

Application by Beacon Fen Energy Park Limited for an Order Granting Development Consent for the Beacon Fen Energy Park Project

Agenda for Issue Specific Hearing 3 (ISH3) on Environmental Matters:

Hearing	Date and Time	Location
Issue Specific Hearing 3 (ISH3) on Environmental Matters	Thursday 13 November 2025	All hearings will be blended events at: The Barn Hotel, Toll Bar Road, Marston, Grantham NE32 2HT
<ul style="list-style-type: none">• Development Consent Order	Registration process from: 09:30	And
<ul style="list-style-type: none">• Land Use• Water Environment and Flood Risk	Hearing starts: 10:00	By virtual means using Microsoft Teams
<ul style="list-style-type: none">• Cumulative Effects		Full instructions on how to join online or by telephone will be provided in advance to those who have pre-registered.

Agenda

1. Welcome, introductions, arrangements for the Hearing

2. Purpose of the Issue Specific Hearing

The main purpose of the ISH3 is to undertake an oral examination of environmental matters as identified in annex C of the [Rule 6](#) letter, namely matters linked to the Development Consent Order, Land Use, Water Environment and Flood Risk and Cumulative effects.

3. Development Consent Order

The purpose of this item is to examine the applicant's draft Development Consent Order (dDCO) articles and schedules.

This discussion will be informed by written submissions received up to this point, with a particular focus on:

- Statement of Reasons [APP-042];
- ES Non-Technical Summary [APP-051];
- Chapter 2 The Proposed Development [APP-053];
- Planning Statement [APP-277];
- Figure 1.2 Site Area Plan (Revision 1) [REP2-024];
- Draft Development Consent Order (dDCO) [REP2-004/005];
- Schedule of changes to the dDCO [REP2-003];
- Explanatory Memorandum [REP2-006/007];
- Detailed Land and Rights Negotiations Tracker [REP2-011/012];
- Statement of Commonality (Revision 2) [REP2-037/038];
- Lincolnshire County Council (LCC) Local Impact Report (LIR) [REP1-044];
- LCC Written Representation (WR) [REP1-046];
- North Kesteven District Council (NKDC) LIR [REP1-054];
- NKDC WR [REP1-056];
- South and East Lincolnshire Councils Partnership – Boston Borough Council (BBC) LIR [REP1-059];
- NKDC Written Representation (WR) [REP1-056];
- Applicant's response to ExQ1 [REP2-040];
- Applicant's Comments on LIRs [REP2-041].

The Examining Authority (ExA) will ask the applicant to briefly provide an overview of each part of the dDCO [REP2-029] but with a particular emphasis on Part 2 - Principal Powers, Part 3 - Streets, Part 4 - Supplemental Powers and Part 5 - Powers of Acquisition.

The ExA will then also ask specific questions on certain articles within Part 6 – Miscellaneous and why these are all justified and needed.

The ExA will ask the applicant about the scope of Schedule 2 (Requirements), particularly Part 2 Procedure for discharge of requirements.

The ExA will invite the LCC and NKDC to comment on the applicant's dDCO and Part 2 Procedure for discharge of requirements of Schedule 2 (Requirements).

The ExA will then ask for an update from the applicant in relation to Schedule 11 Protective Provisions and will ask for comments from any statutory undertakers.

The ExA will then give opportunity for any relevant statutory consultees, statutory undertakers or other IPs to comment on any issues raised so far under this point of the agenda.

The ExA will finally give all Host Local Authorities an opportunity to comment on any issues raised so far under this point of the agenda, followed by statutory consultees, then statutory undertakers and then any other IPs.

4. Land Use

The purpose of this item is to examine issues linked to land use and the effects of the proposed development on land use.

This discussion will be informed by written submissions received up to this point, with a particular focus on:

- Works Plan [AS-006];
- Land Plans (Revision 3) [REP2-002];
- Chapter 2 The Proposed Development [APP-053];
- Chapter 3 Alternatives and Design Evolution [APP-054];
- Chapter 14 Soils and Agricultural Land [APP-065];
- Chapter 19 Summary of Significant Environmental Effects [APP-070];
- Appendix 2.5 Outline Decommissioning Environmental Management Plan (oDEMP) [REP1-011/012];
- Appendix 14.1 Agricultural Quality of Land at Beacon Fen North [APP-173];
- Appendix 14.2 Agricultural Land Classification (ALC) Report [APP-174];
- Appendix 14.3 ALC Report Beacon Fen Construction Access Track 2024 [APP-175];
- Appendix 14.4 Outline Soil Management Plan 2024 [REP1-013/014];
- Figure 1.3 Site Area Plan (Revision 1) [REP2-024];
- Figure 3.1 Alternative Cable Corridors [APP-197];
- Figure 3.2 Site Layout Alternatives Substation and BESS [APP-198];
- Figure 3.3 Alternative Access Routes [APP-199];
- Figure 14.2 Agricultural Land Classification Map Access Route Corridor [APP-269];
- Statement of Common Ground (SoCG) with South Kyme Parish Council [REP1-025];
- LCJ Mountain Farms Limited post OFH1 and ISH1 submission [REP1-041];
- LCJ Mountain Farms Limited Written Representation (WR) [REP1-043];
- Statement of Commonality [REP2-037/038];
- Lincolnshire County Council (LCC) Local Impact Report (LIR) [REP1-044];
- LCC Written Representation (WR) [REP1-046];
- Natural England WR Issues Log [REP1-051];
- Natural England WR [REP1-052];
- North Kesteven District Council (NKDC) LIR [REP1-054];
- NKDC WR [REP1-056];
- South and East Lincolnshire Councils Partnership – Boston Borough Council (BBC) LIR [REP1-059];
- Applicant's response to ExQ1 [REP2-040];
- Applicant's Comments on LIRs [REP2-041];
- LCJ Mountain Farms Limited Statement [REP2-053];
- LCJ Mountain Farms Limited response to ExQ1 [REP2-054];
- Several RRs and WRs submitted by IPs.

The ExA will ask the applicant to provide an overview of ES Chapter 14 Soils and Agricultural Land [APP-065], particularly the assessment methodology, the assessment of effects, embedded mitigation proposed and any residual effects, if any.

The ExA will ask questions of the applicant in relation to its approach to soils and agricultural land, particularly minimisation of development of the best and most versatile (BMV) land for all of the proposed development and its different components. The ExA will also ask for the applicant to confirm, in relation to all alternatives considered for all the different components of the proposed development, how the effects on soil and land and minimisation of development of BMV land was considered.

The ExA will ask for the applicant to explain how cumulative effects in relation to land use and soil were taken into consideration as part of the proposed development and the applicant's assessment of potential effects and considering the proposed development's proximity to several other solar farms, how the applicant believes that the SoS should consider the cumulative effects of the proposed development on land use.

The ExA notes difference in calculations and conclusions between the applicant and HLAs in relation to soil and development of BMV land. The ExA will explore these in detail with the applicant and question the methodology and approach used in order to identify the source of any discrepancies.

The ExA will also ask the applicant to provide comments to the evidence submitted by LCJ Mountain Farms Limited in relation to land use, particularly LCJ Mountain Farms Limited Written Representation (WR) [REP1-043], LCJ Mountain Farms Limited Statement [REP2-053] and response to ExQ1 [REP2-054] as it relates to land use.

The ExA will give IPs and HLAs an opportunity to comment on any issues raised so far under this point of the agenda, followed by statutory consultees, then statutory undertakers and then any other IPs.

5. Water Environment and Flood Risk

The purpose of this item is to examine issues linked with the effects of the proposed development on the water environment.

This discussion will be informed by written submissions received up to this point, with a particular focus on, but not limited to:

- Works Plan [AS-006];
- Land Plans (Revision 3) [REP2-002];
- Chapter 11 Water Resources and Flood Risk [APP-062];
- Outline Landscape and Ecological Management Plan (oLEMP) [APP-089];
- Appendix 11.3 Summary of Watercourse Crossings and Photographs [APP-164];
- Figure 11.1 Regional Surface Water Catchment [APP-257];
- Figure 11.2 Local Surface Water Catchment [APP-258];
- Appendix 2.5 Outline Decommissioning Environmental Management Plan (oDEMP) [REP1-011/012];
- Appendix 2.4 Outline Construction Environmental Management Plan (oCEMP) [REP2-017];

- LCJ Mountain Farms Limited Written Representation (WR) [REP1-043];
- Lincolnshire County Council (LCC) Local Impact Report (LIR) [REP1-044];
- North Kesteven District Council (NKDC) LIR [REP1-054];
- South and East Lincolnshire Councils Partnership – Boston Borough Council (BBC) LIR [REP1-059];
- Statement of Commonality [REP2-037/038];
- Applicant's response to ExQ1 [REP2-040];
- Applicant's Comments on LIRs [REP2-041];
- Environment Agency Written Representation [REP1-039];
- EA's comments on deadline 1 submissions [REP2-046];
- EA's responses to ExQ1 [REP2-047];
- Water Demand and Source Options Appraisal [REP2-042].

Following from ISH1, the ExA will start by asking the applicant for an update on its approach to flood risk and flood risk and what progress has been achieved with the Environment Agency in relation to approving the methodology used.

The ExA will then ask the applicant and the Environment Agency (EA), if in attendance, for an update on any outstanding concerns from the EA in relation to the effects of the proposed development on the water environment.

The ExA will then give the HLAs an opportunity to comment, followed by other statutory consultees, then statutory undertakers and then any other IPs.

6. Cumulative Effects

The purpose of this item is to examine issues linked with cumulative effects of the proposed development, both inter-cumulative and intra-cumulative effects.

This discussion will be informed by written submissions received up to this point, with a particular focus on, but not limited to:

- Works Plan [AS-006];
- Land Plans (Revision 3) [REP2-002];
- Chapter 2 The Proposed Development [APP-053];
- Chapter 18 Cumulative Effects [APP-069];
- Appendix 6.7 Outline Landscape and Ecological Management Plan (oLEMP) [APP-089];
- Appendix 2.5 Outline Decommissioning Environmental Management Plan (oDEMP) [REP1-011/012];
- Appendix 2.4 Outline Construction Environmental Management Plan (oCEMP) [REP2-017];
- Lincolnshire County Council (LCC) Local Impact Report (LIR) [REP1-044];
- North Kesteven District Council (NKDC) LIR [REP1-054];
- South and East Lincolnshire Councils Partnership – Boston Borough Council (BBC) LIR [REP1-059];
- Statement of Commonality [REP2-037/038];
- Applicant's response to ExQ1 [REP2-040];
- Applicant's Comments on LIRs [REP2-041];

- LCC Comments on deadline 1 submissions [REP2-055];
- NKDC responses to ExQ1 [REP2-061];
- dDCO [REP2-003].

The ExA will ask the applicant to set out, in broad terms how it has assessed the cumulative effects for the construction, operation and decommissioning phases of the proposed development. The ExA will request the applicant to highlight any necessary mitigation, monitoring, management and compensatory measures and their likely effectiveness.

The ExA will ask the applicant to present Table 18.4 and 18.5 of Chapter 18 Cumulative Effects [APP-069] and its conclusions on the potential for significant adverse inter-cumulative effects in relation to agricultural land and significant adverse intra-cumulative effects in relation to the Church of St. Andrew at Asgarby (Grade I Listed Building).

The ExA will then give the HLAs an opportunity to comment, followed by other statutory consultees, then statutory undertakers and then any other IPs.

7. Review of issues and actions arising

8. Any other business

9. Closure of the hearing

Attendees

The ExA would find it helpful if the following parties could attend this hearing:

- the applicant;
- Lincolnshire County Council;
- North Kesteven District Council;
- Boston Borough Council;
- South Kyme Parish Council;
- Ewerby and Evedon Parish Council;
- Environment Agency;
- Natural England;
- Statutory Undertakers;
- IPs who submitted comments on any of the topics proposed to be covered at this hearing.

All IPs are invited to attend the ISH and make oral representations. However, this is subject to the ExA's power to control the hearing. Participants may be legally represented if they wish, but the hearing will be conducted to ensure that legal representation is not required.

The ExA has sought to provide sufficient detail to assist the parties to prepare for the hearing. The details set out above are indicative and the ExA may find it necessary

to include additional agenda items or to amend the order in which the items are dealt with.

Anyone wishing to attend the hearing who has not already registered in person should do so as soon as possible. If unable to register, please contact the case team.

The event will be livestreamed and a link for watching the livestream will be posted on the [project webpage of the National Infrastructure Planning website](#) closer to the hearing date. IPs and members of the public who wish to observe the hearing can therefore view and listen to the hearing using the livestream, or view and listen to the recording, after it has concluded.

Registration Process

Parties who have registered to speak (both in person and virtually) will receive a joining instruction email shortly before the hearing which will include a link to the virtual event on Microsoft Teams, and a telephone number should they need to participate by telephone. To enable the hearing to start on time at 10.00am those attending virtually should join promptly at 09.30am to ensure that all virtual attendees can complete the registration process in good time.

The event will be livestreamed and a link for watching the livestream will be posted on the [project webpage of the National Infrastructure Planning website](#) closer to the hearing date.

IPs and members of the public who wish to observe the hearing can therefore view and listen to the hearing using the livestream, or view and listen to the recording, after it has concluded.

Procedure at ISH

Guidance under the Planning Act 2008 and the Infrastructure Planning (Examination Procedure) Rules 2010 provides that it is for the ExA to probe, test and assess the evidence through direct questioning of persons making oral representations at hearings. Questioning at the hearing will be led by the ExA. Cross questioning of a person giving evidence by another person will only be permitted if the ExA decides it is necessary to ensure representations are adequately tested or that an IP has had a fair chance to put its case.

Every effort will be made to ensure that the issues will be discussed on the day that they are scheduled for. The hearing will finish as soon as the ExA deems that all those present have had their say and that all matters have been covered. If there are additional matters to be dealt with or there are submissions that take a considerable amount of time at any hearing, it may be necessary to prioritise matters and defer others to written questions.

The agenda is for guidance only. It is not designed to be exclusive or exhaustive. The ExA may add other issues for consideration, may alter the order in which issues are considered and will seek to allocate sufficient time to each issue to allow proper

consideration of them. Any lack of discussion of a particular issue at a hearing does not preclude further examination of this issue, including the asking of further written questions.

Please contact the case team if you have any questions regarding the arrangements for the hearing or how to participate:

Email: beaconfen@planninginspectorate.gov.uk

Tel: 0303 444 5000