



EWERBY & EVEDON PARISH COUNCIL

Beacon Fen Open Floor Hearing 2 (OFH2), 11th November 15.00

The Ewerby & Evedon Parish Council (the 'Council') have the following remarks and questions which are made without prejudice:

1. Parish council's position -objection

- 1.1. Register for the record the council's objection to the proposed development as requested by parishioners. There have been zero opinions in support of the proposal.

Principal objections

- 1.2. **Scale** - the parish is 1,973 ha of open countryside. The Development's solar arrays alone amount to 529 ha (1,307 acres) which is 27% of the entire parish. The scale and loss of the countryside is an enormous wholesale transformation of the parish's landscape. The Council would support a smaller scale development, up to 132 ha (325 acres), in the south eastern quarter of the proposed site away from highways, footpaths and residential properties.
- 1.3. **Location** – it is given that transforming countryside from open farmland to industrial energy use is a detrimental transition for the locality. Such sites therefore should be chosen where their impact is minimised, such as shielding by woodland or the topography of the land. For example the nearby 160 acre solar park at Ermine Street Farm, Cranwell, Sleaford is a good example of a considerate location.
- 1.4. There is very little screening of the applicant's site and the proposed screening will take over 15 years to establish and will not be effective against such tall installations. Given the trees and hedges planted along the top of Ewerby Waithe Road are 49 years old, it can be argued that screening can never be achieved.
- 1.5. **Cumulative impact in the area** – this project is just one of a goldrush in the area that is making a wholesale change in the landscape that we live in. The concentration of solar farms in the area is overwhelming, please can the Examining Authority collate a definitive list of these projects completed; already approved for construction; and in the planning system, then opine on a what point we should be considered saturated? The council's opinion is that this point has already been reached in our immediate area and, in fact, our county.
- 1.6. In addition, the local area is also being inundated with other NSIPs, please can the Examining Authority takes these into consideration as well when assessing the cumulative impact. These include but are not limited to the following projects South Lincolnshire Reservoir; Grimsby to Walpole; Eastern Sea Link 3 & 4; Ossian; Outer Dowsing; Triton Knoll; Viking Link; Amith Interconnector; and NU-Link Interconnector. The volume of infrastructure projects in the area are unmanageable for the local communities.



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Impact

- 1.7. **Wellbeing** – Already there has been significant anguish and anxiety within the parish. The Council has been approached by multiple households to ask for help with regards to the project. The effect on the local residents has been very sad to witness. Sleepless nights, tears and anxiety are described to the Council and witnessed by the councillors. This trauma and upset is very real and happening, the Applicant has been silent on this topic, does the Applicant want to help and if so how?
- 1.8. Individual **residents loss of value** of their primary asset. Cumulative devaluation of residential properties in the parish without recompense. How does the Applicant propose to address this issue and the issue of entrapment?
- 1.9. **Loss of agricultural land** and agricultural heritage for the area – loss of agricultural jobs in the rural supply chain from this and the cumulative affect of all the nearby projects is detrimental to our local heritage and agricultural economy.
- 1.10. The All Party Parliamentary Group on Science and Technology in Agriculture (APPGSTA) presented to Westminster on the 3rd November 2025 detailing the governments current plan to reduce farmland by 25% over the next 25 years resulting in a loss of productivity of 32% or 39% per capita. The chair of the committee George Freeman MP singled out solar farms on productive land in particular as being detrimental. Please can the Examining Authority review this report and its recommendations before making his conclusions to the Secretary of State? As the proposed site is in the top quartile, by yields and output, of arable land in the UK.

2. Decommissioning bond

- 2.1. The Parish Council is not aware of any provision for the event of the site becoming redundant.
- 2.2. This may be through technology superseding solar power generation; administration of the owner of the site; flooding of the site; loss of insurance protection; unforeseen events, which by their nature are unforeseen. How does the Applicant envisage the site will be decommissioned, who would be responsible for the costs of decommissioning? The Council is concerned that the parish will be left in perpetuity with an industrial wasteland in the event of the failure of the business operating the site.

3. Traffic management

- 3.1. The haul road is noted as a relief for the local road network which is not suitable for a project of such scale.
- 3.2. How will the Applicant police the use of this bespoke access? What are the consequences of not using the bespoke access?



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- 3.3. Experience dictates that once planning is achieved by one party, the party that comes to build or operate the site will engage with contractors to build the project who themselves engage with subcontractors. These persons are not involved in this stage of agreeing terms and will be inclined to use whatever access they please (example: 156 page soil management plan for the Triton Knoll pipeline wholly ignored by staff on the ground performing the work).
- 3.4. The onerous will then fall on those affected to raise a compliant.
- 3.5. The council would like to propose an independent officer, from the local community, to be employed by the project to monitor the traffic situation and receive and manage complaints from the residents and an agree framework for action on transgressions.

4. Construction

- 4.1. As above for traffic management, how will the Applicant police working hours; noise; dust pollution; mud on road et al?
- 4.2. What mechanism will they put in place for receiving feedback from the residents? What are the consequences of causing harm to the local residents?
- 4.3. The council would like to propose the above mentioned independent community officer is similarly involved in this process too.

5. Screening

- 5.1. The site does not have adequate natural screening from local housing, highways and byways. Suggested planting of screening is welcome but will be ineffective for 15 years or more until they are established and at the height of the panels they are intended to screen. Even then they will be ineffective for six months of the year when the hedgerows are not in leaf. As previously noted the 49 year old trees already on the road do not achieve a screening of 4 meters.
- 5.2. Given the above and the topography of the site the counsel requests the Applicant installs a 500m buffer zone between the solar arrays and housing, highways and byways.

6. Community fund

- 6.1. There has been no discussion with the parish council about a community fund, whether one is being proposed, what level it will be, how its mechanics would work.
- 6.2. Is the Applicant offering a community fund? Will it be in line with NKDC¹ Solar Energy Community Benefit Policy (£500/mw/yr index linked for generation; 50% £500/mw/yr BESS)?

¹ <https://www.n-kesteven.gov.uk/planning-building/planning/solar-energy-community-benefit-policy>

From: [REDACTED]
To: ["Beacon Fen Energy Park"; Beacon Fen](#)
Cc: ["Home"](#)
Subject: FW: Draft Statement of Common Ground - Beacon Fen Energy Park and Ewerby & Evedon Parish Council
Date: 12 November 2025 14:04:27
Attachments: [image001.png](#)

[REDACTED]
Cc'd is the parish clerk and the Examining Authority.

If my understanding of the below request is correct you would like (1) To know the Ewerby & Evedon Parish Council's (EEPC) concerns for the project; and (2) Comments on your SoCG.

1. EEPC's concerns and questions regarding the project were raised at the Open Hearing yesterday.

In your response Ian Watkin for the Applicant simply referenced the boiler plate documentations in your application. The attached is a summary of the questions and concerns we have at this point (Beacon Fen Open Floor Hearing), I appreciate it is difficult for you to detach from the formal legal process to what we require, which is the managing of the reality on the ground at the site.

We would welcome a discussion on this.

2. Comments on SoCG cross referencing to your table 3.1 and table 4.1. Inherently this is an impossible title to the mission because the EEPC is against the proposal. Where you have put words in the mouth of the EEPC please remove them from your document, they are not accurate. Following our council meeting last week please see our commentary on the matters in your tables 3.1 and 4.1 of your document.

Matter	EEPC commentary
Adequacy of consultation	The Parish Council has neither the expertise nor the financial ability to manage the consultation process. The Applicant has not offered help with this barrier for the Parish Council to properly engage in the process. The Parish Council therefore is of the position that it has been unable to be properly participate in the consultation process, to the detriment of the parish, and to the benefit of the Applicant.
Community Benefit	There has been no consultation of this matter with the Parish Council. EEPC would like the Applicant to commit to the NKDC Solar Energy Community Benefit Policy.
Transport routes (Solar Array Area)	EEPC agrees that the current local roads are not suitable for a project of this size. The EEPC strongly disagrees with the Applicant that the solution to this is more infrastructure forced on the countryside by a bespoke access road cutting through the landscape. The site chosen is not in a suitable location for a project of this size. If an access road is to be built it should be temporary infrastructure, not a new permanent highway, that is removed on completion of construction and temporarily replaced during decommissioning.
Need for a solar and battery project in general and of this scale	EEPC believe that a project of this scale is not in keeping with the open countryside. To meet the government targets for solar and battery storage the country should: (1) install on all available industrial buildings; (2) install above car parks; (3) on brown field sites; (4) on non arable sites; (5) poor arable sites; and (6) productive arable sites. The EEPC believe this order of installation should be strictly applied to the planning system, only when the grade below is exhausted should the one above be considered. This in effect will mean no solar should be required on productive countryside. The Beacon Fen site is on a farm in the top quartile of

	<p>arable production in the UK.</p> <p>Further, the installation of generation and storage of energy so far from where it is required is inefficient. DESNZ are in the process of formulating a Spatial Energy Plan for the country which will be critical for making planning decision such as these.</p>	
BESS	<p>The BESS should be located where its visual impact is mitigated most from the local receptors. In order of preference (1) At Gnashes Barn (under the assumption there is a side agreement in place with the owner); (2) On the north eastern boundary of the site (Midfodder Dyke (Carr Dyke)); these two locations will give some distance and screening for the villages of Ewerby Thorpe and Howell; or (3) behind the north eastern edge of the 'Fox Covert' wood.</p>	
Beacon Fen South	<p>This is simply gamesmanship on the part of the Applicant. It was common knowledge locally at the outset of your investigation to this site that it was a preferred location for the South Lincolnshire Reservoir and now is a convenient 'reduction' in the Applicants original plans. This was never a viable site and is outside the remit of the EEPC's brief.</p>	
Matter	Commentary	Likelihood of resolution
Visual impact	<p>Given the topography of the site and the receptors, in particular in the raised village of Ewerby Thorpe over the site, the proposed hedging and trees will have little effect to mitigate the significant visual impact of the project.</p> <p>Experience in the area dictates that the estimated plant heights in year 15 are optimistic. See comments made at the open floor hearing about the hedge planted on the top of Ewerby Waithe road in 1976 by Mr and Mrs M Scott when they took on the tenancy of Austhopre Farm from the Crown Estates.</p> <p>In addition, unless the screening is evergreen varieties it will be redundant from leaf fall in October through to full leaf in April, 6 months of the year.</p> <p>Solutions to this issue would be to build in a buffer of 500m from all receptors and to plant thicker belts of hedging and trees. Also to establish more advanced plants than the suggested 0.6m-0.8m hedging and 1m-3.5m trees.</p> <p>The EEPC wants to encourage the Applicant to do all it can to try and mitigate the site's visual impact. At worse the locality with be left with views of 1,307 acres of glass and steel, and at best we will be left with no view at all.</p>	<p>Impossible due to the site's location.</p>

Regards

Nicholas Scott, Chair of EEPC

From: [REDACTED]

Sent: 11 September 2025 19:26

To: [REDACTED]

Subject: Fw: Draft Statement of Common Ground - Beacon Fen Energy Park and Ewerby & Evedon Parish Council
FYI

From: Beacon Fen Energy Park <info@beaconfenenergypark.co.uk>

Sent: Friday, September 5, 2025 11:14 AM

To: [REDACTED]

Subject: Draft Statement of Common Ground - Beacon Fen Energy Park and Ewerby & Evedon Parish Council

Dear [REDACTED]

Please find attached a draft State of Common Ground (SoCG) for the Beacon Fen Energy Park project. The Applicant is providing this draft version of the SoCG Ewerby & Evedon Parish Council for comment on the matters outlined in Section 3 and Section 4. It is intended that the two parties can agree on a draft version of the matters outlined in the document, for submission to the Examining Authority to assist the examination of the DCO Application.

We would be grateful if you could confirm receipt and whether the Parish Council will be able to provide a response by the beginning of October or thereabouts? We would be happy to discuss this further with the Parish Council via a meeting or call, in order to support you in managing your review of the document.

The Examining Authority in their letter under Rule 6 of the Infrastructure Planning (Examination Procedure) Rules 2010, has also requested information on reasons for any concerns (i.e. significant areas not yet agreed) along with next steps to be taken and expected timescales.

As such, we ask that you please identify as much of this information as possible within the table below (so that we can incorporate it into the SoCG), or within the SoCG 'matters not yet agreed' section (section 4). You will see we have already added in a suggestion of a matter for further discussion/understanding based on our consultation with you up until now.

Outstanding concerns held by the interested party	The interested party's reasons for those concerns	Next steps to be taken to address the concerns	Progress anticipated by the next deadline (07/10/25) and close of the examination (23/02/26)	Anticipated date for finalisation of draft SoCG

Please do let me know if you have any questions about the Statement of Common Ground; I appreciate it may be a new document to the Parish Council.

Kind regards,

[REDACTED]



BEACON FEN ENERGY PARK

Planning Inspectorate Reference: EN010151

Statement of Common Ground (Draft) with Ewerby and Evedon Parish Council

Document Reference: 8.12

October 2025



Quality information

Prepared by	Checked by	Verified by	Approved by

Abbreviation	Description
AC	Alternating Current
AIS	Air Insulated Switchgear
AMS	Archaeological Mitigation Strategy
Applicant	Beacon Fen Energy Park Ltd
BBC	Boston Borough Council
BESS	Battery energy storage system
CCTV	Closed circuit television
DC	Direct Current
DCO	Development Consent Order
EA	Environment Agency
GIS	Gas Insulated Switchgear
HV	High Voltage
IDB	Internal Drainage Board
LCC	Lincolnshire County Council
Low Carbon	Low Carbon Ltd
MW	Megawatts
NGR	National Grid Reference
NKDC	North Kesteven District Council
NPSs	National Policy Statements
NSIP	Nationally Significant Infrastructure Project
OCEMP	Outline Construction Environmental Management Plan
ODEMP	Outline Decommissioning Environmental Management Plan
Order	The Beacon Fen Energy Park Order
PCU	Power Conversion Unit
PINS	Planning Inspectorate
Proposed Development	The entire development to be constructed and operated within the Site, as set out in Schedule 1 of the draft DCO
PRoW	Public Right of Way
PV	Photovoltaic
Site	The entire Order Limits or red line boundary located approximately 6.5 km northeast of the village of Sleaford and 2.5 km north of Heckington
SLR	SLR Consulting, formerly Wardell Armstrong (WA)
SoCC	Statement of Community Consultation
SoCG	Statement of Common Ground
SoS	Secretary of State

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1. Introduction

1.1 Overview

- 1.1.1 This Statement of Common Ground ('SoCG') with Ewerby and Evedon Parish Council ('Ewerby and Evedon PC') (**Document Ref. 8.12**) has been prepared on behalf of Beacon Fen Energy Park Ltd (the 'Applicant'). It relates to the application (the 'Application') for a Development Consent Order (a 'DCO'), that has been submitted to the Secretary of State (the 'SoS') for the Department for Energy Security and Net Zero, under Section 37 of the Planning Act 2008 (the '2008 Act').
- 1.1.2 The Applicant is seeking development consent for a ground-mounted solar photovoltaic ('PV') electricity generation and battery energy storage system ('BESS'), together with associated grid connection infrastructure (the 'Proposed Development'), at an area sited approximately 6.5 km northeast of the village of Sleaford and 2.5 km north of Heckington (the 'Site'). The Proposed Development would have a generation capacity of approximately 400 megawatts ('MW') of electricity, with a 600MW BESS.
- 1.1.3 The Site corresponds to the entire Order Limits and represents the entire land area required for construction, operation and decommissioning of the Proposed Development. It is made up of the Solar Array Area (comprising the solar PV and BESS infrastructure) the Cable Route Corridor (comprising an electrical connection from the Solar Array Area to the Bicker Fen National Grid 400kV substation) and the Bespoke Access Corridor (for a bespoke access from the A17 to the Solar Array Area). This is termed the Bespoke Access Road.
- 1.1.4 The Proposed Development falls within the definition of a 'Nationally Significant Infrastructure Project' ('NSIP') under Section 14(1)(a) and Sections 15(1) and (2) of the 2008 Act, as it is an onshore generating station in England that would have a generating capacity greater than 50MW electrical output. As such, a DCO application is required to authorise the Proposed Development in accordance with Section 31 of the 2008 Act.
- 1.1.5 The DCO, if made by the SoS, would be known as 'The Beacon Fen Energy Park Order 202[]' (the 'Order').

1.2 The Applicant

- 1.2.1 The Applicant is a subsidiary of Low Carbon Ltd ('Low Carbon'). Low Carbon is a privately-owned global renewable energy company.

1.3 The Proposed Site

- 1.3.1 The Site represents the entire Order Limits and is located east of Sleaford in Lincolnshire. It extends to approximately 758ha and comprises of three functional areas: the Solar Array Area, the Cable Route Corridor and the Bespoke Access Corridor.

Solar Array Area

- 1.3.2 The Solar Array Area is approximately 529ha in size and located to the north of Heckington, centred at the National Grid Reference ('NGR') 514682 347825. The Solar Array Area is located wholly within the administrative areas of North Kesteven District Council ('NKDC') and Lincolnshire County Council ('LCC').
- 1.3.3 The Solar Array Area predominantly comprises agricultural land in arable use, divided by ditches with sparse tree cover that is limited to small woodland blocks and scattered hedgerow trees. A small reservoir is located in the south-west of the Solar Array Area.
- 1.3.4 The Solar Array Area is bound to the south, west and north by local highways, and bound to the east by the Car Dyke. Public Right of Way ('PRoW') Ewer/12/1 extends across the north-eastern corner of the Site, close to the northern Site boundary. There are no other PRoW within the Solar Array Area.
- 1.3.5 Villages in proximity to the Solar Array Area include:
- Howell immediately to the south-west, with Heckington c. 1.7km beyond;
 - Ewerby Thorpe immediately to the west, with Ewerby c. 1.1km beyond;
 - Anwick c. 2.7km to the north-west;
 - North Kyme c. 2.4km to the north; and
 - South Kyme c. 1.5km to the east.

Cable Route Corridor

- 1.3.6 The Cable Route Corridor is approximately 183 ha in size and extends c. 13km south-east from the Solar Array Area to Bicker Fen substation, at NGR TF 19684 38599. The Cable Route Corridor is located wholly within the administrative area of LCC. The majority of the Cable Route Corridor is located within the administrative area of NKDC, however the southern section is located within BBC's administrative area.
- 1.3.7 Land use within the Cable Route Corridor is predominantly agricultural. A number of local highways cross the Cable Route Corridor, and the A17 crosses east to west within the north-west section of the Corridor. The railway linking Heckington west to Sleaford and east to Swineshead intersects the mid-section of the Corridor. There are a number of PRoW within the Cable Route Corridor, including one alongside the South Forty Foot Drain which also crosses the Cable Route Corridor.

Bespoke Access Corridor

- 1.3.8 The Bespoke Access Corridor is approximately 45.4 ha in size comprising predominantly agricultural land and extends approximately 3km south-west from the Solar Array Area to the A17. The Bespoke Access Corridor is located wholly within the administrative areas of LCC and NKDC.
- 1.3.9 The Bespoke Access Corridor has been refined during the pre-application stage, informed by results from environmental surveys and consultation feedback.
- 1.3.10 Asgarby Road and Heckington Road crosses the Bespoke Access Corridor and there are four PRoW located within the route.

1.4 The Proposed Development

- 1.4.1 The main components of the Proposed Development are summarised below and defined in Schedule 1 of the **Draft DCO (APP-039)**.

Solar Array Area

- 1.4.2 The Solar Array Area consists of solar PV panels and modular ground-mounting structures. The height of the panels considered will be up to 3.9m above ground level in fields to the east and 3.5m above ground level in fields to the west, south and an isolated field in the north. The proposal is for a fixed (i.e., static) panel orientation, facing due south which is commonly seen on existing UK solar farms, and angled 10° to 45° from horizontal. Supporting infrastructure includes inverters, combiner boxes, transformers and switchgear converting the Direct Current ('DC') to Alternating Current ('AC') and stepping up the voltage so it can be exported to the National Grid. An inverter, transformer and switchgear comprised together is termed a Power Conversion Unit (PCU).
- 1.4.3 A 600MW BESS adjacent to the Onsite Substation is included in the Proposed Development within the Solar Array Area. This will allow the electricity generated by the panels to be stored onsite at times when grid demand is low, then exported at times of higher demand. The BESS containers and switch rooms are anticipated to be up to 8m x 3m in size, with a height of up to 4.5m.
- 1.4.4 Low voltage onsite electrical cabling is required to connect the PV modules and BESS to the inverters, and the inverters to the onsite transformers. Higher voltage cables are required between the transformers and the switchgear and from switchgear to the substation.
- 1.4.5 A new Onsite Substation is proposed and would have up to four High Voltage (HV) transformers with a maximum footprint of no more than 40,000m² (e.g. 250m x 160m (or 200m x 200m)) and a height of up to 13m). The Onsite Substation will include a 33kV switchroom, control and storage buildings that would house office space and welfare facilities, as well as operational monitoring and maintenance equipment and equipment for reactive compensation and/or harmonic filtering. The design control building and office/welfare will be defined as part of detailed design.
- 1.4.6 The perimeter fence would likely comprise standard post and wire, deer fencing up to 3m tall around the Solar Array Area. Security fencing up to 3.4m will be installed around the substation compounds and, possibly, other infrastructure / compounds. Acoustic fencing, up to 4m tall, may be required around the BESS, subject to the detailed design and layout.
- 1.4.7 Mounted internal-facing closed circuit television (CCTV) systems will likely be deployed around the perimeter of the operational areas of the Site; anticipated to be 5m high. The CCTV cameras would have fixed view sheds and will be aligned to face along the fence. Motion detection security lighting will be used around the electrical infrastructure and potentially at other pieces of critical infrastructure.
- 1.4.8 During construction, temporary construction compounds will be required, as well as temporary roadways, to enable access to all the land within the Site.

Localised earthworks to form suitable development platform for the substation and BESS will also be required.

- 1.4.9 There will be one primary access on the western edge of the Solar Array Area and a secondary access to the north, both of which will allow larger vehicles to access the BESS and on-site substation. Tertiary operational access primarily for smaller vehicles is provided to the north west and south.
- 1.4.10 PRow Ewer/12/1 is being extended in a south and westerly direction as a permissive path terminating in the vicinity of Ewerby Thorpe, and will be in place for the operational duration of the Proposed Development. The exact route of the permissive path will be determined via the discharge of a requirement in the **Draft DCO (APP-039)**, but is anticipated to run in a south easterly direction along Car Dyke then heading south west on the north side of Hodge Dike. An undetermined number of footbridges (unlikely to be more than eight in number) to cross existing watercourses will be required and will require the usual water course crossing agreements to be sought with the relevant Internal Drainage Board (IDB) in parallel with the discharge of the requirement.

Cable Route

- 1.4.11 The Cable Route running between the Solar Array Area and the Bicker Fen 400kV Substation will be constructed through trenched methods and, where required, trenchless methods.
- 1.4.12 During construction, temporary construction compounds will be required approximately every 1-3 km, as well as temporary roadways, to enable access to all land. It is anticipated that there will be 6 main compounds that are distributed at approximately equal distances along the cable route to facilitate proper construction management. Smaller temporary compounds may also be located anywhere within the final working area.
- 1.4.13 Vegetation and hedgerows lost during construction of the Cable Route and will be re-instated where possible subject to easement restrictions.

Bespoke Access Corridor

- 1.4.14 A dedicated access from the A17 to the Solar Array Area is required. It will be constructed in advance of material construction commencing on the Solar Array Area and will facilitate construction in that area. During construction, temporary construction compounds will be required which may be anywhere along the route.
- 1.4.15 The Bespoke Access Road will likely be the last component of the Proposed Development to be removed as it will be used to facilitate decommissioning of the Solar Array Area. Whilst it is assumed in the **Environmental Statement ('ES') (APP-050 to APP-285)** that the road will be removed (unless otherwise stated in the relevant chapter), it is possible that engagement with the landowners at that time will establish a preference for it to be retained. Optionality has been deliberately retained in the Application to facilitate such a scenario.
- 1.4.16 There will be no permanent lighting installed and access will be controlled through gates at all stages.

- 1.4.17 Vegetation and hedgerows lost during construction of the Bespoke Access Road will be re-instated.

In any or all of the above areas

- 1.4.18 Along with the above, in any or all of the three areas, the Proposed Development will include the following (subject to certain requirements):
- Access tracks of between 3.5m to 9m width for construction access and routine maintenance when operational. Access tracks located adjacent to drainage ditches will incorporate the necessary ecological, Environment Agency (EA) and/or Internal Drainage Board (IDB) buffers where required;
 - Boundary treatments, means of enclosure, security measures, and paths;
 - Landscaping and reinstatement planting and Biodiversity Net Gain related habitats;
 - Flood resilience measures including swales and storm water attenuation, and works to existing irrigation systems;
 - Utility diversions;
 - Bunds, embankments, protective works to buildings, maintenance and improvement of streets; and
 - Construction related (and decommissioning related) work sites.

Bicker Fen Substation Works

- 1.4.19 The extension of Bicker Fen substation will include a new generation bay, a new generation bay control room and a perimeter access road. A new generation bay will also include electrical equipment required for connection to the transmission system.
- 1.4.20 National Grid have requested that there be optionality within the design of the extension to Bicker Fen substation. The two design options that have been assessed in the **ES (APP-050 to APP-285)** and included in the Application are: Air Insulated Switchgear ('AIS') and Gas Insulated Switchgear ('GIS').

Draft Development Consent Order

- 1.4.21 The Proposed Development is described in detail in Schedule 1 to the **Draft DCO (APP-039)**, and the areas in which each component (the 'Work Numbers') may be constructed are shown on the **Works Plans (APP-010)**.
- 1.4.22 The Proposed Development is split into 10 Work Numbers as follows:
- Work No. 1 – a ground mounted solar photovoltaic generating station with a gross electrical output capacity of over 50 megawatts;
 - Work No. 2 – a battery energy storage system compound and associated works (including fire safety infrastructure);
 - Work No. 3 – development of an onsite substation and associated works;
 - Work No. 4 – works in connection with electrical cabling and associated compounds;
 - Work No. 5 – works to the existing Bicker Fen National Grid substation to create a new generation bay and substation extension;
 - Work No. 6 – various ancillary works relating to the Solar Array Area, including cabling, fencing, security features, access tracks, watercourse crossings and landscaping and biodiversity mitigation measures;

- Work No. 7 — construction and decommissioning compounds in connection with Work Nos. 1, 2 and 3;
- Work No. 8 — works to create the Bespoke Access Road;
- Work No. 9 — areas of habitat management; and
- Work No. 10 — works to facilitate access to Work Nos. 1 to 9.

1.4.23 In addition, Schedule 1 to the **Draft DCO (APP-039)** lists other associated works (referred to as "further associated development") which may be carried out in connection with the construction of Work Nos. 1 to 10.

1.5 The Development Consent Order Process

1.5.1 As a NSIP, the Applicant is required to seek a DCO to obtain planning and other powers to construct, operate and maintain the generating station, in accordance with Section 31 of the 2008 Act. Sections 42 to 48 of the 2008 Act govern the consultation that an applicant must carry out before submitting an application for a DCO and Section 37 of the 2008 Act governs the form, content and accompanying documents that are required as part of a DCO application.

1.5.2 An application for development consent for the Proposed Development has been submitted to and accepted for examination by the Planning Inspectorate ('PINS') acting on behalf of the SoS. PINS is now examining the Application and will make a recommendation to the SoS, who will then decide whether or not to make (grant) the DCO.

1.6 Purpose of this Document

1.6.1 This document is intended to summarise clearly the agreements reached between the Applicant and the parties on matters relevant to the examination of the Application, in order to assist the Examining Authority to understand the progress of negotiations between the parties. It has been prepared having regard to the guidance in *Planning Act 2008: Pre-examination stage for Nationally Significant Infrastructure Projects* and *Planning Act 2008: Examination stage for Nationally Significant Infrastructure Projects* (Ministry of Housing, Communities and Local Government and Department for Levelling Up, Housing and Communities, April 2024).

1.6.2 Once finalised, the SoCG will be submitted to the Examining Authority who will decide whether to accept it into the examination of the Application.

1.6.3 It is intended that the SoCG will provide information for the examination process, facilitating a smooth and efficient examination and managing the amount of material that needs to be submitted. Updates to this document will be made periodically (and on request) during the examination, with a view to submitting a final signed version of the SoCG at the end of the examination.

1.7 Role of key stakeholders

1.7.1 This SoCG refers to communications and correspondence between a number of key stakeholders. The role of each stakeholder is summarised in Table 1.1 below.

Table 1.1 – Role of key stakeholders

STAKEHOLDER	ROLE
Beacon Fen Energy Park Limited	The Applicant
DWD Property and Planning ('DWD')	Planning consultants for Applicant
Ewerby and Evedon Parish Council ('Ewerby and Evedon PC')	Local authority party to this SoCG
Lincolnshire County Council ('LCC')	Local Planning Authority (County)
North Kesteven District Council ('NKDC')	Local Planning Authority (District) for part of the Proposed Development, including Work Nos 1-3 and 6-8
Boston Borough Council ('BBC')	Local Planning Authority (District) for part of the Proposed Development, including Work No. 5
Pier	Communication and stakeholder engagement consultants for the Applicant.

- 1.7.2 It can be taken that any matters not specifically referred to in the 'Matters Agreed during Pre-Examination Stage' or 'Matters not yet agreed during Pre-Examination Stage' sections of this SoCG are not of material interest or relevance to the EA representations and have, therefore, not been considered in this SoCG.
- 1.7.3 This SoCG has been produced to confirm to the Examining Authority where agreement has been reached between the parties, where agreement has not been reached (and that is the parties' final position) and where discussions are still ongoing.

1.8 Status of this Version

- 1.8.1 This SoCG is intended to be prepared in consultation with Ewerby and Evedon PC, and as such the Applicant is providing this draft version of the SoCG to the Parish Council for comment on the matters outlined in Section 3.
- 1.8.2 One or more further versions (revised drafts) are anticipated to be agreed between the parties during the examination period and submitted to the Examining Authority to assist the examination of the Application.
- 1.8.3 It is intended that the Applicant and Ewerby and Evedon PC can agree on a final version of the document ahead of Deadline 8.
- 1.8.4 The document is structured as follows:
- Section 2 – summarises the consultation undertaken with Ewerby and Evedon PC and correspondence sent by both parties prior to examination;
 - Section 3 – sets out the matters currently agreed between the parties;
 - Section 4 – sets out the matters currently still subject to discussion between the parties.

2. Summary of Consultation

2.1.1 The below **Table 2.1** contains a record of pertinent correspondence between the Applicant and Ewerby and Evedon PC.

Table 2.1 – Summary of Correspondence

DATE	FORM OF CORRESPONDENCE	NOTES
27 April 2023	Email from Applicant to Ewerby and Evedon PC.	Introduction of Applicant and Beacon Fen Energy Park to the PC, and request to attend an upcoming PC meeting to give a short briefing on the early project proposals.
10 May 2023	In-person non-statutory consultation project briefing.	The Applicant attended a PC meeting to introduce the project ahead of non-statutory engagement taking place.
17 May 2023	Email from Ewerby and Evedon PC.	The PC sent a summary of meeting notes and statements following the briefing meeting.
23 May 2023	Email from Ewerby and Evedon PC to the Applicant.	Request for Applicant to confirm the estimated number of vehicle movements during the construction of the proposed project.
25 May 2023	Email from Applicant to Ewerby and Evedon PC.	Confirmation of estimated number of traffic movements associated with the construction of Beacon Fen Energy Park and the approximate hectareage of the Site.
23 June 2023	Meeting between the Applicant and Ewerby and Evedon PC.	Discussion of socio-economic baseline data in the parish.
15 July 2023	Email from Ewerby and Evedon PC to the Applicant.	Query regarding the Scoping Report as the PC had not received a copy despite being listed as a consultee. Confirmation that the PC submitted their response to the non-statutory consultation to NKDC. Offer to facilitate a meeting with the parish residents for ongoing consultation.
17 July 2023	Email from Applicant to Ewerby and Evedon PC.	Confirmation that the Scoping Report should have been sent directly to the PC from PINS; request for confirmation of the PC's preferred contact email address.
18 July 2023	Email from Applicant to Ewerby and Evedon PC.	Confirmation that the Applicant would be holding further consultation meetings with the PC and local residents once there is a fuller update to share on the project. All project communication channels remained open and the Applicant had scheduled to send a newsletter to the residents in August 2023.

DATE	FORM OF CORRESPONDENCE	NOTES
26 July 2023	Email from Ewerby and Evedon PC to the Applicant.	Request for project update ahead of August's open Parish Council meeting, specifically on the timeline, solar panel height, fencing/lighting, proposed traffic routes and wildlife impacts.
2 August 2023	Email from Applicant to Ewerby and Evedon PC.	Offer of two-week extension to receive the PC's comments on the Scoping Report as they did not receive a copy of it from PINS. Responses to questions raised in 26 July email from PC.
4 August 2023	Email from Ewerby and Evedon PC to the Applicant.	Query on the MW of the project following the removal of the Beacon Fen South site from the proposals.
8 August 2023	Email from Applicant to Ewerby and Evedon PC.	Update that the new MW of the project would be confirmed soon and shared in a community newsletter. Confirmation that the lifespan of the project is 40 years.
7 November 2023	Email from Applicant to Ewerby and Evedon PC.	The Applicant gave an update on the project proposals (notably the removal of Beacon Fen South, updated cable route search area and new bespoke haul road), and offered a briefing meeting to Ewerby and Evedon PC as part of the statutory consultation phase in early 2024.
7 February 2024	In-person statutory consultation project briefing.	Beacon Fen Energy Park project team members attended a PC meeting and gave a briefing on the project proposals during the Statutory Consultation.
2 March 2024	Statutory consultation survey response from Ewerby and Evedon PC in their capacity as a landowner.	Survey received during Statutory Consultation.

3. Matters agreed during Pre-Examination Stage

3.1.1 The below **Table 3.1** contains a list of ‘matters agreed’ between the parties correct at the date of the submission of this SoCG into the Examination, along with a concise commentary of what the item refers to and how it came to be agreed between the two parties.

Table 3.1 – List of matters agreed during Pre-Examination Stage

MATTER	COMMENTARY
Adequacy of consultation	<p>The Applicant consulted with Ewerby and Evedon PC informally and formally ahead of submitting its DCO application for Beacon Fen Energy Park.</p> <p>Ewerby and Evedon PC hoped a positive dialogue would be developed with the Applicant to try and make sense of the development and to mitigate some of the less desirable features of Beacon Fen Energy Park. The Parish Council feels it was adequately consulted with and that the Applicant made an effort to mitigate the issues raised by them during consultation.</p> <p>The Applicant has consulted with Ewerby and Evedon PC throughout the pre-application process and undertaken statutory (and the second targeted statutory) consultation in accordance with the requirements as set out in Sections 42, 47 and 48 of the Act.</p>
Community benefit	<p>Ewerby and Evedon PC is in favour of Beacon Fen Energy Park providing a community benefit fund, to be used in enhancing the facilities within the villages for the benefit of the residents as a whole.</p>
Transport routes (Solar Array Area)	<p>The minor roads within the Parish are in a very poor condition; a road system that was not originally designed for HGV traffic. Roads/junctions mentioned in particular:</p> <ul style="list-style-type: none"> • Junction of Thorpe Road and Ewerby Main Street • Road at Ewerby Waithe • Kirkby la Thorpe school road • Section of road between Ewerby and Asgarby <p>The volume of traffic proposed will cause real problems in the Parish during the construction phase. Given the above observations it was suggested by the PC that a new road access to the Site may be necessary and this would best be constructed off a road that already carries HGV vehicles thus causing less congestion and enhancing safety. All vehicular traffic would use this new road.</p> <p>Ewerby and Evedon PC is therefore in support of the proposed new Bespoke Access Road between the A17 and the Solar Array Area, which will prevent construction traffic from using the local roads.</p>

MATTER	COMMENTARY
	<p>The primary means of access to the Site during operation will be via the Bespoke Access Road from the A17, which will remain in operation through to the decommissioning phase. Noting that equipment, including transformers, would potentially need replacing during the operational lifetime of the development. The Bespoke Access Road will be retained throughout the project lifetime to ensure that equipment associated with the Proposed Development can always be efficiently replaced.</p>
<p>Need for a solar and battery project in general and of this scale</p>	<p>The Government's Net Zero aspirations are understood and alternative energy sources to substitute the use of fossil fuels is broadly supported by the Parish Council.</p> <p>National Policy Statements ('NPSs') and other UK national policy recognise that solar plays a key role in achieving the Government's carbon reduction targets. NPS EN-1 sets out the urgent need for new electricity generation capacity and the importance of decarbonising the power and industrial sectors in the UK to meet climate targets, and the NPS's require the Secretary of State to give significant weight to this needs case for renewable energy projects when considering an application. As per the Clean Power 2030 Action Plan, the Government expects at least a further 21.2GW in deployment of new renewable projects within just 6 years to reach their target of 45-47 GW, by 2030. To support this growth, an extra 23-27 GW of battery storage is needed by 2030 to provide flexible capacity.</p>
<p>BESS</p>	<p>The location of the BESS is suitable in terms of reducing visual impact and associated noise.</p>
<p>Beacon Fen South</p>	<p>The Parish Council are in favour of the removal of the Beacon Fen South part of the development site following the non-statutory consultation phase.</p>

4. Matters not yet agreed during Pre-Examination Stage

4.1.1 The below Table 4.1 contains a list of ‘matters not agreed’ between the parties, correct as at the date of the submission of this SoCG into the Examination along with a concise commentary of what the item refers to.

Table 4.1 – List of matters not yet agreed during Pre-Examination Stage

MATTER	COMMENTARY	LIKELIHOOD OF RESOLUTION
Visual impact	<p>Ewerby and Evedon PC note that there will be a significant visual impact on the locality of a block of land running to circa 1,300 acres covered in solar panels which will be visible from the village of Ewerby, Ewerby Thorpe, and dwellings down Ewerby Waithe. Most visible from the top of the hill to Howell.</p> <p>In relation to visual effects, ES Chapter 6 Landscape and Visual (APP-057) reports that there would be temporary significant adverse effects experienced by the residents in some individual properties and parts of the rural road network.</p> <p>Mitigation for and visual effects will include the implementation of measures in Appendix 2.4: oCEMP (APP-077) and Appendix 6.7 Outline oLEMP (APP-089) to retain and protect existing vegetation. These measures will include the replacement of hedgerows lost during the construction phase, and the planting of additional vegetation to screen views from nearby residences. Proposed native hedge plants will be between 0.6m and 0.8m in height with tree planting between 1m and 3.5m in height on completion (year 0). By Year 15, the tree planting will have grown to up to 6.5m in height. New and existing hedgerows will be managed and maintained at a height of up to 3.5m. The location of the proposed planting is show on ES Figure 6.31 Landscape Strategy Plan (APP-233).</p> <p>The Applicant notes that the height of the solar panels, estimated at 4.5m during statutory consultation, was a concern for the PC. The panel height was reduced following further environmental studies to 3.9m above ground level in fields in the east; and 3.5m above ground level in fields towards the west, south and an isolated field in the north.</p>	High

INSERT SIGNATURE

Signed: NAME

On behalf of: [Stakeholder Organisation]

Date:

INSERT SIGNATURE

Signed: NAME [Project Team Company Name]

On behalf of: Beacon Fen Energy Park Ltd

Date:

