



B O S T O N
BOROUGH COUNCIL

Municipal Buildings, West Street, Boston, Lincolnshire, PE21 8QR

Beacon Fen Energy Park (Project Reference: EN 010151)

Boston Borough Council (IP Reference F630967F7)

Response to Examining Authority First Set of Written Questions (PD-007)

Deadline 2 Submission (21st October 2025).

This submission constitutes the responses from Boston Borough Council (BBC) to the questions raised by the ExA in ExQ1 (PD-007). The responses are set out in an amended form of the table provided by the ExA in ExA Q1. The table has been amended to delete the questions which are not addressed to BBC and add a response column.

ExA Q1	Question to	Question	BBC Answer
GCT.1.1	Host local authorities (HLAs)	<p>Planning Policy</p> <p>If not in your Local Impact Reports (LIR), all local authorities are asked to provide full copies of any development plan policies referred to in any of your submissions and confirm the status of the relevant plan. Should you refer to any additional development plan policies at any time in your future submissions to the Examining Authority (ExA), if they have not already been provided, please also submit copies of these into the examination. The ExA also asks to be kept up-to-date on changes to the status of any development plan which a local authority has previously relied upon during examination.</p>	<p>Appendix A of the Local Impact Report contains the wording of the relevant local planning policies from the SELLP referenced within BBC's submissions.</p> <p>The South East Lincolnshire Local Plan'(SELLP) 2011-2036, was adopted on 8th March 2019. The South East Lincolnshire Joint Strategic Planning Committee met on 1 July 2024 to consider a report on the review that had been undertaken on the SELLP.</p> <p>The conclusion of the review was that (a) the 5-year review of the SELLP had been completed and that, based on the review that had taken place, (b) there was no requirement to update the Local Plan at that time.</p> <p>BBC will keep the ExA updated on any change to the status of the policies of the SELLP of the Local Plan itself during the Examination.</p>

ExA Q1	Question to	Question	BBC Answer
GCT.1.2	HLAs	Environmental Impact Assessment (EIA) Scoping Appendix 1.1. Scoping Report [APP-071] includes the applicant's assessment of the relevant local policy context. Are the HLAs content with the applicant's policy analysis?	<p>BBC have previously agreed the relevant local planning policies for the Proposed Development with the Applicant which is contained within the current draft SoCG (APP-283). For the avoidance of doubt these are:</p> <ul style="list-style-type: none"> • Policy 1 Spatial Strategy (Part D) • Policy 2 'Development Management' • Policy 3 'Design of New Development' • Policy 4 'Approach to Flood Risk' • Policy 28 'The Natural Environment' • Policy 29 'The Historic Environment' • Policy 30 'Pollution' • Policy 31 'Climate Change and Renewable and Low Carbon Energy' • Policy 32 Community, Health and Well Being (Part 1) <p>The agreed policies within the draft SoCG go further than that of the EIA Scoping Report which quotes only policies 4, 29 and 31 from the SELLP.</p> <p>The submitted Planning Statement (APP-277) aligns with the draft SoCG referencing the above policies at table 5.3. Table 4C at Appendix 4 to the Planning Statement sets out assessment against these policies.</p>

			<p>BBC Answer to GCT 1.2 continued</p> <p>The Applicants assessment of these particular policies should be considered in the context of BBC's LIR (REP1-059) and WR (REP1-060) submitted at deadline one which sets out a number of concerns in relation to:</p> <ul style="list-style-type: none"> • The loss of agricultural land, including high quality Best and Most Versatile Agricultural Land. • The scale and significance of the impact on the landscape and visual amenity of the area including the impacts on Landscape Character Area, nearby residential properties and Public Rights of Way. • Biodiversity Net Gain and impact upon LWS South Forty Foot Drain. • The significance of disruption to the community during the construction phase <p>Until these matters are resolved with the Applicant or further discussions have taken place then BBC is unlikely to agree to the assessment of those policies that relate to the above subject matter.</p> <p>The Applicant also makes the assessment against policies of the SELLP for the whole scheme i.e. suggest compliance with policies based upon infrastructure or enhancement that are not located within the Borough's area.</p>
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			<p>BBC Answer to GCT 1.2 continued</p> <p>For Example,</p> <ul style="list-style-type: none"> • the Applicant when assessing Policy 1 references Biodiversity Net Gain but there is currently no Biodiversity Net Gain to the Borough. • The Applicant when assessing Policy 32 also references enhancement to PROW via the new footbridge over the dyke on the northeast border, connecting the PROW to a wider network of PROWs and safe crossing points will be created for the PROWs that cross the Bespoke Access Road, however these are not located within the Borough either.
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ExA Q1	Question to	Question	BBC Answer
GCT.1.3	HLAs	Statutory Consultees - Table 15.1 of appendix 1.1. Scoping Report [APP-071] includes the summary of what has been scoped in and scoped out of the EIA? Are the HLAs and statutory consultees content with the applicant's approach?	BBC did not raise any concerns at the EIA Scoping stage for matters that were to be scoped in or out of the ES. Having reviewed table 15.1 of appendix 1.1 Scoping Report (APP-071) for any matters that may have changed since the EIA Scoping stage BBC can confirm that they are content with the Applicants approach to scoping in and scoping out of matters at table 15.1 of appendix 1.1 Scoping Report (APP-071).
GCT.1.4	HLAs	Neighbourhood Plans - Can you confirm whether there are any relevant made or emerging neighbourhood plans that the ExA should be aware of? If there are, can you: 1. Provide details, confirm their status and – if they are emerging – the expected timescales for their completion. 2. Provide a copy of the made plan or a copy of the latest draft. 3. Indicate what weight you consider the ExA should give to these documents.	There are no made or emerging Neighbourhood Plans that effect the Proposed Development that the ExA should be aware of.
GCT.1.5	HLAs Statutory Consultees	Updates on development - Please provide an update on any submitted planning applications or consents granted since the application was submitted that could either affect the proposed development or be affected by the proposed development and whether these would affect the conclusions reached in the Environmental Statement (ES).	BBC notes the submission of planning application reference B/25/0299 – BESS at land to the east of Bicker Fen Substation which was received 28/05/2025 and remains undetermined. This site is not included on the Applicants long list (APP-081) or short list (APP-082). Application reference B/25/0224 should be added to the list and considered due to the overlap and being adjacent to the Order Limits accepting however that the application is yet to be determined.

ExA Q1	Question to	Question	BBC Answer
GCT.1.7	Applicant HLAs All local authorities Prescribed consultees Interested parties (IPs)	Central Government Policy and Guidance - Are you aware of any updates or changes to Government Policy or Guidance (including emerging policies) relevant to the determination of this application that have occurred since it was submitted? If yes, what are these changes and what are the implications for the application?	No, BBC are not aware of any changes to Government Policy or Guidance relevant to the determination of the DCO and relevant to those matters that BBC would comment upon as a Borough Council, that have occurred since submission of the DCO.
GCT.1.8	HLAs All local authorities Prescribed consultees IPs	Issues for Examination - Requests have been made to the ExA, at both the Preliminary Meeting (PM) and Issue Specific Hearing 1 (ISH1), for certain topics to be considered for future hearings. The ExA asks for a list of topics to be submitted which you believe would benefit from being examined in a hearing context and why a hearing, as opposed to written representations, would be needed?	<p>BBC consider that landscape and visual effects of the extension to the Substation at Bicker Fen particularly in regard to the mitigation proposed, BNG and the Construction Impacts including Cumulative Impacts should be considered for a future Hearing Topic.</p> <p>The reasons for the request are so that:</p> <ul style="list-style-type: none"> the landscape and visual mitigation and BNG for the Borough can be thoroughly examined; and to provide reassurance that all has been done that is possible to ensure that adequate construction impact management and mitigation is in place and secured within the Requirements of the draft DCO. <p>BBC will however be discussing these matters with the Applicant as the Examination progresses.</p>

ExA Q1	Question to	Question	BBC Answer
GCT.1.11	Applicant HLAs	Can the applicant please set out what considerations it has given to the need to develop a s106 agreement with the HLAs, namely Lincolnshire County Council, North Kesteven District Council and Boston Borough Council? And, if the applicant feels there is a need for one, what are the topics and issues that the s106 agreement should cover? Can the HLAs confirm their position in relation to the need for a s106 agreement and confirm if any discussions or consideration has been given to this?	<p>BBC in their Written Representation (REP1-060) and Local Impact Report (REP1-059) have set out concerns regarding the mitigation of the landscape and visual effects of the extension to Bicker Fen Substation, BNG within the Borough and the uncertainty over the delivery of Socio-Economic benefits. The resolution of these concerns may result in the potential need for s106 agreement in regard to:</p> <ul style="list-style-type: none"> • mitigation for the landscape and visual effects of the extension to the Substation, if not site-specific measures, then via contributions. • BNG measures that benefit the Borough, if not site-specific measures, then via contributions. • a Employment Skills and Education contribution that would secure funds for initiatives and commitments within the OSSCEP(APP-179). This is particularly in regard to (1) Reskilling of temporary farm workers to avoid economic displacement, and/or support in finding alternative agricultural work; and (2) Potential upskilling of local residents through apprenticeships and partnerships with local educational institutions. <p>BBC intends to discuss these matters further with the Applicant through the Examination.</p>

ExA Q1	Question to	Question	BBC Answer
GCT.1.12	Applicant HLAs Statutory Undertakers (SUs)	The applicant has presented a Long and Short List of Committed Development [APP-102] and [APP-103]. Can all HLAs confirm if they are happy with the list provided or if there are any further projects that they wish to add? Other IPs, namely SUs, are also invited to comment	The Long and Short list references APP-081 and APP-082 do not include those developments listed in answer to ExA Q1 GCT.1.5 above. Application reference B/25/0224 should be added to the list and considered due to the overlap and being adjacent to the Order Limits accepting however that the application is yet to be determined.
CA.1.7	HLAs National Highways	In your role as the Local Planning Authority (LPA) and the Highway Authority are you aware of: 1. Any reasonable alternatives to CA or Temporary Possession (TP) for land sought by the applicant? 2. Any areas of land or rights that the applicant is seeking the powers to acquire but that you consider would not be needed? If so, please provide details on which plots and explain why you consider they would not need to be acquired.	No BBC are not aware that there are (1) any reasonable alternatives to CA or Temporary Possession (TP) for land sought by the applicant and (2) any areas of land or rights that the applicant is seeking the powers to acquire but that you consider would not be needed.
HEN.1.1	Historic England HLAs	Can Historic England and the HLAs confirm they are in agreement with the applicant's methodology and overall assessment of effects on cultural heritage?	Yes, BBC are in agreement with the applicant's methodology for built heritage however it should be noted that there are no designated heritage assets within the Order Limits within BBC's area. And BBC also have an agreement with the County Council, that they will act on the Boroughs behalf in relation to Archaeology therefore the County Council are better placed to answer this question in respect of Archaeology.

ExA Q1	Question to	Question	BBC Answer
HEN.1.9	Applicant Historic England HLAs	Can HLAs confirm if they are in agreement with Historic England's assessment in relation to the effects of the proposed development on the setting of designated heritage assets and on archaeological remains?	BBC notes that the designated heritage assets mentioned by Historic England are all within North Kesteven's area and as confirmed by our Local Impact Report BBC have an agreement with the County Council, that they will act on the Boroughs behalf in relation to Archaeology. BBC therefore have no comments to make with North Kesteven and the County Council better placed to answer this question.
LSV.1.1	LPAs	Are the relevant LPAs satisfied that the assessment has established an appropriate study area and all relevant landscape and visual receptors have been identified?	Yes, BBC are satisfied with the study area and landscape and visual receptors identified for the Proposed Development but have identified a number of matters in relation to landscape and visual effects within the Local Impact Report (REP1-059) and Written Representation (REP1-060).
LSV.1.2	LPAs IPs	Are the relevant LPAs and other IPs content with the methodology used by the applicant to identify the landscape and visual effects of the proposed development	Yes, BBC are content with the methodology to identify the landscape and visual effects of the Proposed Development but have identified a number of matters in relation to landscape and visual effects within the Local Impact Report (REP1-059) and Written Representation (REP1-060).