM email back to explaining our position	Brown and Co	Ed Blundy	Email	5				5	
30.08.23		04.02		EB asking for LC newsletter and mapping of proposed cable route	Brown and Co	Ed Blundy	Email	40	40	40		120	
30.08.23				Emails about working corridor widths, permanent easement widths neutering all other development opportunities	Brown and Co	Ed Blundy	Email	40	40	40		120	
31.08.23		15.13		Emails asking why cant go down Little Hale Fen Road, and further why cant they T into the 400 kv line where they are 500 metres away in Ewerby, also AGR's planning documents specifically acknowledging that they looked for sites < 4 km from Bicker 400kv substation so this would neuter any futer development plans and compensation discussed would be tiny compared to the opportunity cost	Brown and Co	Ed Blundy	Email	40	40	40		120	
31.08.23				Family meeting about our response		Lynne Mountain +	meeting	60	60	60		180	
13.09.23				Phone call to Ian Cuncliffe who couldn't talk as he said he was picking his child up from school	Ardent	Ian Cuncliffe	Telepho	5				5	
13.09.23		003.05		Email from Ian Cuncliffe detailing working corridor width [30 metres] and he "thought" the permanent easement was around 10 metres. Legal fees will be underwritten for documenting any agreement reached between the parties. No fees are payable for objecting to the project	Ardent	Ian Cuncliffe	Email	15	15	15		45	

13.09.23	20.18	Email to Ian Cuncliffe and James Turley, acknowledging that the Helpingham section had been dropped due to overlap with Anglian Water's South Lincs Reservoir, and therefore asking if there was spare capacity to add us to the scheme for solar and / or BESS to somewhat offset the permanent easement destroying all future development opportunities. I also asked what MW the new scheme is seeing as there is 600 MW on the TEC register	Low Carbon	James Turley	Email	20	20	20	60	No
28.09.23	19.49	Email to Mishcons	Mishcons			20	20	20	60	
10.11.23		Whatsapp - Ed Blundy - saying he had spoken to Ian Cuncliffe	Brown and Co	Ed Blundy	Whatsapp	5			5	
11.11.23	09.21	Email from MM to EB complaining about Low Carbon and / or Ardent not meeting us face to face (especially as they know us for m3 years ago) after the summer newsletter showing that they intend to cable across our whole farm east to west which is in excess of 3,000 metres and about half of their cabling route from Ewerby Thorpe to the South Forty Foot. We are also the tenant on two other more northerly fields that they are hoping to cable through so this should be a very important conversation for them	Brown and Co	Ed Blundy	Email	20	20	20	60	
15.11.23	16.13	Email to EB asking him to ask Ardent, again, where the BESS is. Ian Cuncliffe said he didn't even know if there was a BESS. I asked Ed to also ask why aren't they going into 400 kv line.	Brown and Co	Ed Blundy	Email	10	10	10	30	
17.11.23	06.43	Email from Ed Blundy outlining the discussion with Ian Cuncliffe and the imminent papers being served despite no face to face meeting and so many unanswered emails / questions including why us and why not one field north (Council Farms). We have already been subject to NGVL corridor and they haven't. The burden of cabling has been unfairly carried by us.	Brown and Co	Ed Blundy	Email	10	10	10	30	
17.11.23	14.51	Email to Ed Blundy asking if he had claimed 3 year old Low Carbon fees for when they tried to get us in an NSIP but pulled away citing cumulative impact [risk] which was clearly a lie.	Brown and Co	Ed Blundy	Email	10			10	
25.11.23	12.49	Email to Mishcons about finding out in the Beacon Fen Newsletter about the cabling attempt through us [3 km] despite us actually knowing James Turley very well	Mishcons	Chanez Lowe + Tom Barton	Email	60			60	
28.11.23	8.00	Teams meeting with Tom Barton: Proposed approach to progressing both an objection to the DCO and a commercial private treaty deal in tandem (each without prejudice to each other); Recoverability of legal fees, particularly in relation to the objection piece; Options for instructing counsel and Next steps.	Mishcons	Tom Barton	Teams	30			30	
05.12.23	08.33	Email to Ed Blundy about our own highest and best use projects	Brown and Co	Ed Blundy	Email	20			20	
07.12.23	08.08	Email to Tom Barton and Ed Blundy about quote	Mishcons and Brown & Co	Tom Barton and Ed	Email	6			6	
07.12.23	08.39	Email from Tom Barton about undertaking for fees and defence	Mishcons	Tom Barton	Email	12			12	
08.012.23	13.43	Email from Ian Cuncliffe - re BESS on LCJMF Land - I have spoken to my client and regrettably it remains the position that BESS on your client's land cannot be accommodated within the proposals being taken forward as part of this project								
09.12.23		Email to Tom Barton about ARAG Commercial Dispute Insurance	Mishcons	Tom Barton	Email	12			12	
09.12.23	14.54	Email to John and Lynne Mountain about corridor	LCJMF	Lynne Mountain +	Email	12	12	12	36	
08.12.23	13.43	Email from Ian Cuncliffe re With respect to the route corridor selection for the cable; this has been comprehensively 'optioneered' with a number of relevant environmental and other factors considered. The detail of this exercise will be set out when we go to statutory consultation in the early part of next year. Your client will be able to respond formally to the consultation and we will, of course, be willing to meet with you and your client to discuss the information that will be presented.	Ardent	Ian Cuncliffe	Email	18	18	18	54	
12.12.23	07.17	Email to Ed Blundy explaining that I completely disagreed with the sentence - "we note no response / refusal has been received and now also write to seek access to carry out intrusive surveys." Look at how many times I have tried to meet Low Carbon and Ardent [above]	Brown and Co + Mishcons	Tom Barton and Ed Blundy	Email	18			18	
13.12.23	11.08	Email to Tom Barton about access route going under 400 kv line and why there cant be a substation built there or going into the 400 kv line	Mishcons	Tom Barton	Email	18			18	
19.12.23	07.36	Detailed email to Tom Barton about the compromise of our own highest and best use projects	Mishcons	Tom Barton	Email	42			42	
19.12.23	09.13	QGIS Mapping of NSIP projects to the north of LCI Mountain Farms Ltd to show proximity [cumulative impact] and to query why they cant come into Bicker 400 kv substation together on the east side of the South Forty Foot	Mishcons	Tom Barton	Email	24			24	
19.12.23	18.55	Email to Tom Barton showing James Turley pulling out of NSIP talks with LCJMF due to concerns about cumulative impact when 99.99 MW was on the TEC Register but now there is 2,132 MW	Mishcons	Tom Barton	Email	18			18	

21.12.23		Letter to Ardent from Mishcons - 1. Why it is not possible to tee off the existing 400kv line running to Bicker substation, avoiding the need for the current proposed cabling route. We note from our maps that you have a corridor right under the 400kv line at the south west of Ewerby village linking the site to the A17; 2. Why the cabling cannot be run north – south rather than east – west which would considerably decrease the Project's impact on my Client's land; 3. Whether diverting the cabling through land to the north of our client's land has been considered, given it is in the ownership of Lincolnshire County Council; 4. Why when the project is listed on the Transmission Entry Capacity register as a 600MW project although your letter refers to a 400MW project; 5. Why the cabling cannot follow the Little Hale Fen Road (per the AGR Solar project); 6. Whether the Project will incorporate BESS and if so where this is anticipated to be located; and 7. Use of our client's land for a previous potential BESS and solar project was not progressed in 2021 by Low Carbon because of "the acreage available and the proximity to numerous other solar schemes (and therefore project risks through cumulative impact)". 1. How has Low Carbon satisfied itself that the same issues of cumulative impact do not apply to the Project.	Ardent	Sean Collins Jones	Letter via email	24	24	24	72	
06.01.24	13.07	Email to To Barton about s172 notices and the very wet state of the land for surveys	Mishcons	Tom Barton	Email	18			18	
14.01.24	07.44	Email about undertaking for fees and Land referencing Forms	Mishcons	Tom Barton	Email	6			6	
18.01.24		Email to Tom Barton about the initial letter they sent in to Low Carbon and whether we had had a response	Mishcons	Tom Barton	Email	12			12	
23.01.24	06.54	I have been trying to have a meeting with Low Carbon and Ardent for months - see above.	Mishcons	Tom Barton	Email	24			24	
23.01.24		Discussion about the Housing and Planning Act 2016 (the "2016 Act")	Mishcons	Tom Barton	Email	6			6	
23.01.24	21.02	Email about the PEIR documents - A combination of desktop studies and site walkovers were undertaken in order to identify key environmental constraints in relation to the potential cable route search area, comprising land between BFN, BFS and Bicker Fen substation.	Mishcons	Tom Barton	Email	18			18	
23.01.24	21.02	submission of the Scoping Report further refinement took place. Environmental, land and planning constraints were mapped within the Cable Route Search Area and reviewed by the Applicant's project team, including the designers, in order to start identifying potential cable routes within the Search Area. This included consideration of which routes could avoid key environmental constraints including Local Wildlife Sites and archaeological records and other heritage receptors, alongside other matters such as consideration of railway crossings, access requirements and other planning proposals.								
23.01.24	21.02	Option 1 is the shortest route, therefore reducing the scale and geographical extent of potential environmental effects. This option avoids the archaeological receptors to the east, close to Option 2, whilst also reducing the number of residential receptors in close proximity to the route.	Mishcons	Tom Barton	Email	24			24	

23.01.24	21.30	Email to share British Museum artifact in Mastins Corner which is not mentioned in the PEIR documents but is right in the middle of the corridor.	Mishcons	Tom Barton	Email	6					6	
24.01.24		Email about poor conditions for survey	Mishcons	Tom Barton	Email	6					6	
25.01.24	19.32	Email to Ian Cuncliffe about surveys and wet conditions of farm and how the Option 1 cable line in the PEIR documents does not even match up with the cable corridor and falls outside it on our farm	Ardent	Ian Cuncliffe	Email	24					24	
30.01.24	06.48	Email to Tom Barton and Ed Blundy about meeting agenda seeing with Low Carbon and Ardent	Mishcons	Tom Barton	Email	24					24	
30.01.24	11.56	Email about Gate 2 offer to a project on the cable corridor	Mishcons	Tom Barton	Email	24					24	
01.02.24	21.44	Email to LincInshire Wildlife Trust about incorrect PEIR documents	Lincs Wild Trust	Charlie Barnes	Email	24					24	
01.02.24	22.16	Email to Tom Barton about incorrect PEIR documents	Mishcons	Tom Barton	Email	6					6	
01.02.24	22.38	Email to Ed Blundy and Tom Barton about 400 kV line	Brown & Co	Ed Blundy	Email	18					18	
01.02.24	22.38	Email from Lincs Wildlife Trust - Yes that's right - these are the only Local Wildlife Sites in the immediate vicinity of the cable route, the next closest being north of Ewerby (parts of the River Sleas/Evedon Wood) or west of Heckington (rail cutting at Beacon Hill)	Lincs Wild Trust	Charlie Barnes	Email	6					6	
02.02.24	15.45	Email to Ed Blundy and Tom Barton creating agenda for Low Carbon meeting - 02.02.24	Brown & Co	Ed Blundy	Email	24					24	
06.02.24	20.42	Sharing of agenda and meeting notes with Directors of LCJMF	LCJMF	John and Ed Blundy	Email	24	24	24			72	
07.02.24	09.16	Email to Ed Blundy about the interplay with LCJMF own highest and best use projects	Brown & Co	Ed Blundy	Email	24					24	
07.02.24	21.18	Email to Tom Barton about the incorrect labelling of the option 1 cable route on our farm in the PEIR documents which even falls outside the corridor by c 700 metres at one point using trig points on the maps.	Mishcons	Tom Barton	Email	18					18	
07.02.24	21.53	Option 1 and 2 cable routes appear to have alternative final mile routes - both routes turn 90 degrees or go straight on. Also discussion about going into the 400 kV overhead transmission line to get across the South Forty Foot.	Brown & Co	Ed Blundy	Email	18					18	
08.02.24	18.15	Email to Ed Blundy asking for an audit on fees / time spent on Low Carbon issues	Brown & Co	Ed Blundy	Email	6					6	
09.02.24	21.18	Email to developer whose projects may be compromised by this cable	Anonymous	Anonymous	Email	24					24	
10.02.24	07.23	Email to Tom Barton about other developer's clause - (This is Exclusivity intended to be legally binding) During the period of 14 months commencing on the date of this Exclusivity Agreement ("the Exclusivity Period") the Landowner agrees it will not: invite tenders or enter into negotiations with any third party, for the sale, development, letting or charging of the Property; or allow any person to view, measure, survey or carry out site investigations on the Property (other than the Tenant's surveyors and the Tenant's other professional advisers) unless required to do so by law	Mishcons	Tom Barton	Email	24					24	
14.02.24	20.11	Emails to other developers and Tom Barton formulating information to help present to Low Carbon illustrating other interests	Many	Tom Barton	Email	24					24	
16.02.24	17.41	Discussion with Ed Blundy and Tom Barton about Beacon Fen and Ecotricity's Heckington fen NSIPs and how they "could" be working together better - Currently there is an overlap on the southern section of the Offsite Cable Route Corridor and the preferred cable route option for Beacon Fen. The Heckington Fen DCO has assessed the potential impacts of Indicative Drill Locations for cabling within the Energy Park and the Offsite Cable Route Corridor. Within the area of where the Order Limits of the two sites overlap there are 13No. Indicative Drill Locations for the laying of the offsite underground cable route (Drill Locations A20-A29 and B1-B3) Document Reference (PS-089). These Indicative Drill locations have been assessed in the Proposed Development as either having the potential for an HDD or a similar technology or an 'open cut' to allow the cabling to laid. At Deadline 5 the Applicant has submitted a 'Joint Position Statement with Beacon Fen Energy Park Ltd' (document reference: ExAJPSBeaconFen.D5.V1). The Applicant has confirmed that all cabling laid for the Heckington Fen application will run within a separate ducting system to that of Beacon Fen Energy Park. It can therefore be concluded the two schemes will not utilise the same HDD drills or open cut cable trenches as assessed in the Proposed Development ES. Therefore, no cumulative assessment has taken place between these two sites to determine the potential environmental impacts of these two schemes using the same indicative drill locations. The Beacon Fen PEIR makes no reference to the possible locations of drill locations within the overlapping sections of the cable routes. - EN010123-001044-ExA.IRReport-D4.V3 - Interrelationship with other Nationally Significant Infrastructure Projects - Rev 3 track.pdf	Brown & Co	Ed Blundy	Email	36					36	

		EN010123-001044-ExA.IRReport-D4.V3 - Interrelationship with other Nationally Significant Infrastructure Projects - Rev 3 track.pdf (planninginspectorate.gov.uk)									0	
17.02.24	09.29	Discussion about resources to create map of LCJMF highest and best use projects.	Brown & Co + Mishcons	Ed Blundy + Tom Barton	Email	24					24	
19.02.24	05.58	Discussion about fees incurred - "sustained" objection to the DCO	Mishcons	Tom Barton	Email	24					24	
28.02.24	07.08	Discussion about mapping of LCJMF highest and best use projects	Mishcons	Tom Barton	Email	24					24	
29.02.24	05.25	Discussion about glasshouse design and drawings	Mishcons	Tom Barton	Email	18					18	
02.03.24	08.45	Email showing 420 mins of attempted engagement with Ardent and Low Carbon 15.08.23 to 28.08.23 when I was back in the UK	Mishcons	Tom Barton	Email	18					18	
02.03.24	13.21	Email discussion cable interplay with highest and best use projects	Mishcons	Tom Barton	Email	24					24	
03.03.24	20.24	Extension to consultation deadline for LCJMF due to change in boundary lines. New date 17.03.24	Mishcons	Tom Barton	Email	18					18	
04.03.24	22.15	Email showing PEIR documents and incorrect Option 1 cable pathway which is outside the boundary	Mishcons	Tom Barton	Email	24					24	
06.03.24	19.33	Email / Complaint - from John Mountain (and the Mountain Family) confirming that he does absolutely object to the surveys and under no circumstances said that he was fine with them [Sean Collins-Jones]	Ardent	Sean Collins Jones	Email	24	24	24			72	
07.03.24	11.18	Complaint - Wardell Armstrong walked through recently sprayed fields (fungicide) exposing LCJMF to liability. Complaint about working procedures.	Mishcons	Tom Barton	Email	36	12	12	12		72	
08.03.24	10.36	Complaint to Sean Collins-Jones about survey personnel walking through recently sprayed fields and lack of informing us of presence and asking LCJMF about recent spray programmes, Complaint - Sean Collins-Jones shared an email thread with LCJMF's Farm Manager which contained sensitive information about LCJMF's highest and best use projects of its own. This threatens LCJMF workforce with the possibility of losing our farm manager.	Ardent	Sean C Jones	Email	36	12	12	12		72	
08.03.24	12.03	Email to Jessica Gough about LWS status sites and ecology information	Low Carbon	Jessica Gough	Email	8	8	8			48	
12.03.24	20.23	MM amendments to objection letter	Mishcons	Tom Barton	Email	36	12				18	
18.03.24	18.11	Email to Ardent about safe working practices of Wardell Armstrong personnel on our farm during spring spraying programmes. Working group email distribution list	Ardent	Sean C Jones	Email	24	12	12	12		60	
20.03.24	22.02	Email to Katrina Salmon - Wardell Armstrong - about joint safe working practices [spring spraying season] and ecology surveys done by LCJMF	Wardell Armstrong	Katrina Salmon	Email	24	12		12		48	
26.03.24	10.41	Email to Mishcons about not being contacted about John Cope's land which LCJMF rents and which is in the corridor. John Cope confirmed tp me that he said to LC representatives that they needed to contact me.	Mishcons	Tom Barton	Email	18	6				24	
05.04.24	09.56	Response from Mishcons re Objection Letter - On the DCO objection there is nothing to do until we have received their response. We then submit a further objection when they submit the Order to the Secretary of State for confirmation, following that there will likely be a public inquiry where we can make submissions as well as cross examine LC's experts.	Mishcons	Tom Barton	Email	18	18	18			54	
13.04.24	07.44	Email to Mary Haine re geophysical surveys and not driving on crops	Wardell Armstrong	Mary Haine	Email	18	6		6		30	
20.04.24	17.01	Email to Mary Haine about LWS status sites and ecology and alternative routes	Wardell Armstrong	Mary Haine	Email	18	6		6		30	
17.05.24	07.19	Discussion about Option 3 cable route going down the Little Hale Fen Road	Brown & Co	Ed Blundy	Email	18	6				24	
01.06.24	13.09	Email to Jessica Gough about alternative routes	Low Carbon	Jessica Gough	Email	36	18				54	
03.06.24	06.29	Email asking if botanical surveyors have a lot of experience - higher than FISC level 4 or an equivalent [and be more than just competent if taking on aquatic vegetation surveys].	Wardell Armstrong	Kerris Taylor	Email	18	6				24	
21.06.24	11.14	Email to Jessica Gough highlighting lack of engagement	Low Carbon	Jessica Gough	Email	36	12				48	

Application Reference: EN010193

Submitted by: LCJ Mountain Farms Ltd (Interested Party Ref: F8D0BCE95)

On behalf of: LCJ Mountain Farms Ltd and, if permitted, Leslie Christopher John Mountain and Patricia Lynn Mountain (Interested Party Ref: F5A76C031)

Document: Exhibits Volume (Ex1–Ex63)

Deadline: Deadline 1 (D1) – 7 October 2025

Author: Matthew Mountain, Director, LCJ Mountain Farms Ltd

Email: matthew.mountain@gmail.com

Purpose

This Exhibits Volume accompanies LCJMF’s Written Representation submitted at Deadline 1. It compiles, in a single, paginated document, all supporting evidence (Ex1–Ex63) referenced throughout the Written Representation. The exhibits include contemporaneous correspondence, maps, plans, technical surveys, ecological evidence, and overlays relevant to LCJMF’s case on:

- Reasonable alternatives (EN-1 §§4.3–4.4; APP-054 §3);
 - Environmental effects and baseline adequacy (APP-079);
 - Consultation adequacy (APP-277); and
 - Integration and grid efficiency opportunities (APP-285; EN-1 §§4.5.1–4.5.3).
-

Structure

- Pages 2 – 3 – Exhibits Index (table of contents for Ex1–Ex63).
 - Pages 4 –91 – Exhibits Ex1–Ex63 in numerical order.
 - Each exhibit starts on a new page, labelled with its number and title.
 - PDF bookmarks correspond to each exhibit number for ease of navigation.
-

Important

This volume contains evidence only. All commentary, interpretation, or “what this shows” material is contained within LCJMF’s Written Representation. The exhibits should be read alongside the relevant sections and references in that document.

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Note: Ex55–Ex60 comprise extracts prepared by Rachel Hacking Ecology (RHE) highlighting discrepancies between the Applicant’s ES ecological appendices and RHE survey findings for botany, riparian mammals, breeding birds, GCN, and bats.

The full Rachel Hacking Ecology 2024 technical report is held by LCJMF and will be submitted to the Examining Authority if requested.

Exhibits Main

Ex1. Internal email to Ed Blundy (29.10.2021) – 516-acre land schedule and annotated map used for offer preparation in September and November 2023 meetings

RE: Bicker Fen grid - wider / later NSIP offerings



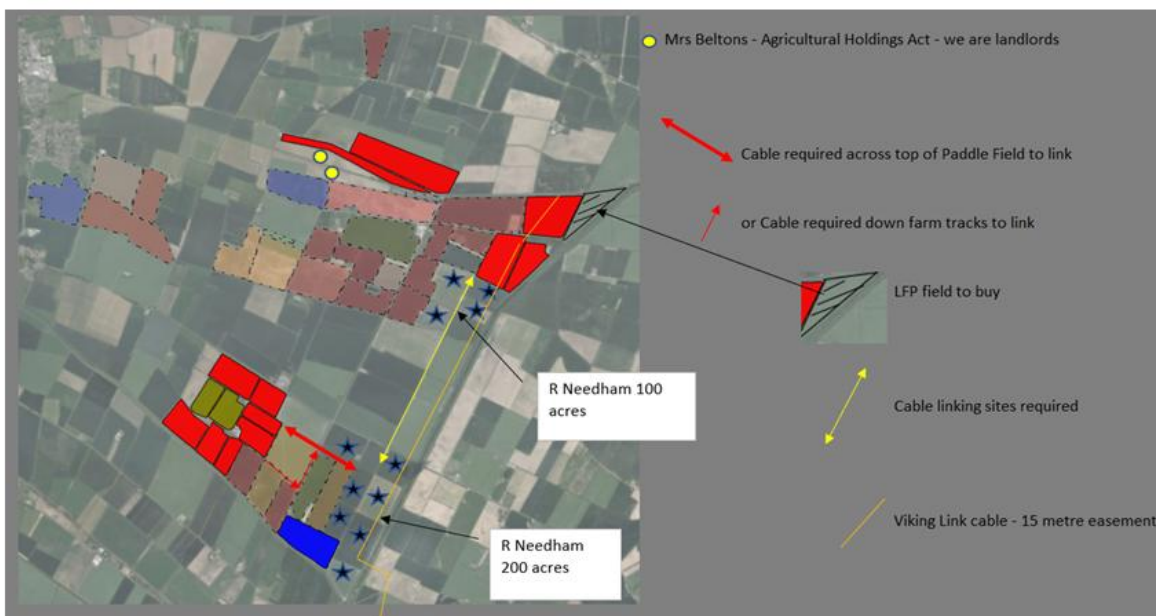
matthew.mountain@gmail.com
To: 'Ed Blundy'
Cc: lcjmountain49@gmail.com

Reply Reply All Forward ...

Fri 29/10/2021 10:15 AM

Click here to download pictures. To help protect your privacy, Outlook prevented automatic download of some pictures in this message.

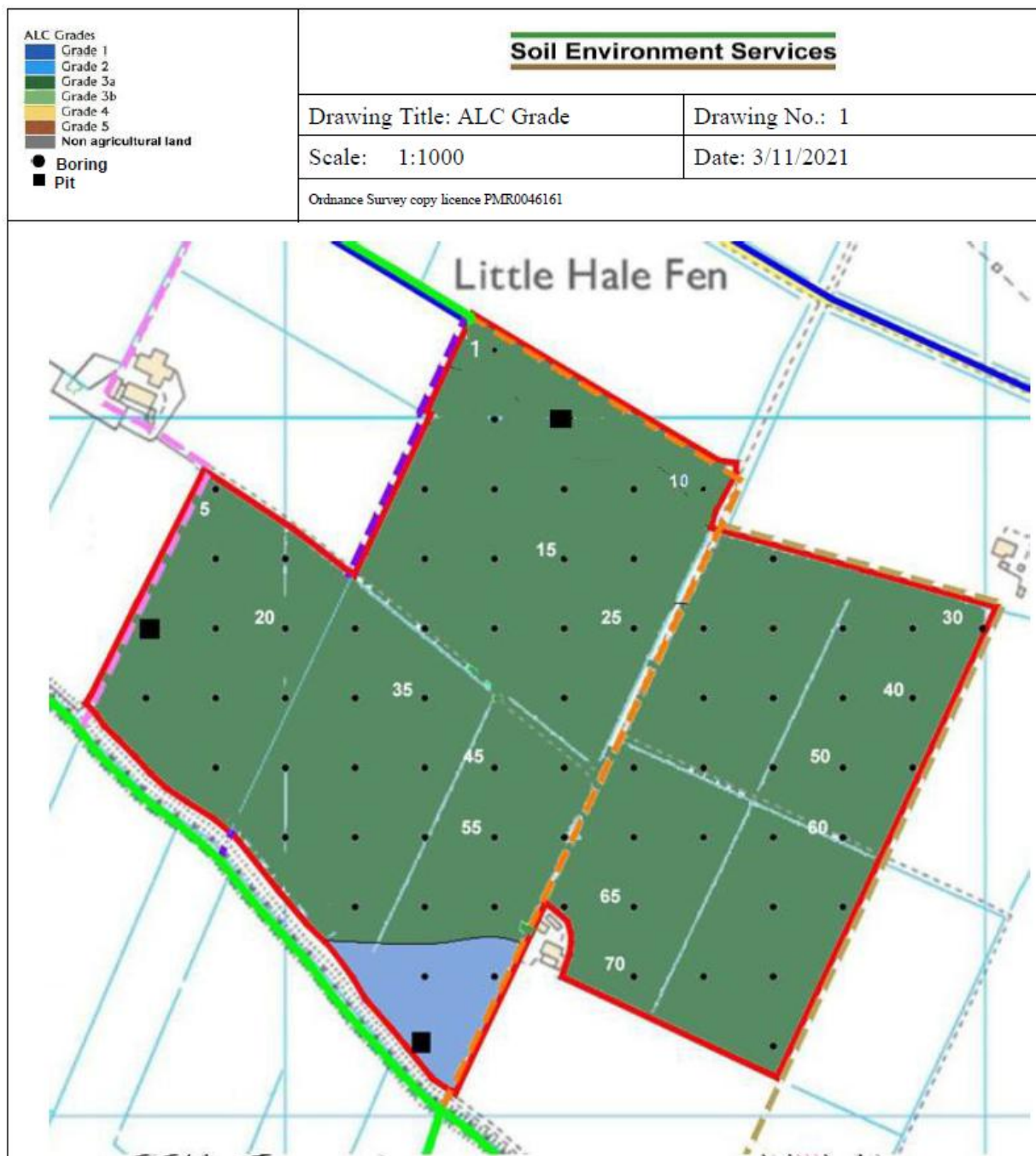
Field Name	ha	Acres	Notes	Farm
Mrs Beltons Woodside	11.21	27.70	AHA Tenancy - LCJ Mountain Farms Ltd Landlord	Mrs Beltons
Mrs Belton railway side	12.51	30.90	AHA Tenancy - LCJ Mountain Farms Ltd Landlord	Mrs Beltons
Roadside	12.55	31.01	Mountain SSAS	Reesons
Nickols	8.30	20.51	Mountain SSAS	Reesons
Cottage	5.81	14.36	LCJ Mountain Farms Ltd	Reesons
Yard	7.29	18.01	Mountain SSAS	Reesons
Pollocks	8.90	21.99	Mountain SSAS	Reesons
Graces	8.50	21.00	Mountain SSAS	Reesons
Humpers	10.98	27.13	Mountain SSAS	Reesons
Sobers	8.00	19.77	Mountain SSAS	Reesons
Home Field	5.47	13.52	Mountain SSAS	Reesons
Riverfield?	16.80	41.51	Mountain SSAS	Reesons
LFP Field	7.93	19.60	to buy - LCJ Mountain Farms Ltd	White House Farm
Starvalls - only 2/3rds Viking Link	8.86	21.90	LCJ Mountain Farms Ltd	White House Farm
Tower Far	30.63	75.69	LCJ Mountain Farms Ltd	Tower
Tower Woodside	13.27	32.79	LCJ Mountain Farms Ltd	Tower
Far 52	19.98	49.37	LCJ Mountain Farms Ltd	White House Farm
Far 33	12.01	29.68	LCJ Mountain Farms Ltd	White House Farm
	208.999915	516.4388		
187.52	0.585	301.98	LCJ Mountain farms of which 187.52 is shared with Mow	
	0.415	214.46	SSAS	
	%	516.44	check	



Ex2. Soil Environmental Services Agricultural Land Classification (ALC) Survey – Little Hale Fen (AGR3)

Source: Soil Environment Services (SES), “ALC Grade and Survey Points – Little Hale Fen Solar Farm” (Drawing 1; scale 1:1000; dated 03/11/2021; SES ref SES/AP/LHF/#V2), prepared for Axis PED.

Date of survey: 2–3 November 2021.



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Note: This exhibit reproduces Drawing 1 from the SES ALC survey report. The full report is held by LCJMF and can be submitted to the Examining Authority upon request.

Ex2b. Land Research Associates ALC Survey – Little Hale Fen (Sept 2024)

Source: Land Research Associates, Report 2388/1 – *Agricultural quality of land at Little Hale Fen, Sleaford*, September 2024.

Survey area: 2.5 ha, Little Hale Fen, Lincolnshire.

ALC Results: Subgrade 3a – 1.8 ha (72 %); Subgrade 3b – 0.7 ha (28 %).

Citation: © Land Research Associates 2024. Contains OS data © Crown copyright and database right 2024.

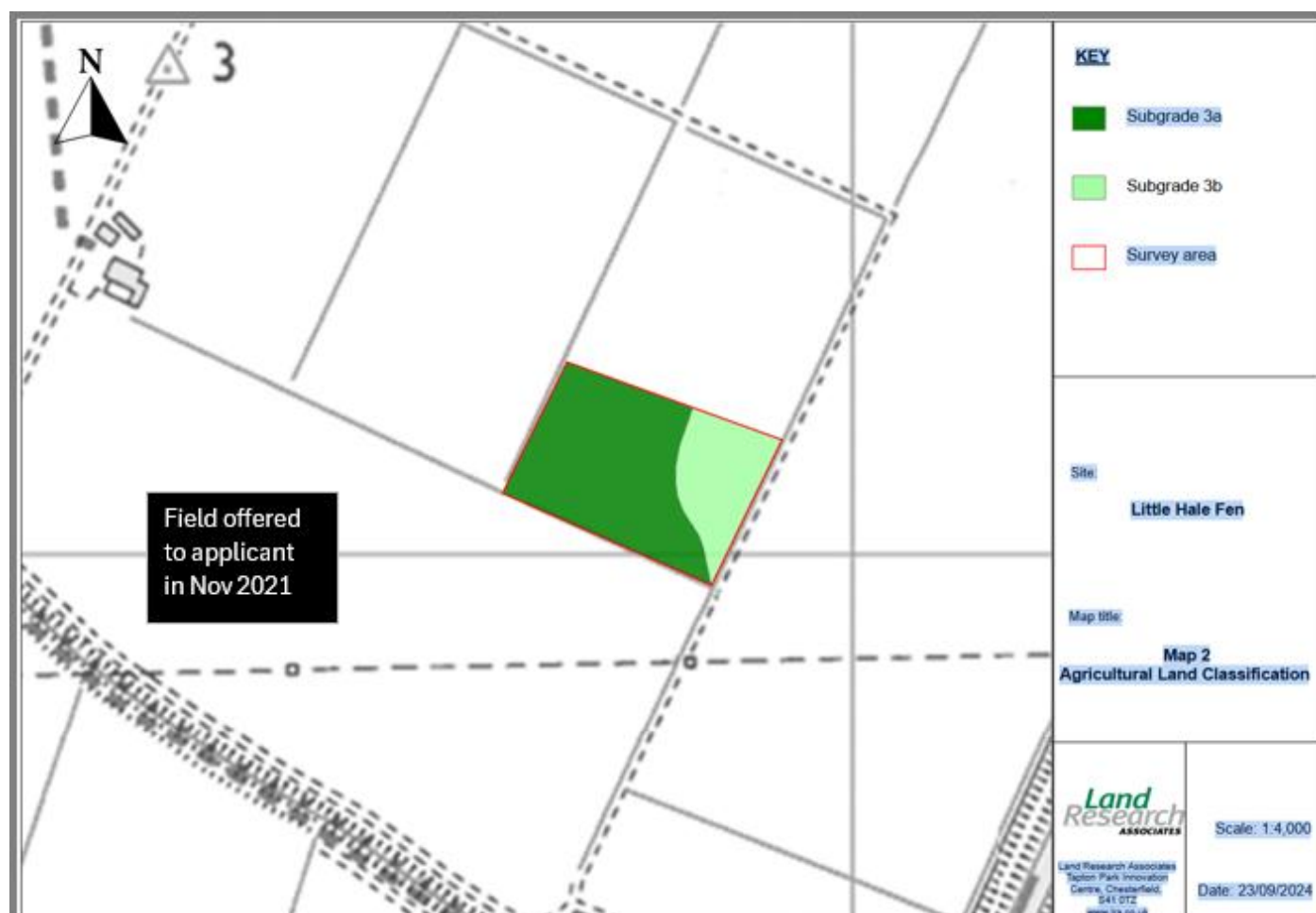
Reproduced with permission for the Beacon Fen examination.

Grade areas

3.9 The land grades are shown on Map 2 and the areas occupied shown below.

Table 1: Areas occupied by the different land grades (ha)

<i>Grade/subgrade</i>	<i>Area (ha)</i>	<i>% of the land</i>
Subgrade 3a	1.8	72
Subgrade 3b	0.7	28
Total	2.5	100



Ex3. Applicant ALC desktop map (APP-054 Appendix 2) with manual AGR3 overlay (Grade 3a)

Source: DWD / Low Carbon ALC map (APP-054 Appendix 2) overlaid by LCJMF to show AGR3 site boundary and field-surveyed Grade 3a classification. Contains OS data © Crown copyright and database right 2023.

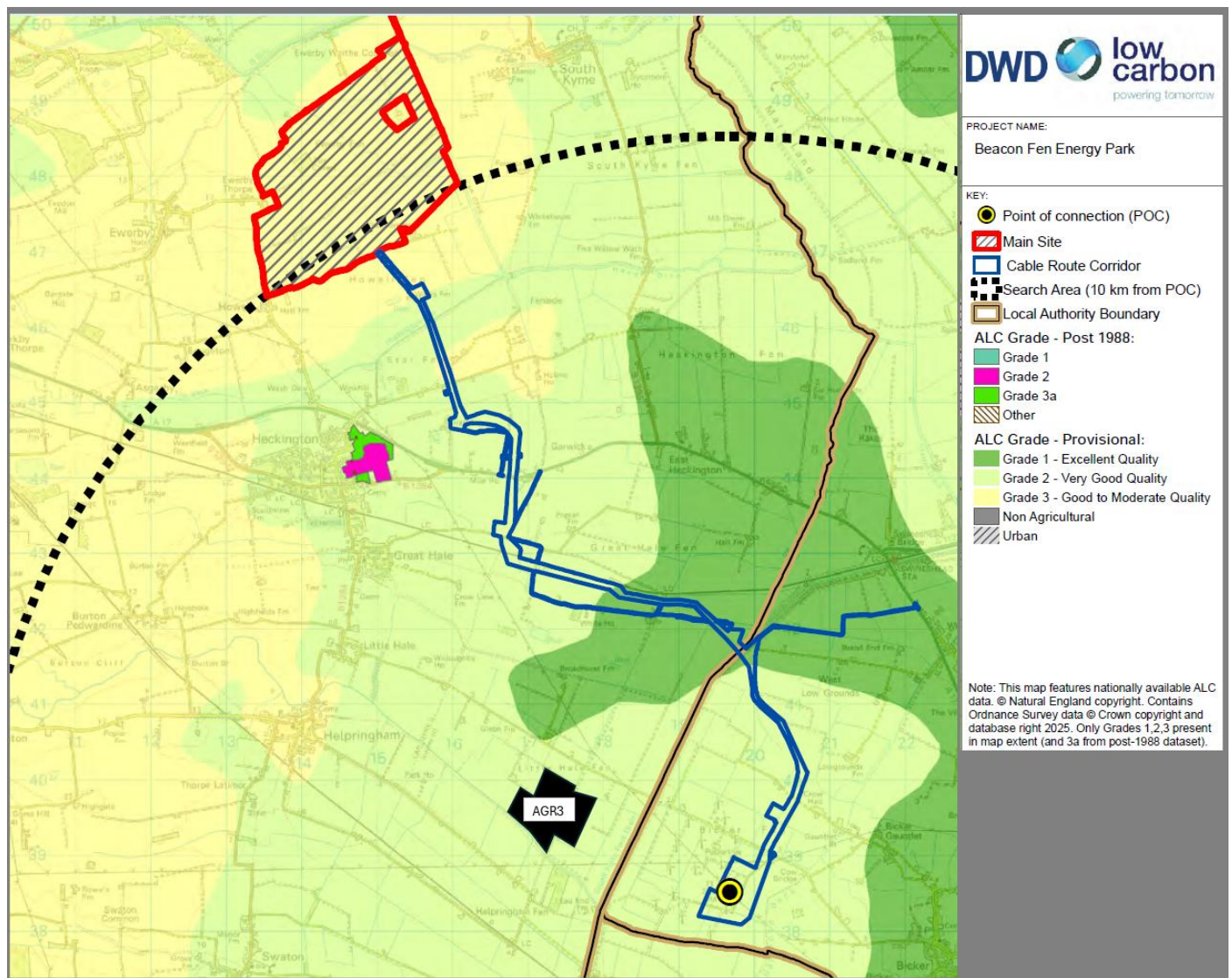
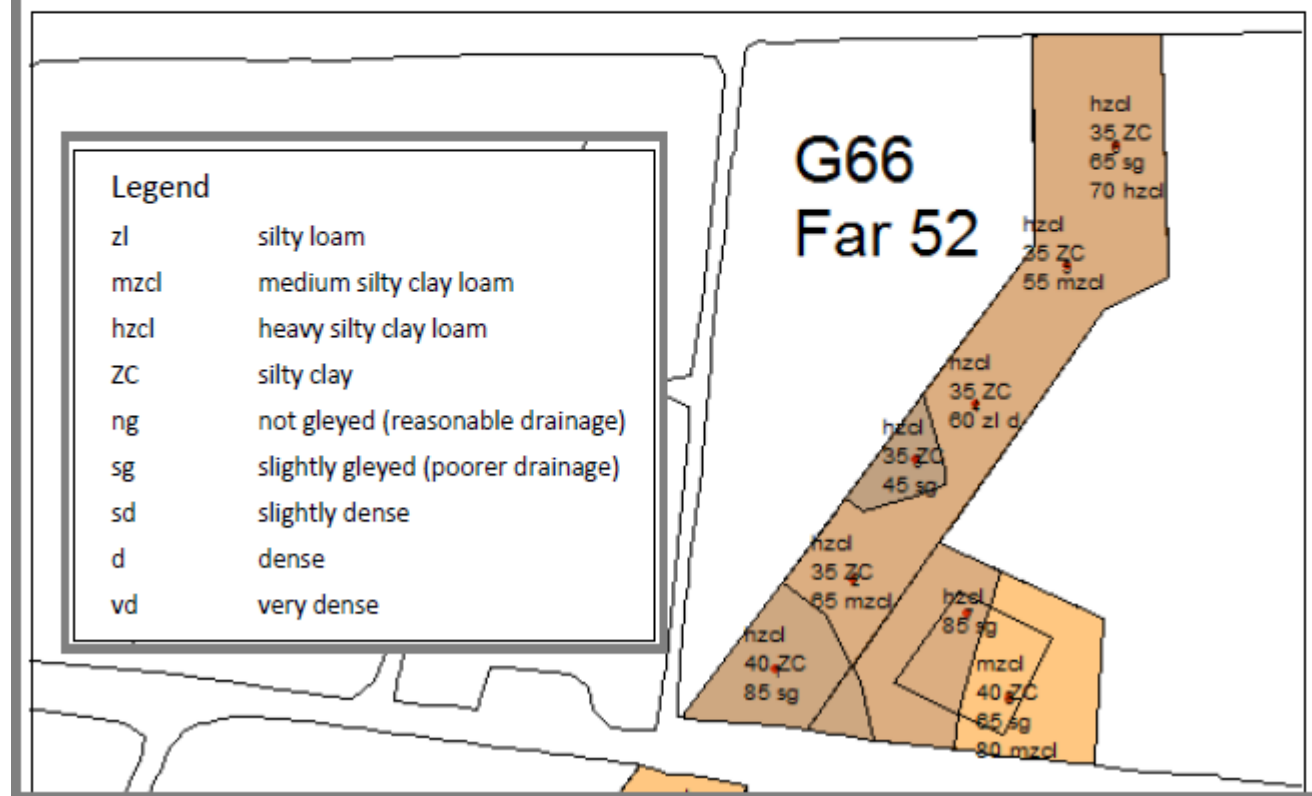


Figure: Extract from Applicant's Planning Statement (APP-277), Appendix 2 – Site Selection Report, Annex D: Assessment Mapping Results (ALC Grades), prepared by DWD for Low Carbon (Beacon Fen Energy Park), with LCJMF AGR3 overlay.

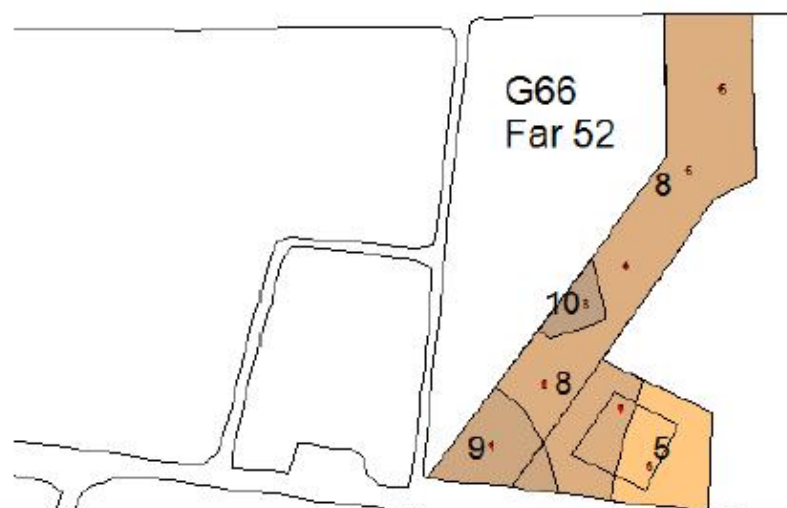
Contains OS data © Crown copyright and database right 2025. Agricultural Land Classification datasets © Natural England 2025 (Provisional 1:250k; Post-1988 detailed). Licensed under the Open Government Licence v3.0. Used for examination commentary.

Before

Map of soil textures, drainage and dense subsoil where applicable at each point before pipeline construction



Soil type map before construction. For soil descriptions see next page.

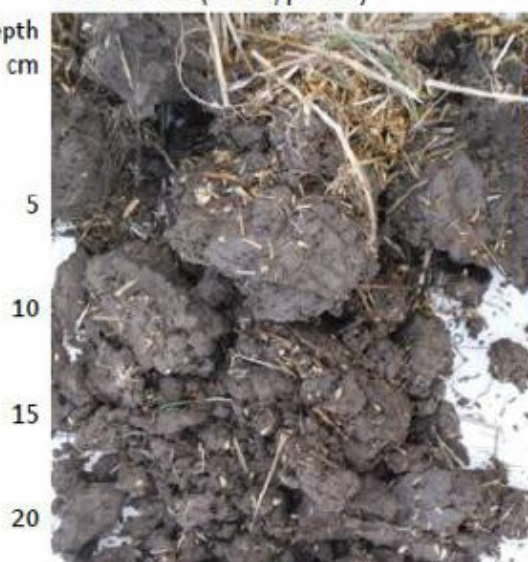


Soil descriptions on land affected by the pipeline

	<u>Topsoil</u>	<u>Stone Content</u>	<u>Subsoil</u>
10	Heavy Silty Clay Loam	Stoneless	Silty Clay below 35cm (imperfect to poor drainage)
9	Heavy Silty Clay Loam	Stoneless	Silty Clay below 40-45cm (reasonable drainage)
8	Heavy Silty Clay Loam	Stoneless	Silty Clay below 35-70cm (silty clay loam at varying depths)
7	Heavy Silty Clay Loam	Stoneless	Medium Silty Clay Loam below 30-40cm
6	Heavy Silty Clay Loam	Stoneless	Silt Loam below 30-40cm
5	Medium Silty Clay Loam	Stoneless	Silty Clay below 40-75cm (silty clay loam at varying depths)
4	Medium Silty Clay Loam	Stoneless	Heavy Silty Clay Loam below 50-70cm
3	Medium Silty Clay Loam	Stoneless	Medium Silty Clay Loam (deep)
2	Medium Silty Clay Loam	Stoneless	Silt Loam below 40cm
1	Silt Loam	Stoneless	Silt Loam (deep)

B G66 Far 52 (soil type 10)

depth
cm



Aggregates in top 15cm are blocky.
Most aggregates are angular and semi porous.
Most aggregates are difficult to break up.
Structure quality is poor.

Figure: Extracts from SOYL soil surveys conducted before and after Viking Link Interconnector cable corridor construction.

Citation:

SOYL (Oct 2021; Jul 2023). *Pre- and Post-Construction Soil Survey Reports for Viking Link Interconnector – Far 52, Great Hale Fen.*

Copyright:

Contains OS data © Crown copyright and database right 2021/2023. © SOYL 2021–2023. Reproduced with permission for the Beacon Fen Examination.

Note:

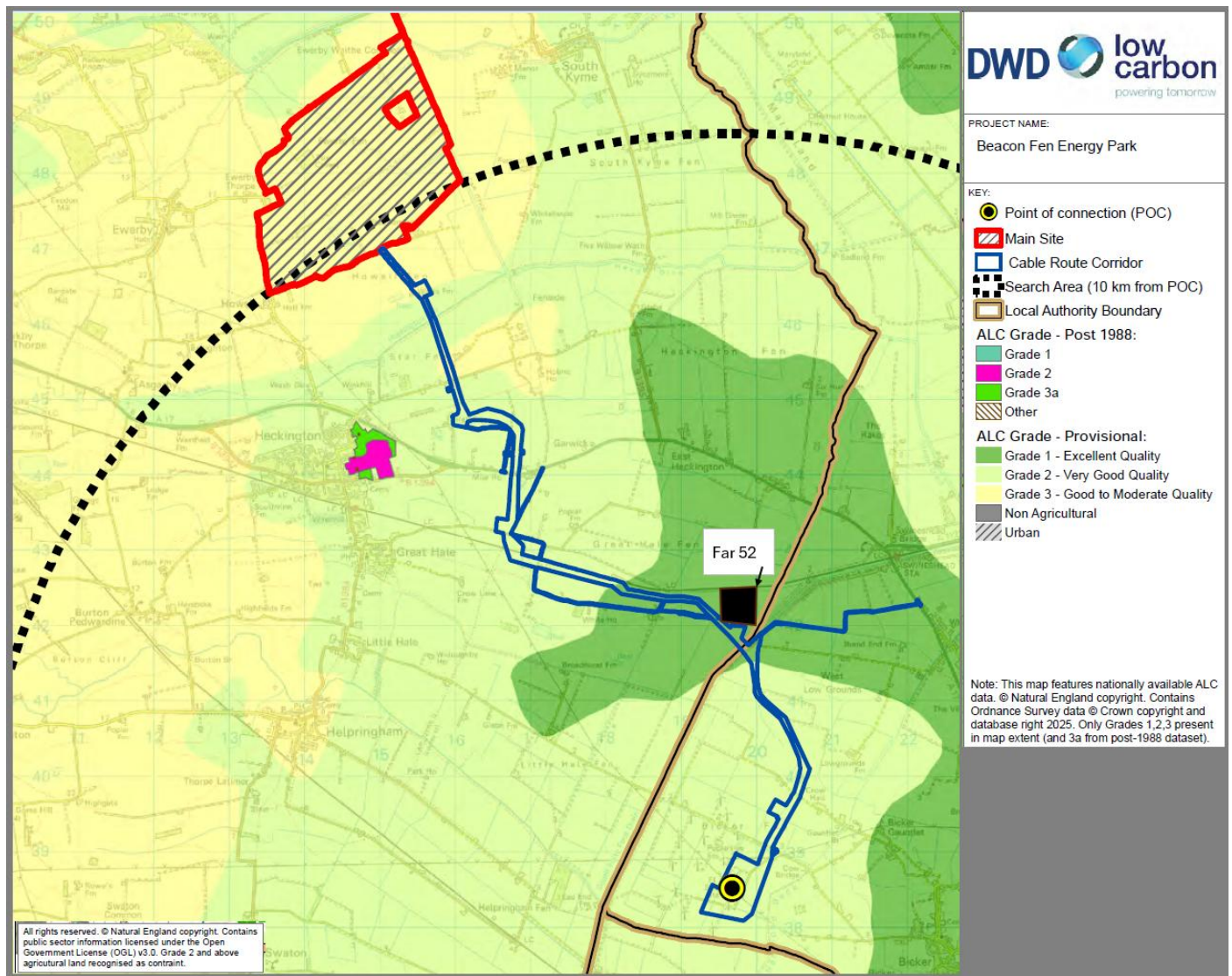
This exhibit reproduces selected survey extracts (maps, tabulated ALC results, and quoted text). Full SOYL reports are held by LCJMF and can be submitted to the Examining Authority on request.

Ex5. Applicant ALC Desktop Map with Far 52 Overlay

Figure: Extract from Applicant's Planning Statement (APP-277), Appendix 2 – Site Selection Report, Annex D: Assessment Mapping Results (ALC Grades), prepared by DWD for Low Carbon (Beacon Fen Energy Park). LCJMF overlay shows the Far 52 boundary.

Citation: APP-277 Appendix 2, Annex D (Assessment Mapping Results).

Copyright: Contains OS data © Crown copyright and database right 2025. Agricultural Land Classification datasets © Natural England 2025 (Provisional 1:250 k; Post-1988 detailed). Licensed under the Open Government Licence v3.0.

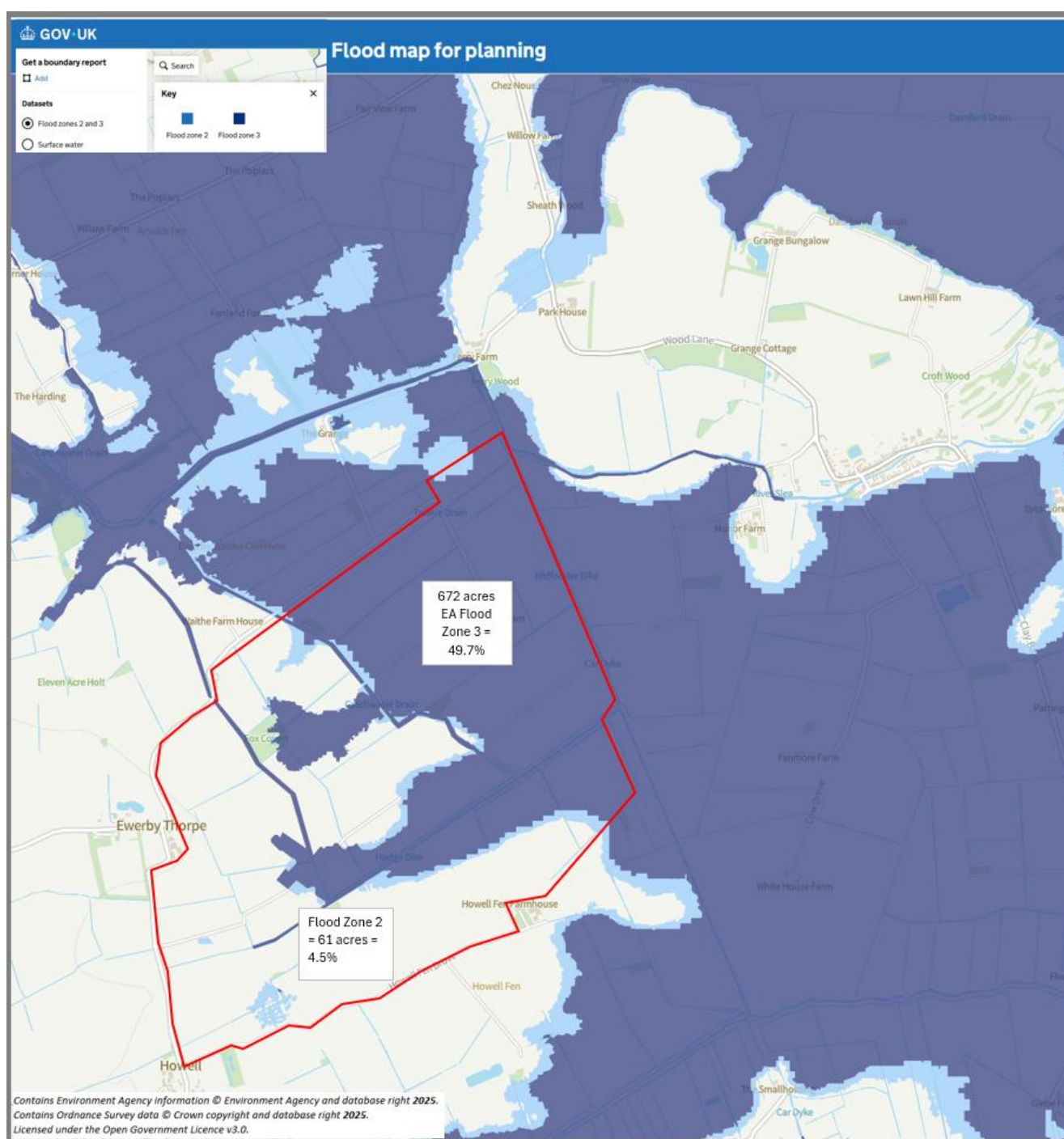


Ex6. Flood Zones inside main red line (illustrative proportions)

Figure: Environment Agency Flood Zones 2 and 3 in and around the main Order Limits, with LCJMF red-line overlay.

Source: Environment Agency, *Flood Map for Planning (Rivers and Sea)* — dataset “Flood Zone 2 and Flood Zone 3”, accessed 02.10.2025. Red-line overlay by LCJ Mountain Farms Ltd.

Method and limitations: Area figures (≈ 672 acres Flood Zone 3 [$\approx 49.7\%$]; ≈ 61 acres Flood Zone 2 [$\approx 4.5\%$]) were estimated by LCJMF using Google Maps measurement on screenshots of the EA online map. Figures are indicative only; they were not derived from the official polygon dataset and have not been GIS-verified. Flood Zones depict undefended tidal/fluviat extents and exclude climate change allowances and local drainage operations.



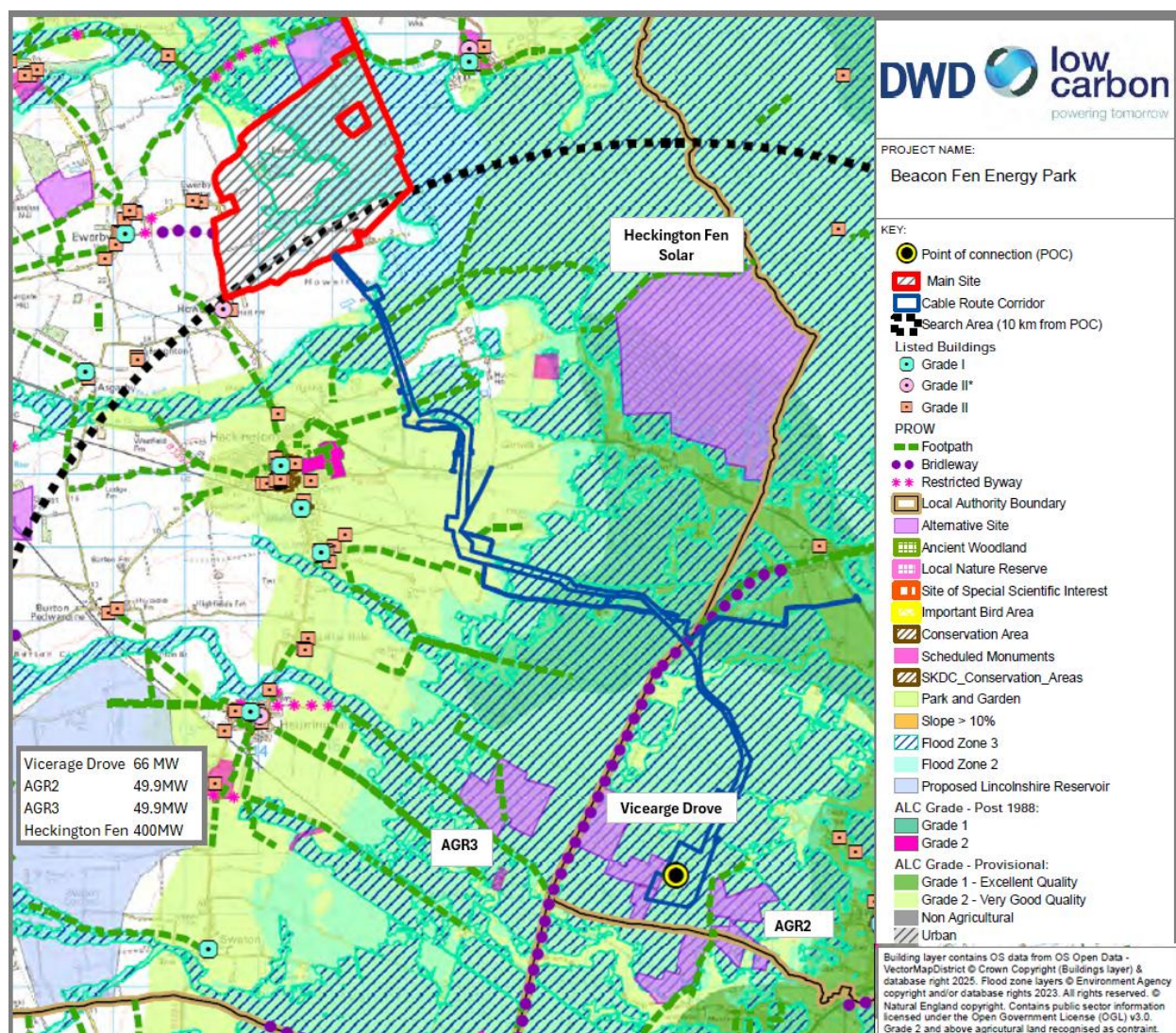
Ex7. External PV/BESS Capacity and Flood Zones (All Constraints Map)

Figure: Extract from Applicant's Planning Statement (APP-277), Appendix 2 – Site Selection Report, Annex D (Assessment Mapping Results – All Constraints), prepared by DWD for Low Carbon (Beacon Fen Energy Park), with LCJMF overlay.

Source: Contains OS data © Crown copyright and database right 2025. Public sector information licensed under the Open Government Licence v3.0, including:

- Environment Agency Flood Zones (© EA 2023)
 - Natural England datasets (Ancient Woodland, LNR, SSSI; © NE 2025)
 - Historic England designations (Listed Buildings, Scheduled Monuments, Registered Parks & Gardens; © Historic England 2025)
 - Local authority PROW and Conservation Areas (© Lincolnshire CC / SKDC 2025).
- LCJMF overlay © LCJ Mountain Farms Ltd 2025.

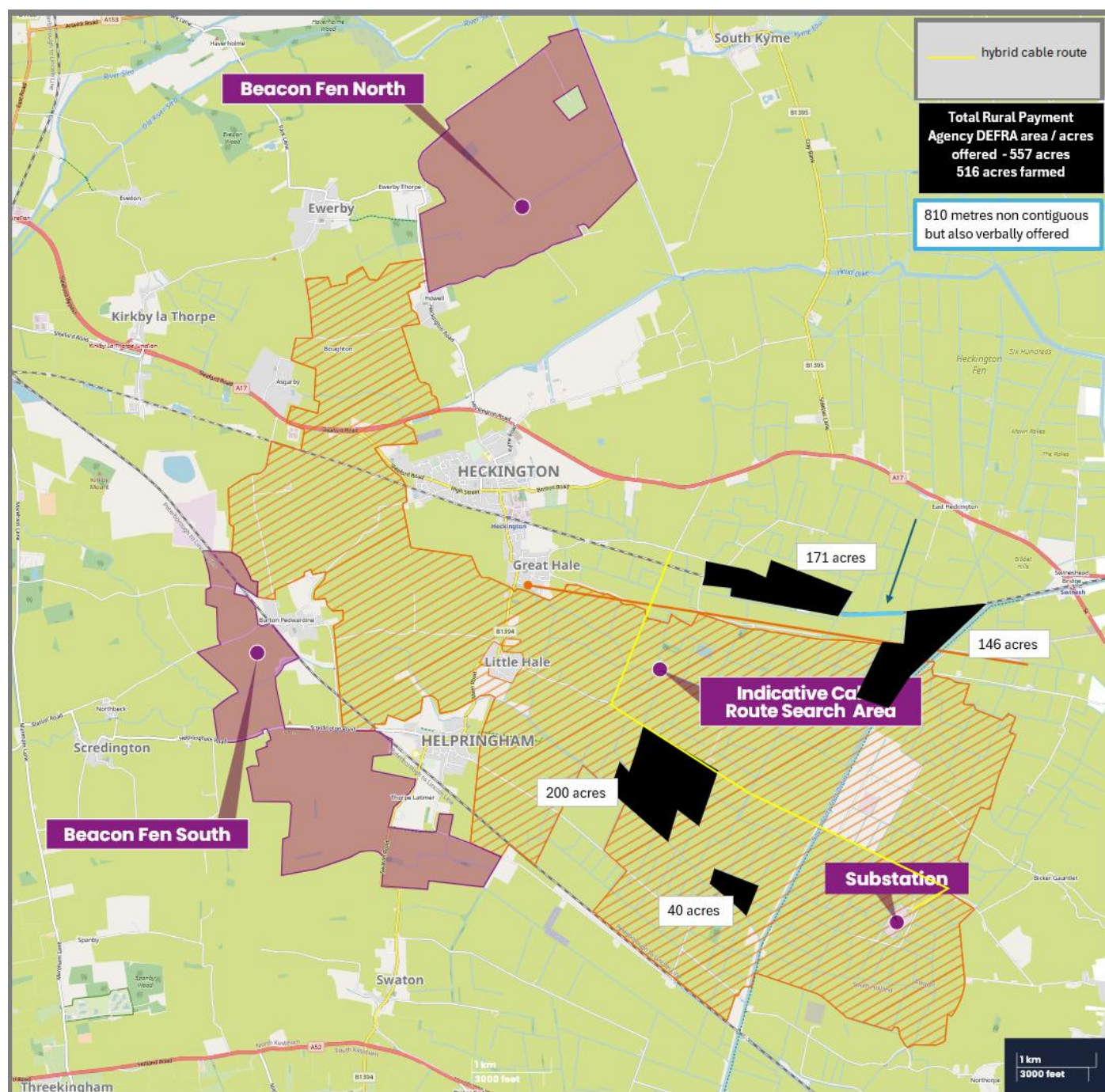
Name of Project	MW
Vicerage Drove	66
AGR2	49.9
AGR3	49.9
Heckington Fen Solar	400
Total	565.8



Ex8. LCJMF 516-acre November 2021 offer – black-shaded parcels plotted against BFN/BFS and initial cable corridor

Figure: LCJMF's 516-acre November 2021 offer (black-shaded parcels) overlaid on the Applicant's initial consultation plan, showing BFN/BFS site boundaries and the original cable corridor. LCJMF's proposed hybrid cable route is shown in yellow.

Source: Applicant's consultation plan (November 2021) and cable corridor diagram, with LCJMF parcel and route overlays. Extract from APP-277 Appendix 2 (Site Selection Report). Contains OS data © Crown copyright and database right 2025. Public sector information licensed under the Open Government Licence v3.0. LCJMF overlay © LCJ Mountain Farms Ltd 2025. Used for examination commentary.



Ex9. LCJMF 516-acre November 2021 offer (yellow boundary) within the continuous LCJMF farmed block (coloured fields)

Figure: LCJMF land ownership and farming block map showing the 516-acre offer area (yellow boundary) within the wider continuous operational block (coloured fields — red, grey, blue). The map illustrates parcel contiguity and proximity to the Point of Connection and existing infrastructure routes.

Source: LCJMF landholding plan (© LCJ Mountain Farms Ltd 2025), with overlays derived from November 2021 offer mapping. Contains OS data © Crown copyright and database right 2025. Used for examination commentary.

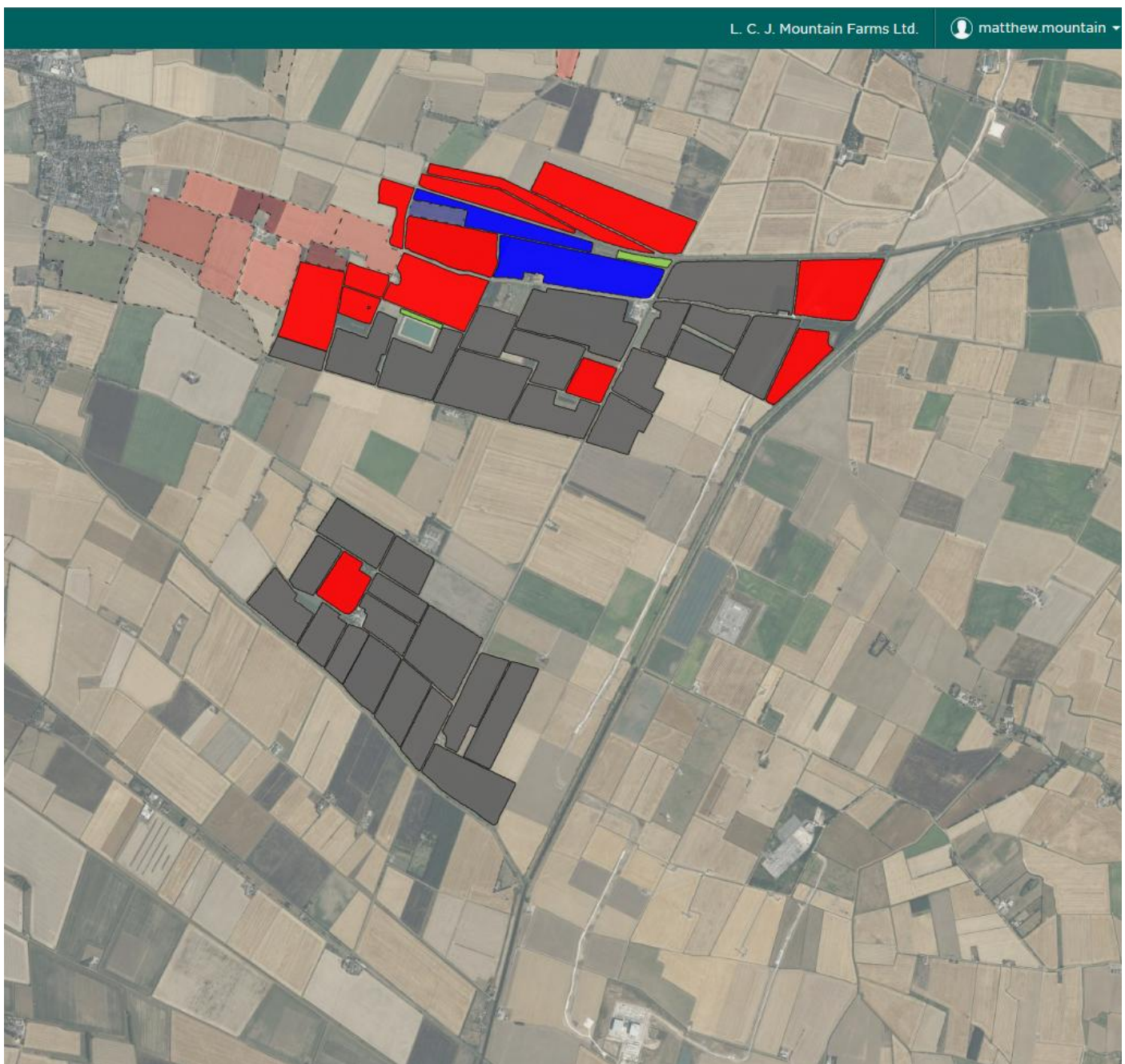


Ex10. LCJMF family land ownership and operational control (~1,331 acres)

Figure: LCJMF land ownership map showing red, blue and grey parcels [coloured fill fields – with solid black boundary lines] which are **owned** by LCJMF and/or Mr and Mrs Mountain [The Mountain Private Pension Scheme] and the faded orange and translucent parcels [with black dashed boundary lines, in the west] which are **leased** by LCJMF.

Source: LCJMF landholding plan (© LCJ Mountain Farms Ltd 2025). Contains OS data © Crown copyright and database right 2025. Used for examination purposes.

Note: This map illustrates the extent of the LCJMF family's ownership across Little Hale Fen and Great Hale Fen. It provides the spatial context for the November 2021 offer and related routing (Ex8–Ex9).

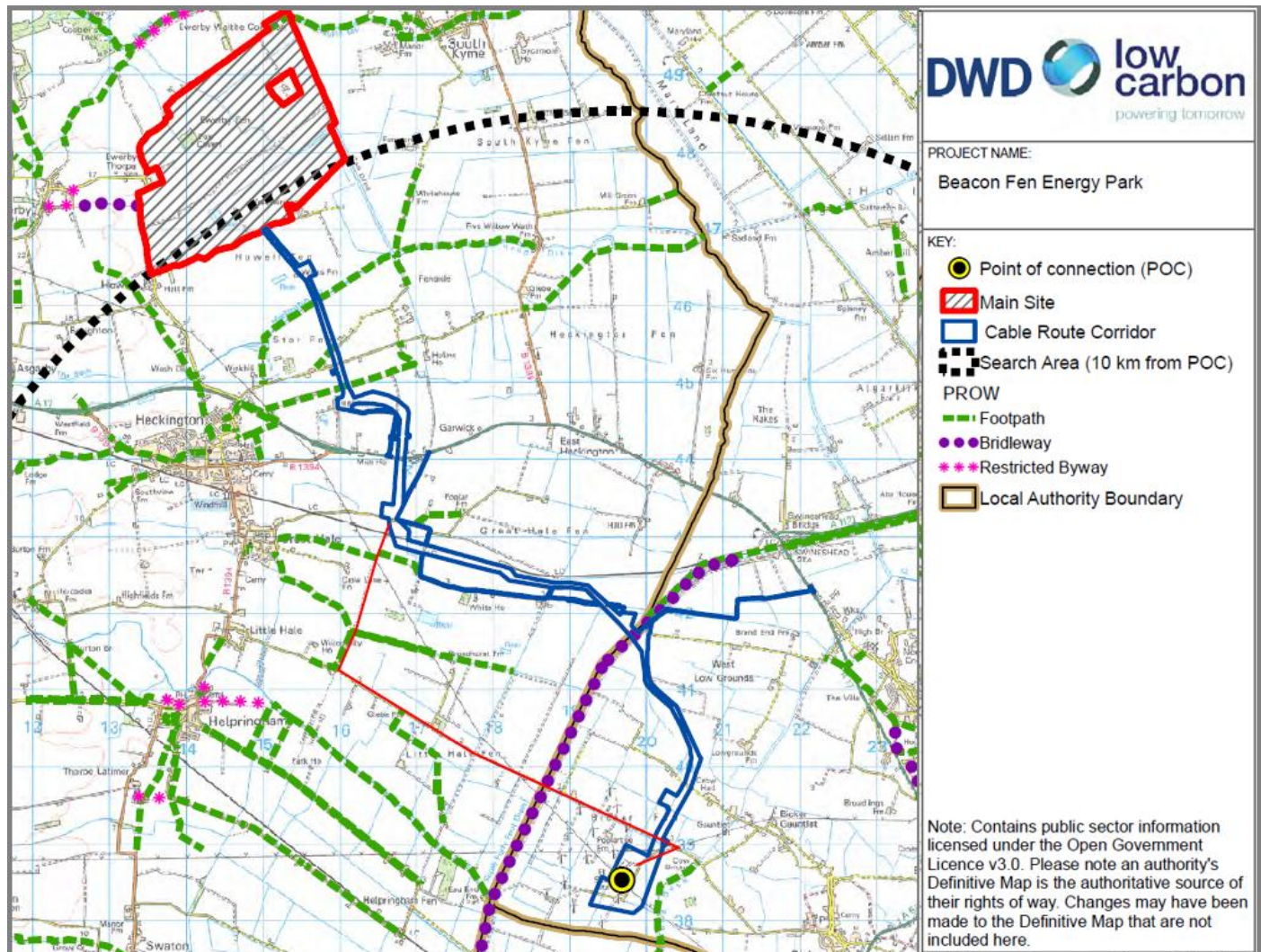


Ex11. Public Rights of Way (PRoW) — LCJMF Hybrid cable route overlay

Figure: Extract from Applicant's Planning Statement (APP-277), Appendix 2 – Site Selection Report (Annex D: Public Rights of Way), prepared by DWD for Low Carbon, overlaid with LCJMF Hybrid cable route (red).

Source: Contains OS data © Crown copyright and database right 2025. Public sector information licensed under the Open Government Licence v3.0, including PRoW layers © Lincolnshire County Council 2025 (Definitive Map is authoritative). LCJMF overlay © LCJ Mountain Farms Ltd 2025.

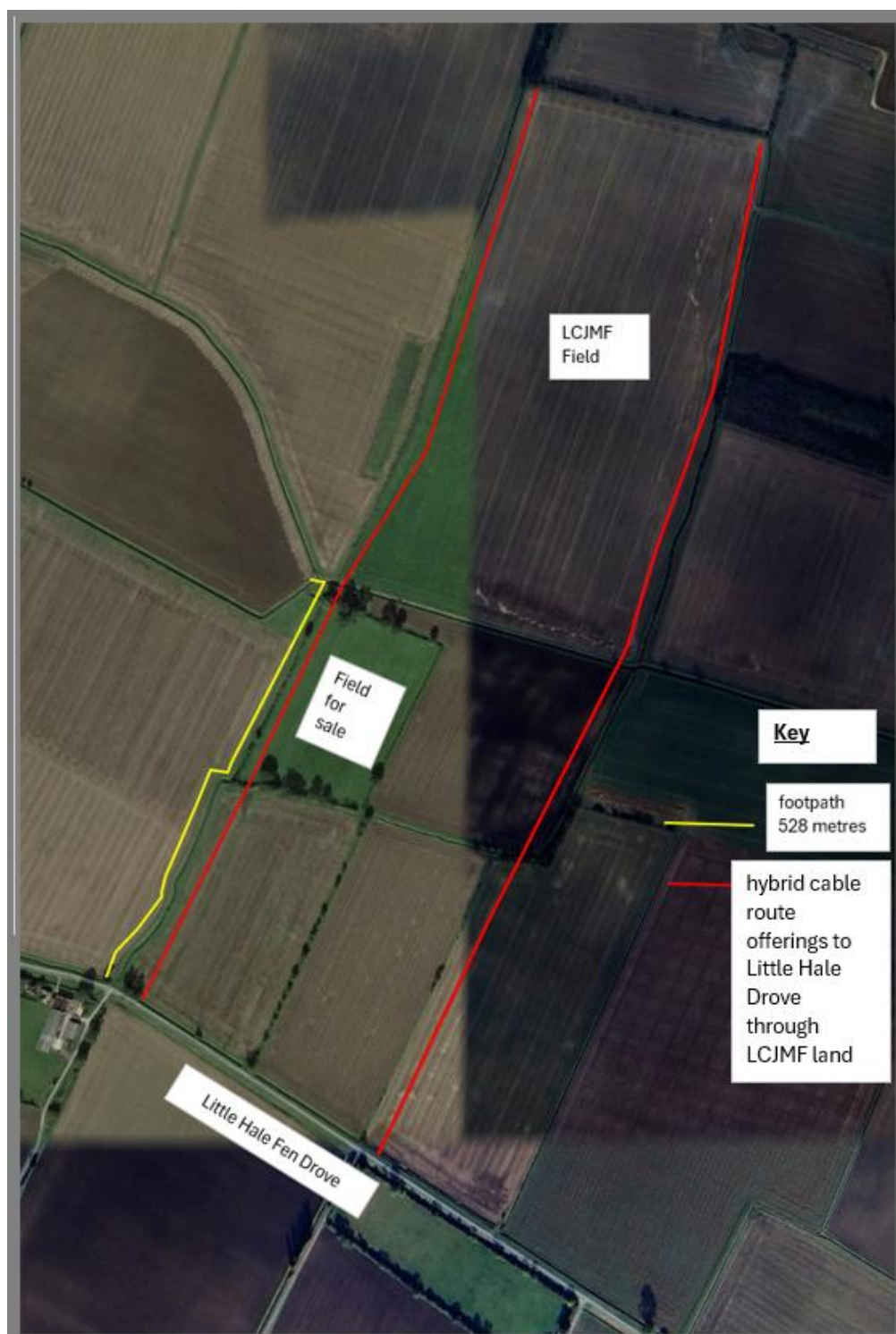
Note: The Hybrid alignment is illustrative, derived from the Applicant's published mapping. It is not to scale and does not constitute a legal depiction of PRoW.



Ex12. Satellite inset and email exchange — public footpath and adjoining field west of Hybrid route

Figure: Satellite imagery inset illustrating corridor geometry west of the LCJMF Hybrid route, including the alignment of a 528 m public footpath and the location of the adjoining field referred to in the contemporaneous 23 August 2023 email exchange. The inset demonstrates the available corridor width and the limited extent (~267 m) of additional land rights that would have been required to connect to Little Hale Drove.

Source: Satellite imagery © Google 2025. Public Rights of Way data © Lincolnshire County Council 2025 (Definitive Map is authoritative). Email exchange: LCJMF internal correspondence dated 23 August 2023. Contains OS data © Crown copyright and database right 2025. LCJMF overlay © LCJ Mountain Farms Ltd 2025.



Document: Email exchange dated 23 August 2023 regarding the potential acquisition of the adjoining field for sale, used to evidence realistic hybrid routing and assembly potential.

Low Carbon - Beacon Fen - Available Land / For Sale

Sean Collins-Jones <sean.collinsjones@ardent-management.com>
to me

Wed, Aug 23, 2023, 12:54 AM


☆ 😊 ↶ ⋮

Good Afternoon Matthew

You have alluded to land being for sale in an earlier email, in order for the project team to fully understand that opportunity please can you provide further details of this? I would be interested to know if the land is available on the market or if the opportunity only extends to local knowledge?




Low Carbon and the project team are reviewing your proposals in an earlier email however it may take some time to formulate a co-ordinated response in order to answer your questions in full.


Kind Regards



Sean Collins-Jones
Principal Surveyor

Mob: 07842 224 349
Tel: 0203 693 2500
Email: sean.collinsjones@ardent-management.com
Web: www.ardent-management.com





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M

Matthew Mountain <matthew.mountain@gmail.com>
to James, Alex, Icjmountain49, Ed, Patricia, Sean


Wed, Aug 23, 2023, 2:52 AM

☆ 😊 ↶

Hi Sean,

In answer to your email below, that grass field that I have pointed out on the map in my suggested route that is up for sale is with this property...

Property for sale in Little Hale Fen,
Sleaford NG34
[zoopla.co.uk](https://www.zoopla.co.uk)



Regards

Matt Mountain (Director) mb [+44 \(0\)7989 741428](tel:+44207989741428) matthew.mountain@gmail.com

Sent from iPhone

19

Ex13. Applicant rejection of LCJMF's 516-acre offer — size and cumulative grounds (27 November 2021)

Document: Applicant's response email to LCJMF's November 2021 land offer (516 acres / ~209 ha), located ~2.7 km from Bicker Fen Point of Connection. In this email, the Applicant declines to proceed "given the acreage available and the proximity to numerous other solar schemes (and therefore project risk through cumulative impact)".

Notes:

- Correspondence reproduced in full.
- This decision predates BFS removal and TEC escalation (Ex14), establishing the baseline for subsequent alternatives analysis.
- The offer fell within the Applicant's 10 km site selection radius.

Source: Email from James Turley (Low Carbon) to LCJMF, 27 November 2021. © LCJ Mountain Farms Ltd 2025.

James Turley <James.turley@lowcarbon.com>
to me, Ed

Sat, Nov 27, 2021, 2:20 AM

☆ 😊 ↩ ⋮

Matt/Ed

I spoke with the Agent for Rob and The Nickols last week and he confirmed that Rob would be willing to consider 200 acres and the Nickols 100 acres. However Rob would not be happy with the fields around his house being included. I also note that there is likely to be some grade I land within the remaining land on offer which we may not be able to use.

Given the acreage available and the proximity to numerous other solar schemes (and therefore project risk through cumulative impact) I would not want to take this forward to a land agreement.

I appreciate this might be a disappointing outcome and I am very grateful for your efforts in trying to pull this together and I wish you well with your current 50MW scheme.



I have not been able to get hold of the Needham/Nickols agent yet so they have not been informed of our decision but I wanted to let you know ASAP as I know there is so much going on in the area.

Best,

James
07958732148

James Turley

www.lowcarbon.com



Low Carbon is a Certified B Corporation®

Ex14. TEC register escalation (Nov 2021 → Aug 2024)

Figure: Extracts from the National Grid ESO Transmission Entry Capacity (TEC) Register for November 2021 and August 2024, illustrating the increase in contracted capacity in the Bicker Fen / Viking Link area from approximately 99 MW to over 2.1 GW.

Source: National Grid ESO, TEC Register (publicly available). Capacity figures rounded to the nearest MW.

TEC Register - 26.01.21											
Project	Customer Name	Connec	Stage	MW Conn	MW Incr	Cumulativ	MW Effective From	Project Status	Agreement Type	HOST TO	Plant Type
Bicker Fen AGR SOLAR 2 LIMITED	Bicker Fen			0	49.99	49.99	7/01/2023	Awaiting Consents	Directly Connected	NGET	PV Array (Photo Voltaic/solar)
Bicker Fen AGR SOLAR 3 LIMITED	Bicker Fen			0	49.99	49.99	11/01/2023	Awaiting Consents	Directly Connected	NGET	PV Array (Photo Voltaic/solar)
TEC Register – 03.09.21											
Project	Customer Name	Connec	Stage	MW Conn	MW Incr	Cumulativ	MW Effective From	Project Status	Agreement Type	HOST TO	Plant Type
Bicker Fen AGR SOLAR 2 LIMITED	Bicker Fen			0	49.99	49.99	7/01/2023	Awaiting Consents	Directly Connected	NGET	PV Array (Photo Voltaic/solar)
Bicker Fen AGR SOLAR 3 LIMITED	Bicker Fen			0	49.99	49.99	11/01/2023	Awaiting Consents	Directly Connected	NGET	PV Array (Photo Voltaic/solar)
TEC Register – 14.10.22											
Project	Customer Name	Connection Site	Stage	MW Col	MW Inc	Cumulativ	MW Effective From	Project Status	Agreement Type	HOST TO	Plant Type
Bicker Fen LOW CARBON SOLAR PARK 16 LIMITED	Bicker Fen 400kV Substation			0	600	600	1/06/2029	Scoping	Directly Connected	NGET	Energy Storage System; PV Array (Photo Voltaic/solar)
Bicker Fen AGR SOLAR 2 LIMITED	Bicker Fen 400kV Substation			0	49.995	49.995	31/10/2023	Awaiting Consents	Directly Connected	NGET	PV Array (Photo Voltaic/solar)
Bicker Fen AGR SOLAR 3 LIMITED	Bicker Fen 400kV Substation			0	49.995	49.995	1/07/2024	Awaiting Consents	Directly Connected	NGET	PV Array (Photo Voltaic/solar)
Heckington ECOTRICITY GENERATION LIMITED	Bicker Fen 400kV Substation			0	400	400	1/10/2027	Scoping	Directly Connected	NGET	Energy Storage System; PV Array (Photo Voltaic/solar)
TEC Register – 16.08.24											
Project Name	Customer Name	Connection Site	Stage	MW Col	MW Inc	Cumulativ	MW Effective From	Project Status	Agreement Type	HOST TO	Plant Type
Bicker Fen 1 Solar	AGR SOLAR 2 LIMITED	Bicker Fen 400kV Substation	1	0	49.995	49.995	30/05/2025	Awaiting Consents	Direct Cor NGET		PV Array (Photo Voltaic/solar)
Bicker Fen 1 Solar	AGR SOLAR 2 LIMITED	Bicker Fen 400kV Substation	2	0	7.005	57	1/04/2035	Scoping	Direct Cor NGET		PV Array (Photo Voltaic/solar)
Bicker Fen 2 Solar	AGR SOLAR 3 LIMITED	Bicker Fen 400kV Substation	1	0	49.995	49.995	30/09/2025	Awaiting Consents	Direct Cor NGET		Energy Storage System;PV Array (Photo Voltaic/solar)
Bicker Fen 2 Solar	AGR SOLAR 3 LIMITED	Bicker Fen 400kV Substation	2	0	7.005	57	1/04/2033	Scoping	Direct Cor NGET		Energy Storage System;PV Array (Photo Voltaic/solar)
Bicker Fen PV & BESS Sub	O&G Solar (SPV 40) Limited	Bicker Fen 400kV Substation		0	249.9	249.9	30/05/2033	Scoping	Direct Cor NGET		Energy Storage System;PV Array (Photo Voltaic/solar)
Bicker Fen Energy Park	BEACON FEN ENERGY PARK LIMITED	Bicker Fen 400kV Substation		0	600	600	1/06/2029	Scoping	Direct Cor NGET		Energy Storage System;PV Array (Photo Voltaic/solar)
Denton Estate Solar PV and BESS	ELGIN ENERGY ES CO LIMITED	Bicker Fen 400kV Substation		0	129	129	30/10/2033	Scoping	Embedded NGET		Energy Storage System;PV Array (Photo Voltaic/solar)
Heckington Fen Solar Park	ECOTRICITY GENERATION LIMITED	Bicker Fen 400kV Substation		0	400	400	1/10/2027	Scoping	Direct Cor NGET		Energy Storage System;PV Array (Photo Voltaic/solar)
Temple Oaks Renewable Energy Park	RIDGE CLEAN ENERGY LTD	Bicker Fen 400kV Substation		0	240	240	30/10/2033	Awaiting Consents	Embedded NGET		Energy Storage System;PV Array (Photo Voltaic/solar)
Tyler Hill Bicker Fen	FRV TH Powertek Limited	Bicker Fen 400kV Substation		0	400	400	30/05/2035	Scoping	Direct Cor NGET		Energy Storage System

Ex15. Applicant land agreement activity (William Howe) – contemporaneous with LCJMF offer (Nov 2021)

Figure: Extract from the Applicant’s Book of Reference showing negotiation timeline with William Giles Burleigh Howe, including the issue of Heads of Terms in November 2021 — contemporaneous with the Applicant rejecting LCJMF’s 516-acre offer on “cumulative” grounds (see Ex13).

Source: Applicant’s Book of Reference (Document Ref. [insert BoR doc ref + page number]) for Beacon Fen Energy Park DCO. Contains OS data © Crown copyright and database right 2025. Used for examination commentary.

65	William Giles Burleigh Howe (Josh Pollock – Pollock Associates)	Category 1 – Freeholder and Occupier	CAL	2-2	In summer 2021, the Applicant met with the Affected Person to introduce the Proposed Development. In November 2021, the Applicant issued detailed Heads of Terms to secure the land and rights	Agreement complete
						61
Ref	Land interest ¹	Type of interest ²	Powers sought ³	Plots affected ⁴	Status of negotiations with land interest	Likelihood of resolution prior to submission of the application / during the Examination
					<p>required to construct and operate the Proposed Development.</p> <p>In March 2022, Heads of Terms were signed and solicitors were instructed.</p> <p>In September 2022, the Applicant secured an Option Agreement to secure the land and rights required to construct and operate the Proposed Development. The Option Agreement has been registered at Land Registry.</p> <p>In October 2023, the Applicant’s Land Agent (Ardent) engaged with the Affected Person in relation to survey access. Access was granted in November 2023.</p> <p>In December 2023, Ardent engaged with the Affected Person regarding a Land Interest Questionnaire. A completed Land Interest Questionnaire was returned in January 2024.</p> <p>In January 2024, Ardent wrote to the Affected Person inviting them to take part in the Statutory Consultation which took place between the 22nd January and 4th March 2024.</p> <p>In December 2024, Ardent wrote to the Affected Person inviting them to take part in the Targeted Consultation which took place between the 16th December and 19th January 2025.</p>	

Ex16. LCJMF renewed offer (Aug 2023) – ~618 acres (black shading) after BFS dropped

Extent of the August 2023 PV/BESS land proposition following the removal of Beacon Fen South (BFS). Approximately 618 acres of LCJMF land (shaded black) were offered, including ~980 m of internal linkage aligned to the LCJMF hybrid cable route.

Figure: LCJMF's August 2023 revised land offer plan, illustrating the expanded area available for PV and BESS development, building on the 2021 offer. The black-shaded parcels represent the land included in the renewed offer. Key features shown on the plan include:

- Additional parcels brought forward after BFS was dropped.
- Internal connectivity of ≈ 980 m between offered blocks.
- Logical alignment with the LCJMF hybrid cable route (see Ex11–Ex12).

Source: Offer submitted directly to Low Carbon / Ardent in August 2023. Mapping © LCJ Mountain Farms Ltd 2023. Contains OS data © Crown copyright and database right 2023. Public sector information licensed under the Open Government Licence v3.0.



Ex17. Renewed PV + BESS offer submission (15.08.2023) – 618 acres (~2.7 km to PoC)

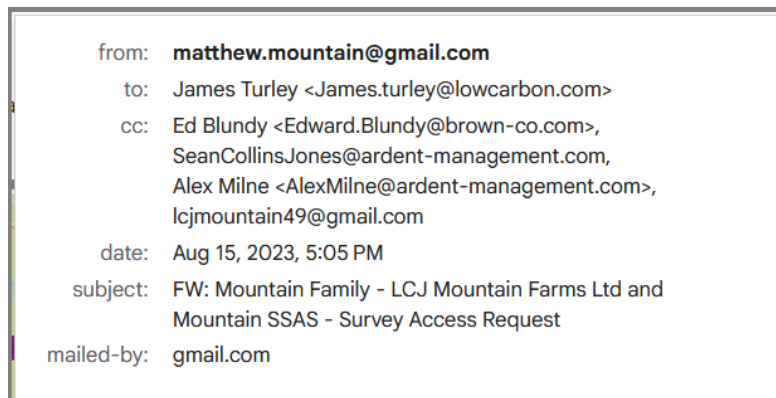
Purpose: Formal submission to Low Carbon and Ardent of LCJMF's renewed PV + BESS land offer (~618 acres), supported by mapping and contextual explanation, following the removal of Beacon Fen South.

Figure:

Email from Matthew Mountain to James Turley (Low Carbon), copied to Ardent and Brown & Co, dated 15 August 2023, with attached mapping showing 178 acres of contiguous Grade 3 land near Bicker Fen. The email references spare grid capacity following the loss of the Helpringham section and invites engagement on a voluntary agreement including cabling.

- Screenshot 1: Email header (date, recipients, subject).
- Screenshot 2: Beacon Fen North/South and indicative cable route search area map attached to the email.
- Screenshot 3: Email body and mapping showing 178 acres of Grade 3 land and contextual commentary.

Source: Email sent by Matthew Mountain, 15 August 2023; mapping and text as attached to the original correspondence. Mapping © LCJ Mountain Farms Ltd 2023. Contains OS data © Crown copyright and database right 2023. Public sector information licensed under the Open Government Licence v3.0.



matthew.mountain@gmail.com

Aug 15, 2023, 5:05 PM



to SeanCollinsJones, James, Ed, Alex, lcjmountain49

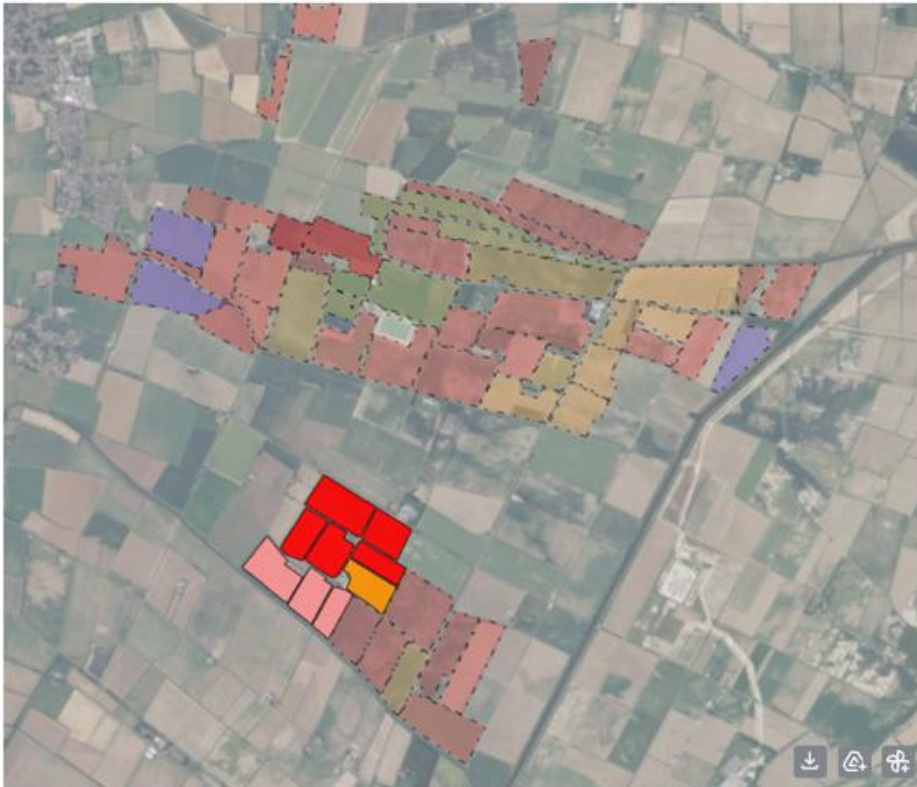
Hi James,

Further to the email from Ardent below...there is a voluntary agreement to be had [including cabling obviously]...*especially now you have spare grid connection having lost the Helpingham section...



The answer is to put solar and / or the BESS on our **land**...?

As you know there is [coloured in] 72.32 ha / 178 acres **[Grade 3 land]** here in the absolute middle of nowhere, right next to Bicker...



Why can't you do this? We are a stones throw from Bicker and have crossing agreements in place with AGR and Viking Link.

The project has clearly changed.

*Have you just dropped this additional capacity?

Please can you let me know why not if not (I might well be over simplifying things). Your response will frame our response to requests for access and future cabling.

Regards

Matt

Matthew Mountain

Ex18. Follow-up to August 2023 offer – hybrid pickup of Great Hale Fen / Little Hale Fen parcels (18.08.2023)

Purpose: Follow-up email to Low Carbon and Ardent proposing a practical hybrid cable alignment to integrate LCJMF's Great Hale Fen (GHF) and Little Hale Fen (LHF) parcels into the project, minimising third-party land crossings.

Document:

Email from Matthew Mountain to James Turley (Low Carbon), copied to Ardent and Brown & Co, dated 18 August 2023, following the 15 August 2023 submission (Ex17). The email sets out a hybrid cable route proposal:

- Heading east via Little Hale Fen Road (blue line),
- Crossing only one field that was already for sale,
- Picking up 178 acres of Grade 3 solar land and a potential BESS site,
- Avoiding unnecessary disruption to third-party farms.

Figure:

Screenshot of the full email (body and header) with embedded annotated satellite images showing the proposed red-dotted hybrid alignment, Little Hale Fen Road, the "for sale" field, and the relevant GHF/LHF land parcels.

Source: Email sent by Matthew Mountain, 18 August 2023. Mapping © LCJ Mountain Farms Ltd 2023. Contains OS data © Crown copyright and database right 2023. Public sector information licensed under the Open Government Licence v3.0.

Sent: Friday, August 18, 2023 10:24 AM

To: 'James Turley' <James.turley@lowcarbon.com>; SeanCollinsJones@ardent-management.com

Cc: 'Ed Blundy' <Edward.Blundy@brown-co.com>; 'Alex Milne' <AlexMilne@ardent-management.com>; lcjmountain49@gmail.com

Subject: RE: Mountain Family - LCJ Mountain Farms Ltd and Mountain SSAS - Survey Access Request

Hi,

I have tried to call you twice James, once Sean and once Alex. This is not very helpful in terms of trying to create a dialogue and an agreement, especially in the context of our history..

In my email below, to be clear, I am suggesting you go this way...

Go down carter Plot (affecting no landowners) and then as per the red line...



We are the dotted red line in that 60 acre field.

You hit the **Little Hale Fen Road** and head east into Bicker [blue line] and then you don't have to come all the way through us (east to west) or anyone else's farm.

You only have one field to cross south of the grass field that is already for sale.

I also have a crossing agreement with AGR on the Little Hale Fen Road.

You can then also pick up 178 acres of solar [Grade 3] and also a site for the BESS?

If you are going to disrupt us so badly, why aren't you including us? There is a deal to be had.

Who is building this cable? National Grid or private?

Moreover, how do you know I don't have my farm already under option?

Please answer all these questions.

Regards

Matt

Matthew Mountain
Director

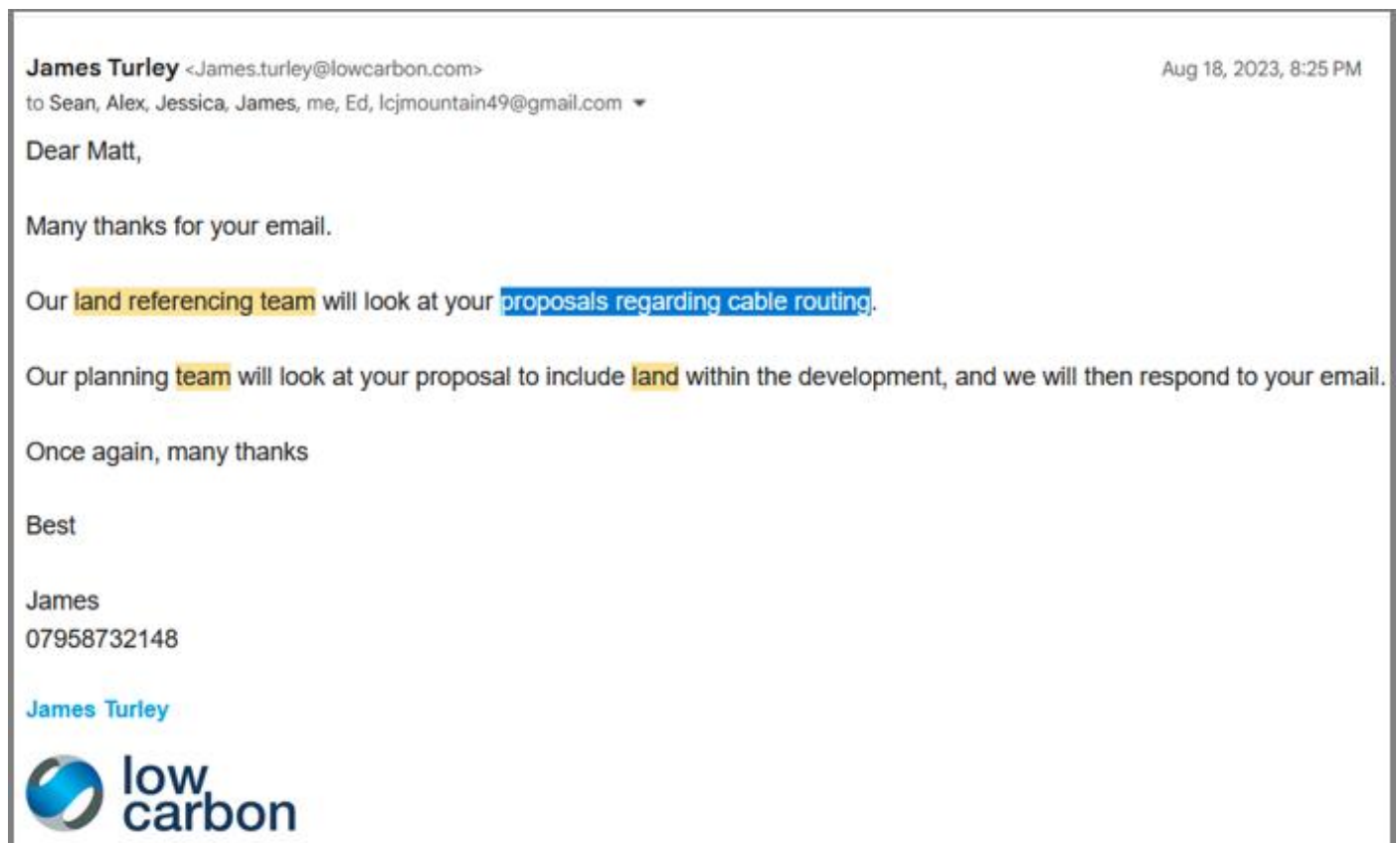
Ex19. Applicant acknowledgement of hybrid routing and land inclusion proposals (18.08.2023)

Purpose: Confirmation that the Applicant received LCJMF's August 2023 routing and land inclusion proposals and referred them to its internal land referencing and planning teams for review.

Document:

Email from James Turley (Low Carbon) to Matthew Mountain, dated 18 August 2023, confirming that LCJMF's hybrid cable routing and land inclusion proposals would be reviewed internally by the Applicant's land referencing and planning teams.

Source: Email from James Turley, Low Carbon, 18 August 2023. Screenshot reproduced in full for examination commentary.



Ex20. Agent correspondence (31.08.2023) – Applicant not seeking further PV/BESS land

Correspondence from Ed Blundy (Brown & Co) summarising a discussion with James Turley (Low Carbon) confirming that the Applicant “isn’t looking for any more land at this stage”. This provides contemporaneous evidence of the Applicant’s position in late August 2023, shortly after receipt of LCJMF’s hybrid routing and land inclusion proposals (Ex19), indicating no intent to engage substantively with additional PV/BESS alternatives.

Source: Email from Ed Blundy to Matthew Mountain, 31 August 2023. Reproduced in full for examination commentary.

Ed Blundy <Edward.Blundy@brown-co.com>
to me, lcjmountain49@gmail.com, Patricia ▾

Thu, Aug 31, 2023, 2:43 AM ☆ 😊 ↩ ⋮

Thanks Matt,
I've spoken with James Turley this afternoon.


He has confirmed that he isn't looking for any more land at this stage, but he indicated that he would be willing to offer market rates for the cable easements, rather than a 'DCO-based' nominal sum. I explained that this was the approach I had taken on another project where I had acted for a developer on another cable route job. We had a good conversation. I offered to act as the interface between you and Ardent (who are doing the work from here), if it suited both parties. James is happy with that, so please let me know if that's what you would like.

He agreed to have a look at my costs, so I'll get those over to him. He is happy to pay nominal costs for access licences for surveys (which is normal – subject to discussions between you and I), and then reasonable costs for negotiation any easements – again, IF that's the route this takes.

He asked whether your 50MW project was in the public domain yet, and I said that it wasn't really my place to give him chapter and verse just yet. He is obviously keeping an eye on the planning portals so will, I'm sure, spot this one when it lands.




BWs
Ed

Ed Blundy, MRICS FAAV REV
Land Agent, Partner



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For and on behalf of Brown & Co - Property & Business Consultants LLP

T 01553 778056 | M 07768 465747   

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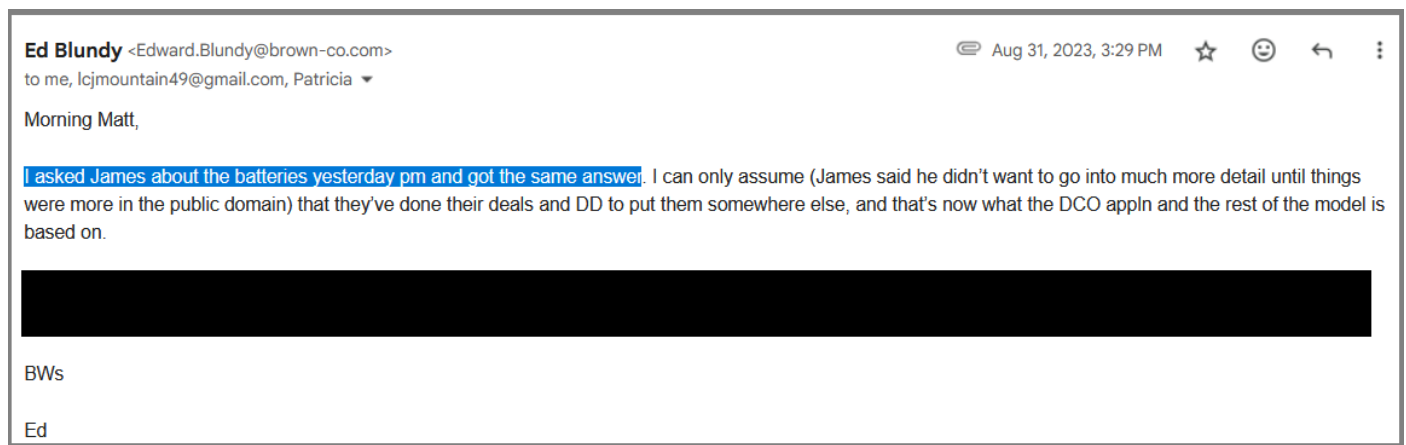
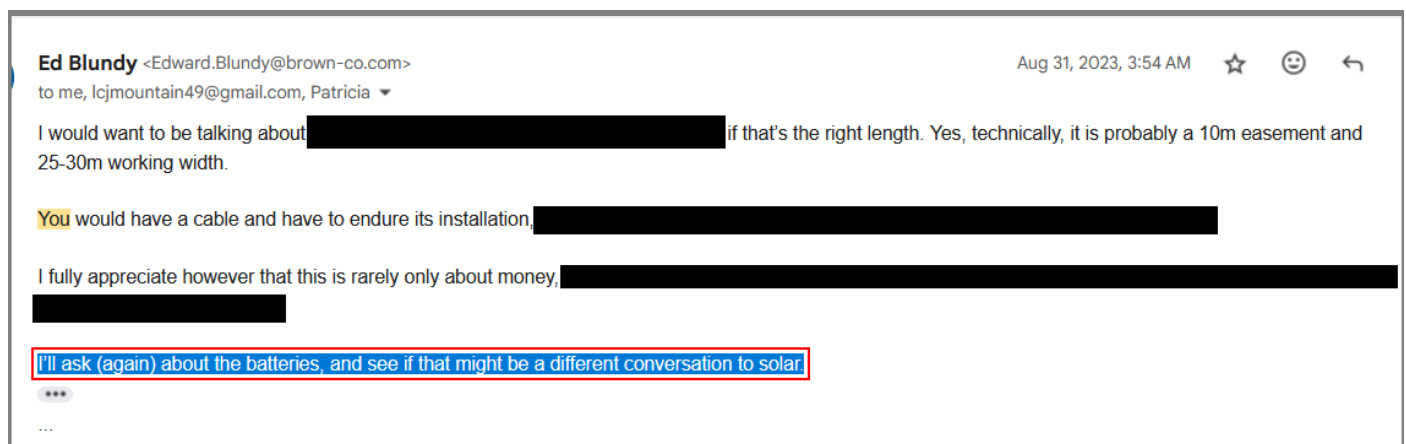
Ex21. BESS-only offer (31.08.2023) and Applicant response

Description: Email correspondence between Ed Blundy (Brown & Co) and Matthew Mountain on 31 August 2023. The exchange evidences LCJMF's willingness to host a BESS-only development and the Applicant's refusal, confirming that BESS had already been allocated elsewhere within their DCO model.

Document:

- Screenshot 1 – Ed's initial email to Matthew (03:54), indicating he would ask about the batteries separately from solar.
- Screenshot 2 – Ed's follow-up email (15:29) confirming James Turley's response that BESS was already allocated elsewhere.

Source: Emails between LCJMF and Brown & Co, 31 August 2023. Screenshots reproduced in full for examination commentary.



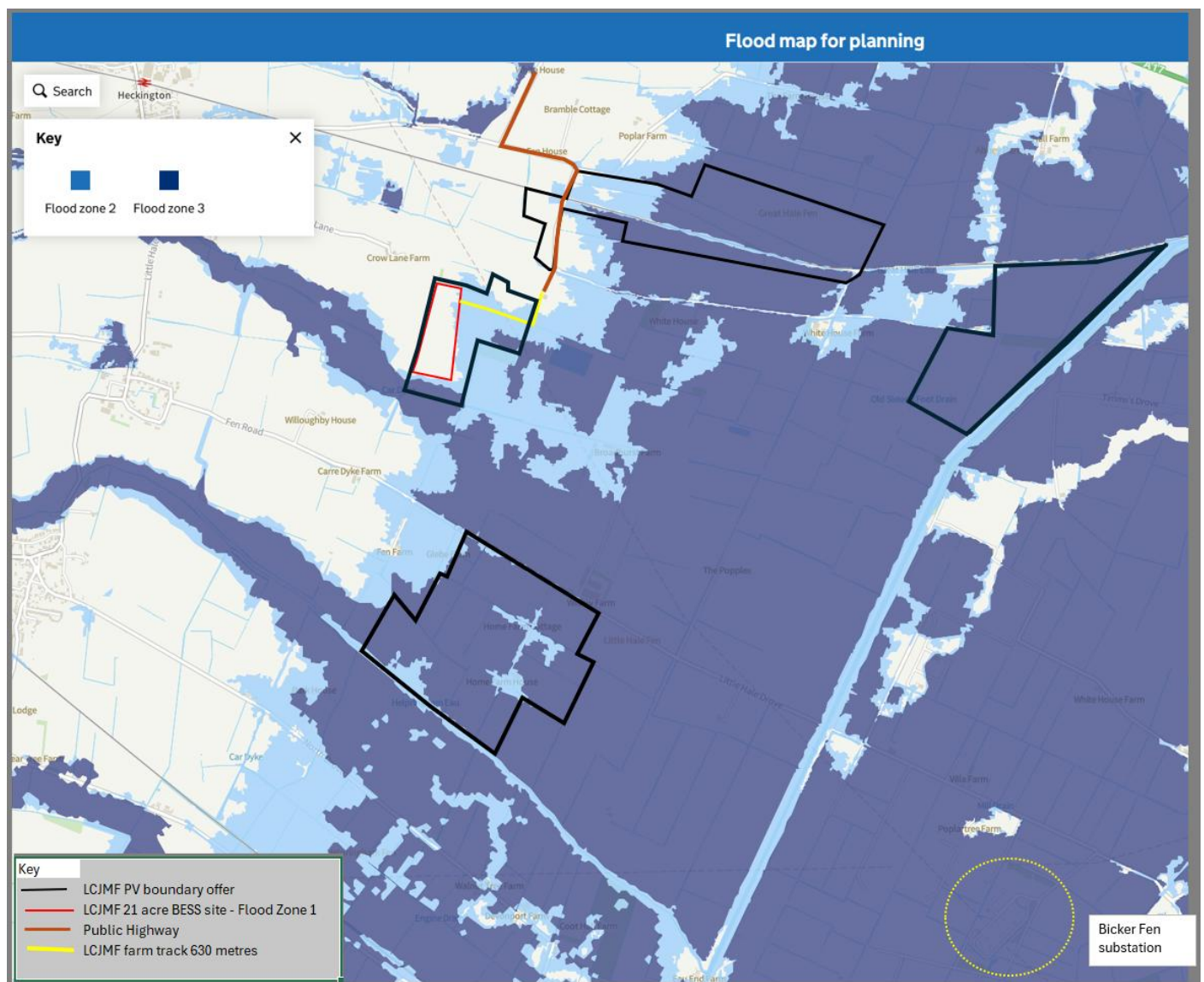
Ex22. 21-acre Flood Zone 1 parcel within 618-acre August 2023 offer

Figure: Environment Agency Flood Map for Planning (Rivers & Sea) extract, Little Hale / Great Hale Fen area, showing LCJMF's August 2023 618-acre offering with an indicative 21-acre BESS parcel located in Flood Zone 1. The site has direct access from the public highway via an existing ≈ 630 m farm track.

Description: Illustrative overlay prepared by LCJMF identifying a potential BESS site within Flood Zone 1 approximately 3.2 km from the Point of Connection. The site sits within the wider August 2023 land offer and utilises existing infrastructure.

Source: Environment Agency Flood Map for Planning (Rivers & Sea), layers "Flood Zone 2" and "Flood Zone 3". Contains OS data © Crown copyright and database right 2025. Environment Agency copyright and/or database rights 2023. Licensed under the Open Government Licence v3.0. LCJMF overlay © LCJ Mountain Farms Ltd 2025. Used for examination commentary.

Method / accuracy: LCJMF boundaries and the Flood Zone 1 pocket are illustrative, digitised against the EA online viewer and Google Maps; acreages are indicative and for proportional comparison only. A site-specific FRA and topographic survey would be required to confirm design parameters.

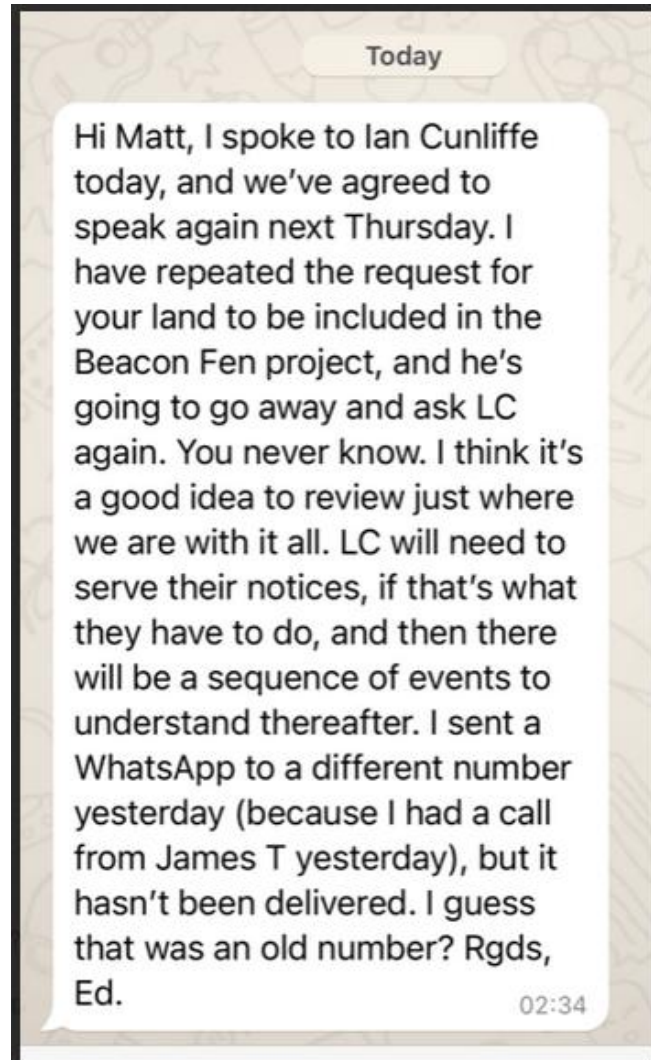


Ex23. 11 November 2023 – WhatsApp message from agent to LCJMF

Figure: Screenshot of WhatsApp message from Ed Blundy (Brown & Co) to Matthew Mountain.

Description: Message confirming that Ed Blundy had spoken with Ian Cunliffe and repeated the request for LCJMF land to be included in the Beacon Fen project following the withdrawal of Beacon Fen South.

Source: WhatsApp message, 11 November 2023, © Brown & Co / LCJ Mountain Farms Ltd 2023. Used for examination commentary.



Ex24. 17 November 2023 – Agent email urging engagement before survey notices

Email from Ed Blundy (Brown & Co) to Matthew Mountain, following a call with Ardent. The message records two key points made on LCJMF's behalf:

1. A request for the Applicant to confirm whether batteries could be located on LCJMF land; and
2. A request for a full explanation of why the Applicant's preferred cable route was selected over alternatives. This correspondence evidences LCJMF's continuing attempts to engage constructively on routing and BESS siting in the period immediately prior to the Applicant serving survey notices.

Ed Blundy <Edward.Blundy@brown-co.com>
to me, lcjmountain49@gmail.com

Fri, Nov 17, 2023, 5:12 AM

Hi Matt,

So I had an ok call with Ardent this morning.

I repeated the message to them that if they want to locate the batteries on your farm, then the cabling issue will be significantly easier for them. Ian didn't actually seem to know whether the project including batteries or whether the grid connection even allowed for it. The TEC entry certainly suggests that it will be 600MW of both generation and storage, so that's what I'm assuming. Ian is going to ask. It raises a question about whether you would be able to actually do so without upsetting IBVogt, but that's slightly separate.

He reported that he was under the impression that the notices were going to be served this week (which leaves tomorrow), because there would then be two weeks for us to try to negotiate entry by agreement. I told him that I thought the receipt of a notice by you (or even by me on your behalf) would be somewhat incendiary and wouldn't be helpful in the slightest, and might even result in the drawbridge being pulled up on any further negotiations.

I strongly recommended that they *don't* do that, at least for a couple of weeks (if they decide they have no choice), to give us all a chance to fully consider the position in light of two principal questions:

1. Whether or not you can be involved in the project – ideally resulting in the batteries ending up on your land, and,
2. Receiving a full explanation as to why the proposed route through Mountain land is the preferred option. This will include a detailed explanation of what factors led to the decision, what constraints were considered and why the route to the north, through the Council land, is not a possibility.

I suspect that one reason for LC not wanting to provide full disclosure to you (in respect of the cable route studies) is because a) they are not legally required to and b) if they did, you might then spend a lot of time finding ways to demonstrate that the proposed route is in fact *not* optimum – and you prove them wrong!

I also asked about why they couldn't tee off the 400kV line. He said that had been looked at and ruled out. It may very well be that National Grid has told LC that it is not possible. I've certainly come across that on other projects where it would save lots and lots of problems, but the cost of the new infrastructure needed at the point of connection is actually far greater, technically difficult and (likely) more time consuming than 'just' laying a new cable. Nevertheless, I asked Ian to re-pose the question to LC.

The attached is what I have received from Ian this week 're-issuing the requests we made to access the land'. These letters set out the surveys they are wanting to undertake. Ian made the point that if they undertake some survey work, the results could mean that they find something that means they can't use the route. Probably unlikely, but I suppose it is an accurate point.

I said that if the batteries can go on your land, and you do consent to the access for surveys, then you would want the survey data to be made available to you. Ian thought that was a reasonable request, but made the point that on other projects, that has been difficult because the results haven't always made a distinction between landowners – the results have just been for 'the route'.

We talked about the possibility of them serving the notice and the 'what happens then' situation. The legal position is that they are able to enter the land 14 days after serving the notice. If at that point you deny access (locked gates, physical barriers etc), then they would need to go and secure a warrant from the magistrate's court to 'enable access by force'. That essentially means that they would have the right to take the bolt croppers to padlocks and such like. It would frankly be a bit of a PR disaster for them if it got that far, but that's the process and they would be 'within their rights' to do so, if that's what it came to. Any legal challenge from your side would, I think, need to be based on an incorrect service of the notice or some other technicality. Legal advice would be needed for that.

They have said that they appreciate that you are overseas and that they would be prepared to pay me (a colleague or whoever) to attend and observe the survey work in your absence.

That's where we left it. We will see what responses we get. I really hope that they don't serve the notices tomorrow and that we get the chance to hear from Ian about whether batteries on your land is a possibility. The 'final' answer to that will most likely dictate what happens next.

Hope this is a useful update in the meantime. I appreciate that the fact that the dialogue is now happening is somewhat unhelpful to your 'they are not fully engaging with me' stance. I think if they serve the notice regardless (tomorrow), then they *are* more likely to fall into my opinion of 'unreasonable', especially given that I asked him (really nicely) not to, today. If they hold off and *don't* serve the notice, giving a bit longer for negotiations (a couple of weeks?), then quite possibly they will be deemed to be stepping back from the brink and engaging in negotiations. If that is what happens then I think perhaps we won't be able to say that they are not engaging.

With best wishes

Ed

Ed Blundy, MRICS FAAV REV
Land Agent, Partner



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For and on behalf of Brown & Co - Property & Business Consultants LLP

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Ex25. 21 December 2023 – Mishcon letter to Ardent (on behalf of LCJMF)

Letter from Mishcon de Reya LLP (acting for LCJMF) to Ardent, issued in response to survey notices. The letter sets out seven specific questions that must be addressed before further engagement can proceed, focusing on routing alternatives, capacity discrepancies, BESS siting, and cumulative impact. Key issues include:

- Why a north–south alignment and diversion via Lincolnshire County Council land were not considered (Questions 2–3);
- Why Little Hale Fen Road was not utilised (Question 5);
- Clarification of the Project’s capacity (400 MW vs 600 MW) (Question 4);
- Whether and where BESS is to be incorporated (Question 6); and
- How the Applicant has addressed cumulative impact issues that were previously cited to reject LCJMF’s land in 2021 (Question 7).

This letter evidences LCJMF’s formal legal engagement on routing, capacity, and policy consistency issues within the statutory consultation process.

Before matters can be progressed our Client requires clarification on the following points:

1. Why it is not possible to tee off the existing 400kv line running to Bicker substation, avoiding the need for the current proposed cabling route. We note from our maps that you have a corridor right under the 400kv line at the south west of Ewerby village linking the site to the A17;
2. Why the cabling cannot be run north – south rather than east – west which would considerably decrease the Project’s impact on my Client’s land;
3. Whether diverting the cabling through land to the north of our client’s land has been considered, given it is in the ownership of Lincolnshire County Council;
4. Why when the project is listed on the Transmission Entry Capacity register as a 600MW project although your letter refers to a 400MW project;

Mishcon de Reya is a limited liability partnership, registered in England and Wales (number OC399969), with registered office at Africa House, 70 Kingsway, London WC2B 6AH, authorised and regulated by the Solicitors Regulation Authority, SRA number 624547.

2369885.1

Mishcon de Reya

5. Why the cabling cannot follow the Little Hale Fen Road (per the AGR Solar project);
6. Whether the Project will incorporate BESS and if so where this is anticipated to be located; and
7. Use of our client’s land for a previous potential BESS and solar project was not progressed in 2021 by Low Carbon because of “*the acreage available and the proximity to numerous other solar schemes (and therefore project risks through cumulative impact)*”. How has Low Carbon satisfied itself that the same issues of cumulative impact do not apply to the Project.

Ex26. 23 January 2024 – Ardent reply deferring to PEIR

Email from Ian Cunliffe (Ardent) to Ed Blundy (Brown & Co), sent in response to Mishcon de Reya's letter of 21 December 2023 (Ex25). The Applicant does not provide specific or evidence-based answers to the seven queries raised, instead referring back to Chapter 3 ("Alternatives and Design Evolution") of the PEIR and generic consultation material.

Key issues raised by LCJMF — including north–south routing, diversion via Lincolnshire County Council land, the use of Little Hale Fen Road, BESS siting, and cumulative impact inconsistencies — were not addressed in a quantified or site-specific way. The response relies on standard consultation wording and website links, underlining the absence of substantive engagement with LCJMF's reasonable and technically grounded alternatives during the statutory consultation process.

From: Ian Cunliffe <IanCunliffe@ardent-management.com>
Sent: Tuesday, January 23, 2024 8:05 AM
To: Ed Blundy <Edward.Blundy@brown-co.com>
Cc: Sean Collins-Jones <seancollinsjones@ardent-management.com>; Alex Milne <AlexMilne@ardent-management.com>; 'tom.barton@mishcon.com' <tom.barton@mishcon.com>
Subject: RE: Land Access Request - Mr Mountain - Beacon Fen - stc

Dear Ed,

Further to the letter from Tom, attached to this email, and now with the benefit of the availability of the Statutory Consultation material, we have provided responses to the queries raised below:

1. Our point of connection is designated by National Grid Electricity Transmission (NGET). NGET decide where developers like Low Carbon connect into the Grid and this is based on an internal technical planning process.
2. The proposed cable route corridor has been subject to a number of rounds of review and iteration to identify the most suitable proposed cable route for the Proposed Development. A summary of the process undertaken is described in sections 3.5.10 to 3.5.12 of Chapter 3: Alternatives and Design Evolution of our PEIR (available on our Project Statutory Consultation website - <https://www.beacon-fenenergypark.co.uk/documents/?category=StatutoryConsultation#documents>).
3. Please see the response to the question above, which explains the process undertaken to date in respect of the identification of the proposed cable route corridor.
4. Section 3.5 of Chapter 3 of our PEIR explains the design evolution of the Proposed Development, and particularly the removal of "Beacon Fen South" following our earlier non-statutory consultation last year. The result of the removal of the southern component of our original scheme has reduced the anticipated generation capacity of the project to around 400MW.
5. Please see response to Question 2.
6. Beacon Fen Energy Park includes a BESS up to 600MW which will be centrally located within the solar array site (please see Mitigation Layout Plan [Indicative-Mitigation-Layout-jpg.webp \(9933x7015\) \(beaconfenenergypark.co.uk\)](#)).
7. Low Carbon considers the solar array area chosen for Beacon Fen Energy Park to be suitable in terms of the amount of land available, environmental characteristics, and other relevant matters set out in policy. The PEIR provides reporting on all relevant environmental topics.

We would also draw attention to our consultation documents which provide more substantive information on the Project, including in the Preliminary Environmental Information Report. Considering the nature of your queries, you may be particularly interested in Chapter 3: Alternatives & Design Evolution, which includes preliminary information on the evolution of the design of the Project to date. The materials are available to review [here](#). Our consultation runs until Sunday 3 March, and our website also provides detail on how feedback can be provided in response to the materials within this period.

We hope the clarification we have provided is sufficient to address your queries, but would request that any additional comments or queries you may have are submitted in response to our consultation, which we will have regard to when preparing our application. In respect of a meeting, my client can offer a MS Teams meeting on 25th January. However, to manage expectations, we would propose to focus on any land access issues, rather than expand further on the points raised above. It is our position that the land access/agency issues should not be conflated or made conditional in respect of the responses to queries raised in the letter.

Please do let us know if you would still require a meeting, and if so, please can you propose an agenda.

Kind regards,

Ian



Ian Cunliffe MRICS, RICS Expert Witness
Senior Director

Ex27. NDVI (03.10.2023) – Starvalls Field cable corridor condition

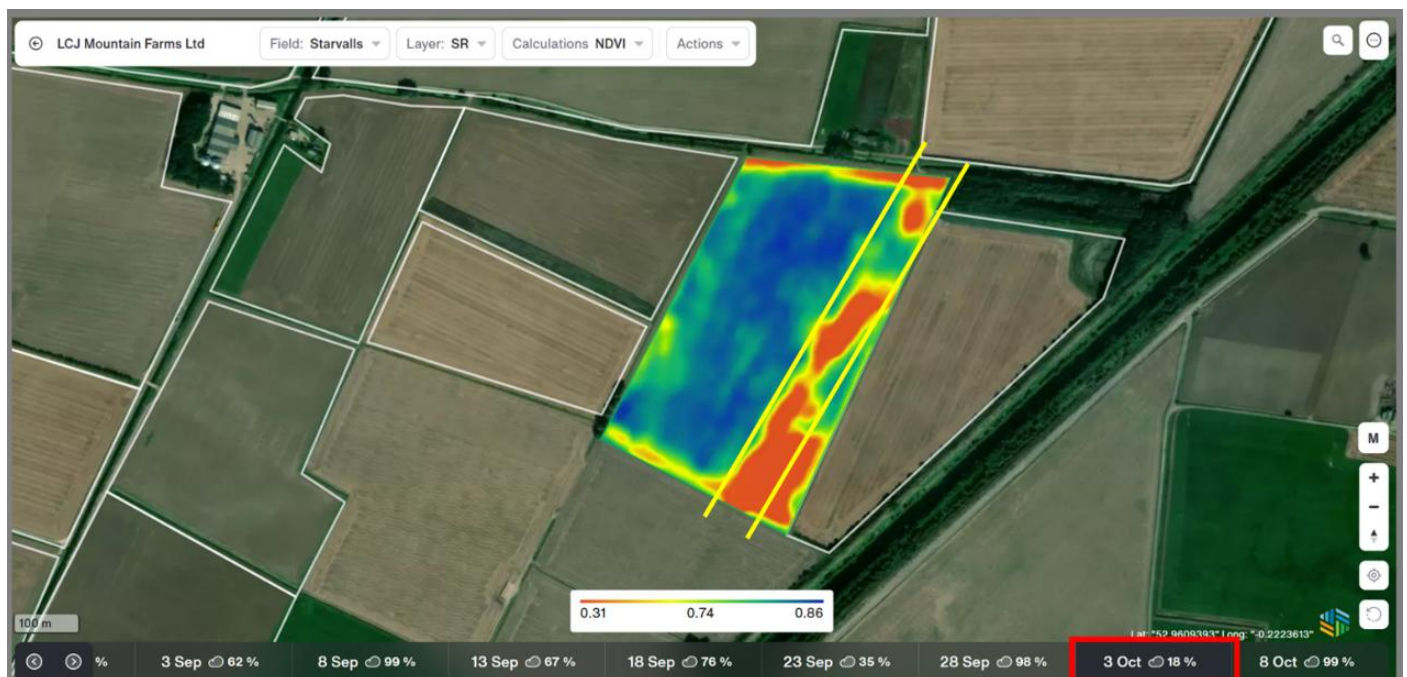
Description:

Near-Infrared (NDVI) satellite imagery dated 3 October 2023 depicts persistent vegetation stress and reduced crop vigour along the reinstated Viking Link cable corridor within Starvalls Field. The linear feature visible through the cropped area corresponds to the trench alignment, illustrating post-construction impacts on soil structure and crop performance that have not fully recovered.

This imagery is included to provide a relevant analogue for the anticipated medium-term impacts of the Beacon Fen cable route across high-quality agricultural land, particularly where reinstatement is proposed on intensively cultivated Grade 1 and 2 soils.

Source:

Commercial NDVI satellite dataset, 3 October 2023. LCJMF overlay © LCJ Mountain Farms Ltd 2025. Used for examination commentary.



Ex28–Ex33. Photo set – Starvalls Field flooding on Viking Link corridor (21.10.2023) and control

Description:

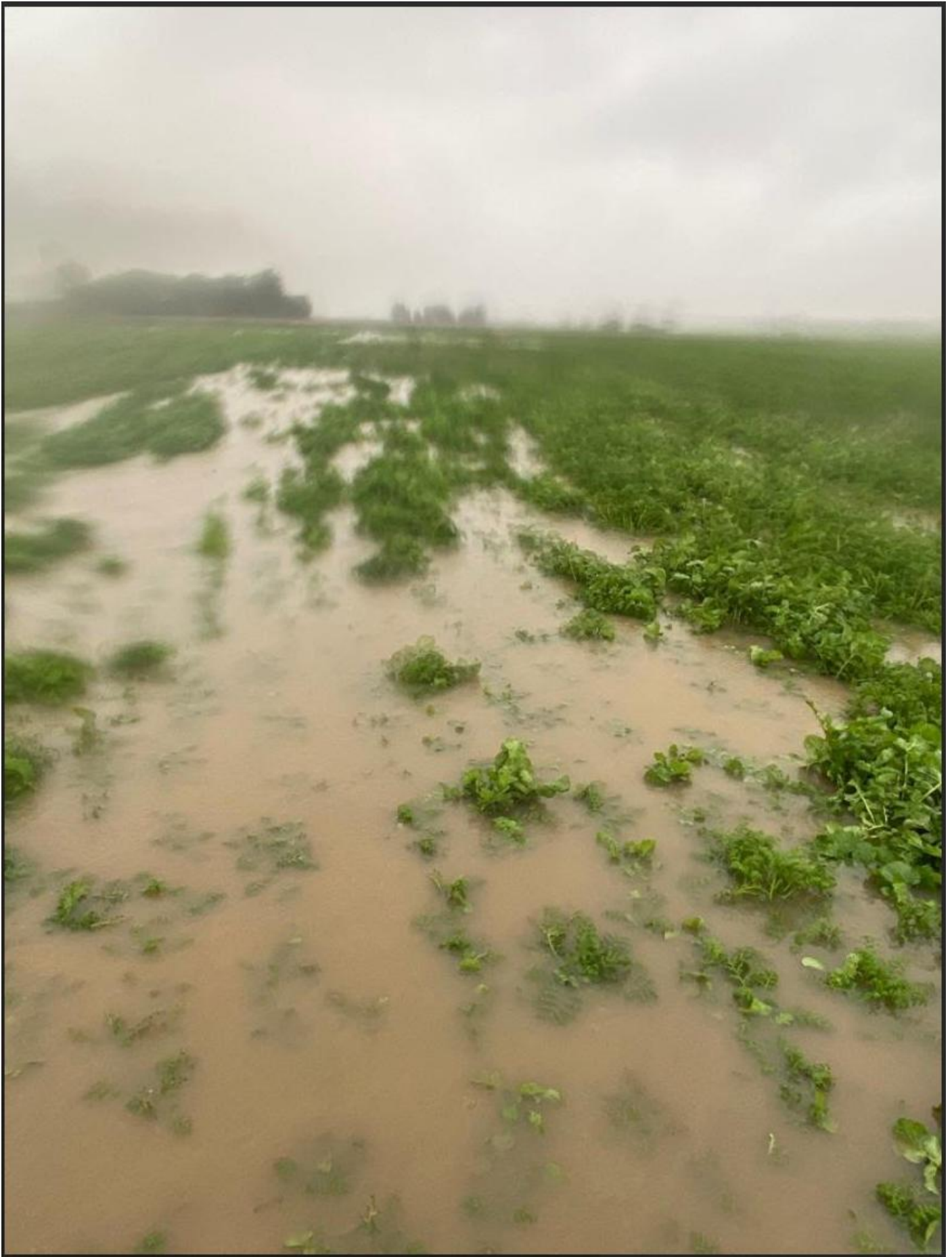
A series of site photographs taken on 21 October 2023 documents localised flooding along the reinstated Viking Link cable corridor in Starvalls Field. The images capture significant standing water and surface flooding at the south end and middle of the corridor, contrasted with adjacent control areas that were unaffected by cable works. This differential drainage performance illustrates the medium-term impacts of trenching on soil structure and hydrology in intensively farmed fenland. The photographic evidence provides a relevant analogue for assessing the likely agricultural consequences of the proposed Beacon Fen cable route.

Source:

Site photographs taken by LCJ Mountain Farms Ltd, 21 October 2023. © LCJ Mountain Farms Ltd 2023. Used for examination commentary.











< 1



Dad

21 Oct 2023



West side of Starvalls
walked firm . I was sinking in
in Viking Link corridor

19:02

Ex34. Viking Link Schedule of Works (Nov–Dec 2021) — ~4,800 t stone movements (import and removal)

Description:

Extract from Balfour Beatty's November–December 2021 programme of works for Viking Link construction across LCJMF's Starvalls Field corridor. The schedule shows the mobilisation of fencing and drainage gangs, topsoil stripping, and sequential haul road construction involving multiple 400–800 t stone deliveries per week over several weeks.

In total, approximately 4,800 tonnes of stone were imported for haul roads and compound formation and subsequently removed on reinstatement, effectively doubling HGV movements along the corridor and compounding soil structure and hydrology disturbance.

This provides a directly relevant analogue for understanding the intensity and cumulative impact of cable corridor construction and reinstatement on fenland agricultural soils.

Source:

Balfour Beatty email and attached works schedule to LCJMF (23 November 2021). Attachments include daily programme table and haul road specification drawing.

Viking Link - Works for the coming week

Lewis, Andrew (02) <Andrew.Lewis2@balfourbeatty.com>
to me, andy.fox70@btinternet.com, Trevor, Jack

Tue, Nov 23, 2021, 4:30 AM

Good afternoon Matt,

I trust this finds you in good form, further to my visit to see Andy this afternoon please find attached the program of works, the plans for the access track and the written proposal for T14 access for your records. I have also attached the bridge monitoring results from the surveys carried out earlier in the year.

Regards,

Andrew Lewis
Agricultural Liaison Officer

Balfour Beatty | Services | Power Transmission & Distribution
M: +44 (0)7564 845 334 | E: Andrew.Lewis2@balfourbeatty.com
Landnám Compound, West Keal, East Lindsey, Lincolnshire, PE23 4BD
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[Message clipped] [View entire message](#)

4 Attachments • Scanned by Gmail

T14 monitoring.xlsx

Mountain Farms a...

Mr Mountains acc...

W-c 22nd Novem...

21 November	22	23	24	25	26	27
	Fencing Gang (DMJ) Mobilise – Fence F150	Fence F150/F151	Fence F151	Enabling gang (GPC) Mobilise to upgrade access track.	Access road 400TN Stone Delivery	
28	29	30	1 December	2	3	4
	Access road 600TN Stone Delivery	Access road 600TN Stone Delivery	Access road 600TN Stone Delivery	Access road 600TN Stone Delivery	Access road 400TN Stone Delivery	
		F150 Top strip access to T14 (TBC)	F150 Top strip access to T14 (TBC)	Top strip T14 (TBC)	Top strip T14 (TBC)	
5	6	7	8	9	10	11
	Access road 800TN Stone Delivery	Access road 800TN Stone Delivery				
12	13	14	15	16	17	18

Condition survey of bridge

Upon assessment of the bridge, it has been concluded that the bridge type is a concrete column bridge with a concrete deck. The entirety of the bridge is constructed using reinforced concrete.

The movement indicator targets were fixed on to each column in January 2021. The targets have been assessed on multiple occasions and there has been 1mm settlement on occasion however this lies completely within instrument error a therefore no movement can be determined. There is a document stating the co-ordinates and elevations done on the indicator target, which has been attached.

Enabling works

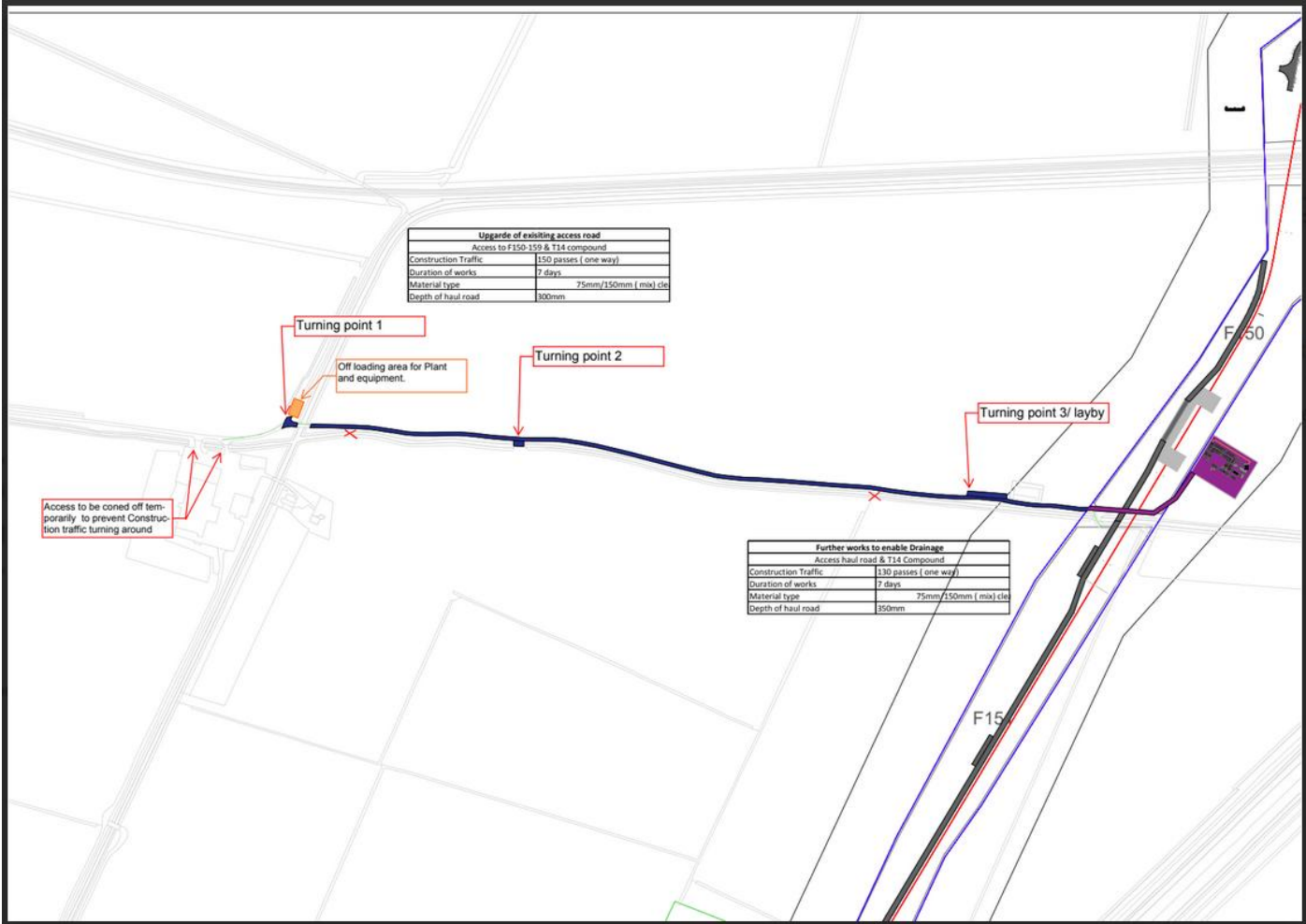
The tasks, durations, vehicles and passes that would be required to take place on the existing bridge are as following:

Tasks	Duration	Vehicles	Passes
Fencing & culverts	3 days	Low loader Stone lorry (6 wheeler) 2 vehicles Tractor	40 passes
Drainage	5 days	Stone lorry Drainage machine	50 passes
Topsoil stripping	5 days	1 Digger 1 Dozer	150 passes
Haul road	10 days		150 passes

Track proposal upgrade

The existing trackway will be upgraded to a Haul road, as per the standard design. This will be 4m wide as is existing track and laid in the usual manner. This consists of terram, geogrid and a depth of 300mm of aggregate, which is a mix of 75mm & 150mm of 6" clean chalk.

Attached is a drawing of the proposed haul road.



Ex35. Construction road and compound comparison — Viking Link vs Applicant CC4/CC5 (LWS 4722)

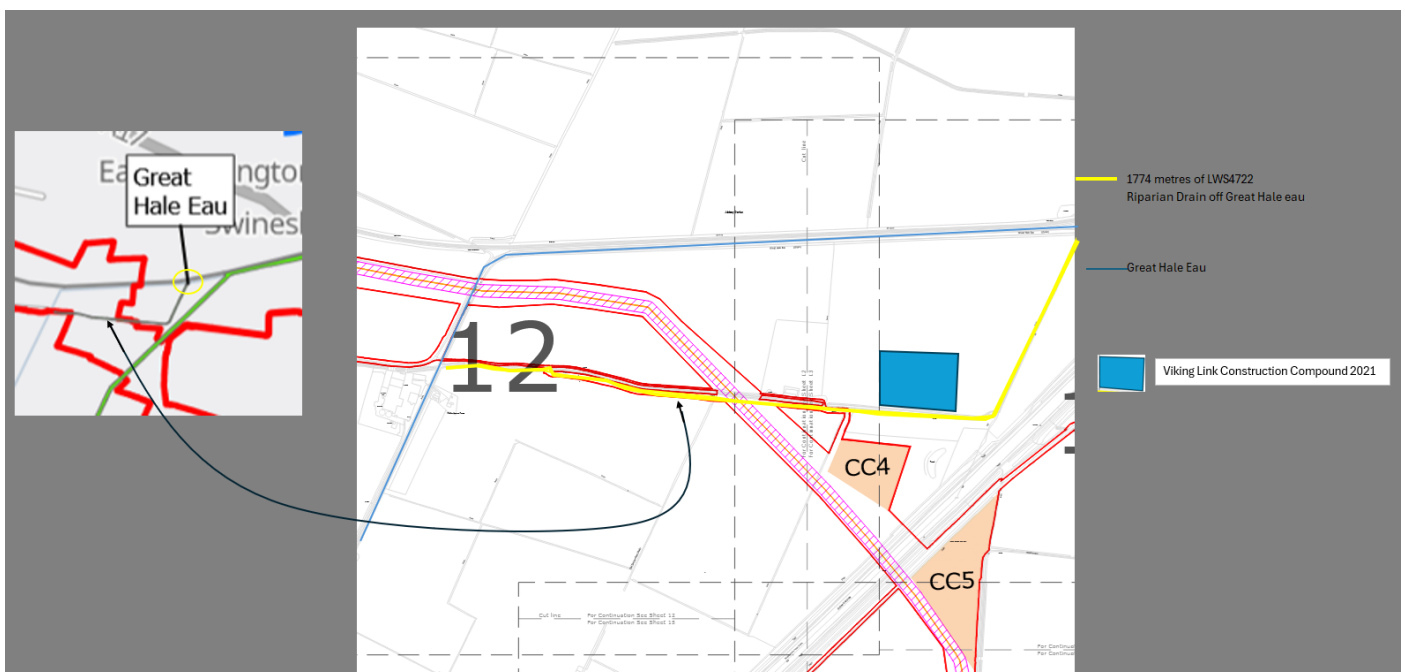
Description:

Annotated plan comparing the geometry of the 2021 Viking Link haul road and construction compound with the Applicant's proposed CC4 and CC5 compounds. Both schemes occupy the same access alignment through Local Wildlife Site LWS 4722 (Riparian Drain off Great Hale Eau, 1,774 m).

The figure demonstrates that the DCO proposal would re-occupy a corridor already subject to intensive trenching and haul road construction, compounding ecological disturbance and soil/hydrology impacts within the same LWS footprint. This has not been addressed in the Applicant's cumulative assessment or mitigation strategy.

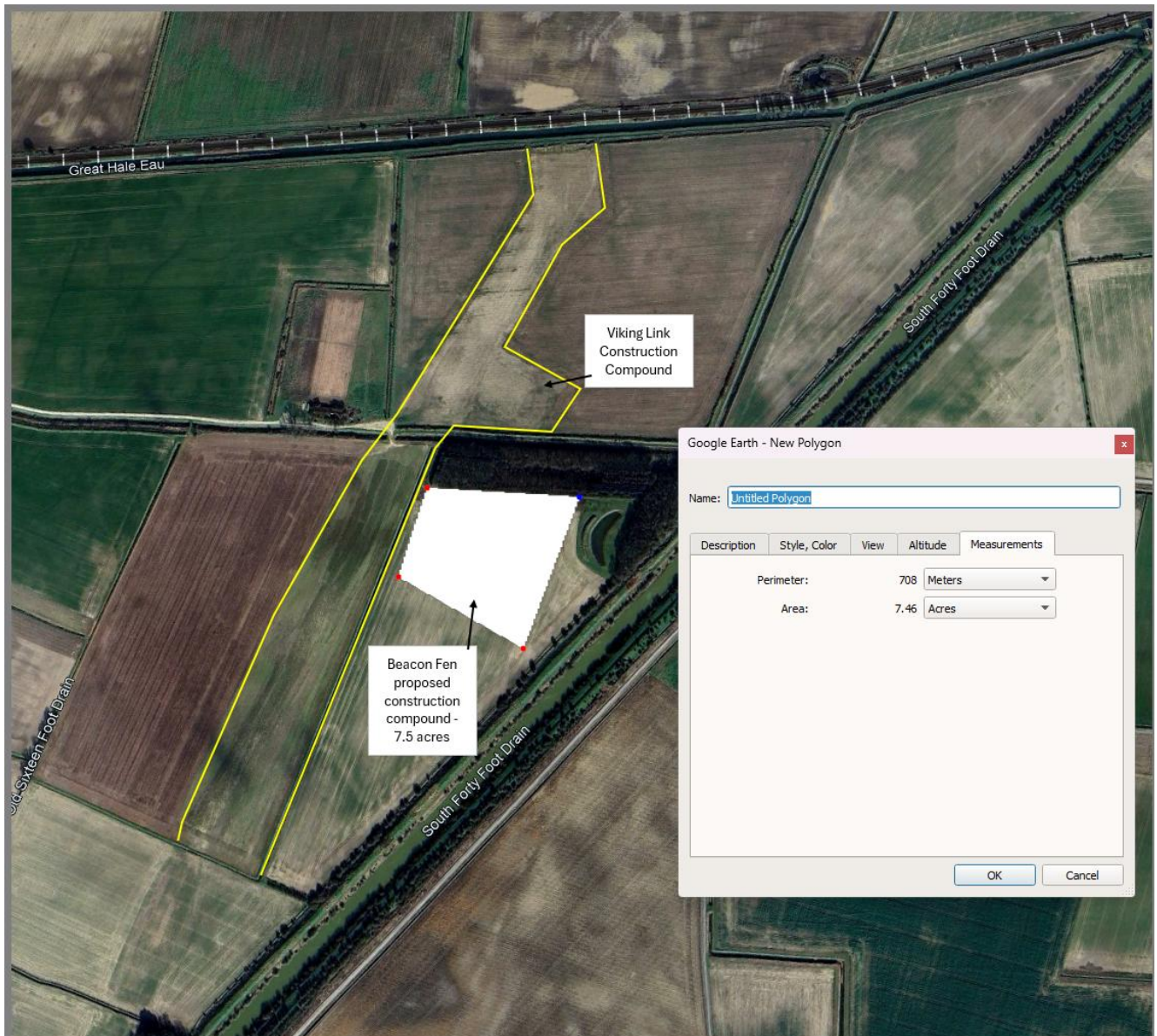
Source:

LCJMF overlay based on Viking Link construction drawings (2021) and the Applicant's CC4/CC5 compound plans. Contains OS data © Crown copyright and database right 2025.



Ex36. Satellite imagery – Viking Link corridor and compound vs Applicant CC4 (LWS 4722)

This satellite image illustrates the spatial contiguity between the Viking Link cable corridor and construction compound (2021) and the Applicant's proposed CC4 compound location, both situated within Local Wildlife Site (LWS) 4722. The white polygon delineates the proposed 7.5-acre Beacon Fen construction compound, while the yellow outline traces the former Viking Link works corridor and compound. The image demonstrates that the Applicant's proposed works would overlap with previously disturbed areas, intensifying cumulative ecological, soil, and hydrological impacts within the same LWS footprint. This spatial overlap reinforces the need for a quantified cumulative assessment of repeated occupation and construction within the same sensitive ecological corridor.



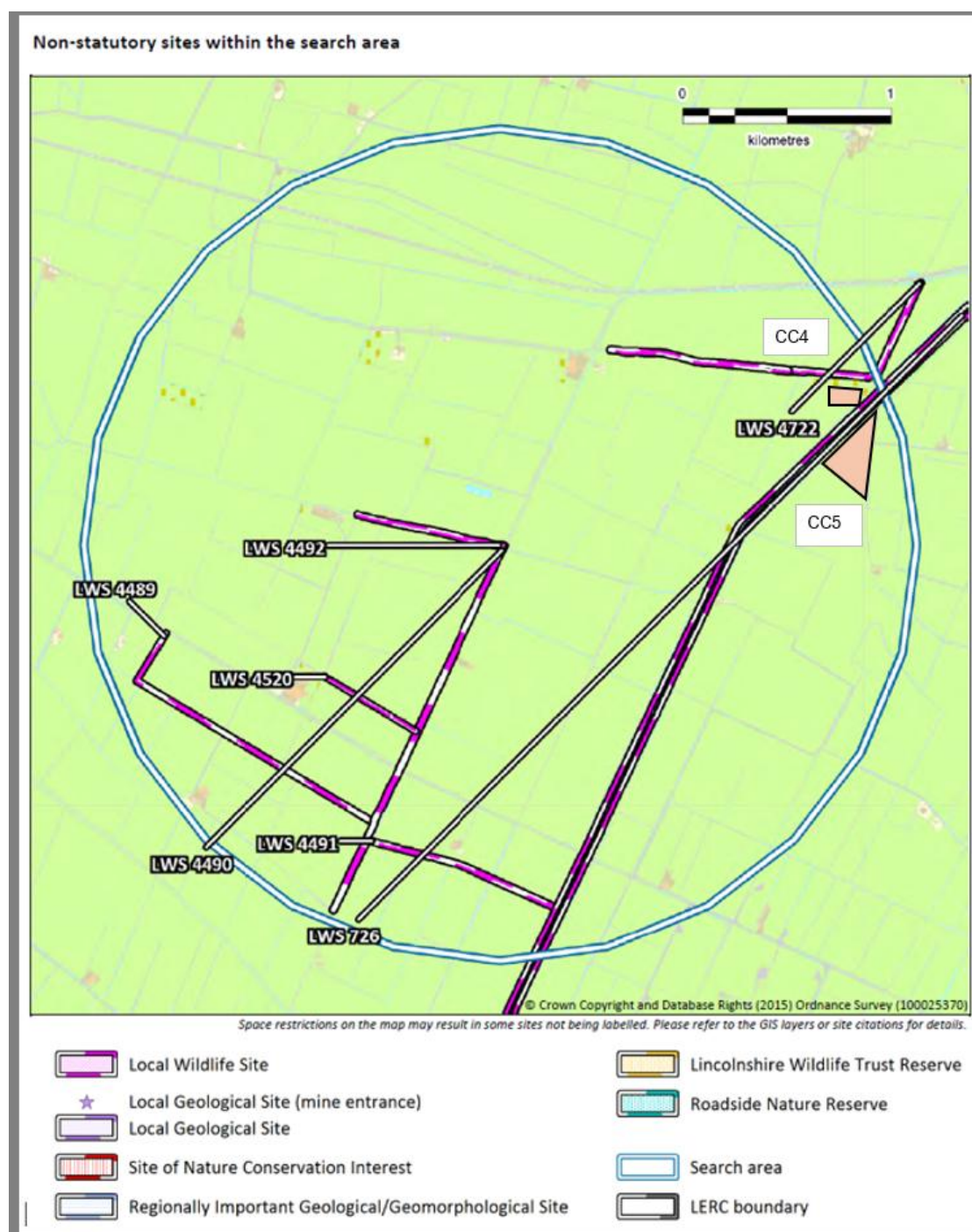
Ex37. LWS 4722 and LWS 726 overlay with Applicant CC4/CC5

This map overlays Local Wildlife Site (LWS) 4722 (Great Hale Eau) and LWS 726 (South Forty Foot Drain) with the Applicant's proposed CC4 and CC5 compound locations. LWS 4722 was designated in 2016 for its notable freshwater and wetland plant assemblages, while LWS 726 corresponds to the South Forty Foot Drain. The CC4 and CC5 compound footprints lie contiguous to—and in places overlap with—the mapped LWS extents, indicating a risk of direct and indirect impacts on designated aquatic and riparian habitats and their associated species. The overlay is derived from Greater Lincolnshire Nature Partnership (GLNP) / Lincolnshire Environmental Records Centre (LERC) datasets as reproduced in Scarborough Nixon Associates Ltd's 2017 Ecology and Protected Species Survey for Great Hale and Little Hale.

Source: Scarborough Nixon Associates Ltd, *Ecology and Protected Species Survey, Land at Great Hale and Little Hale, Lincolnshire* (Sept 2017), using GLNP/LERC LWS layers (4722, 726).

Copyright & attribution: Contains OS data © Crown copyright and database right 2016/2025. LWS data © Greater Lincolnshire Nature Partnership / LERC. Used for examination commentary.

Method & limitations: The overlay is indicative (digitised from 2017 GLNP/LERC outputs) and not a definitive boundary; intersection conclusions should be confirmed through GIS using the latest LERC polygons.



Ex38. CC4 on satellite with LWS 4722 overlay

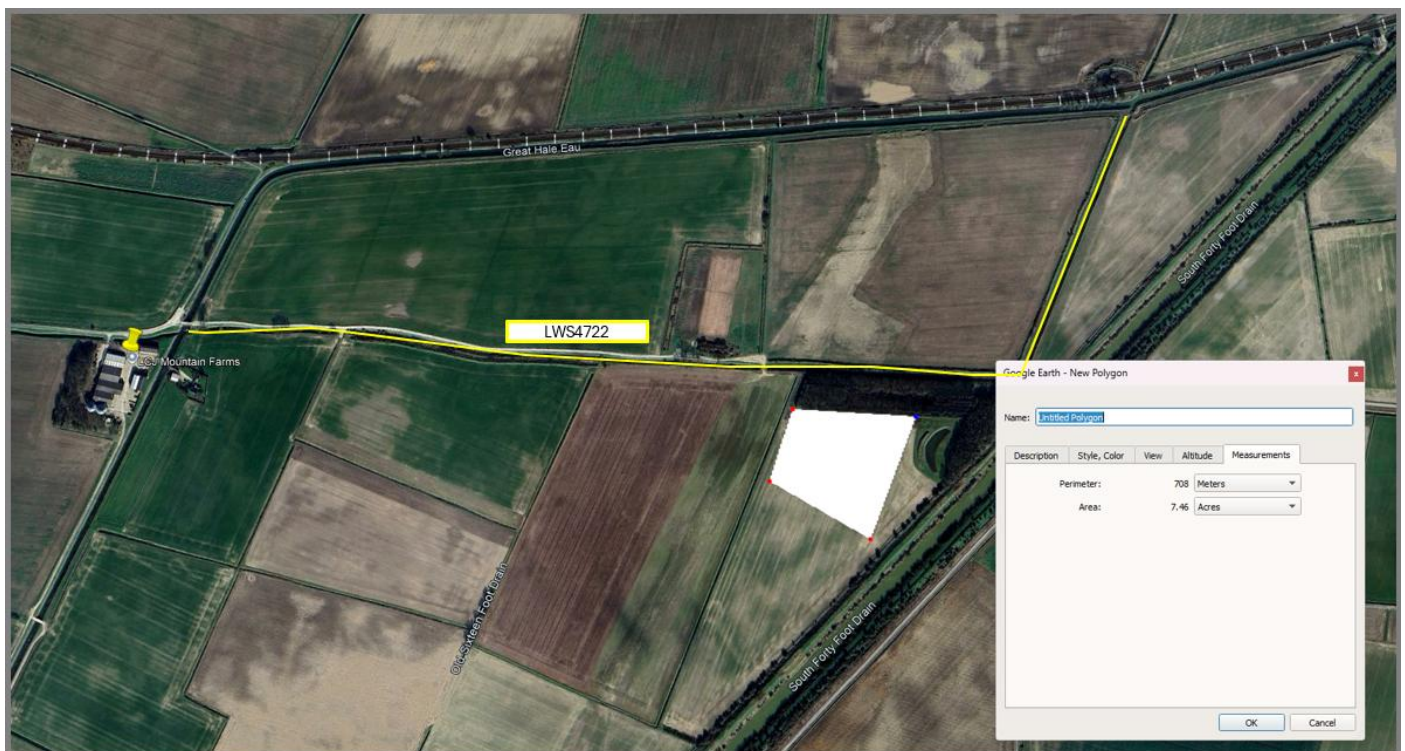
Illustrates: Immediate adjacency of the proposed CC4 compound to the mapped extent of LWS 4722 (Great Hale Eau).

Description:

Simple Google satellite imagery showing the Applicant's proposed CC4 compound footprint overlaid with the line of LWS 4722. The image provides clear locational context, demonstrating that CC4 sits directly adjacent to the designated LWS corridor and associated riparian features.

Source:

Google Satellite Imagery; Greater Lincolnshire Nature Partnership / LERC LWS layer (4722); Applicant's DCO plans. Contains OS data © Crown copyright and database right 2016/2025.



Ex39–Ex40. Mis-labelling of LWS 4722 in public materials

Illustrates: Mis-labelling of LWS 4722 (“Great Hale Eau”) in the Applicant’s published consultation mapping.

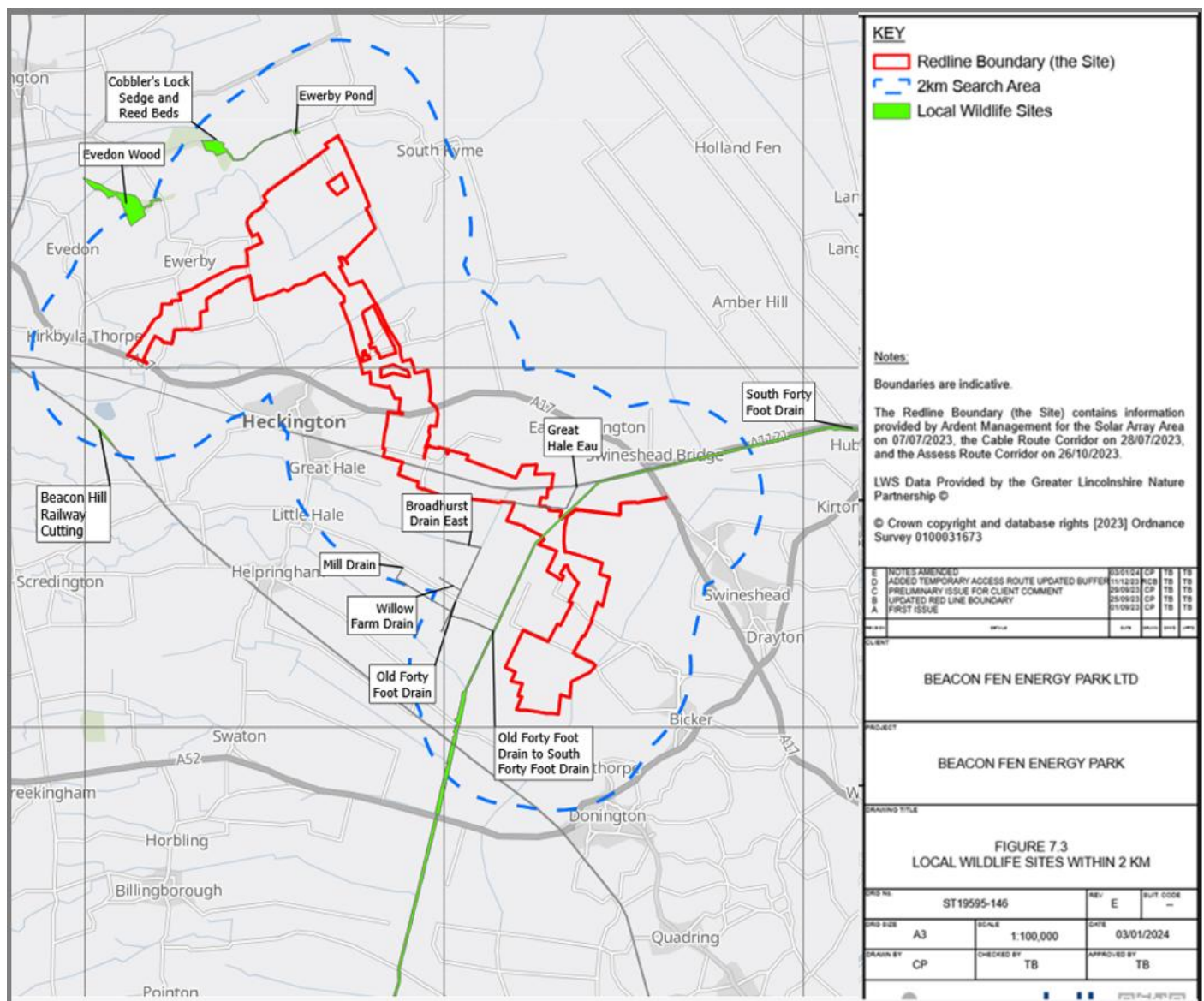
Description:

Figure 7.3 of the Statutory Consultation materials (03 January 2024) labels “Great Hale Eau” but fails to apply the fluorescent LWS symbology used elsewhere, meaning LWS 4722 is not visibly identified as a Local Wildlife Site on the statutory consultation map. This omission risks down-playing the ecological sensitivity of the corridor containing CC4/CC5 and may have affected consultees’ understanding of environmental constraints.

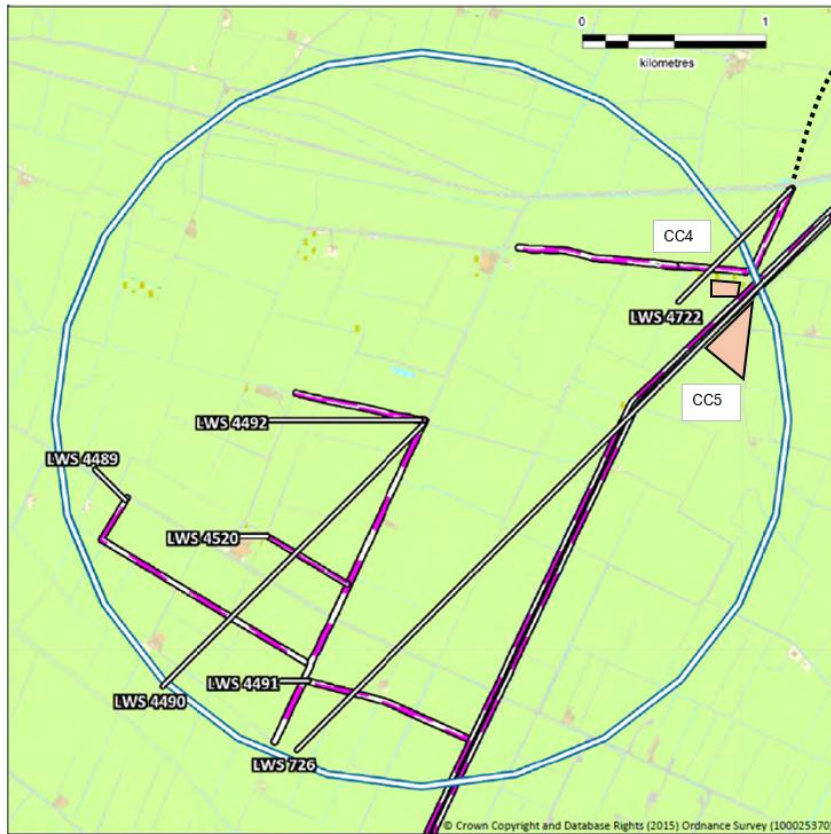
Source:

Beacon Fen Energy Park Statutory Consultation Figure 7.3 “Local Wildlife Sites within 2 km” (03.01.2024); Non-statutory Sites Map (LERC/GLNP data, 2015 base).

Contains OS data © Crown copyright and database right 2016/2025. LWS data © Greater Lincolnshire Nature Partnership / LERC.

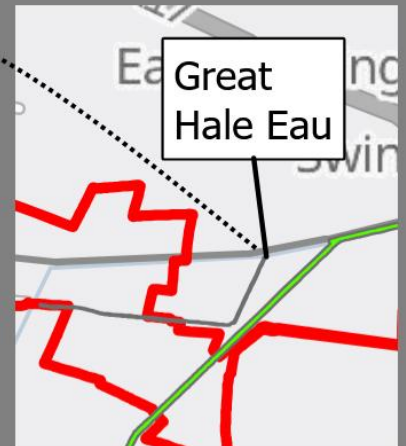


Non-statutory sites within the search area



Space restrictions on the map may result in some sites not being labelled. Please refer to the GIS layers or site citations for details.

- | | |
|---|-------------------------------------|
| Local Wildlife Site | Lincolnshire Wildlife Trust Reserve |
| Local Geological Site (mine entrance) | Roadside Nature Reserve |
| Local Geological Site | Search area |
| Site of Nature Conservation Interest | LERC boundary |
| Regionally Important Geological/Geomorphological Site | |



Ex41.

NOT USED

Ex42. Land Interest Questionnaire – ib vogt entry (13.08.2024)

Shows: Applicant's disclosure of ib vogt UK Ltd as a party with non-binding Heads of Terms over parts of the LCJMF landholding.

Description:

Extract from the Applicant's Land Interest Questionnaire identifying ib vogt UK Ltd as holding non-binding Heads of Terms for potential solar and battery storage development over LCJMF land (Titles LL57121, LL55575 and LL315436). No executed option or lease agreements were disclosed at the time of submission.

Source: Beacon Fen Energy Park DCO – Land Interest Questionnaire, 13 August 2024.

Full Name:	Ib Vogt UK Ltd
Address:	127 Cheapside, London, United Kingdom, EC2V 6BT
Telephone:	N/A
Email Address:	N/A
Details of the current situation:	<p>Heads of terms have been agreed for a 3 year option subject to multiple extensions up to 10 years for a 40 year solar and battery storage lease and we have been instructed to proceed with negotiating the legal documents.</p> <p>The land in question deals with title numbers LL57121, LL55575 and LL315436 and are shown by the blue and red fields in the plan below.</p>

Figure 3: Proposed Land (outlined blue only)



Ex43. ib vogt correspondence (May 2025)

Shows: May 2025 email exchanges between ib vogt, Low Carbon, and LCJMF regarding overlapping land interests and subsequent project closure.


Description:

Email correspondence dated 9–13 May 2025 between Jake Allen (ib vogt), Jessica Gough (Low Carbon), and Matthew Mountain / Ed Blundy (LCJMF). The emails record Low Carbon’s outreach regarding overlapping DCO Order Limits, ib vogt’s acknowledgement of the status of their negotiations, and subsequent formal closure of the project by ib vogt.

Source: Email correspondence between ib vogt, Low Carbon and LCJ Mountain Farms Ltd, 9–13 May 2025.

Confidentiality: Internal use for examination commentary; professional contact details only.


FW: Beacon Fen and ib vogt interface



Jake Allen <Jake.Allen@ibvogt.com>
To: 'matthew.mountain@gmail.com'; Ed Blundy

↩ Reply ↩ Reply All → Forward ⋮

Fri 9/05/2025 10:41 PM

 You replied to this message on 11/05/2025 10:53 AM.

FYI - Perhaps we arrange a call to discuss this (below) before I respond since we don't have an option place.

Kind regards

[Jake Allen](#)
UK Origination Manager
Tel: (+44) 07437 019766

From: Jessica Gough <Jessica.gough@lowcarbon.com>
Sent: 09 May 2025 13:05
To: Jake Allen <Jake.Allen@ibvogt.com>
Cc: James Hartley-Bond <James.Hartley-Bond@lowcarbon.com>; James Davey <jamesdavey@ardent-management.com>; Lauren McGill <lauren.mcgill@lowcarbon.com>
Subject: Beacon Fen and ib vogt interface

Good Afternoon Jake,


I am reaching out as the project manager for Beacon Fen Energy Park, which was recently accepted into examination by the Planning Inspectorate as of 1st May 2025.

We are aware that you have an Option agreement over land within our DCO Order Limits [HMLR Title LL57121, LL55575 and LL315436] and we would like to set up a Teams meeting to discuss both projects as we are keen to reach a mutually acceptable solution to, where possible, avoid any sterilisation of land interests.

If you could let me know if you would be available or forward this onto the appropriate person at ib vogt, and provide availability for a meeting this week that would be appreciated.



Thank you

[Jessica Gough](#)
Project Development Manager



T +44 (0)20 7409 0700
M +447880668627

Powering Tomorrow
www.lowcarbon.com



RE: Beacon Fen and ib vogt interface



Jake Allen <Jake.Allen@ibvogt.com>
To: matthew.mountain@gmail.com
Cc: 'Ed Blundy'

[Reply](#) [Reply All](#) [Forward](#) [...](#)

Mon 12/05/2025 7:48 PM

Beacon Fen and ib vogt interface (134 KB) Outlook item

Matt,

Thanks for your email. Certainly sounds like Low Carbon are putting you through the ringer.

The sensitivity of the matter is appreciated. The email was forwarded as a matter of courtesy to you and Ed.

If we are forced to respond to Low Carbon on this matter (which we may be in the future), then I need to reserve rights to respond to preserve Ib Vogts legal position, however we would not go out of our way to intentionally rock the boat.

It's worth noting that if you (or any representative) have informed Low Carbon that we (Ib Vogt) have a legal interest (option agreement) in your land (at present), then as part of the DCO process, Low Carbon will be legally obligated to approach Ib Vogt as a stakeholder; as such, for the avoidance of doubt, can you confirm if you have informed Low Carbon that Ib Vogt have secured an option over your land in any communications (written or verbal)?

To confirm (for peace of mind), I have not responded to the Low Carbon email attached; however please address this matter with Low Carbon directly to confirm the reason of our nil-response (at your immediate request); but please do not make any legal statements or representations on behalf of Ib Vogt).

As a side note, the option agreement currently under discussion with Ib Vogt can be adapted per my last round of comments and we can move swiftly to completion should you wish to.

I'll leave this with you for the time being; please let me know if you would like a call to resolve the immediate impasse.

Kind regards

[Jake Allen](#)
UK Origination Manager

Tel: (+44) 07437 019766

Hours later [emails dated AEST time] -

Project closure - Bicker Fen project - LCJMF + Ib Vogt



Jake Allen <Jake.Allen@ibvogt.com>
To: matthew.mountain@gmail.com
Cc: 'Ed Blundy'

[Reply](#) [Reply All](#) [Forward](#) [...](#)

Tue 13/05/2025 1:53 AM

This message was sent with High importance.

Dear Matt/ Ed,

Without Prejudice.

Regrettably, we are formally closing this project down from today.

Over the past months/ year, this project has suffered numerous complications from industry change outside of our control (namely connections reform and the NESO takeover). Whilst we have tried to negotiate a position that's mutually agreeable (including resolution of the entrenched option and lease documents) following these changes, the stark reality is that we are too far apart to realistically progress this project into the next stage.

The decision to close the project has been assessed on multiple performance indicators and current progress status; on this basis a consensus has now been made internally that this project is unable to continue incurring costs and diverting resources.

Due to resource concerns, I've been directed not to get into lengthy email debates or reopen negotiations, however if you would like a close out discussion to answer any outstanding matters, please let me know.

Kind regards

[Jake Allen](#)
UK Origination Manager

Tel: (+44) 07437 019766

Ex44. AGR3 lease clause – cable corridor co-location

Description:

Clause 3.19 of the AGR3 lease requires the Tenant to use reasonable endeavours to position cable infrastructure within or alongside Little Hale Drove, so as to enable additional infrastructure to be installed by the Landlord in the future. The clause provides a contractual mechanism for shared use and future-proofing of cable corridors, including through crossing agreements under clause 10.3.

Source: AGR Solar 3 Ltd lease agreement, clause 3.19.

Confidentiality: Extract provided for examination commentary. Commercial lease content – not for wider circulation.

3.19 *Cable Route*

24

The Tenant shall use reasonable endeavours to locate any infrastructure or equipment which it intends to lay within or alongside Little Hale Drove, so as to allow additional infrastructure or equipment to be laid in Little Hale Drove by the Landlord in connection with the development of the Landlord's Adjoining Property for any purpose, provided that where a crossing agreement or similar is required clause 10.3 shall apply.

Ex45–Ex46. AGR / Low Carbon NSIP carve-out correspondence and lease drafting (2021)

Summary:

Contemporaneous email correspondence and lease extracts evidencing discussions between LCJMF, AGR and Low Carbon in 2021 regarding NSIP carve-out provisions, cable crossing rights and planning deferrals to coordinate potential overlapping infrastructure in the Little Hale Fen area.

Description:

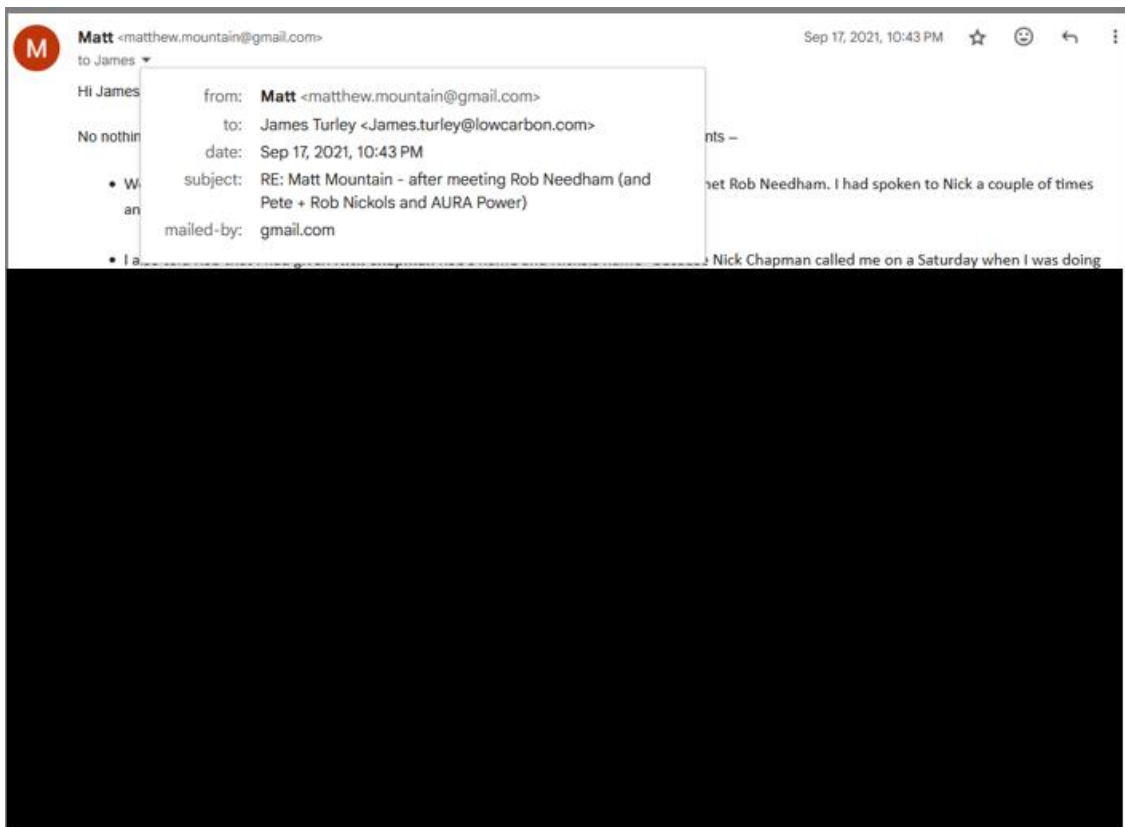
These documents record early interface discussions predating the Beacon Fen scheme, in which LCJMF and development partners explored mechanisms to align future infrastructure. This included the use of National Grid crossing rights (via the Viking Link Letter of Comfort), cable corridor safeguarding along Little Hale Drove, and mutual deferrals of planning submissions to facilitate coordinated design. Extracts from the AGR lease illustrate draft clauses and final text accommodating potential NSIP infrastructure.

Source:

Email correspondence between LCJMF (Matthew Mountain), Low Carbon (James Turley) and AGR representatives (September 2021); AGR Solar 3 Ltd lease agreement (executed 2021).

Confidentiality:

Selected extracts and correspondence are provided for examination commentary. Commercial lease content and personal data are redacted; the full lease is not circulated publicly.



When I got home last night, I called Rob up again to say that if he thinks opening it up to include Nickols (a block might be good for planning and village relations – we are all united group at the end of Little Hale Fen – and all benefiting) then we should also maybe include Michael Priestley who we all think a lot of. Michael owns about 240 acres (not sure) so it may not be for him, but I think it would be good to try to incorporate him (and it is on grade 2 ish land there). You can see he is next to me in the west in Little Hale Fen (see above).

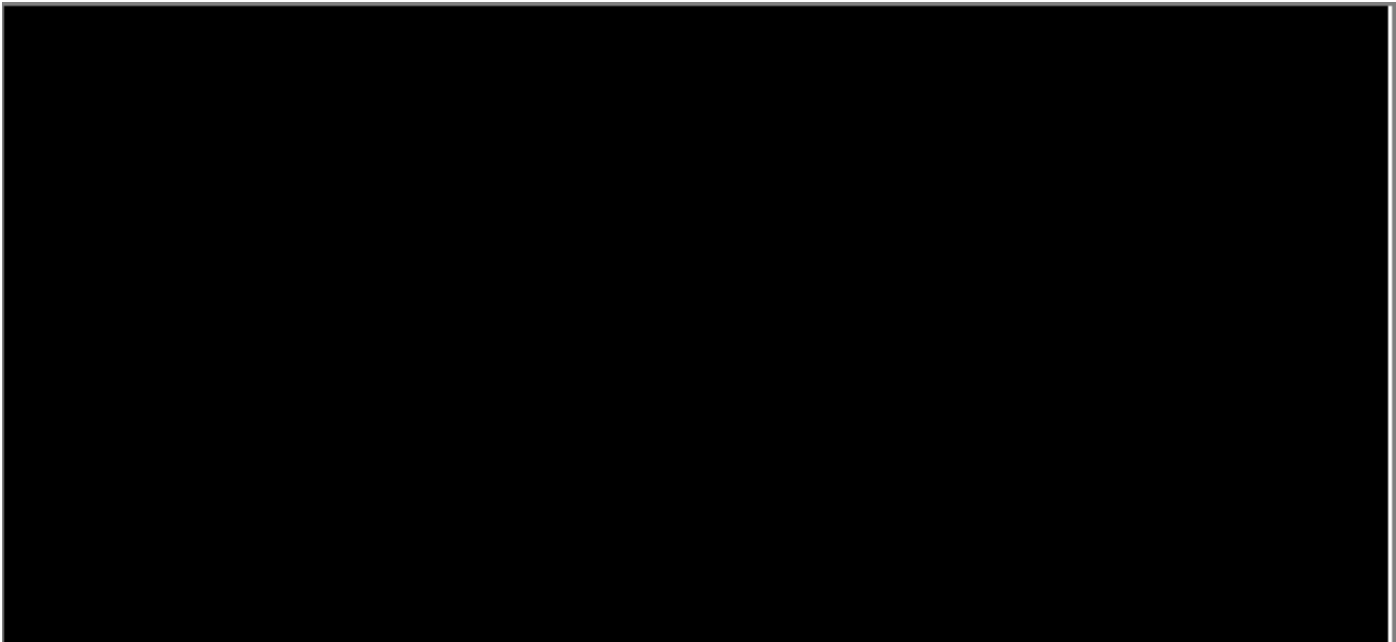
I have to say however playing Devils Advocate that Nickols didn't try to open it up to me (or Rob Needham). Hmm.

Moreover, you approached me so if Nickols bungs in a lot and Rob then throws in Johnsons 100 acres too (however he said he wanted to carry on farming it to me last night) ...that could result in my side becoming even less (AGR aside). This would not sit well with me either considering all of the above. You could use my National Grid Letter of Comfort (to cross that cable) to maintain any ballast my side.

Rob's House

Finally, I didn't get to say that I would ideally like the whole of Reesons Farm into the scheme apart from maybe half the field in front of their house called Home Field...






I stressed the obvious last night; how Bicker is going to be a (renewable) energy hub whether we like it or not and to this end I would rather be "part of it" than not.

Please stay in touch...

Hope the trip goes well!

Regards

Matt



James Turley <James.turley@lowcarbon.com>

Tue, Sep 21, 2021, 7:00 PM

☆ 😊 ↩ ⋮

to Ed, me

Morning Ed

Interesting

from waste

lose any s

meeting t

In respect

applicatio

until 01/0

submitting

from: **James Turley** <James.turley@lowcarbon.com>

to: Ed Blundy <Edward.Blundy@brown-co.com>


cc: Matt <matthew.mountain@gmail.com>

date: Sep 21, 2021, 7:00 PM

subject: Re: Low Carbon **NSIP carve out - AGR - stc**

mailed-by: lowcarbon.com

signed-by: lowcarbon.com

security:  Standard encryption (TLS) [Learn more](#)

... easement along one boundary of our site for a cable relating to an energy
... ed a boundary hedge and security fence with maintenance gap we did not
... ying to link and the alternatives so it might be worth a quick Teams


... e sooner. We would not want to delay submission of a planning
... hat said I would be happy to agree not submitting a planning application
... pend. What we couldn't work with is something open ended relating to not

I could make a Teams meeting first thing tomorrow morning or feel free to call me?

Best

James
07958732148

[James Turley](#)





James Turley <James.turley@lowcarbon.com>

Sep 21, 2021, 7:00 PM



to Ed, me ▾

Morning Ed,

Interestingly I have just exchanged an option where the landowner reserved a cable easement along one boundary of our site for a cable relating to an energy from waste plant the landowner was also looking to develop on their land. As we need a boundary hedge and security fence with maintenance gap we did not lose any significant usable land. However I am a little unclear on the areas we are trying to link and the alternatives so it might be worth a quick Teams meeting to show me? Or perhaps Matt could mark up a plan?

In respect of timing 2031 is the expected connection date, it is not fixed but won't be sooner. We would not want to delay submission of a planning application as the permission will put pressure on NG to facilitate our connection. That said I would be happy to agree not submitting a planning application until 01/01/24. This would give us the certainty we would need to begin planning spend. What we couldn't work with is something open ended relating to not submitting an application until AGR have planning permission.

I could make a Teams meeting first thing tomorrow morning or feel free to call me?

Best

James
07958732148

James Turley



Ex46. AGR lease – NSIP carve-out clause (executed)

Summary:

Extract from the executed AGR lease (2021) illustrating provisions that allow the Landlord to submit planning applications for NSIP or other strategic infrastructure after 30 September 2023, subject to non-interference with the Tenant's rights.

Description:

Clause 9.1(j) of the AGR lease provides that, notwithstanding other restrictions during the option period, the Landlord may submit or support planning applications for all or part of the property after 30 September 2023, provided these do not adversely affect the Tenant's rights. This clause reflects forward-planning to accommodate potential future NSIP or strategic infrastructure interfaces within the same landholding, consistent with contemporaneous carve-out correspondence (Ex45).

Source:

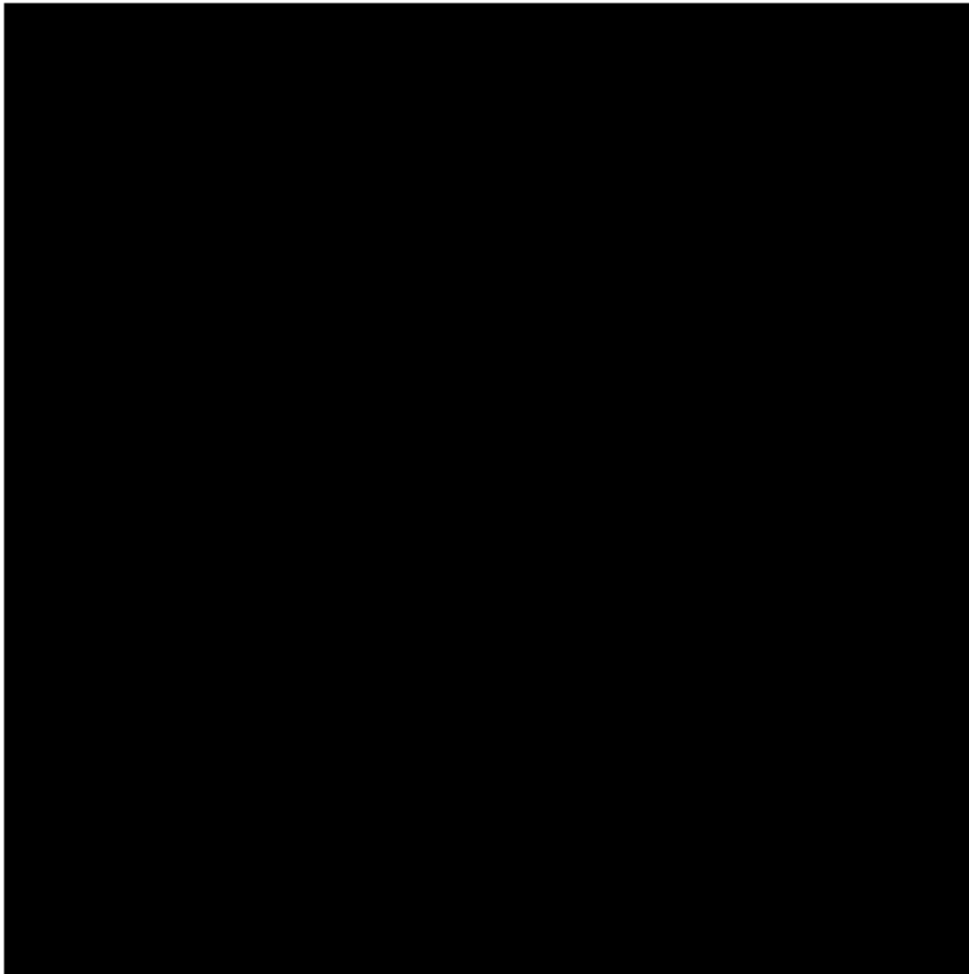
AGR Solar 3 Ltd lease agreement, clause 9.1(j) (executed 2021).

Confidentiality:

Lease extract provided for examination commentary only. Commercial lease content is redacted; the full lease is not circulated publicly.

9. **Landlord's Obligations**

- 9.1 The Landlord agrees and undertakes that during the Option Period (or until the grant of the Lease, if earlier) the Landlord will not (and will use reasonable endeavours to procure that those under its control do not):



- (j) notwithstanding clause 9.1(i), the Landlord may submit (or permit or support) a planning application in respect of the whole or any part of the Landlord's Property provided that the same is not submitted prior to the earlier of:

13

- (i) 30 September 2023; and
(ii) the expiry of the Option Period,

provided that the same does not adversely affect the rights granted to the Tenant under this Agreement or the use of the Premises for the Permitted Use (as defined in the Lease) or the rights granted to the Tenant under the Lease;

Ex47.

NOT USED

Ex48.

NOT USED

Ex49. Hybrid offer plan overlaid with Beacon Fen Order Limits & contemporaneous “field for sale”

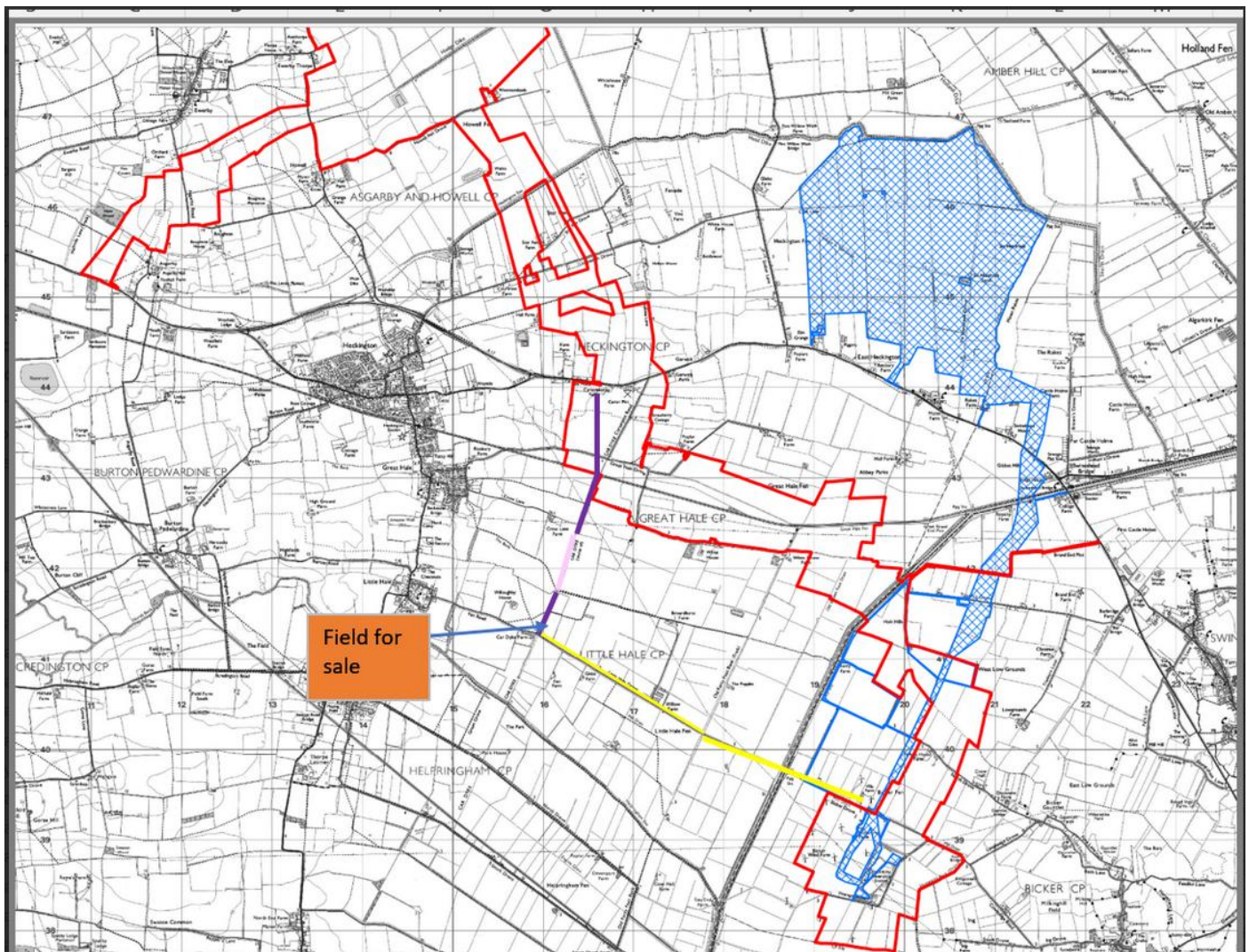
Plan illustrating practical routing and parcel assembly options, showing how LCJMF’s 2023 hybrid alignment could integrate with the Beacon Fen NSIP Order Limits and surrounding NSIPs. The plan is annotated to highlight a field that was openly marketed for sale at the time (see Ex12), demonstrating realistic and timely land assembly opportunities available to the Applicant.

Colour coding:

- Yellow – Little Hale Fen Road section (including 768 m crossing LCJMF land)
- Pink – LCJMF land heading south (639 m)
- Purple – Non-LCJMF land heading south off the Applicant’s Option 1 cable route to Little Hale Fen Road, connecting to the Option 3 cable route

Source: LCJMF hybrid offer plan (2023) overlaid with Beacon Fen Order Limits and annotated marketing materials (Ex12).

Confidentiality: None – land sale details were publicly advertised.

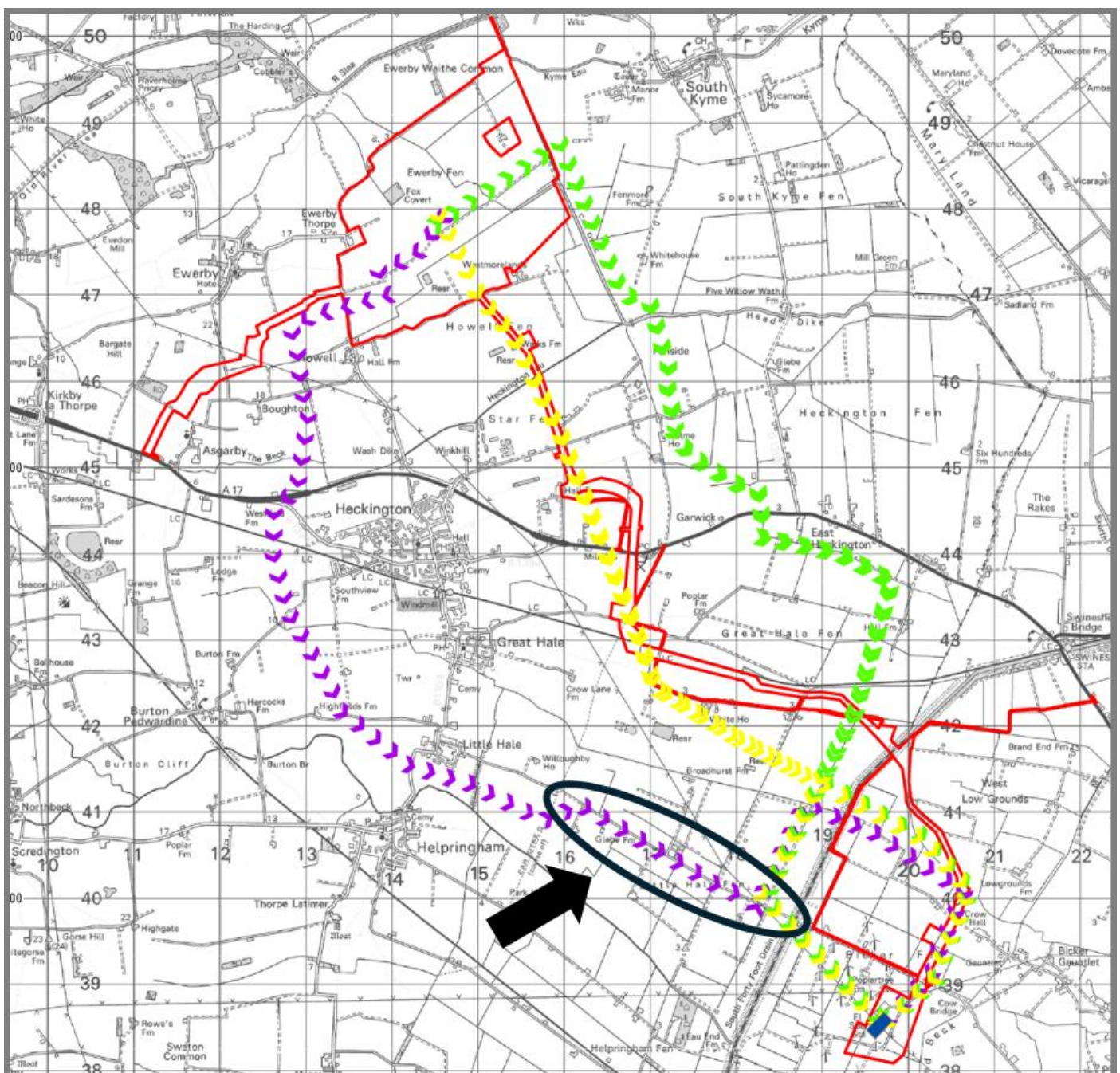


Ex50. Applicant's Option 3 alignment along Little Hale Drove and LCJMF southern fields

This figure illustrates the Applicant's Option 3 cable route (purple), which follows the Little Hale Drove corridor and traverses LCJMF land for approximately 754 metres. The land immediately south of Little Hale Drove formed part of LCJMF's November 2021 and August 2023 land offers (see Ex16), demonstrating that it was available and actively offered as part of a reasonable alternative during scheme development. The alignment of Option 3 is consistent with the LCJMF hybrid alternative, evidencing that this corridor and landholding were already within the Applicant's design considerations.

The figure shows the Applicant's three routing options: Option 1 (yellow), Option 2 (green) and Option 3 (purple). An LCJMF overlay (black arrow and oval) identifies Little Hale Fen Road.

Source: Applicant's Option 3 alternative routing plans with LCJMF annotations.



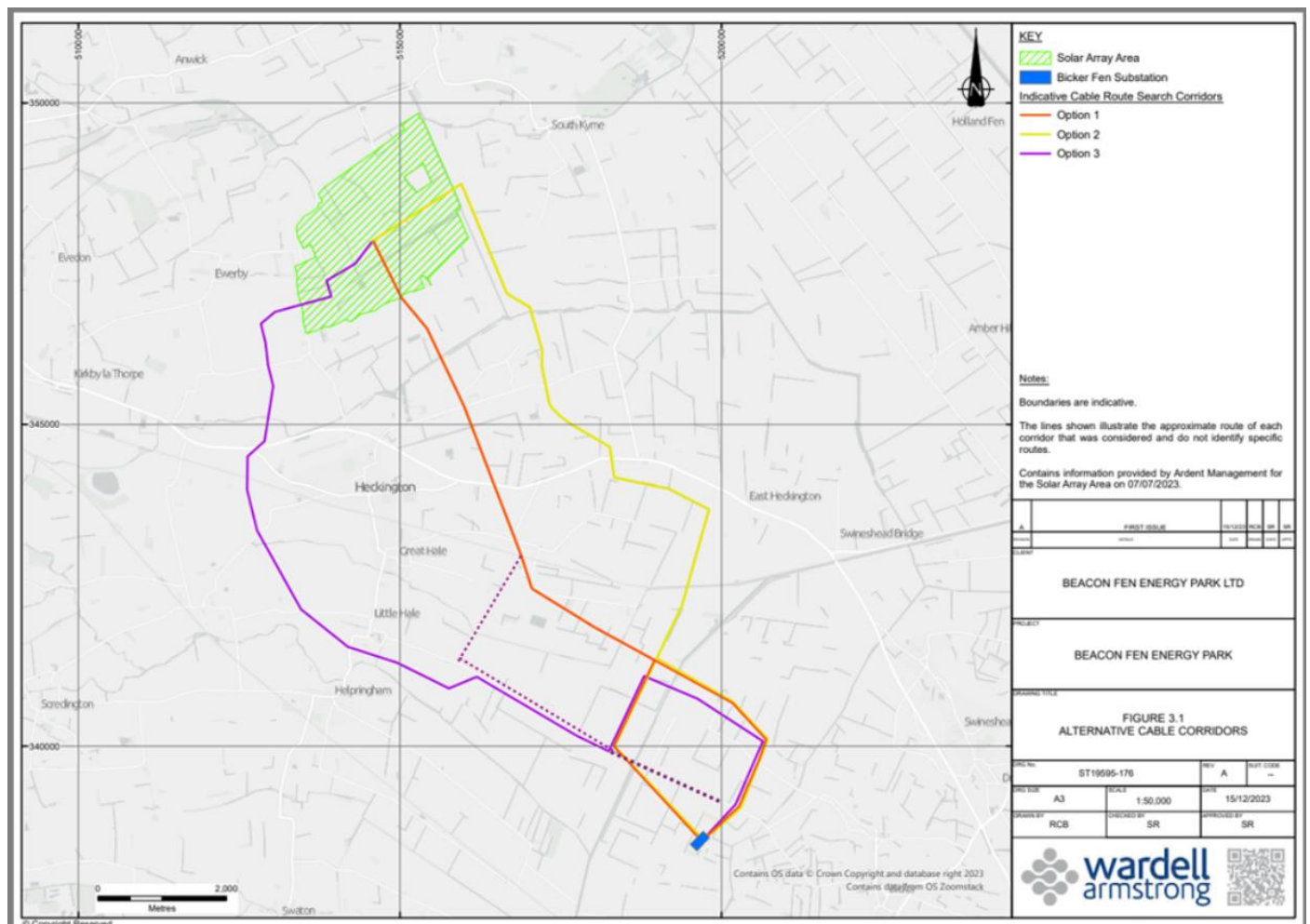
Ex51. LCJMF hybrid corridor (purple dotted line) – full alignment

This figure illustrates the LCJMF hybrid corridor, shown as a purple dotted line, overlaid on the Applicant's published alternative cable corridors.

The LCJMF corridor assembles the previously offered PV and BESS parcels (Ex16) into a single, coherent alignment. It provides a shorter and more direct route to the Point of Connection (PoC) compared with the Applicant's preferred alignment, **while reducing longitudinal occupation of Local Wildlife Site (LWS) 4722.**

The figure demonstrates the practical deliverability and environmental advantages of the LCJMF alternative, particularly in terms of corridor length, LWS interaction and integration with adjacent infrastructure.

Source: Applicant, Figure 3.1 "Alternative Cable Corridors", Beacon Fen Energy Park Statutory Consultation (January 2024), with LCJMF overlay.



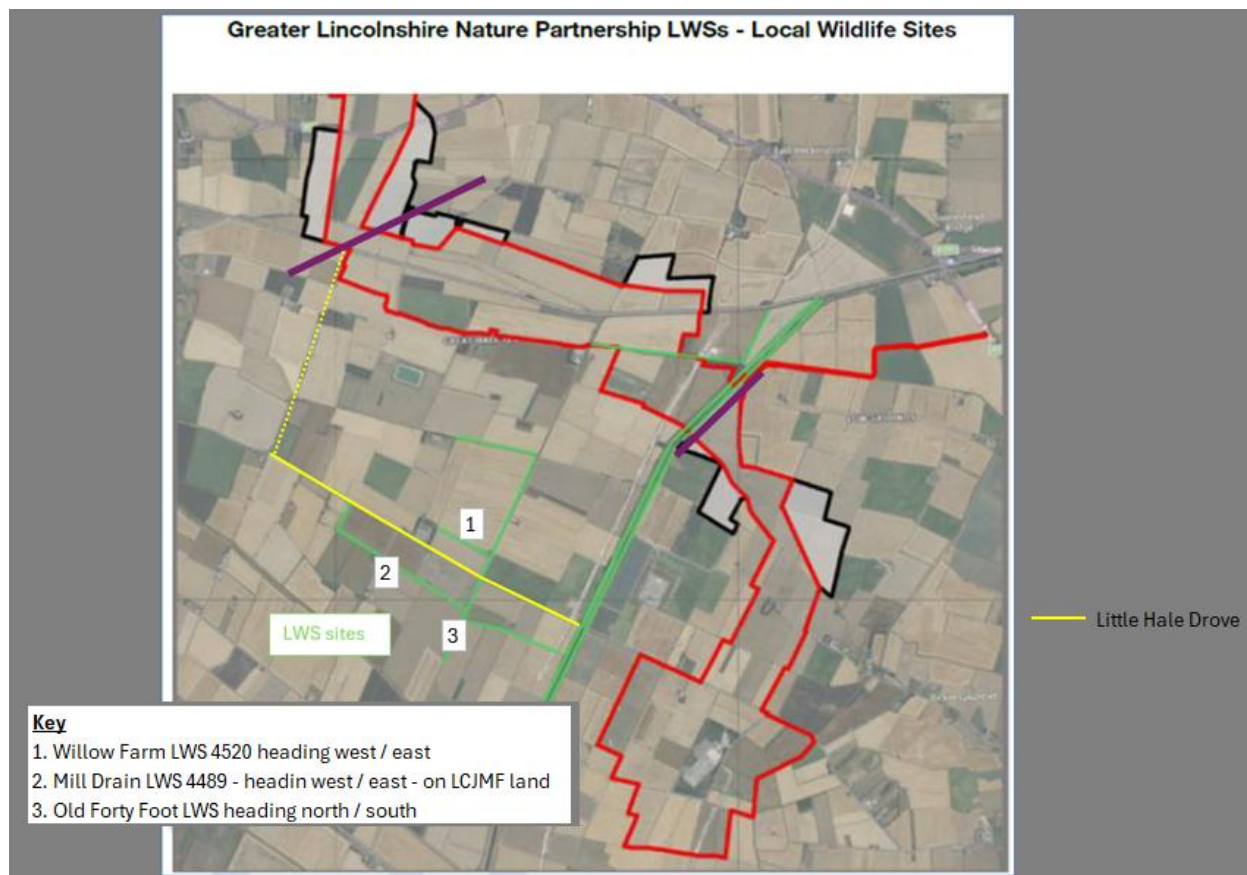
Ex52. LCJMF hybrid corridor (yellow dashed/solid) vs Applicant's Option 3 – Local Wildlife Site (LWS) crossings

This figure compares the LCJMF hybrid corridor (yellow dashed/solid) with the Applicant's Option 3 alignment in relation to designated Local Wildlife Sites (LWS). The hybrid alignment crosses Willow Farm LWS 4520 and Mill Drain LWS 4489 at short, near-perpendicular angles on LCJMF land, thereby avoiding extended longitudinal occupation of designated ecological corridors. By contrast, the Applicant's preferred Option 1 involves prolonged routing within LWS 4722, increasing the potential for ecological corridor disruption.

The figure highlights how the hybrid alignment provides a more environmentally efficient design, minimising longitudinal LWS impact while maintaining a practical cable route towards the PoC.

Source: LCJ Mountain Farms Ltd mapping based on Greater Lincolnshire Nature Partnership LWS dataset.

Annotation note: Wardell Armstrong's Figure 3.1 (Ex39) labels the relevant Local Wildlife Sites but does not depict them in the bright green shading shown in its own key. This under-represents their spatial extent and prominence when comparing route options. This exhibit rectifies that by accurately annotating Willow Farm (LWS 4520), Mill Drain (LWS 4489), and Old Forty Foot (LWS 4490), ensuring their full extent and ecological context are visible.



Ex53. Comparative Agricultural Land Classification (ALC) of nearby solar/BESS schemes

This table presents the Agricultural Land Classification profiles of nearby solar and BESS developments, showing the distribution of Best and Most Versatile (BMV) land (Grades 1, 2 and 3a), project status, and proximity to Bicker Fen. It illustrates that neighbouring schemes rely heavily on BMV land, whereas LCJMF's closer, mixed-grade parcels present a comparatively efficient and policy-aligned alternative for PV/BESS siting.

Source: Planning and Design & Access Statement, *Proposed Development of a Photovoltaic Solar Array, Grid Connection, Access Improvements and Ancillary Development on Land at Little Hale Fen, North Kesteven, Lincolnshire*, Application Ref. 23/1021/FUL, May 2023 (public domain).

Figure notes: Figures adjusted to reflect final site areas in ALC reports. Springwell assumes two-thirds of undifferentiated Grade 3 is Grade 3a.


Table 5.1 Agricultural Land Classification Grades		BMV Hectares (Ha)			Ha	Ha	Ha	Ha
Solar Farm Development	Status	Grade 1	Grade 2	Grade 3a	Grade 3b	Grade 4	Grade 5	Area BMV
Vicarage Drove	Approved		26	54				80
Bicker Fen	Approved	6*	6*	85*				97
Middle Marsh	Planning		152					152
Little Hale Fen	Screened/Planning Pending	3	3	71				77
Heckington Fen	DCO	58	39	160	265	0	0	257
Springwell Energy	DCO Screening		497	673***	346			1170
Totals		67	723	1073	611	0	0	1833
*Figures adjusted from ALC report to reflect final site area								
** Project at an Early DCO Screening Stage.								
***Figure assumes 2/3 of undifferentiated Grade 3 is Grade 3a.								

Ex54. Brown & Co note of call with Low Carbon (March 2025)

This internal contemporaneous note records a telephone conversation in which the Applicant stated that there was “no available headroom” under the 600 MW import / 600 MW export configuration, as all capacity was said to be allocated to the BESS. The Applicant also stated that even if spare capacity existed, it could not be made available or novated. No technical justification was provided for these assertions. This evidence is relevant to the transparency of network utilisation and the treatment of potential integration opportunities.

Source: Brown & Co email note of call with Low Carbon, 15 March 2025.

LC

Ed Blundy <Edward.Blundy@Brown-co.com>
To: Matt

[Reply](#) [Reply All](#) [Forward](#) [More](#)

You forwarded this message on 17/03/2025 8:26 PM.

Sat 15/03/2025 3:28 AM

Hi Matt,

I have heard from James now and I'm afraid that it wasn't a positive call.

The official line is that there is no available headroom (because it is all being used for the BESS), but even if there was, they wouldn't be able/ allowed to make it available or transfer/ novate it to you.

James apologised and said he didn't understand fully the technical reasons for this, only that this was how he had had it explained to him (essential not allowed by NG, he thought). I explained that we thought it could be possible for them to use it, essential via us, or vice versa, in such a JV way that wouldn't need a novation. If there is no headroom however, that's somewhat immaterial.

He said they were 'heads down and busy getting ready for their submissions'.

Separately, (beforehand) I spoke with Sean at Ardent. He was calling in the hope of an update. I said that it was in LC's court and that I hoped to hear from them soon.


I emailed James to let him know this and he called within a few minutes.

At the end of the call, it felt as though we had reached the end of the line with LC in terms of trying to work with them as part of a farm-wide master plan. Regrettably.

Regards

Ed

Ed Blundy, MRICS FAAV REV
Partner | Head of Land Agency Division



For full details of all our services, please visit our [Website](#)

For and on behalf of Brown & Co - Property & Business Consultants LLP

T 01553 778056 | M 07768 465747 [Twitter](#) [Facebook](#) [LinkedIn](#)

Kings Lynn Office, Market Chambers, 25-26 Tuesday Market Place, King's Lynn, Norfolk, PE30 1JJ, United Kingdom

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Ex55. RHE Botanical Survey Comparison – Great Hale Eau & LWS-quality drains vs ES Appendix 7.15 (APP-070)

This exhibit presents a comparative analysis between the Applicant’s Environmental Statement Appendix 7.15: Botanical Survey Report (ExA Library Ref: APP-070) and the Rachel Hacking Ecology (RHE) botanical survey undertaken on behalf of LCJMF. It highlights significant discrepancies in the treatment of LWS-quality habitats, protected species integration, and construction impacts.

Description:

This comparative table demonstrates material under-recording of habitat value and ecological risk in the Applicant’s Appendix 7.15 (APP-070), particularly in relation to Great Hale Eau (TN1) and multiple field drains meeting Local Wildlife Site (LWS) criteria. The RHE evidence indicates that several habitats along and adjacent to the proposed cable corridor warrant enhanced protection and should have been factored into route selection and NSIP sequential test analysis. The commentary column reflects LCJMF’s interpretation of these differences for the purposes of the Examination.

Confidentiality / Use:

These ecological survey materials are submitted solely for the purposes of this Examination (EN010151) to evidence deficiencies in the Applicant’s Environmental Statement. LCJ Mountain Farms Ltd reserves all rights regarding their use outside this Examination. Their inclusion should not be construed as formal designation proposals, public invitations to designate, or admissions regarding future land use constraints.

Aspect	Beacon Fen Appendix 7.15	Rachel Hacking Ecology (RHE)	Conflict / Commentary
LWS Value of Great Hale Eau (TN1)	Confirms TN1 meets LWS threshold (6 points); notes as Priority Habitat (CFGM) but downplays significance due to grazing and species-poor vegetation.	Treats TN1 as botanically significant, recording Water Violet, Thread-leaved Water-crowfoot, Stoneworts, and multiple LWS indicators.	Beacon minimises ecological value, while RHE elevates it — strengthening LCJMF’s objection to Option 2 and invoking NSIP sequential test scrutiny.
Water Vole Habitat Integration	No Water Vole field signs recorded in botanical survey; assumes no conflict.	Integrates long-term evidence from 2006–2024 showing persistent vole use; TN1 and adjacent ditches flagged as functionally connected.	Beacon isolates plant data from mammal context; RHE applies holistic ecological assessment, highlighting linked vulnerabilities.
Farmland Birds (Incidental Observation)	Mentions species like skylark and reed bunting, but no assessment of density, territories, or breeding risk.	Identifies 41 species including 7 SPI and 6 red-listed BoCC; confirms dense skylark nesting and likely breeding in surveyed fields.	Beacon’s botanical focus overlooks ornithological risk; RHE data reveals the cable route intersects key nesting habitat.
Brown Hare & Mammals	Makes no reference to Brown Hare or terrestrial species.	Notes high hare density; fields likely at or near carrying capacity; stresses potential for displacement.	Omission weakens Beacon’s assessment of ecosystem function and construction impact.
Non-Designated LWS-Quality Drains	Identifies some plant species but does not apply full LWS thresholds; describes most habitat as agriculturally degraded.	Applies GLNP LWS indicator criteria systematically; TN24, TN25, TN29, TN35, and TN39 found to be LWS-worthy.	Beacon’s selective assessment obscures habitat quality; RHE shows multiple drains warrant formal LWS status.
Construction Impact on Drain Margins	Suggests that directional drilling avoids direct impact; indirect impacts not explored.	Warns of run-off, siltation, edge habitat disturbance even from HDD; notes rare species vulnerable to cumulative degradation.	Beacon’s mitigation assumptions fail to reflect real-world construction risk to drain ecology and aquatic flora.

Ex56. RHE Riparian Mammal (Water Vole/Otter) Comparison vs ES Appendix 7.19 (APP-074)

This exhibit presents a comparative analysis between the Applicant's Environmental Statement Appendix 7.19: Riparian Mammal Survey Report (ExA Library Ref: APP-074) and the Rachel Hacking Ecology (RHE) riparian mammal survey undertaken on behalf of LCJMF. It highlights significant discrepancies in survey scope, methodology, and interpretation which materially affect the assessment of ecological impacts.

Description:

The comparative table contrasts RHE's evidence of water vole activity and otter use along Great Hale Eau and associated drains with the omissions and under-recording in the Applicant's assessment. Key aspects include survey breadth, habitat suitability analysis, access methodology, historical records (2006–2024), water vole presence, and the ecological implications of Option 1 cable routing. The RHE evidence identifies functionally connected vole habitat along TN1 and adjacent drains that was not reflected in the Applicant's Appendix 7.19, resulting in a materially incomplete baseline and impact assessment.

Source / Credit:

Rachel Hacking Ecology, *Riparian Mammal Survey Report* (© RHE 2024).

Confidentiality / Use:

These ecological survey materials are submitted solely for the purpose of this Examination (EN010151) to evidence deficiencies in the Applicant's Environmental Statement. LCJ Mountain Farms Ltd reserves all rights regarding their use outside this Examination. Their inclusion should not be construed as formal designation proposals, public invitations to designate, or admissions regarding future land use constraints.

Aspect	Rachel Hacking Ecology (RHE)	Beacon Fen (Appendix 7.19)	Conflict / Commentary
Survey breadth & depth	Systematic, whole-estate ecological appraisal using walkover, aerial, historic, and targeted drain-by-drain analysis	Focused only on selected ditches within the cable corridor, often only one bank surveyed; many access constraints	RHE offers broader ecological context; Beacon's survey omits key areas near Great Hale Eau and the wider LWS-quality ditch network
Water Vole presence	Confirms past presence across LCJMF, including Great Hale Eau (TN1), TN3, TN20, TN33, TN35; urges precautionary assumption of persistence	Confirms presence only in Ditch 54, 59, and 103; many others deemed "low suitability" even when access was restricted	RHE highlights functional corridors and historical data; Beacon underplays presence due to scope and season
Historical records	Includes 2006 and 2016–17 data on long-term decline and habitat degradation; warns that absence now does not equal no risk	No reference to baseline studies or prior surveys; focuses solely on spring/summer 2024 field data	Fails to meet CIEEM and EPS guidance requiring full context; weakens Beacon's "no significant impact" claim
Habitat suitability	Rates several drains as high-quality or LWS-worthy based on margins, hydrology, connectivity, and floral assemblage	Labels most as "low suitability," even Ditches 96, 98, 100–103, which had water, reed margins, and burrows	RHE applies holistic landscape function; Beacon applies a narrow, ditch-by-ditch interpretation without accounting for drainage network connectivity
Access methodology	Notes when access is limited, uses botanical and habitat proxies, and flags areas for follow-up	Frequently relies on single-bank assessments or limited visibility, but still dismisses suitability without adequate caveats	RHE is cautious and conservative; Beacon is definitive and dismissive despite partial access
Option 1 impact	Explicitly flags Option 1 as damaging to sensitive ditches (e.g. TN1 = Great Hale Eau),	Confirms water vole in multiple Option 1 ditches (54, 59, 103, 100) but claims "no significant	Beacon admits presence along Option 1 but fails to alter routing

Aspect	Rachel Hacking Ecology (RHE)	Beacon Fen (Appendix 7.19)	Conflict / Commentary
	especially where population recovery could occur	impact” due to proposed mitigation	or fully consider indirect effects; this contradicts its own findings

Ex57. RHE Breeding Bird Territories vs ES Appendix 7.22 (APP-077)

This exhibit presents a comparative analysis between the Applicant’s Environmental Statement Appendix 7.22: Breeding Bird Survey Report (ExA Library Ref: APP-077) and the Rachel Hacking Ecology (RHE) breeding bird survey undertaken on behalf of LCJMF. It evidences the presence of a nationally significant farmland bird assemblage which is not adequately reflected in the Applicant’s assessment.

Description:

The comparative table highlights key differences between Beacon Fen Appendix 7.22 and the RHE breeding bird survey. RHE mapped territories for multiple Species of Principal Importance (SPI) and red-listed Birds of Conservation Concern (BoCC) species — including skylark, lapwing, yellow wagtail, and corn bunting — across cropped fields, drains, and field margins. This demonstrates high breeding density and ecological value across the affected corridor. By contrast, the Applicant’s assessment relies on lower-resolution transects, lacks detailed territory mapping, and does not contextualise the results within long-term landscape function, resulting in an under-assessment of ornithological value and potential construction impacts.

Source / Credit:

Rachel Hacking Ecology, *Breeding Bird Survey* (© RHE 2024).

Confidentiality / Use:

These ecological survey materials are submitted solely for the purpose of this Examination (EN010151) to evidence deficiencies in the Applicant’s Environmental Statement. LCJ Mountain Farms Ltd reserves all rights regarding their use outside this Examination. Their inclusion should not be construed as formal designation proposals, public invitations to designate, or admissions regarding future land use constraints.

Aspect	Beacon Fen (Appendix 7.22)	Rachel Hacking Ecology (RHE)	Conflict / Commentary
Site Value	County-level significance; 42 BoCC species; 78 total	Farmland bird assemblage of national relevance including SPI and Annex 1 species	Beacon understates importance despite their own high species count; RHE aligns with BTO thresholds for national value
Skylark	Present but no mapped territories	Territories mapped across cropped fields (linseed, peas); active nesting confirmed	Underreporting of skylark densities undermines Beacon’s impact assessment; a cornerstone SPI species
Yellow Wagtail	Small numbers recorded in open fields	Regular use of margins and wet drains; strong breeding potential	Beacon fails to consider breeding behaviour and SPI/BAP status
Lapwing & Corn Bunting	Brief mentions, no confirmed nests	Territorial and breeding indicators observed; singing males mapped	Omission of probable breeding by red-listed species is a major flaw

Aspect	Beacon Fen (Appendix 7.22)	Rachel Hacking Ecology (RHE)	Conflict / Commentary
Arable Land Function	Characterised as “intensively managed with limited value”	Demonstrated to support key SPI ground-nesters across crop types	Mischaracterisation leads to insufficient mitigation scope
Hedgerows & Margins	Recognised in general terms	Described as key movement, nesting, and foraging corridors	Beacon applies a fragmented assessment; RHE offers landscape-scale connectivity evidence
Historical Context	No reference to legacy data	References decades of site usage and territory fidelity	“Snapshot” survey by Beacon weakens long-term ecological insight
Methodology	Transects and VPs only; low spatial resolution	Ground-truthed, field-by-field data with mapped territories	Beacon’s method is insufficient for high-value agricultural land at DCO scale
Mitigation Measures	Generic OCEMP references; pre-construction checks	Targeted seasonal buffers, rerouting, and compliance with BTO and NERC Act guidance	Beacon’s lack of specific mitigation risks non-compliance with WCA 1981 and NPPF paras 186–188

Ex58. RHE Note on GCN Survey Sufficiency vs ES Appendix 7.21 (APP-0XX)

This exhibit contrasts the Applicant's Great Crested Newt (GCN) survey methodology with RHE's professional assessment. It highlights that the Applicant's survey coverage falls short of Natural England guidance, relying on limited HSI scoring and single-pond eDNA testing. RHE considers this insufficient in a fenland landscape containing multiple "Good" and "Excellent" suitability ponds. Further seasonal replication, broader pond coverage, and terrestrial habitat connectivity analysis are warranted.

Description:

The comparative table sets out key differences in survey scope and methodology. RHE notes that Beacon's limited eDNA testing and partial pond coverage do not meet NE standards to demonstrate GCN absence in fenland contexts. Several high-suitability ponds remain untested, and terrestrial connectivity between ponds and construction corridors has not been addressed, weakening the robustness of the Applicant's conclusions.

Source/Credit: RHE survey assessment (© RHE 2024).

Confidentiality / Use:

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Aspect	Beacon Fen Appendix 7.21	Rachel Hacking Ecology / Ecological Best Practice	Conflict / Commentary
Survey Methodology	Habitat Suitability Index (HSI) + eDNA testing (SureScreen) following Biggs et al. (2014); ~40 waterbodies assessed with varying levels of access.	RHE typically prefers multi-method surveys: HSI + eDNA + presence/absence surveys (torch, netting, egg search) in peak season (mid-March to June), especially in high-risk areas.	Beacon Fen relies solely on eDNA in at least one sampled pond (TF19643835), which returned negative but had "poor" suitability on HSI. No follow-up surveys are proposed.
Waterbody Coverage	Some ponds assessed only via HSI, no access for eDNA (e.g. Ponds 11, 12, 13a, 17, 29). Several with "Good" or "Excellent" suitability had no follow-up surveys.	RHE highlights that any Good/Excellent pond within 500m of the red line boundary, especially in lowland Fenland wet ditch systems, merits full survey effort.	At least 5 ponds rated "Good" or better had no eDNA sampling. This underrepresents potential GCN presence and risks breaching Natural England's standing advice.
Result Interpretation	One eDNA-tested pond (TF19643835) returned 0/12 positives (i.e. GCN absent). Sample integrity was confirmed (no inhibition/degradation). Beacon concludes GCN are not present.	RHE would argue a single negative eDNA sample in a "poor" pond does not prove site-level absence. HSI suggests multiple other ponds could support GCN but were not tested.	Beacon's conclusion of absence is premature and weakly supported. RHE would likely recommend precautionary mitigation due to landscape-scale pond density and incomplete sampling.
Pond Suitability Summary	~10+ ponds scored as "Good" to "Excellent"; others "Poor" or "Below Average"; 3 marked "No access". Only 1 eDNA test reported, many others HSI only.	Fenland landscapes are known to host metapopulations of GCNs — presence may shift yearly and be hard to detect without triangulated methods.	No population assessment or seasonal patterning discussed. The survey assumes static habitat occupancy which is ecologically flawed.

Aspect	Beacon Fen Appendix 7.21	Rachel Hacking Ecology / Ecological Best Practice	Conflict / Commentary
Consideration of Terrestrial Habitat	Terrestrial habitat given moderate scores (0.67 typical). No further analysis of GCN dispersal corridors or hibernacula areas.	RHE would insist on assessment of connectivity, particularly between ditch systems and undisturbed field margins, especially where ripping/topsoil stripping is planned.	Absence of connectivity analysis creates risk of severing unknown terrestrial links between ponds. Construction plans should account for this.
Impact Assessment	Based on one negative eDNA result, Beacon assumes GCN absence across the cable corridor. No European Protected Species (EPS) licence assumed needed.	RHE would likely contest this due to partial survey coverage, known presence of amphibians in nearby LWS ditches, and insufficient cumulative assessment.	EPS licence may still be required if any un-surveyed or inaccessible “good” ponds are found to support GCN in future.

Ex59. RHE Bat Activity Corridors vs ES Appendix 7.18 (APP-0XX)

This exhibit contrasts RHE's bat activity assessment with the Applicant's Environmental Statement Appendix 7.18. RHE identifies Great Hale Eau and associated hedgerows as key bat commuting and foraging corridors, including use by Annex II barbastelle bats. These landscape-scale ecological functions are under-represented in the Applicant's survey scope and impact assessment.

Description:

The comparative table sets out methodological and interpretive differences between RHE and the Applicant. RHE's landscape-scale assessment highlights the ecological significance of Great Hale Eau and connected corridors for commuting and foraging, particularly for Annex II species. By contrast, the Applicant's surveys are more limited in spatial scope and fail to capture the full ecological role of these features, indicating the need for enhanced consideration and mitigation measures.

Source/Credit: RHE Bat Activity Survey (© RHE 2024).

Confidentiality / Use:

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Aspect	Beacon Fen Appendix 7.18	Rachel Hacking Ecology (RHE)	Conflict / Commentary
Survey coverage	Static detectors and NBW transects focused within the cable and access corridors only	Wider landscape-level assessment, including Great Hale Eau and adjacent farmland habitat	Beacon's corridor-based approach omits broader ecological connectivity and landscape use
Species of Concern	Identifies barbastelle (regional value), Myotis spp., and Nathusius' pipistrelle (rare)	Places strong emphasis on hedgerow-linked corridors and watercourse commuting routes	Barbastelle and Myotis presence near Great Hale Eau underlines importance of maintaining connected habitat
Transect 4 (Great Hale area)	Myotis spp. and pipistrelle activity recorded; lowest activity transect but still shows use of drain margins	RHE highlights the same area (TN1, TN3) as key corridors for commuting and foraging activity	Beacon downplays value due to relative activity level; RHE sees corridor function as critical despite low numbers
Static 4 (east of Great Hale Eau)	Lowest activity recorded of all detectors, mostly common pipistrelle	RHE would argue low activity does not equal low ecological value due to microclimate, seasonal timing, and edge conditions	Risk of false negatives: poor weather or time of year can suppress activity; RHE applies precautionary principle
Connectivity & Corridor Function	Emphasises that bats use hedgerows and woodland edges, little activity in open fields	RHE reinforces same point, but highlights the cumulative impact of fragmentation due to trenching, lighting, and edge loss	Beacon's report confirms impact corridors exist but stops short of assessing disruption risk from construction
Mitigation	No further surveys proposed; static placement considered representative	RHE flags risk of seasonal underrepresentation and advises additional survey if routing changes	DCO's claim of survey sufficiency could be challenged under BCT Guidelines if construction near Static 4 or Transect 4 intensifies
Barbastelle Valuation	Site assigned regional value due to barbastelle presence, despite low activity	RHE would likely support this but stress that impacts on a rare Annex II species in even small numbers must be rigorously mitigated	Barbastelle triggers higher-level legal protections under Habitats Regs; sufficient to require route reconsideration under DCO rules

Ex60. RHE Bat Roost Potential vs ES Appendix 7.16 (APP-0XX)

This exhibit contrasts the Applicant's bat roost assessment with RHE's survey findings. RHE confirms moderate-to-high bat roost potential in trees and structures along the proposed cable corridor and highlights the need for targeted emergence/re-entry follow-up in accordance with Bat Conservation Trust (BCT) 2023 guidelines. The Applicant has not undertaken such surveys.

Description:

The comparative table sets out methodological and evidential differences between the Applicant's Appendix 7.16 and RHE's assessment. RHE identifies multiple moderate-to-high potential roost features within wooded corridors and recommends precautionary follow-up surveys to avoid legal non-compliance. In contrast, the Applicant relies on procedural OCEMP measures rather than targeted emergence surveys, falling short of BCT 2023 standards and potentially underestimating roost-related impacts.

Source/Credit: RHE Bat Roost Survey Assessment (© RHE 2024).

Confidentiality / Use:

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Aspect	Beacon Fen Appendix 7.16	Rachel Hacking Ecology (RHE)	Conflict / Commentary
Survey Scope	Assesses 86 trees with PRF-I, 40 with PRF-M, and 6 unoccupied buildings	Notes roosting potential along historic wooded drains, outbuildings, and hedgerows	Beacon identifies roost features but lacks follow-up; RHE contextualises roosts within landscape-scale corridor systems
Roost Type Differentiation	Describes PRF-I and PRF-M trees, but no species ID, seasonality, or roost function verified	Identifies likely transitional and maternity roost pressure around TN1 and associated hedgerows	Beacon omits emergence or re-entry surveys, missing legal thresholds under BCT 2023 guidance
Construction Risk Assessment	Recommends generic mitigation via OCEMP (avoid illumination, vibration, etc.)	Warns of disturbance from lighting, HDD, track widening near known ecological corridors	Beacon mitigation is procedural not spatial; lacks clarity on tree/building retention or disturbance mapping
Follow-up Survey	None proposed — assumes PRFs can be managed without emergence checks	RHE would trigger re-survey under precautionary principle for moderate-to-high potential sites	Fails BCT 2023 standard: PRF-M trees <i>require</i> emergence/re-entry surveys if impact cannot be ruled out
Legal Context	Acknowledges WCA 1981 and Habitats Regs 2017, but applies minimal interpretation	Emphasises that even <i>potential</i> roost loss requires Natural England licensing or confirmed absence	DCO risks breaching Reg. 43 by failing to confirm roost absence or obtain appropriate licences

Ex61. DSIT AI Growth Zone Expression of Interest Submission and Correspondence (March–April 2025)

This exhibit contains LCJMF's formal Expression of Interest (EOI) submitted to the Department for Science, Innovation and Technology (DSIT) under the AI Growth Zones Programme, together with associated correspondence. It evidences prior Government engagement on a nationally significant integrated AI–energy–food strategy at Little Hale Fen, contemporaneous with the Beacon Fen DCO process.

Description:

The EOI (26 March 2025) outlines the FenResilience proposal for a 500 MW+ modular AI infrastructure cluster, co-locating data centres, renewable generation, BESS, and a 60-acre glasshouse using residual heat, all adjacent to Viking Link, Triton Knoll, and Bicker Fen substation. The submission demonstrates LCJMF's strategic approach to hybrid infrastructure and network-efficient development. It includes the covering email to DSIT and follow-up correspondence through March–April 2025.

Source: LCJ Mountain Farms Ltd / DSIT correspondence.

Confidentiality / Use: Submitted for the sole purpose of this Examination (EN010151). Not for wider distribution outside the Examination without consent.

From: matthew.mountain@gmail.com <matthew.mountain@gmail.com>

Sent: Wednesday, 26 March 2025 6:10 PM

To: aigrowthzones@dsit.gov.uk

Cc: 'Ed Blundy' <Edward.Blundy@Brown-co.com>

Subject: LCJ Mountain Farms Ltd - South Lincolnshire, Little Hale Fen - > 3GW renewables and 250 acres of Grade 3 land - FenResilience Food + Energy + Technology Hub

Expression of Interest Submission

AI Growth Zones Programme

Submitted by: LCJ Mountain Farms Ltd

Date: 26.03.25

Contact: Matthew Mountain, Director

Email: matthew.mountain@gmail.com

Overview

LCJ Mountain Farms Ltd welcomes the opportunity to submit this Expression of Interest (EOI) to the Department for Science, Innovation and Technology (DSIT) in relation to the AI Growth Zones (AIGZ) initiative. Our site at Little Hale Fen, Lincolnshire, offers an exceptional and nationally significant opportunity to develop a strategic AI data centre campus with secure grid access, hybrid renewable power, resilient infrastructure, and integrated sustainability benefits across food production, water reuse, skills development, and transport.

Summary of Proposal

We propose a modular 500MW+ AI infrastructure cluster **delivered in stages** on our land at Little Hale Fen, contiguous to existing and emerging grid, solar, and battery assets. The site is surrounded by critical national energy infrastructure, including Triton Knoll Wind Farm, Viking Link Interconnector, Bicker Fen 400 kV substation, and AGR Renewables [REDACTED] schemes. This development would:

- Deliver a scalable hyperscale AI data centre campus across two flexible zones:

- Feed residual heat from the data centre into a 60-acre glasshouse for sustainable food production (using a closed-loop system).
- Leverage our existing 174,000 m³ winter-fill reservoir for water resilience and cooling — TF1741 1475
- Be located in a completely flat, accessible area at the edge of the Fens, minimising construction complexity.
- Be located in South Lincolnshire — a socio-economically underserved rural area, representing a major levelling-up opportunity.

Ex62. Applicant Land Interest Engagement Schedule (AS-095) – LCJMF Timeline Extract

This exhibit summarises the Applicant’s own engagement timeline with LCJ Mountain Farms Ltd, as recorded in the Land Interest Engagement Schedule (AS-095). It demonstrates that:

- Formal engagement did not commence until August 2023 (issuance of the Land Interest Questionnaire),
- Targeted consultation occurred between January–March 2024, and
- Heads of Terms were only issued in January 2025, with subsequent discussions in September 2025.

These dates contrast sharply with LCJMF’s earlier alternative land offers (November 2021, August 2023, November 2023), indicating that engagement occurred only after key routing and siting decisions had already been made. This supports LCJMF’s position that reasonable alternatives were not considered at the appropriate formative stage as required under PA 2008 ss42–44 and EN-1 §4.4.3.

Description: Extracted and summarised timeline covering Applicant correspondence, LIQ issuance, targeted consultation, and HoTs milestones alongside LCJMF’s alternative offers. Presented as consolidated table showing the engagement lag.

Source: Applicant Land Interest Engagement Schedule (AS-095); LCJ Mountain Farms Ltd internal records.

Confidentiality: For Examination use.

Affected Person	Agent / representative ¹	Book of Reference plot number ²	Plan reference number ³	Description of land and rights requested ⁴	Duration of temporary rights ⁵	Category 1 ⁶			Category 2 ⁷	When available Interested party / affected person reference number ⁸	When available Relevant representation reference number ⁹	When available Written representation reference number ¹⁰	Other document reference number ¹¹	Applicant's response references ¹²	Special category (Crown, allotment, National Trust etc) (Select from drop down list)	Special category - other information including confirmation of status ¹³	Is the affected person a statutory undertaker and is the land operational? (Select from drop down list)	Protective provision status (Select from drop down list)	Side agreements (Select from drop down list)
						Owners	Lessees or tenants	Occupiers											
LCJ Mountain Farms Limited	Edward Blundy – Brown & Co	11–3, 11–8, 12–2	Land Plans (AS-005) Sheets 11 and 12	CAR	N/A	Yes	No	Yes	N/A	TBC	RR-028	N/A	N/A	N/A	N/A	N/A	Not SU	Not required	Not required
		12–7, 12–8, 12–8, 12–10, 12–11, 12–14, 12–16, 12–17, 12–18, 12–19, 13–4, 13–18	Land Plans (AS-005) Sheets 12 and 13	CAR	N/A	Yes	No	No	N/A										
		13–5	Land Plans (AS-005) Sheet 13	TP	Approximately 12 - 24 months	Yes	No	No	N/A										
		9–9, 9–11, 11–8, 12–1	Land Plans (AS-005) Sheets 9, 11 and 12	CAR	N/A	No	Yes	Yes	N/A										

Affected Person	Status of objection ¹⁴	Heads of Terms (Select from drop down list)	Complete (Select from drop down list)	Last Updated [DD/MM/YYYY]
L C J Mountain Farms Limited	<p>In March 2023, the Applicant's Land Agent (Ardent) wrote to the Affected Person to introduce the Proposed Development and in relation to survey access.</p> <p>In May 2023, Ardent wrote to the Affected Person, inviting them to participate in the Non-Statutory Consultation.</p> <p>In August 2023, Ardent wrote to the Affected Person with an update on the proposed route for the grid connection.</p> <p>In December 2023, Ardent engaged with the Affected Person regarding a Land Interest Questionnaire. A completed Land Interest Questionnaire was returned in August 2024.</p> <p>In December 2023, Ardent engaged with the Affected Person in relation to access for intrusive survey works.</p> <p>In January 2024, Ardent wrote to the Affected Person inviting them to take part in the Statutory Consultation which took place between the 22nd January and 4th March 2024.</p> <p>In December 2024, Ardent wrote to the Affected Person inviting them to take part in the Targeted Consultation which took place between the 18th December and 19th January 2025.</p> <p>In January 2025, Ardent issued detailed Heads of Terms to secure the rights required to construct and operate the Proposed Development.</p> <p>The Affected Person has appointed an Agent who Ardent are engaging with in relation to the Heads of Terms, with a view to reaching a voluntary agreement before the end of Examination.</p> <p>In May 2025, Ardent sent a Section 58 notification of acceptance to the Affected Person. The Affected Person subsequently made a relevant representation [RR-026].</p> <p>In September 2025, Ardent met with the Affected Person and their Agent via Teams to discuss the terms of the proposed agreement in more detail. Revised Heads of Terms were subsequently issued to the Affected Person's Agent for review.</p>	Draft under discussion	No	09/09/2025

Ex63. LCJMF Contemporaneous Engagement Log (May 2023 – Feb 2025)

This exhibit evidences LCJMF's extensive and sustained efforts to engage proactively with the Applicant and its agents. The log documents over 65 hours of emails, calls, and meetings between May 2023 and February 2025 (highlighted in yellow), during which LCJMF repeatedly sought to discuss routing, BESS siting, reasonable alternatives, and land rights well before and throughout statutory consultation.

The engagement log records 2,180 minutes of Matthew Mountain's time, plus 685 minutes (John Mountain), 601 minutes (Lynne Mountain) and 60 minutes (Farm Manager) across 420 separate interactions, including unanswered emails, unreturned calls, repeated meeting requests, and legal correspondence via Mishcon de Reya and Brown & Co.

The contemporaneous records demonstrate that LCJMF actively engaged at every stage, rebutting any suggestion of landowner non-responsiveness. They also highlight the Applicant's failure to consult meaningfully at the formative design stage, contrary to the requirements of PA 2008 ss42–44 and EN-1 §4.4.3.

Source: LCJ Mountain Farms Ltd contemporaneous records and correspondence archive.

Confidentiality: For Examination use.

Date from	Start - Sydney	Time	Finish	Description	Org	Personnel	Type	Duration - minutes				Time Accrued - minutes	Response
								Matt Mountain	John Mountain	Lynne Mountain	Andy Fox - Farm Manager		
18.05.23		01.15	01.25	Email asking why Alex Milne [Ardent] is writing to us	Ardent	Alex Milne	Email	10	5	5		20	
05.08.23		01.20	01.35	Email asking why Sean Collins is writing to us	Ardent	Sean Collins	Email	15				0	
05.08.23		01.20	01.25	Email asking Ed Blundy to represent us	Brown and Co	Ed Blundy	Email	5	5	5		15	
04.08.23		02.23	02.43	Email from Ed explaining procedure of s172 powers	Brown and Co	Ed Blundy	Email	15	15	15		45	
05.08.23		02.24	02.30	response to Ed Blundy about other EA + LOA interrelated issues here	Brown and Co	Ed Blundy	Email	5				5	
15.08.23		17.05	17.35	Email to James Turley about DCO attempt	Low Carbon	James Turley	Email	30	5	5		40	No
18.08.23				Phone call to James Turley - unanswered	Low Carbon	James Turley	Telepho	5				5	No
18.08.23				Phone call to James Turley - unanswered	Low Carbon	James Turley	Telepho	5				5	No
18.08.23				Phone call to Sean Collins - unanswered	Ardent	Sean Collins	Telepho	5				5	No
18.08.23				Phone call to Alex Milne - unanswered	Ardent	Alex Milne	Telepho	5				5	No
18.08.23		19.24	19.54	In light of no one answering their phones - email to James Turley, Sean Collins and Alex Milne asking cabling route questions - no answer	Low Carbon	James Turley	Email	30	30	30		90	No
18.08.23				Phone call to Low Carbon Front Desk in London - left message for James Turley - no response	Low Carbon	James Turley	Telepho	5				5	No
18.08.23				Phone call to Sean Collins mobile - 07458 079390 - no answer - left message but call not returned	Ardent	Sean Collins	Telepho	5				5	No
18.08.23		20.30		Email back from James Turley saying reference team will look at our preferred cabling route	Low Carbon	James Turley	Email	5	5	5		15	
18.08.23		20.35		Email to James Turley asking if private wire - no response	Low Carbon	James Turley	Email	5				5	No
19.08.23		02.10		Email to James Turley, Sean Collins-Jones, Jessica Gough, James Hartley-Bond asking for a response - no response	Low Carbon	James Turley	Email	5				5	No
19.08.23		18.14		Email from Ed Blundy explaining that these wires / cables are private wire and not like NGVL	Brown and Co	Ed Blundy	Email	5	5	5		15	
22.08.23		09.31		Email from James Turley saying that he will respond to my questions as soon as they can - my questions remain unanswered	Low Carbon	James Turley	Email	5	5	5		15	
22.08.23		20.06		Email complaining about the community wide summer newsletter - the point at which we found out our whole farm would be cabled through with a 30 metre working corridor and a 15 m permanent easement [registering over 3,000 metres] and how no one from the project had coe to talk to us face to face or even answered our many questions	Low Carbon	James Turley	Email	50	10	10		70	No
22.08.23		21.04		Email to Mishcons	Mishcons		Email	25	25	25		75	
22.08.23		15.5		Email from Sean Collins asking about land that is for sale by private treaty in Little Hale Fen	Ardent	Sean Collins	Email	5				5	
22.08.23		02.53		Email response to Sean Collins embedding sale particulars	Ardent	Sean Collins	Email	10				10	
24.08.23		16.05		Email to Mishcons	Mishcons		Email	10	10	10		30	
28.08.23		16.04		Email to James Turley and his team saying that I was leaving the country 28.09.23 and we would appreciate a face to face conversation - no response	Low Carbon	James Turley	Email	20	20	20		60	No
28.08.23		16.54		Email to James Turley and his team asking for the position of the BESS and querying the summer 2024 DCO application in the Beacon Fen Summer Newsletter - no response	Low Carbon	James Turley	Email	20	20	20		60	No
30.08.23		17.44		Email from Ed Blundy saying he had spoken to James Turley and explained that they are looking to fall back on DC powers. JT asked if AGR 50 MW was in the public domain. Ed Blundy said it wasn't his place to say anything here.	Brown and Co	Ed Blundy	Email	20	20	20		60	
30.08.23		18.01		Ed confirmed that he will be our agent and act for us with Ardent.	Brown and Co	Ed Blundy	Email	10	10	10		30	
30.08.23		18.13		MM email back to explaining our position	Brown and Co	Ed Blundy	Email	5				5	
30.08.23		04.02		EB asking for LC newsletter and mapping of proposed cable route	Brown and Co	Ed Blundy	Email	40	40	40		120	
30.08.23				Emails about working corridor widths, permanent easement widths neutering all other development opportunities	Brown and Co	Ed Blundy	Email	40	40	40		120	
31.08.23		15.13		Emails asking why cant go down Little Hale Fen Road, and further why cant they T into the 400 kv line where they are 500 metres away in Ewerby, also AGR's planning documents specifically acknowledging that they looked for sites < 4 km from Bicker 400kv substation so this would neuter any future development plans and compensation discussed would be tiny compared to the opportunity cost	Brown and Co	Ed Blundy	Email	40	40	40		120	
31.08.23				Family meeting about our response		Lynne Mountain +	meeting	60	60	60		180	
13.09.23				Phone call to Ian Cuncliffe who couldn't talk as he said he was picking his child up from school	Ardent	Ian Cuncliffe	Telepho	5				5	
13.09.23		003.05		Email from Ian Cuncliffe detailing working corridor width [30 metres] and he "thought" the permanent easement was around 10 metres. Legal fees will be underwritten for documenting any agreement reached between the parties. No fees are payable for objecting to the project	Ardent	Ian Cuncliffe	Email	15	15	15		45	

13.09.23	20.18	Email to Ian Cuncliffe and James Turley, acknowledging that the Helpingham section had been dropped due to overlap with Anglian Water's South Lincs Reservoir, and therefore asking if there was spare capacity to add us to the scheme for solar and / or BESS to somewhat offset the permanent easement destroying all future development opportunities. I also asked what MW the new scheme is seeing as there is 600 MW on the TEC register	Low Carbon	James Turley	Email	20	20	20	60	No
28.09.23	19.49	Email to Mishcons	Mishcons			20	20	20	60	
10.11.23		Whatsapp - Ed Blundy - saying he had spoken to Ian Cuncliffe	Brown and Co	Ed Blundy	Whatsapp	5			5	
11.11.23	09.21	Email from MM to EB complaining about Low Carbon and / or Ardent not meeting us face to face (especially as they know us for m3 years ago) after the summer newsletter showing that they intend to cable across our whole farm east to west which is in excess of 3,000 metres and about half of their cabling route from Ewerby Thorpe to the South Forty Foot. We are also the tenant on two other more northerly fields that they are hoping to cable through so this should be a very important conversation for them	Brown and Co	Ed Blundy	Email	20	20	20	60	
15.11.23	16.13	Email to EB asking him to ask Ardent, again, where the BESS is. Ian Cuncliffe said he didn't even know if there was a BESS. I asked Ed to also ask why aren't they going into 400 kv line.	Brown and Co	Ed Blundy	Email	10	10	10	30	
17.11.23	06.43	Email from Ed Blundy outlining the discussion with Ian Cuncliffe and the imminent papers being served despite no face to face meeting and so many unanswered emails / questions including why us and why not one field north (Council Farms). We have already been subject to NGVL corridor and they haven't. The burden of cabling has been unfairly carried by us.	Brown and Co	Ed Blundy	Email	10	10	10	30	
17.11.23	14.51	Email to Ed Blundy asking if he had claimed 3 year old Low Carbon fees for when they tried to get us in an NSIP but pulled away citing cumulative impact [risk] which was clearly a lie.	Brown and Co	Ed Blundy	Email	10			10	
25.11.23	12.49	Email to Mishcons about finding out in the Beacon Fen Newsletter about the cabling attempt through us [3 km] despite us actually knowing James Turley very well	Mishcons	Chanez Lowe + Tom Barton	Email	60			60	
28.11.23	8.00	Teams meeting with Tom Barton: Proposed approach to progressing both an objection to the DCO and a commercial private treaty deal in tandem (each without prejudice to each other); Recoverability of legal fees, particularly in relation to the objection piece; Options for instructing counsel and Next steps.	Mishcons	Tom Barton	Teams	30			30	
05.12.23	08.33	Email to Ed Blundy about our own highest and best use projects	Brown and Co	Ed Blundy	Email	20			20	
07.12.23	08.08	Email to Tom Barton and Ed Blundy about quote	Mishcons and Brown & Co	Tom Barton and Ed	Email	6			6	
07.12.23	08.39	Email from Tom Barton about undertaking for fees and defence	Mishcons	Tom Barton	Email	12			12	
08.012.23	13.43	Email from Ian Cuncliffe - re BESS on LCJMF Land - I have spoken to my client and regrettably it remains the position that BESS on your client's land cannot be accommodated within the proposals being taken forward as part of this project								
09.12.23		Email to Tom Barton about ARAG Commercial Dispute Insurance	Mishcons	Tom Barton	Email	12			12	
09.12.23	14.54	Email to John and Lynne Mountain about corridor	LCJMF	Lynne Mountain +	Email	12	12	12	36	
08.12.23	13.43	Email from Ian Cuncliffe re With respect to the route corridor selection for the cable; this has been comprehensively 'optioneered' with a number of relevant environmental and other factors considered. The detail of this exercise will be set out when we go to statutory consultation in the early part of next year. Your client will be able to respond formally to the consultation and we will, of course, be willing to meet with you and your client to discuss the information that will be presented.	Ardent	Ian Cuncliffe	Email	18	18	18	54	
12.12.23	07.17	Email to Ed Blundy explaining that I completely disagreed with the sentence - "we note no response / refusal has been received and now also write to seek access to carry out intrusive surveys." Look at how many times I have tried to meet Low Carbon and Ardent [above]	Brown and Co + Mishcons	Tom Barton and Ed Blundy	Email	18			18	
13.12.23	11.08	Email to Tom Barton about access route going under 400 kv line and why there cant be a substation built there or going into the 400 kv line	Mishcons	Tom Barton	Email	18			18	
19.12.23	07.36	Detailed email to Tom Barton about the compromise of our own highest and best use projects	Mishcons	Tom Barton	Email	42			42	
19.12.23	09.13	QGIS Mapping of NSIP projects to the north of LCI Mountain Farms Ltd to show proximity [cumulative impact] and to query why they cant come into Bicker 400 kv substation together on the east side of the South Forty Foot	Mishcons	Tom Barton	Email	24			24	
19.12.23	18.55	Email to Tom Barton showing James Turley pulling out of NSIP talks with LCJMF due to concerns about cumulative impact when 99.99 MW was on the TEC Register but now there is 2,132 MW	Mishcons	Tom Barton	Email	18			18	

21.12.23		Letter to Ardent from Mishcons -								
06.01.24		1. Why it is not possible to tee off the existing 400kv line running to Bicker substation, avoiding the need for the current proposed cabling route. We note from our maps that you have a corridor right under the 400kv line at the south west of Ewerby village linking the site to the A17;	Ardent	Sean Collins Jones	Letter via email	24	24	24	72	
14.01.24	13.07	2. Why the cabling cannot be run north - south rather than east - west which would considerably decrease the Project's impact on my Client's land;	Mishcons	Tom Barton	Email	18			18	
18.01.24	07.44	3. Whether diverting the cabling through land to the north of our client's land has been considered, given it is in the ownership of Lincolnshire County Council;	Mishcons	Tom Barton	Email	6			6	
		4. Why when the project is listed on the Transmission Entry Capacity register as a 600MW project although your letter refers to a 400MW project;	Mishcons	Tom Barton	Email	12			12	
		5. Why the cabling cannot follow the Little Hale Fen Road (per the AGR Solar project);								
		6. Whether the Project will incorporate BESS and if so where this is anticipated to be located; and								
		7. Use of our client's land for a previous potential BESS and solar project was not progressed in 2021 by Low Carbon because of "the acreage available and the proximity to numerous other solar schemes (and therefore project risks through cumulative impact)". 1. How has Low Carbon satisfied itself that the same issues of cumulative impact do not apply to the Project.								
		Email to To Barton about s172 notices and the very wet state of the land for surveys	Mishcons	Tom Barton	Email	18			18	
		Email about undertaking for fees and Land referencing Forms	Mishcons	Tom Barton	Email	6			6	
		Email to Tom Barton about the initial letter they sent in to Low Carbon and whether we had had a response	Mishcons	Tom Barton	Email	12			12	
		via letters dated 30/03/2023, 14/04/2023, 05/08/2023, and 08/12/2023 to gain access to the Land to carry out surveys in relation to the Project. As explained in our previous correspondence, these surveys are necessary to provide our engineers and designers with a better understanding of the land which will better inform the development of the Project's DCO application, and particularly the Environmental Impact Assessment. Unfortunately, we have not been able to agree voluntary access with you to the Land either due to lack of response or explicit refusal to engage with us about this matter. As outlined in the letter dated 8th December 2023, we now write to confirm our intention to take entry to the Land pursuant to section 172 of the Housing and Planning Act 2016 ("the 2016 Act") for the purpose of carrying out the surveys in connection with the Project."								
23.01.24	06.54	I have been trying to have a meeting with Low Carbon and Ardent for months - see above.	Mishcons	Tom Barton	Email	24			24	
23.01.24		Discussion about the Housing and Planning Act 2016 (the "2016 Act")	Mishcons	Tom Barton	Email	6			6	
23.01.24	21.02	Email about the PEIR documents - A combination of desktop studies and site walkovers were undertaken in order to identify key environmental constraints in relation to the potential cable route search area, comprising land between BFN, BFS and Bicker Fen substation.	Mishcons	Tom Barton	Email	18			18	
		submission of the Scoping Report further refinement took place. Environmental, land and planning constraints were mapped within the Cable Route Search Area and reviewed by the Applicant's project team, including the designers, in order to start identifying potential cable routes within the Search Area. This included consideration of which routes could avoid key environmental constraints including Local Wildlife Sites and archaeological records and other heritage receptors, alongside other matters such as consideration of railway crossings, access requirements and other planning proposals."								
23.01.24	21.02	Option 1 is the shortest route, therefore reducing the scale and geographical extent of potential environmental effects. This option avoids the archaeological receptors to the east, close to Option 2, whilst also reducing the number of residential receptors in close proximity to the route.	Mishcons	Tom Barton	Email	24			24	

23.01.24	21.30	Email to share British Museum artifact in Mastins Corner which is not mentioned in the PEIR documents but is right in the middle of the corridor.	Mishcons	Tom Barton	Email	6					6	
24.01.24		Email about poor conditions for survey	Mishcons	Tom Barton	Email	6					6	
25.01.24	19.32	Email to Ian Cuncliffe about surveys and wet conditions of farm and how the Option 1 cable line in the PEIR documents does not even match up with the cable corridor and falls outside it on our farm	Ardent	Ian Cuncliffe	Email	24					24	
30.01.24	06.48	Email to Tom Barton and Ed Blundy about meeting agenda seeing with Low Carbon and Ardent	Mishcons	Tom Barton	Email	24					24	
30.01.24	11.56	Email about Gate 2 offer to a project on the cable corridor	Mishcons	Tom Barton	Email	24					24	
01.02.24	21.44	Email to Lincolnshire Wildlife Trust about incorrect PEIR documents	Mishcons	Tom Barton	Email	6					6	
01.02.24	22.16	Email to Tom Barton about incorrect PEIR documents	Mishcons	Tom Barton	Email	6					6	
01.02.24	22.38	Email to Ed Blundy and Tom Barton about 400 kV line	Brown & Co	Ed Blundy	Email	18					18	
01.02.24	22.38	Email from Lincs Wildlife Trust - Yes that's right - these are the only Local Wildlife Sites in the immediate vicinity of the cable route, the next closest being north of Ewerby (parts of the River Sleas/Evedon Wood) or west of Heckington (rail cutting at Beacon Hill)	Lincs Wild Trust	Charlie Barnes	Email	6					6	
02.02.24	15.45	Email to Ed Blundy and Tom Barton creating agenda for Low Carbon meeting - 02.02.24	Brown & Co	Ed Blundy	Email	24					24	
06.02.24	20.42	Sharing of agenda and meeting notes with Directors of LCJMF	LCJMF	John and	Email	24	24	24			72	
07.02.24	09.16	Email to Ed Blundy about the interplay with LCJMF own highest and best use projects	Brown & Co	Ed Blundy	Email	24					24	
07.02.24	21.18	Email to Tom Barton about the incorrect labelling of the option 1 cable route on our farm in the PEIR documents which even falls outside the corridor by c 700 metres at one point using trig points on the maps.	Mishcons	Tom Barton	Email	18					18	
07.02.24	21.53	Option 1 and 2 cable routes appear to have alternative final mile routes - both routes turn 90 degrees or go straight on. Also discussion about going into the 400 kV overhead transmission line to get across the South Forty Foot.	Brown & Co	Ed Blundy	Email	18					18	
08.02.24	18.15	Email to Ed Blundy asking for an audit on fees / time spent on Low Carbon issues	Brown & Co	Ed Blundy	Email	6					6	
09.02.24	21.18	Email to developer whose projects may be compromised by this cable	Anonymous	Anonymous	Email	24					24	
10.02.24	07.23	Email to Tom Barton about other developer's clause - (This is Exclusivity intended to be legally binding) During the period of 14 months commencing on the date of this Exclusivity Agreement ("the Exclusivity Period") the Landowner agrees it will not: invite tenders or enter into negotiations with any third party, for the sale, development, letting or charging of the Property; or allow any person to view, measure, survey or carry out site investigations on the Property (other than the Tenant's surveyors and the Tenant's other professional advisers) unless required to do so by law	Mishcons	Tom Barton	Email	24					24	
14.02.24	20.11	Emails to other developers and Tom Barton formulating information to help present to Low Carbon illustrating other interests	Many	Tom Barton	Email	24					24	
16.02.24	17.41	Discussion with Ed Blundy and Tom Barton about Beacon Fen and Ecotricity's Heckington fen NSIPs and how they "could" be working together better - Currently there is an overlap on the southern section of the Offsite Cable Route Corridor and the preferred cable route option for Beacon Fen. The Heckington Fen DCO has assessed the potential impacts of Indicative Drill Locations for cabling within the Energy Park and the Offsite Cable Route Corridor. Within the area of where the Order Limits of the two sites overlap there are 13No. Indicative Drill Locations for the laying of the offsite underground cable route (Drill Locations A20-A29 and B1-B3) Document Reference (PS-089). These Indicative Drill locations have been assessed in the Proposed Development as either having the potential for an HDD or a similar technology or an 'open cut' to allow the cabling to laid. At Deadline 5 the Applicant has submitted a 'Joint Position Statement with Beacon Fen Energy Park Ltd' (document reference: ExAJPSBeaconFen.D5.V1). The Applicant has confirmed that all cabling laid for the Heckington Fen application will run within a separate ducting system to that of Beacon Fen Energy Park. It can therefore be concluded the two schemes will not utilise the same HDD drills or open cut cable trenches as assessed in the Proposed Development ES. Therefore, no cumulative assessment has taken place between these two sites to determine the potential environmental impacts of these two schemes using the same indicative drill locations. The Beacon Fen PEIR makes no reference to the possible locations of drill locations within the overlapping sections of the cable routes. - EN010123-001044-ExA.IRReport-D4.V3 - Interrelationship with other Nationally Significant Infrastructure Projects - Rev 3 track.pdf	Brown & Co	Ed Blundy	Email	36					36	

		EN010123-001044-ExA.IRReport-D4.V3 - Interrelationship with other Nationally Significant Infrastructure Projects - Rev 3 track.pdf (planninginspectorate.gov.uk)									0	
17.02.24	09.29	Discussion about resources to create map of LCJMF highest and best use projects.	Brown & Co + Mishcons	Ed Blundy + Tom Barton	Email	24					24	
19.02.24	05.58	Discussion about fees incurred - "sustained" objection to the DCO	Mishcons	Tom Barton	Email	24					24	
28.02.24	07.08	Discussion about mapping of LCJMF highest and best use projects	Mishcons	Tom Barton	Email	24					24	
29.02.24	05.25	Discussion about glasshouse design and drawings	Mishcons	Tom Barton	Email	18					18	
02.03.24	08.45	Email showing 420 mins of attempted engagement with Ardent and Low Carbon 15.08.23 to 28.08.23 when I was back in the UK	Mishcons	Tom Barton	Email	18					18	
02.03.24	13.21	Email discussion cable interplay with highest and best use projects	Mishcons	Tom Barton	Email	24					24	
03.03.24	20.24	Extension to consultation deadline for LCJMF due to change in boundary lines. New date 17.03.24	Mishcons	Tom Barton	Email	18					18	
04.03.24	22.15	Email showing PEIR documents and incorrect Option 1 cable pathway which is outside the boundary	Mishcons	Tom Barton	Email	24					24	
06.03.24	19.33	Email / Complaint - from John Mountain [and the Mountain Family] confirming that he does absolutely object to the surveys and under no circumstances said that he was fine with them [Sean Collins-Jones]	Ardent	Sean Collins Jones	Email	24	24	24			72	
07.03.24	11.18	Complaint - Wardell Armstrong walked through recently sprayed fields (fungicide) exposing LCJMF to liability. Complaint about working procedures.	Mishcons	Tom Barton	Email	36	12	12	12		72	
08.03.24	10.36	Complaint to Sean Collins-Jones about survey personnel walking through recently sprayed fields and lack of informing us of presence and asking LCJMF about recent spray programmes, Complaint - Sean Collins-Jones shared an email thread with LCJMF's Farm Manager which contained sensitive information about LCJMF's highest and best use projects of its own. This threatens LCJMF workforce with the possibility of losing our farm manager.	Ardent	Sean C Jones	Email	36	12	12	12		72	
08.03.24	12.03	Email to Jessica Gough about LWS status sites and ecology information	Low Carbon	Jessica Gough	Email	8	8	8			48	
12.03.24	20.23	MM amendments to objection letter	Mishcons	Tom Barton	Email	36	12				18	
18.03.24	18.11	Email to Ardent about safe working practices of Wardell Armstrong personnel on our farm during spring spraying programmes. Working group email distribution list	Ardent	Sean C Jones	Email	24	12	12	12		60	
20.03.24	22.02	Email to Katrina Salmon - Wardell Armstrong - about joint safe working practices [spring spraying season] and ecology surveys done by LCJMF	Wardell Armstrong	Katrina Salmon	Email	24	12		12		48	
26.03.24	10.41	Email to Mishcons about not being contacted about John Cope's land which LCJMF rents and which is in the corridor. John Cope confirmed tp me that he said to LC representatives that they needed to contact me.	Mishcons	Tom Barton	Email	18	6				24	
05.04.24	09.56	Response from Mishcons re Objection Letter - On the DCO objection there is nothing to do until we have received their response. We then submit a further objection when they submit the Order to the Secretary of State for confirmation, following that there will likely be a public inquiry where we can make submissions as well as cross examine LC's experts.	Mishcons	Tom Barton	Email	18	18	18			54	
13.04.24	07.44	Email to Mary Haine re geophysical surveys and not driving on crops	Wardell Armstrong	Mary Haine	Email	18	6		6		30	
20.04.24	17.01	Email to Mary Haine about LWS status sites and ecology and alternative routes	Wardell Armstrong	Mary Haine	Email	18	6		6		30	
17.05.24	07.19	Discussion about Option 3 cable route going down the Little Hale Fen Road	Brown & Co	Ed Blundy	Email	18	6				24	
01.06.24	13.09	Email to Jessica Gough about alternative routes	Low Carbon	Jessica Gough	Email	36	18				54	
03.06.24	06.29	Email asking if botanical surveyors have a lot of experience - higher than FISC level 4 or an equivalent [and be more than just competent if taking on aquatic vegetation surveys].	Wardell Armstrong	Kerris Taylor	Email	18	6				24	
21.06.24	11.14	Email to Jessica Gough highlighting lack of engagement	Low Carbon	Jessica Gough	Email	36	12				48	

[illegible]

End of submission.