



BEACON FEN

ENERGY PARK

Planning Inspectorate Reference: EN010151

Statement of Common Ground (Draft) with North Kesteven District Council

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~~October~~ November 2025



Quality information

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Glossary

Abbreviation	Description
AC	Alternating Current
AIS	Air Insulated Switchgear
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
LFR	Lincolnshire Fire and Rescue Service
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
OBSMP	Outline Battery Safety Management Plan
OCEMP	Outline Construction Environmental Management Plan
OCTMP	Outline Construction Traffic 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
SoCC	Statement of Community Consultation
SoCG	Statement of Common Ground

Abbreviation

Description

SoS	Secretary of State
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1. Introduction

1.1 Overview

- 1.1.1 This Statement of Common Ground ('SoCG') with North Kesteven District Council ('NKDC') (**Document Ref. 8.2**) has been prepared on behalf of Beacon Fen Energy Park Ltd (the 'Applicant'). It relates to the application for a Development Consent Order ('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 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 Asgarby Road and Heckington Road cross 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 (Document Ref: 3.1 / REP2-004AS-008)**.

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 On-Site Substation is included in the Proposed Development within the Solar Array Area. This will allow the electricity generated by the panels to be stored on site 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 a 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 Onsite Substation compound 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 large vehicles (including first responder access to 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 requirement in the **Draft DCO (Document Ref: 3.1 / REP2-004AS-008)**, but it is anticipated to run in a south easterly direction along Car Dyke and then heading south west on the north side of Hodge Dike. An undetermined number of footbridges (unlikely to be more than 8 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 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 Road

- 1.4.14 A dedicated access from the A17 to the Solar Array Area is required. The Bespoke Access Road will be constructed in advance of material construction commencing on the Solar Array 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 for the **Environmental Statement ('ES') (APP-050 to APP-274)** 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 the construction of the Bespoke Access Road will be re-instated subject to the road being removed.

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-274)** 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 (**AS-008**Document Ref: 3.1 / REP2-004), and the areas in which each component (the 'Work Numbers') may be constructed are shown on the **Works Plans (AS-006)**.
- 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 (AS-008)** **Document Ref: 3.1 / REP2-004** 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 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 parties on matters relevant to the examination of the Application, in order to assist the Examining Authority to understand the progress of negotiations between parties. It has been prepared with 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
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
DWD Property and Planning ('DWD')	Planning consultants for the Applicant
SLR Consulting ('SLR')	Environmental assessment consultants for the Applicant
Pier	Communication and stakeholder engagement consultants for the Applicant
Herbert Smith Freehills Kramer LLP ('HSF Kramer')	Solicitors for the Applicant
Ardent Management Limited ('Ardent Management')	Land referencing consultants for the Applicant

1.7.2 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 collaboration with NKDC, and as such, the Applicant has provided a draft version of the SoCG to NKDC for comment on the matters outlined in Section 3 ahead of submission into examination.

1.8.2 One or more further versions (revised drafts) may 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 NKDC 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 NKDC, and correspondence sent by each party prior to examination;
- Section 3 – sets out the matters agreed between NKDC and the Applicant during pre-application stage;

- Section 4 – sets out the matters agreed between NKDC and the Applicant during pre-examination stage;
- Section 5 – sets out the matters currently still subject to discussion between NKDC and the Applicant.

2. Summary of Key Consultation

2.1.1 The below Table 2.1 contains a record of pertinent key correspondence between the Applicant and NKDC.

Table 2.1 – Summary of Correspondence

DATE	FORM OF CORRESPONDENCE	NOTES
14/03/2023	Email to NKDC	Letter introducing the project and providing initial plans.
29/03/2023	Meeting with NKDC, SLR <u>the Applicant and DWD</u>	Introductory meeting including project overview and information. NKDC provided feedback to the Applicant on key matters.
04/04/2023	Email to NKDC	Updates provided to NKDC on PPA and environmental impact assessment (EIA) scoping items including list of consultees for technical/ EIA purposes. NKDC responded with feedback on 11 April 2023 and 19 April 2023.
19/04/2023	Email to NKDC	Provision of EIA screening notification and scoping opinion request to NKDC.
28/04/2023	Email to NKDC	Provision of updated engagement strategy following consultation with Council.
03/05/2023	Email from NKDC	Response to email regarding updated engagement strategy.
07/08/2023 – 09/08/2023	Emails between NKDC and DWD <u>the Applicant</u>	Discussion regarding the proposed Planning Performance Agreement ('PPA'), process for engagement with NKDC and agricultural land classification methodology.
28/06/2023	Meeting with NKDC	Meeting with NKDC to gather baseline data to inform the assessment of the projects socio-economic impact.
30/08/2023	Meeting with NKDC, SLR <u>the Applicant and DWD</u>	Meeting to discuss the proposed soil survey methodology with NKDC's landscape adviser.
04/10/2023	Draft Statement of Community Consultation ('SoCC') shared with LPAs	It was requested that feedback on the SoCC was returned by 5pm on 8 November 2023. This provided a 36-day long consultation period, eight days longer than the 28-day period required by Section 47(3) of the PA 2008.
08/11/2023	Meeting with NKDC and DWD <u>the Applicant</u>	Meeting to provide NKDC with an update on the project, including the proposed Bespoke Access Road, the Statement of Community Consultation ('SoCC') and statutory consultation.
08/11/2023	Email from NKDC	NKDC provided detailed feedback on the draft SoCC.
08/11/2023	Email from NKDC	NKDC request for a document correlating public feedback, ecological consultee EIA

		scoping (or subsequent) feedback, and overlays of ecological data mapping.
21/11/2023	Meeting with NKDC and SLR <u>the Applicant</u> .	Meeting to undertake consultation with an NKDC Conservation Officer regarding built heritage with a focus on locally listed buildings.
01/12/2023	Email to NKDC	Request for feedback on the proposed list of developments (including NSIPs) to be considered in for cumulative impact assessment. NKDC provided a response on 4 December 2023.
10/01/2024	Joint meeting with LCC, NKDC and BBC, with DWD and, SLR the Applicant and Pier.	Meeting to brief LCC, BBC and NKDC. Discussed the Bespoke Access Road, mitigation masterplan and future engagement.
17/01/2024	Letter from DWD (on behalf of the Applicant) to NKDC	Section 42 statutory consultation with project information, including the PEIR and non-technical summary.
07/02/2024	Joint meeting with LCC, NKDC and BBC with DWD and, SLR the Applicant and Pier	Meeting to provide update to Council's during the statutory consultation period regarding progress and discuss biodiversity mapping.
01/03/2025	Statutory Consultation response from NKDC	In response to Section 42 consultation which commenced 1 January 2025.
03/04/2024	Joint meeting with LCC, NKDC and BBC, with DWD and Pier the Applicant	Meeting to provide update to Councils and discuss Council's PEIR responses.
01/05/2024	Joint meeting with LCC, NKDC and BBC, and the Applicant	Meeting to discuss Public Rights of Way and statutory consultation feedback on community benefits.
13/05/2024	Joint meeting with LCC, NKDC and BBC, and the Applicant	Meeting to discuss community benefits.
26/06/2024	Joint meeting with LCC, NKDC and BBC, and the Applicant	Meeting to discuss the project programme, permissive paths and community benefit.
28/08/2024	Joint meeting with LCC, NKDC and BBC, and the Applicant	Meeting to discuss the second round of targeted consultation, permissive path, cable route and bespoke road red line boundary.
26/09/2024	Email to NKDC	Information regarding the sequential and exception tests and the proposed access route. NKDC provided a response with feedback on 27 September 2024.
06/11/2024	Emails between NKDC and DWD <u>the Applicant</u>	Feedback and discussion regarding the proposed agenda for the upcoming joint Council briefing.
08/11/2024	Joint meeting with LCC, NKDC and BBC	Meeting to provide Councils with a general update and information on archaeology, and discuss the adequacy of consultation milestone, principles of disagreement/

		statements of common ground ('SoCGs') and local employment plan.
06/12/2024	Email from NKDC	NKDC comments on the Adequacy of Consultation Milestone, providing feedback on consultation to date.
12/12/2024	Email from NKDC	Feedback from NKDC regarding proposed Targeted Consultation for project updates.
13/12/2024	Letter from DWD the (on behalf of Applicant) to NKDC	Targeted Consultation letter regarding project updates and changes, of which NKDC did not have comments.
18/12/2024	Email from NKDC	NKDC feedback on the proposed agenda for a project update meeting.
10/01/2025	Email from NKDC	Email relating to Examination PPA.
13/01/2025	Email from NKDC	Responses from NKDC on review of updated list of cumulative developments to be considered in the ES.
15/01/2025	Joint meeting with LCC, NKDC and BBC, <u>and the Applicant with DWD</u>	Meeting to provide Councils with a general update and discuss Council's s42 responses. Also discussed SoCGs and community benefit fund.
15/01/2025	Targeted Consultation Response from NKDC	In response to Targeted Consultation which commenced 13 December 2024.
26/06/2025	Joint meeting with LCC, NKDC <u>and the Applicant with DWD</u>	Meeting to discuss matters and actions following submission of the Application. Provided Councils with a general update and discussed Councils key concerns.
01/07/2025	Representation from NKDC	Relevant Representation made to the Planning Inspectorate. <u>The Applicant provided Responses to Relevant Representations at Deadline 1 (7 October 2025).</u>
<u>08/07/2025</u>	<u>Email from Applicant to NKDC</u>	<u>Applicant provided the proposed specific Biodiversity Net Gain ('BNG') metrics in Microsoft Excel format for NKDC information.</u>
14/08/2025	Joint meeting with LCC, NKDC with DWD <u>and the Applicant</u>	Meeting to discuss ecology specific matters following submission of the Application, including Biodiversity Net Gain ('BNG') , BNG Monitoring, Great Crested Newt, Habitats Regulation Assessment and ecological street ing group.
15/08/2025	Joint meeting with LCC, NKDC with DWD <u>and the Applicant</u>	Meeting to discuss heritage specific matters following submission of the Application, including Asgarby Church, Kyme Tower, Boughton House, Howell Hall and Gashes Barn.
<u>28/10/2025</u>	<u>Meeting with LCC, NKDC, the Applicant, SLR and relevant LCC/NKDC specialists</u>	<u>Meeting to discuss key agricultural land, soils and socio-economics matters following responses to Local Impact Reports.</u>

<u>29/10/2025</u>	<u>Meeting with LCC, NKDC, the Applicant, SLR—and relevant LCC/NKDC specialists</u>	<u>Meeting to discuss key heritage and other general matters following responses to Local Impact Reports.</u>
<u>30/10/2025</u>	<u>Meeting with LCC, NKDC, the Applicant, SLR—and relevant LCC/NKDC specialists</u>	<u>Meeting to discuss key ecology matters following responses to Local Impact Reports.</u>
<u>03/11/2025</u>	<u>Onsite meeting with the Applicant and NKDC Heritage specialistConservation Officer</u>	<u>Onsite meeting to discuss outstanding heritage matters raised by NKDC in the Local Impact Report.</u>

3. Matters Agreed during Pre-Application Stage

3.1.1 The below Table 3.1 contains a list of 'matters agreed' correct at the date of the submission of the Application 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-Application Stage

MATTER	COMMENTARY
Adequacy of consultation	<p>NKDC was consulted informally and formally by the Applicant throughout the pre-application process regarding the approach to consultation and content and scope of the Statement of Community Consultation (SoCC). NKDC provided comments on the draft SoCC, which were taken into account before the SoCC was published, as set out in the Consultation Report (APP-046).</p> <p>The applicant has consulted with NKDC throughout the pre-application process and undertaken statutory (and targeted statutory) consultation in accordance with the requirements as set out in Sections 42, 47 and 48 of the Act.</p>
Need for a solar and battery project in general and of this scale	<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>
Principles regarding the proposed construction access arrangements (Solar Array Area)	<p>The Proposed Development will also include a new Bespoke Access Road from the A17 to the Solar Array Area. The Bespoke Access Road is required to provide direct access to the Solar Array Area from the highway network, as local roads were identified as not suitable for haulage of larger infrastructure.</p> <p>The Bespoke Access Road would be constructed prior to commencing concurrent construction of the solar array area and cable connection, to facilitate access to the site. It will comprise a priority T-junction from the existing layby to the south-west of Asgarby with a 6.0m wide carriageway. During construction, temporary construction compounds will be required, as well as temporary roadways, to enable access to all the land within the Energy Park boundary. An Outline Construction Environmental Management Plan ('OCEMP') (Document Ref: 6.3.7 / REP2-018APP-077) will be submitted alongside the Application. The detailed CEMP submitted at the requirement discharge stage</p>

	<p>would detail the full proposed mitigation measures to be followed during construction, including access requirements and site access changes required.</p> <p>The principle of retention of the bespoke access road for operation/decommissioning is not yet agreed as set out separately in Section 4 of this document.</p>
Planning history	<p>The Applicant has provided a list of past planning decisions for the land within the proposed Order Limits (see Appendix 1) based on the online public register along with information held by the Applicant relating to historical consents at the Proposed Development Site.</p>
List of requirement discharge documents – agreement to principle	<p>The Applicant has provided a list of documents to be submitted at requirement discharge stage (see Appendix 2) that are proposed to mitigate likely effects or provide enhancement or policy benefits. The Draft DCO (Document Ref: 3.1 / REP2-004AS-008) sets out the proposed timings and contents of these documents.</p>
National planning policy	<p>It is agreed that the following National Policy Statements ('NPSs') are relevant to the Application and provide the primary basis for decisions by the SoS in relation to the Application:</p> <ul style="list-style-type: none"> •The Overarching NPS for Energy (EN-1); •The NPS for Renewable Energy Infrastructure (EN-3); and •The NPS for Electricity Networks Infrastructure (EN-5). <p>It is agreed that the National Planning Policy Framework (December 2024) may also be relevant to the consideration of the Application.</p> <p>The Applicant has set out accordance with the relevant local planning policies in the Planning Statement (Planning Statement (Document Ref: 5.5 / APP-277)).</p>
Local development plan policy	<p>It is agreed that section 104 of the PA 2008 states that the SoS must have regard to other matters that are 'important and relevant', and it is agreed that that includes the development plan in force in the area. It is also agreed that EN-1 is clear that in the event of any conflict between a NPS and a local development plan document, the NPS prevails for the purpose of SoS decision-making given the national significance of the infrastructure concerned.</p> <p>It is agreed that the Central Lincolnshire Local Plan (adopted April 2023) is the development plan in force within the administrative area of NKDC.</p> <p>It is further agreed that the following policies from the Central Lincolnshire Local Plan are most relevant to the Proposed Development.</p> <ul style="list-style-type: none"> •S1 - The Spatial Strategy and Settlement Hierarchy •S5, Part E - Development in the Countryside (Part E: Non-residential development)

- S8 - Reducing Energy Consumption – Non-Residential Buildings
- S9 - Decentralised Energy Networks and Combined Heat and Power
- S10 - Supporting a Circular Economy
- S11 - Embodied Carbon
- S12 - Water Efficiency and Sustainable Water Management
- S14 - Renewable Energy
- S15 - Protecting Renewable Energy Infrastructure
- S16 - Wider Energy Infrastructure
- S20 - Resilient and Adaptable Design
- S21 - Flood Risk and Water Resources
- S28 – Spatial Strategy for Employment
- S34 - Non-designated Employment Proposals in the Countryside
- S45 - Strategic Infrastructure Requirements
- S47 - Accessibility and Transport
- S48 - Walking and Cycling Infrastructure
- S49 - Parking Provision
- S53 - Design and Amenity
- S54 – Health and Wellbeing
- S57 - Historic Environment
- S59 - Green and Blue Infrastructure Network
- S60 - Protecting Biodiversity and Geodiversity
- S61 - Biodiversity Opportunity and Delivering Measurable Net Gains
- S66 - Tress, Woodland and Hedgerows
- S67 - Best and Most Versatile Agricultural Land

PRoW and recreation
(Solar Array Area)

In addition to the permissive path proposed in the north-east of the site at the PEIR stage, the project will include another, longer permissive path through the east and centre of the solar array area, connecting these paths to the existing PRoW network (see **Appendix 3**). It is agreed that the Applicant will commit to a substantial length of permissive path, with routing to be subject to the relevant requirements. The proposed routing includes 7 ditch crossings but the layout is indicative (and by definition the permissive path is indicative). The footbridges and permissive pathways will be for the duration of the project only.

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. There are four PRoW located within the Bespoke Access Route Corridor. These are detailed discussed in detail in the Environmental Statement Chapter 15: Socio-Economics.

4. Matters agreed during Pre-Examination Stage

4.1.1 The below Table 4.1 contains a list of 'matters agreed' correct at the date of submission of this SoCG, along with a concise commentary of what the item refers to and how it came to be agreed between the two parties.

Table 4.1 – List of Matters Agreed during Pre-Examination Stage

MATTER	COMMENTARY
Procedure for discharge of DCO requirements	The Applicant has provided the draft of the procedure for the discharge of DCO requirements to BBC at Appendix 1. The Applicant will consider any comments provided by BBC and reflect as necessary in the procedure set out in Part 2 of Schedule 2 of the Draft DCO (AS-008).
Best and Most Versatile (BMV) Agricultural Land	<p>NKDC are satisfied that the Agricultural Land Classification report has been undertaken by a professional team in agreement with Natural England. The agricultural land surveyed represents a total of 529ha of Solar Array Area and 45ha of Bespoke Access Route Corridor. LCC consider that the detailed Agricultural Land Classification (ALC) survey results are considered reliable. The survey has informed the design of the development and the outline Soil Management Plan (APP-176).</p> <p>NKDC note that while the Cable Route Corridor was not surveyed, the ES is based on higher grades of agricultural land (predominantly Grade 2 with some Grade 1 and Grade 3 land), and as such it would be unlikely that the impact would be worse after the survey, unless all the land is Grade 1 classification.</p>
Landscape and Visual Impact	NKDC acknowledges how significant effects on Landscape have been identified and while these are a concern, the judgement within the LVIA appears to be well reasoned subject to a more detailed review.
Principles regarding the proposed operational access arrangements (Solar Array Area)	<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 the decommissioning phase. Noting that equipment, including transformers, would potentially need replacing during the operational lifetime of the Proposed 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. There will be one primary access on the western edge of the site and a secondary access to the north both of which will allow access by large vehicles (including first responder access to the BESS and on site substation). Tertiary operational access primarily for smaller vehicles will be provided to the north west and south.</p> <p>While NKDC have concerns about the environmental impact of retaining the Bespoke Access Road to the Solar Array Area during operation and will provide further comments on this, NKDC has no objection to the principle, subject to the views of LCC as Local Highway Authority.</p>

Construction noise consent	As outlined in the Other Consents and Licences Statement (REP1-005) , the Applicant agrees that if required, construction noise consent under Section 61 of the Control of Pollution Act 1974 will be applied for prior to the start of construction, or prior to specific construction activities.
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5. Matters Agreed during Examination Stage

5.1.1 The below Table 5.1 contains a list of 'matters agreed' between NKDC and the Applicant correct at the date of the submission of the Application along with a concise commentary of what the item refers to and how it came to be agreed between the two parties.

Table 5.1 – List of Matters Agreed during Examination Stage

MATTER	COMMENTARY
Temporary Closure of PRow	<p>NKDC raised concern in regard to the temporary closure of PRow KkLT/4/2. The Applicant has clarified in the Applicant's Comments on Local Impact Reports (Document Ref: 9.7 / REP2-041) and a Outline Public Rights of Way (PRow) Management Plan (OPROWMP) (Document Ref: 9.5) was is being prepared and will be submitted at Deadline 2 (REP2-039). The PRow Management Plan details the temporary closure of KkLT/4/2 and proposes management measures proposed including; survey of use, information, signage, site speed limit, managed PRow diversions within construction boundary (to minimise temporary closure), defined boundaries to Cable <u>Route</u> Corridor works and look out person, driver training and surface quality to be agreed with Lincolnshire PRow team.</p> <p>NKDC welcomes the provisions made in respect of maintaining footpaths and farm access during construction and defers to LCC's views given their responsibilities for public rights of way.</p>
<u>Procedure for discharge of DCO requirements</u>	<p><u>The Applicant has provided the draft of the procedure for the discharge of DCO requirements in Part 2 of Schedule 2 of the Draft DCO (Document Ref: 3.1 / REP2-004) to NKDC. Following further discussions, the Applicant has agreed to include costs as suggested by NKDC, which comprise £2,578.00 for the first application and £588 for subsequent applications to discharge of the following requirements:</u></p> <ul style="list-style-type: none"> <u>5 – Detailed design approval</u> <u>6 – Battery safety management</u> <u>7 – Landscape and ecological management plan</u> <u>10 – Surface and foul water drainage</u> <u>12 – Construction environmental management plan</u> <u>13 – Construction traffic management plan</u> <u>16 – Soils management</u> <u>18 – Decommissioning and restoration</u> <p><u>And £588 for each subsequent application and any application under Requirement 5. A fee of £298 for any application for the discharge of any other requirement; any application under requirement 3; or any approvals</u></p> <p><u>The Applicant will continue engagement with NKDC to agree a position in due course.</u></p>

<u>Archaeology</u>	<u>There is an agreement on the approach to archaeological evaluation and mitigation across the Proposed Development.</u>
<u>Archaeology</u>	<u>There is an agreement on the approach to archaeological evaluation and mitigation across the Proposed Development.</u>
<u>Ecology Habitats</u>	<p><u>NKDC raised inconsistencies between habitat types and species found within them as well as further details required to demonstrate habitat types are appropriate. NKDC also raised concerns with the lack of enhancements offered for water vole.</u></p> <p><u>NKDC's consultant Ecologist attended a Teams meeting with the Applicant on 30 October 2025 in relation to this topic. The Council welcomes further engagement with the Applicant to resolve these matters.</u></p> <p><u>Chapter 7 Ecology (Document Ref: 6.2.7a / REP2-015) has been updated and submitted at Deadline 2 to clarify the justification for choosing habitat types. This included responses on the methodology used in the survey works.</u></p> <p><u>A review of the local strategy has been made to highlight where the biodiversity enhancements within the Biodiversity Net Gain Strategy (Document Ref: 7.3 / APP-280) accords with the local and county planning objectives. Further engagement with NKDC will be undertaken with regards to this matter.</u></p> <p><u>The Applicant has noted the comments from NKDC regarding water vole. Whilst this species is not currently present on the Solar Array Area, it is possible that it could move onto site. Section 2.6 of the oLEMP (Document Ref: 6.3.19 / APP-089) considers sets out the proposed management of the ditch vegetation including which considers for water voles, however physical enhancement of the ditches such as reshaping the ditches or planting up with vegetation is not proposed as it is not deemed to be required considered necessary as mitigation, and would impede on the Black Sluice Internal Drainage Board's access but will be constrained by the requirements of the Internal Drainage Board.</u></p> <p><u>The Applicant also notes NKDC's concern with presence of water vole within the cable corridor. As reflected in the Written Summary of ISH2 (Document Ref. 9.15) the Applicant is committed to providing the requested information at Deadline 5. This is discussed in more detail in Table 6.1.</u></p> <p><u>The Applicant is committed to continued engagement on these matters.</u></p>

<u>Article 46 Procedure</u>	<u>Following the discussions at ISH3, the Applicant has updated the determination period in Article 46 of the Draft DCO (Document Ref: 3.1) from 8 weeks to 10 weeks. Please refer to the Written Summary of ISH3 (Document Ref. 9.16) for more information.</u>
<u>Arboriculture</u>	<u>The Applicant had a meeting with NKDC's Tree Officer on the 3 October 2025 to discuss Fox Covert and trees T76, T1124 and T1125. NKDC were satisfied that as no veteran trees were found on or near the boundaries of Fox Covert that any veteran further into the centre of the woodland would be adequately protected by the BS 5837 RPA set for this woodland. NKDC were also satisfied that T1124 was already recorded as a veteran and that trees T76 and T1125 are not classified as veteran trees.</u>

6. Matters not yet agreed

6.1.1 The below Table 64.1 contains a list of 'matters not yet agreed' correct at the date of the submission of this SoCG, along with a concise commentary of what the item refers to and how it came to be agreed between the two parties. Any environmental/topic areas not explicitly listed in Table 3.1 of this document should also be taken as not yet agreed.

Table 65.1 – List of Matters Not Yet Agreed during Pre-Application Stage

MATTER	COMMENTARY NKDC POSITION	APPLICANT POSITION
The content of requirements	The specific drafting of the requirements in Schedule 2 of the Draft DCO (Document Ref: 3.1 / REP2-004AS-008) is not yet agreed. <u>Specific requirement topic matters are covered elsewhere below in this table</u> NKDC officers and the Applicant will continue to engage constructively and regularly and seek to reach agreement on the matters within Schedule 2 prior to and during examination.	<u>NKDC officers and the Applicant will continue to engage constructively and regularly and seek to reach agreement on the matters within Schedule 2 prior to and during examination.</u>
Best and Most Versatile (BMV) Agricultural Land in respect of green infrastructure	While NKDC is satisfied generally with the assessment methodology applied in ES Chapter 14: Soils and Agricultural Land (APP-065) , NKDC outlined concerns over how the impact on land use on agricultural land is covered in Table 14.3, as it does not include the amount of agricultural and BMV land which would be lost due to new green infrastructure (temporary and permanent) and BNG provision within the Solar Array Area and Bespoke Access Corridor. It is noted that other NSIPs (notably the Springwell Solar Farm) have assessed that certain elements of green infrastructure and BNG provision should be classed as a permanent loss on the basis that	<u>Areas of green infrastructure will have no detrimental impact on soil quality. All areas of tree and hedgerow planting are proposed for field margins and areas not currently in agricultural use, and no new woodland is proposed. With minimal management changes on this land using standard agricultural practices, it will be returned to agricultural use and retain its agricultural quality.</u> <u>Following decommissioning, soils will be reinstated to the baseline soil profile characteristics of soil type, horizon depth and structure.</u> <u>There is no intention by the Applicant or landowner for BNG to be retained in perpetuity, nor is that appropriate in planning terms, as it could represent a permanent land use change. As such, it is</u>

not all of the green infrastructure elements (especially woodland planting) would be reverted back to agriculture at the end of the operational period.

~~The Applicant's response is that areas of green infrastructure will have no detrimental impact on soil quality. All areas of tree and hedgerow planting are proposed for field margins and areas not currently in agricultural use, and no new woodland is proposed. With minimal management changes on this land using standard agricultural practices, it will be returned to agricultural use and retain its agricultural quality.~~

~~Following decommissioning, the soils will be reinstated to match the baseline soil profile characteristics of soil type, horizon depth and soil structure.~~

~~There is no intention by the Applicant or landowner (and no commitment proposed) for the BNG to be retained in perpetuity, nor is that appropriate in planning terms, as it could represent a permanent land use change. As such, it is submitted that the areas of green infrastructure should not be considered as agricultural land loss.~~

~~Using the IEMA guidance, these changes in land use can be considered as Minor: "reversible loss~~

submitted that the areas of green infrastructure should not be considered as agricultural land loss.

Using the IEMA guidance, these changes in land use can be considered to have minor or negligible impacts. In this case, loss of soil function is the loss of biomass production potential which is reversible. For the ecological enhancement areas, there will be no loss or reduction in soil function in relation to soil quality/soil carbon.

The green infrastructure areas are also providing additional ecosystem services for the Site. This should, therefore, be weighed up against the food security contribution that the BMV land provides.

The Solar Array Area will be returned to agricultural production after decommissioning of the Site and, therefore, we do not agree that this should be considered a permanent loss of agricultural land, only a temporary loss in agricultural production.

The Applicant will provide to NKDC the plans and details showing the area, amount and ALC grade of the land where green infrastructure is proposed and the type of green infrastructure that is proposed.

~~of one or more soil functions or soil volumes), or temporary, reversible loss of soil related features” or Negligible impacts: “No discernible loss or reduction or improvement of soil functions or soil volumes that restrict current or proposed land use” impacts.~~

~~In this case, loss of soil function is the loss of biomass production potential which is reversible. For the ecological enhancement areas, it can be seen that there will be no loss or reduction in soil function in relation to soil quality/soil carbon.~~

~~The green infrastructure areas are also providing additional ecosystem services for the Site. This should, therefore, be weighed up against the food security contribution that the BMV land provides.~~

~~The Solar Array Area will be returned to agricultural production after decommissioning of the Site and, therefore, we do not agree that this should be considered a permanent loss of agricultural land, only a temporary loss in agricultural production.~~

~~NKDC have requested that the Applicant provide plans and details showing the area, amount and ALC grade of the land where green infrastructure is proposed and the type of green infrastructure that is proposed.~~

<p><u>Provision of conservation grazing</u></p>	<p><u>The Council considers that a Requirement to ensure that conservation grazing is provided would give more certainty that the land could continue in agricultural use both during operation and at the end of the decommissioning. A further option to enhance the value of the land while not in agricultural production would be planting to help with nitrification (e.g. non-edible legumes such as vetches).</u></p>	<p><u>During the operational life of the Proposed Development, the possibility of co-utilising (the Solar Array Area of) the Proposed Development for grazing (thereby allowing some agricultural use) will be investigated by the Applicant and the viability of this will be determined at the detailed design stage. This would depend on a number of factors beyond the Applicant's control such as nearby existing livestock farming enterprises/tenancies, and whether they hold interest in tenanting further land and for how long. As such, the impact assessment undertaken in ES Chapter 14: Soils and Agricultural Land (Document Ref: 6.3.14 / APP-065) was based on a "worst-case" assumption of temporary removal of the land from agricultural use throughout the operational life of the Proposed Development (see 14.3.19).</u></p> <p><u>The Planning Statement (Document Ref: 5.5 / APP-277) and the Environmental Statement (Document Ref: 6.1 – 6.3.104 / APP-050 to 190) each make clear that this is a potential use with the viability only ascertainable at the detailed design stage. For example the appraisal against Central Lincolnshire Local Plan Policy S67 notes <i>'The land being used for the Solar PV array area or associated infrastructure will not be available as an agricultural resource, aside from potential grazing use, for a period of approximately (including construction and decommissioning) 45 years'</i>. Given that this cannot be committed to firmly, the Planning Statement (Document Ref: 5.5 / APP-277) has not attributed this positive weight in the Applicant's assessment of the planning balance (see section 7).</u></p>
<p><u>Socio-economics: cumulative impact on tourism</u></p>	<p><u>NKDC has concerns regarding the cumulative impact of NSIPs on tourism, especially the availability of accommodation and the economic impacts this may have on the local area. Any mitigation is welcome and officers are happy to agree to work with the applicant and colleagues</u></p>	<p><u>ES Chapter 15 Socio-economics (Document Ref: 6.2.15 / APP-066) has given thorough consideration to the inter-cumulative impacts of a number of large scale NSIP developments on the availability of accommodation. The assessment presents a worst-case scenario where all construction schedules of NSIPs overlap. In practice, it is considered unlikely that all projects will be constructed</u></p>

	<p><u>at Boston Borough Council to assist in scoping these risks in more detail.</u></p> <p><u>Officers also understand that mitigation for unknown economic impacts where no evidence can be obtained in advance may not be considered at this time, regardless of the risks of damage to businesses, livelihoods and communities that may occur. Nonetheless, it is clearly in NKDC's interest to monitor these impacts going forward and any support the applicant can provide over and above the monitoring suggested at paragraph 15.8.9 of Chapter 15 Socio -economics (APP -066) is welcomed.</u></p>	<p><u>at the same time, and peak months will vary across projects. Proposals regarding co-ordination with the Heckington Fen project as to timing of the submission of the detailed Construction Traffic Management Plan (CTMP) are also set out in the Outline CTMP (Document Ref: 6.3.78 / APP-159) which is secured by Requirement 13. Accommodation stress will be naturally spread across several counties for different NSIPs, this will be enhanced by the Applicant's collaboration with NKDC authorities to monitor demand and accommodate workers in districts with less accommodation demand during peak construction months.</u></p> <p><u>Finally, implementation of the Outline Skills, Supply Chain and Employment Plan (Document Ref: 6.3.98 / APP-179) will likely reduce demand for accommodation thanks to increased local hiring, which prioritises local employment and procurement (see sections 1.1.2, 1.3 and 1.4), in accordance with the relevant local policies (see section 1.2). This is secured via Schedule 2 Requirement 17 of the Draft DCO (Document Ref: 3.1 / REP2-004).</u></p>
<p><u>Socio-economics: the cumulative impacts of a large number of NSIP developments on PRow network</u></p>	<p><u>NKDC has concerns regarding the cumulative impact on PRow network and long-term impact of attractiveness of the changed rural landscape. NKDC has concerns regarding temporary closure of multiple footpaths.</u></p>	<p><u>The PRow network will not be significantly affected. Temporary closures are planned for four footpaths, and will be undertaken in stages. As detailed within Chapter 6 Landscape and Visuals (APP-057) of the ES, visual impacts on PRow included in the Stepping Out Initiative Route, the Heckington Walk (Heck/2/4 and Heck/12/1 will not be significant during the operation. The Applicant is proposing a new permissive path within the Solar Array Area which would create a circular walking route. Please refer to the submitted OPROWMP (Document Ref: 9.5 / REP2-039) for more detail.</u></p>
<p><u>Socio-economics: impact on food security and agriculture</u></p>	<p><u>NKDC is concerned with the loss of agricultural production.</u></p>	<p><u>During the Scoping phase, effects to the agricultural, energy and construction supply chains were not scoped in (Appendix 1.1 Scoping Report (Document Ref: 6.3.1 / APP-071)). However, an assessment of net Gross Value Added (GVA) through construction workers was undertaken, taking into account direct losses of</u></p>

agricultural jobs. This has been included within Table 15.14 and is described in paragraphs 15.6.10 to 15.6.14 in **Chapter 15 Socio Economics (Document Ref: 6.2.15 / APP-066)**. The Proposed Development will likely have a positive effect on the Solar PV, Energy and Construction supply chains, as evidenced through the calculation of a GVA gain through the creation of construction jobs.

The Applicant- will considering the option for grazing opportunities under the Solar Array Area, at the detailed design stage. The Applicant's position on this is set out above in 'Provision of conservation grazing'.

Chapter 14 Soils and Agricultural Land (APP-065) sets out how the Applicant has sought to avoid and reduce the amount of BMV agricultural land used for hard infrastructure associated with the Proposed Development, and Appendix 14.4 Outline Soil Management Plan (oSMP) (APP-176) details the measures to mitigate impacts to the soil.

The temporary and reversible nature of the majority of the Proposed Development, along with the measures within the oSMP, will allow for reinstatement of the Site to agricultural production following decommissioning.

The UK Food Security Report 2024 analyses land use change and concludes that "food production levels could be maintained or moderately increased alongside the land use change required to meet our Net Zero and Environment Act targets and commitments." Footnote 62 of the National Planning Policy Framework was amended in December 2024 and now omits the consideration of the availability of land for food production. The Written Ministerial Statement of 15th May 2024 refers to food production and restates the Government's objective of broadly maintaining current levels of

		<u>production. The potential reduction of food production from the Site would be negligible when viewed in the context of UK food production.</u>
Landscape Character Areas	<p>NKDC has concerns regarding the Cumulative Effects on national, county and regional landscape areas. The cumulative effects of nearby projects combined has the potential to lead to adverse effects on landscape character across published character areas. This would also be an issue when experienced sequentially for visual receptors travelling through the landscape and experiencing multiple schemes over several kilometres. The repeated views and presence of large scale solar would be combined over time to create a perception of change. This would require an update of any published landscape character assessment, including at national level.</p> <p>The Council is unable to respond to the Applicant's responses due to the timing of the publication of the Deadline 2 submissions on the PINS website which conflicted with the Council's consultant's holiday period. It is anticipated that these matters will be considered at ISH2.</p> <p><u>This matter was discussed at ISH2, and will subsequently be discussed at a meeting between NKDC and the Applicant on the 20th November which will be focused on landscape and visual matters. Following this meeting, the SoCG will be updated to reflect NKDC's position. Also, following this focussed meeting we anticipate</u></p>	<p><u>The Applicant has set out their position in the Applicant's Comments to Local Impact Reports (Document Ref: 9.7 / REP2-041). The Applicant recognises that at a local level the agricultural character of the Site will be diminished, but it has been found that the characterising influence of solar development will not be strongly perceived beyond the immediate context of the Solar Array Area. This finding is confirmed in ES Chapter 6 Landscape and Visual (Document Ref: 6.3.6 / APP-057), where effects on the host Fenland Sub Area would reduce to minor adverse (Not Significant) at year 15 following establishment of mitigation planting. Effects on the Holland Reclaimed Fen will also reduce to Minor adverse (not significant) at Operation year 0 following cessation of construction activity.</u></p> <p><u>Following ISH2, the Applicant and NKDC have arranged a meeting to discuss landscape and visual matters on the 20th of November. The SoCG will be updated at a later date following this meeting.</u></p>

	<u>both parties will be in a position to develop the SoCG considerably to reflect each party's position and areas of agreement and disagreement in relation to landscape and visual matters.</u>	
Cultural Heritage	<p>NKDC is broadly satisfied with the analysis and outcomes of ES Chapter 8: Cultural Heritage (APP-059) in relation to the above ground heritage assets including the identification of minor adverse impacts on the principal heritage assets. However, NKDC have identified several areas of disagreement where they are of the view that additional information needs to be provided, assessment undertaken and impacts should be increased.</p> <p><u>NKDC did not have the opportunity to attend the site meeting on 5 September 2025 set up by the Applicant with LCC, and does not agree with the conclusions reached by the Applicant in respect of St Andrew's Church and Asgarby Hall, in particular, which it considers to be flawed in analysis, interpretation of setting and level of impact. NKDC's Conservation Officer attended a Teams meeting with the Applicant on 29 October 2025 in relation to this matter and confirmed the Council's position in relation to designated heritage assets which remains as set out in the Council's LIR [REP1-054]. NKDC</u></p> <p><u>An on site meeting was held on the 3rd of November between the Applicant and NKDC on</u></p>	<p><u>Following a meeting on the 15 August 2025 the Applicant held with NKDC and LCC, it was agreed to hold a site meeting to view and discuss issues regarding the setting of designated and non-designated heritage assets. This site meeting was held at and near various heritage assets on the 5 September 2025 with LCC in attendance. Details on the information gathered from the site visits and meeting is reflected within the Applicant Responses to Relevant Representations (Document Ref: 9.2 / REP1-029).</u></p> <p><u>An on site meeting-site visit- abetween the Applicant and NKDC was undertaken on 3rd of November it resulted in general agreement regarding Boughton House and the assets within Howell and South Kyme but there remain ongoing discussions around the assets at Asgarby.</u></p> <p><u>The Applicant notes the action points requested by the ExA and NKDC at ISH2 and will provide the information at Deadline 5. Please refer to the Written Summary of ISH2 (Document Ref. 9.15) for more information.</u></p>

site. The Council remains in disagreement over the conclusions reached in respect of St Andrew's Church and South Kyme Tower, the absence of an assessment of the heritage assets at Asgarby as a group and the cumulative intra-development and inter-development impacts on St Andrew's Church and South Kyme Tower, respectively as set out at ISH2.

~~Following a meeting on the 15 August 2025 the Applicant held with NKDC and LCC, it was agreed to hold a site meeting to view and discuss issues regarding the setting of designated and non-designated heritage assets. This site meeting was held at and near various heritage assets on the 5 September 2025. Details on the information gathered from the site visits and meeting is reflected within the **Applicant Responses to Relevant Representations (Document Ref: 9.2).**~~

Battery Energy Storage System (BESS) and Fire Safety

NKDC considers perception of harm to health (has strong concerns about the potential risk to human health arising from fire related accidentsconcerns at BESS developments) to be a material planning consideration.

~~The Applicant confirms that the existing published (and emerging draft, but non finalised) NFCC guidance was taken into account in preparing the OBSMP. The guidance was also used to develop the project design. As confirmed~~

The Applicant confirms that the existing published (and emerging draft, but non finalised) NFCC guidance was taken into account in preparing the **Outline Battery Safety Management Plan (OBSMP) (Document Ref: 7.2 / APP-279)**. The guidance was also used to develop the project design. As confirmed in the **OBSMP (Document Ref: 7.2 / APP-279)**, the Applicant intends to have regard to the NFCC guidance in the preparation of the detailed BSMP, which must be submitted to and, in consultation with NKDC and Lincolnshire Fire and Rescue Service ('LFR'), approved by the relevant planning authority in accordance with Requirement 6 in Schedule 2 to the **Draft DCO (Document Ref: 3.1 / REP2-004)**. Requested Protective

	<p>in the Outline Battery Safety Management Plan (Outline BSMP) (APP-279), the Applicant intends to have regard to the NFCC guidance in the preparation of the detailed BSMP, which must be submitted to and, in consultation with NKDC and Lincolnshire Fire and Rescue Service ('LFR'), approved by the relevant planning authority in accordance with Requirement 6 in Schedule 2 to the Draft DCO (AS-008).</p> <p>NKDC considers that there is a need to agree the battery type proposed within the BESS as part of the requirement to agree the BSMP in view of the changing market trends and the need to minimise the impact on human health following any major accident or disaster, and the 'perception of harm' to public amenity, safety and wellbeing as a material planning consideration.</p> <p>NKDC has now identified the response in REP1-029 following the Applicants typographical error. It is the Applicant's view that the battery type is not a material planning matter and should not be set as part of any planning decision.</p>	<p><u>Provisions have also been included for LFR and we are not aware of any outstanding objections from LFR.</u></p> <p><u>The Applicant recognises a typographical error in the document reference provided in the Applicants Comments on Local Impact Reports (Document Ref: 9.7 / REP2-041). The Applicant's position on this matter is set out in the Applicant Responses to Relevant Representations (Document Ref: 9.2 / REP1-029). In summary, it is the Applicant's view that the battery type is not a material planning consideration and should not be setcontrolled by requirement or otherwise as part of anyin any DCO planning decision.</u></p>
<u>Generating Capacity</u>	<p><u>From the DCO documents it is evident that the solar generating capacity is 400MW, the BESS capacity is 600MW and the grid connection import/export is 600MW The Applicant's assessment against the guidance on AD still lacks detail and is unconvincing. Whilst there is</u></p>	<p><u>The published government guidance on Associated Development is clear as to the five principles that the Secretary of State will have regard to in determining Associated Development. The 'subordinacy' principle is clearly stated as being in relation to the aims of the development. The Applicant has set out a detailed case regarding the five principles of Associated Development both within the Planning</u></p>

	<p><u>obviously a direct relationship, there is no assessment of subordinacy when the BESS capacity is greater than the solar generating capacity. The Applicant's note on how they work together would apply to any BESS capacity. NKDC maintain that this matter is not agreed until they are able to consider the submissions made at ISH2.</u></p>	<p><u>Statement (Document Ref: 5.5 / APP-277) and the response to Action Point 7 from the first round of hearings within Written Summary of Oral Submissions from ISH1 and Responses to Action Points (Document Ref: 9.3 / REP1-030), not only in the recent submission to which NKDC refers.</u></p>
<u>Ecology General</u>	<p><u>The Applicant welcomes the response from the NKDC and confirmation that some matters are now resolved as 'green' with 'amber' matters to be reviewed and matters left blank still to be reviewed. The Applicant will provide further written information to these points through clarifications, and updates to sections of the Ecology Chapter (REP2-016) to be submitted at Deadline 4-5 and other future deadlines as necessary. Where further discussion is required we would welcome a meeting with the NKDC ecologist however the Applicant notes NKDC's preference for written responses in the first instance. The Applicant notes that the NKDC ecologist has highlighted four areas for discussion:</u></p> <ul style="list-style-type: none"> <u>• Scarce arable flora</u> <u>• Hedgerows</u> <u>• Ditches</u> <u>• Water voles</u> <p><u>The Applicant will set out the approach to the Scarce arable flora and Water vole mitigation (worst case scenario) in our response to the Issue Specific Hearing 2. The Applicant will provide further information on the baseline data for hedgerows and ditches, along with the approach to enhancement to NKDC for review between D4 and D5.</u></p> <p><u>Therefore, there as requested by NKDC, the full extent of ecology matters not agreed will be addressed outside the SoCG. The Applicant will continue to update the SoCG as matters are agreed.</u></p>	
<u>Ecology — and Arboriculture</u>	<p><u>NKDC notes that six trees will be removed in the Solar Array Area and a number of high value trees located within the Cable Route Corridor are close to an access track for construction purposes. NKDC has concerns that the impact on these trees may be greater than anticipated in the ES.</u></p>	<p><u>The Applicants position on this matter is set out in Appendix 2 of Applicants Comments on Local Impact Reports (Document Ref: 9.7 / REP2-041).</u></p> <p><u>There will be no impacts to the six veteran trees located within and adjacent to the Bespoke Access Corridor.</u></p> <p><u>Two of the veteran trees are located outside of the Order Limits and their crowns, root protection areas and veteran buffer zones fall within the Bespoke Access Corridor. The remaining four veteran trees are</u></p>

		<p>The Arboricultural Impact Assessment identifies that some trees may need to be removed within the Cable Route Corridor depending on final design. NKDC would like clarification that the six veteran trees within the Bespoke Access Corridor would not be impacted by construction works.</p>	<p>located within or on the Bespoke Access Corridor boundary, which has been designed to avoid impacts to these four veteran trees. These four veteran trees are to be retained and will be fully protected during the Bespoke Access Road construction.</p> <p>The Applicant had a meeting with NKDC's Tree Officer on the 3 October 2025 to discuss Fox Covert and trees T76, T1124 and T1125. NKDC were satisfied that as no veteran trees were found on or near the boundaries of Fox Covert that any veteran further into the centre of the woodland would be adequately protected by the BS 5837 RPA set for this woodland. NKDC were also satisfied that T1124 was already recorded as a veteran and that trees T76 and T1125 are not classified as veteran trees.</p>
Biodiversity Net Gain	Net	<p>At present, NKDC is not satisfied that the current BNG Strategy is adequately robust. NKDC notes a current commitment to delivering 30% habitat units, 10% hedgerows and 10% watercourses. NKDC note that the ExA assigned 'great weight' (positive) in the overall planning balance for Heckington Fen where a minimum of 65% BNG was committed to. NKDC would expect the applicant to be able to significantly exceed a minimum of 10% BNG across all three habitat types.</p> <p><u>NKDC's preference is for the BNG minimum to be included in requirement 8 across all three habitat types.</u></p> <p>The Applicant's position on this matter is set out in the Applicant Responses to Relevant Representations (Document Ref: 9.2). In</p>	<p><u>The Applicant's position on this matter is set out in the Applicant Responses to Relevant Representations (Document Ref: 9.2 / REP1-029). In summary, the Applicant considers that this commitment, particularly in the absence of any existing target for NSIP's to deliver BNG, should be afforded positive weight. The Applicant will seek to deliver gains above 30% if feasible, as set out within the Biodiversity Net Gain strategy: BNG Metric (Document Ref: 7.4 / REP2-031) which was submitted at D2.</u></p> <p><u>Following ISH2 the Applicant has agreed to include delivery of specified percentages of BNG in the DCO. An updated Draft DCO (Document Ref. 3.1) will be submitted at Deadline 4.</u></p>

	summary, the Applicant considers that this commitment, particularly in the absence of any existing target for NSIP's to deliver BNG, should be afforded positive weight. The Applicant will seek to deliver gains above 30% if feasible.	
<u>Ecology Rochdale Envelope</u>	<p>The reviewer considers there is insufficient evidence given to demonstrate that a worst case scenario had been applied where either data had not been collected or the full details of design have not been drawn up.</p> <p>NKDC's consultant Ecologist attended a meeting with the Applicant on 30 October 2025 in relation to this topic. NKDC welcomes engagement with the Applicant to resolve these matters.</p>	<p>The Rochdale Envelope has been considered and likely worst case scenarios assumed where impacts cannot be fully identified, in accordance with the parameters set out within Chapter 2 Proposed Development (Document Ref: 6.2.2 / APP-053) and the design principles within the Design and Access Approach Document (Document Ref: 5.2 / APP-278). The Applicant is open to further engagement with NKDC should it be necessary in light of the above information being provided.</p> <p>The Applicant notes several actions arising from ISH2 including the request to provide clarification on the assessment of water vole and arable flora as summarised within the Written Summary of ISH2 (Document Ref. 9.15). The Applicant intends to address these points within the updated Ecology Chapter at a future deadline and will engage with NKDC to agree these matters in due course.</p>
<u>Outline Landscape and Ecological Management Plan</u>	<p>NKDC have raised the following concerns with the oLEMP:</p> <ul style="list-style-type: none"> • The OLEMP needs to be considered within the framework of inter-related documents and there are comparable issues to those raised in relation to Chapter 7 and the BNG Strategy. There are omissions of commitments made elsewhere. • Clarification as to why the target for native hedgerow creation is not 100% native. 	<p>The Applicant notes the comments from NKDC and will ensure that updates to Chapter 7 Ecology (Document Ref: 6.2.7a / REP2-015) are appropriately reflected in the OLEMP (Document Ref 6.3.19 / APP-089) which will be submitted at a future deadline.</p> <p>Hedgerow targets are based upon the UK Habitats description for Native Hedgerow (UKHab Ltd. 2023).</p>

- Paragraph 2.5.3 onwards refers to and provides management prescriptions for woodland, despite this section being indicated as covering scrub habitat. No woodland is allowed for in the BNG Strategy. As such, this habitat type should be reviewed
- Confirmation required that the proposed management of the ditches do not conflict with the requirements of the drainage board.

The OLEMP indicated at paragraph 2.5.4 that the removal of dead and diseased trees would take place during Years 1-5 but not thereafter. There is no reference to the specific actions to monitor and replace ash trees for a 20 year period from commissioning of the energy park within the oLEMP. The Council seeks an amendment to the oLEMP to ensure that this provision is incorporated given the high number of ash trees within the site area.

Contrary to Chapter 7 Ecology (Document Ref: 6.2.7a / REP2-015), no provisions are made for ground nesting birds such as skylark. Supplementary information is requested.

The Council notes that the oLEMP does not include specific actions to monitor and replace ash trees for a 20-year period from the commissioning of the energy park as stated in paragraph 24.3 of the Applicant's Response to NKDC's LIR [REP2-041].

The Applicant has committed to manage ditches in accordance with the Drainage Channel Biodiversity Manual¹ produced by the Association of Drainage Authorities (the body representing internal drainage boards) and Natural England. This commitment is outlined in Section 2.6.21 of the **OLEMP (Document Ref 6.3.19 / APP-089)**. The Applicant has committed to comply with Internal Drainage Board bylaws, ensuring nothing impedes access within 9m of the ditches.

With regards to ash trees, the Applicant's position on this matter is set out in the **Applicants Comments on Local Impact Reports (Document Ref: 9.7 / REP2-041)**. In summary, ash trees within the Order Limits of the Solar Array Area that substantially decline or die due to ash dieback disease and have to be removed on health safety grounds will be replaced during the timeframe of 20 years from project commissioning. ~~The detailed LEMP can include this requirement.~~ Ash trees that die that are located within the four woodland blocks within the Solar Array Area will not be replaced, as natural regeneration through seeding is expected to fill any gaps within the canopy of these woodlands. A 20 year timeframe is appropriate for replacement, as after this time period, it is expected that the new tree planting within the site will have grown sufficiently to provide amenity and ecosystem services benefits mitigation for any ash trees that die after the 20 year timeframe has expired.

Mitigations for ground nesting birds are set out in the **OLEMP (Document Ref 6.3.19 / APP-089)**, such as the neutral grassland management measures included in Section 2.5.14. The Applicant is currently engaging with Lincolnshire Wildlife Trust regarding enhancement of skylark habitats. The Applicant notes NKDC's

¹ Buisson, R. S. K., Wade, P. M., Cathcart, R. L., Hemmings, S. M., Manning, C. J. & Mayer, L. (2008). The Drainage Channel Biodiversity Manual: Integrating Wildlife and Flood Risk Management. Association of Drainage Authorities and Natural England, Peterborough.

	<p><u>The Council has suggested that the oLEMP includes a planned maintenance schedule and reporting regime as agreed at the Springwell solar farm examination to ensure that trees to be felled are notified to the Council in advance. In compliance with CLLP Policy S66, the Council would wish to see provision for replacement trees to be made where existing trees are to be felled during the lifetime of the development.</u></p>	<p><u>request to clarify the mitigation approach and demonstrate its suitability.</u></p>
<p><u>Ecology Breeding birds</u></p>	<p><u>NKDC considers there is insufficient mitigation identified. As discussed at the meeting between the Applicant and NKDC (14th August 2025) the reviewer requires more detail in particular where full data has not been collected (for example for quails).</u></p> <p><u>The impact assessment of birds is rather weak given the limited coverage and the decision to assess wintering and breeding birds together. The relevant considerations in relation to wintering and breeding birds are not fully comparable, and the consequences for species dependent on arable farmland are different from those dependent on other habitats. While the consequences for skylark is covered, the consequences for the long term suitability of the site for wintering birds of open farmland is not clearly assessed. This also has potential relevance for the cumulative impact assessment. NKDC request a more robust, evidence based assessment should be provided for this diverse assemblage of species with divergent habitat requirements and sensitivities.</u></p>	<p><u>The mitigation for breeding birds (including ground nesting birds) has been considered within Chapter 7 Ecology (Document Ref: 6.2.7a / REP2-015). Where it is not practical to avoid the nesting bird season, appropriate pre-construction surveys for all nesting bird species will be carried out by an Ecological Clerk of Works. This mitigation is secured in Section 6.7.10 of the oCEMP (Document Ref: 6.3.7 / REP2-018).</u></p> <p><u>The Applicant is preparing an update to Chapter 7 Ecology (Document Ref: 6.2.7a / REP2-015) to clarify the respective impacts on wintering and breeding birds. Impacts have been split out for qualifying birds of the SPA/Ramsar and all other species over winter. In each case the impact will be from disturbance. With regards to breeding birds, the impacts of loss of nesting territories for skylark have been considered separately in the breeding bird assessment as this is a species with requirement for open habitats. Other birds using the site, which do not require open farmland, will benefit from an increased food source and nesting availability (in tall grassland and hedges).</u></p>

	<p><u>The Outline LEMP also does not appear to include mitigation for ground nesting birds.</u></p> <p><u>NKDC's consultant Ecologist attended a Teams meeting with the Applicant on 30 October 2025 in relation to this topic. The Council welcomes further engagement with the Applicant to resolve these matters.</u></p>	
<p><u>Ecology</u> <u>Habitat creation</u></p>	<p><u>The reviewer considers that there is insufficient detail on habitat creation to ensure that the specified BNG target can be achieved.</u></p> <p><u>Additionally, NKDC identifies habitat losses at the Bicker Fen substation that do not appear to be addressed within the impact assessment. The Applicant acknowledges that worst-case habitat compensation for this may need to be provided within the solar array, it is not demonstrated that this can be accommodated. It is not allowed for in the BNG Strategy.</u></p> <p><u>NKDC's consultant Ecologist attended a meeting with the Applicant on 30 October 2025 regarding this matter. NKDC welcomes further engagement with the Applicant to resolve these matters.</u></p>	<p><u>The Applicant and reviewer discussed the level of detail required at this stage during the meetings with NKDC (14th August 2025 and on 30th October 2025). The Applicant is committed to continued engagement on the matter</u></p>
<p><u>Outline</u> <u>Construction</u> <u>Environmental</u> <u>Management</u> <u>Plan (CEMP)</u></p>	<p><u>NKDC suggest that a commitment should be included for the provision of a Fish Management Plan to demonstrate suitable mitigation and legislative compliance. This commitment will need to be carried into other documents.</u></p>	<p><u>The Applicant notes the comments from NKDC as is committed to continued engagement on the matter. Protection of fish will be included in the oCEMP (Document Ref: 6.3.7 / REP2-018) and will be submitted into examination at a future deadline. -The Applicant is currently engaging with the Environment Agency and is in the process</u></p>

	<p><u>Specifications for bird and bat boxes are matters to be agreed with the relevant planning authority</u></p>	<p><u>of agreeing these measures. –These include pre-works habitats assessment for fish then identifying suitable mitigation including:</u> <u>-fish rescue under supervision of an Ecological Clerk of Works;</u> <u>-using appropriate filters on water pumps;</u> <u>-preventing fish accessing the works area through cofferdams; and</u> <u>-treatment of sediment prior to discharge downstream.</u></p> <p><u>If required post-construction monitoring will be undertaken to confirm recovery.</u></p>
Decommissioning	<p>NKDC's <u>position remains unchanged</u>. NKDC –do not consider that funding for decommissioning is suitably addressed within the Draft DCO (Document Ref: 3.1 / REP2-004AS-008) as it does not provide sufficient security that decommissioning could be funded by the Applicant. NKDC request a Requirement for the provision for funding for decommissioning.</p> <p>NKDC would support an additional Requirement to fix the replacement rate of solar panels and other equipment that is set out in the DCO application. <u>NKDC have referenced The Springwell solar farm oOEMP, Section 2.10 Replacement Schedule, which commits the applicant to submit a planned maintenance schedule every 12 months to the local planning authority</u></p> <p><u>NKDC would also welcome the inclusion of a soil survey prior to decommissioning and specific reference to soil contamination as a potential</u></p>	<p>The Applicant has prepared a robust Funding Statement (Document Ref: 4.2 / APP-043) confirming how it will fund the Project as a whole. Accordingly, the Applicant does not consider it necessary that a funding requirement for decommissioning be included within the Draft DCO (Document Ref: 3.1 / REP2-004) but will engage with NKDC to seek to find a way forward on this matter.</p> <p><u>The Applicant is reviewing the additional suggestions raised by NKDC and will continue engagement with the aim to agree matters in due course.</u></p>

	<u>impact in Section 2.10 of the oDEMP as stated in paragraphs 24.4-6 of its LIR [REP1-054].</u>	
<u>Extended Period of Outage</u>	<p><u>The Council also notes that no provision is made within the applicant's Funding Statement for decommissioning nor an extended period of outage. In line with the provision made within Heckington Fen solar farm outline Operational Environmental Management Plan (oOEMP), the Council suggests that such a provision would cover a situation whereby the development should stop generating electricity for a continuous period of 12 months for non-maintenance reasons and would enable the applicant to provide details on the steps it is taking to rectify the issue along with an expected timeframe for when generation is predicted to recommence operation.</u></p> <p><u>NKDC maintain that this matter is yet to be agreed and will await the ExA's second round of questions.</u></p>	<p><u>As set out within Applicants Comments on Local Impact Reports (Document Ref: 9.7 / REP2-041), in the event the Proposed Development should stop generating electricity for any continuous period, the Applicant would have a commercial interest in repairing the solar farm as quickly as possible as outgoing would not cease. The Applicant disagrees that a specific provision is required for a situation whereby the development should stop generating electricity for a continuous period of 12 months. This would also be duplicative of the controls and reporting that will be operated by NESO as grid operator around non supply, and does not meet the planning test of necessity.</u></p>
Draft Development Consent Order/ Section 106 Agreement	<p><u>NKDC wishes to provide detailed comments on the Draft DCO (Document Ref: 3.1 / REP2-004AS-008) and to participate in an Issue Specific Hearing in relation to the drafting of the DCO. NKDC outline concerns around the unrestricted powers around tree lopping and felling that would be afforded under Article 4443. Amendments to the draft Requirements in</u></p>	<p><u>The Applicant notes that Article 443 is subject to the controls and restrictions contained within the Requirements contained within Schedule 2 of the Draft DCO (Document Ref: 3.1 / REP2-004) such as in the detailed CEMP (Requirement 12). The Applicant noted within ISH3 that they will consider the clarity of the LEMP in relation to Article 43 (felling and lopping of trees) and whether clarifications could be provided to resolve any potential ambiguity. Please refer to the Written Summary of ISH3 (Document Ref. 9.16) for more information.</u></p>

Schedule 2 are likely to be requested following the finalisation of the Council's LIR.

~~The Applicant notes that Article 43 is subject to the controls and restrictions contained within the Requirements contained within Schedule 2 of the Draft DCO (AS-008) such as in the detailed CEMP (Requirement 12).~~

NKDC seek to ensure that an appropriate fee is set for monitoring BNG, ecology and landscape mitigation works. NKDC expect that a s106 agreement will be required. With reference to BNG, this would address the time/site visits and mechanisms associated with NKDC's review of the applicant's BNG monitoring reports; rather than NKDC undertaking the monitoring itself. ~~The Applicant awaits NKDC's fee estimates with regards to BNG monitoring and will consider this upon receipt.~~

~~NKDC notes that the Draft DCO (Document Ref: 3.1 / REP2-004AS-008) provides for a time period of 8 weeks for determination of any consent, agreement or approval required (save for applications made pursuant to Part 2 of Schedule 2). NKDC consider that a time period of 10 weeks would be more consistent with the timeframe for the discharge of requirements.~~

~~NKDC will be seeking commitments to delivering a Skills and Education package which NKDC~~

The Applicant awaits NKDC's fee estimates with regards to BNG monitoring and will consider this upon receipt.

The Applicant sets out its current position in regards to requests for S106 from Councils, in its Applicant's Responses to Examining Authority's First Questions (Document Ref: 9.6 / REP2-040), question GCT.1.11.

	<p>consider should engage a financial contribution. NKDC considers that the outline ESSCP requires a financial contribution to enable its delivery, and that this should be subject to s106 Agreement. The Council welcomes the applicant's commitment to support the establishment of a Stepping Out Walk and notes the updates to the oPROWMP [REP2-039].</p> <p>The Council maintains its request for full funding for the other costs of establishing a Stepping Out Walk and that its preferred mechanism is via a s106 agreement. The Council welcomes further engagement with the applicant on this matter. The Applicant is currently considering further detail on this matter provided in the recently published draft version of NKDC's Local Impact Report and will review the final report when available.</p>	
<u>Soil Management</u>	<p><u>NKDC notes that the relevant authority for discharging Requirement 16 has not been changed from Lincolnshire County Council to North Kesteven District Council as requested in our LIR (REP1-054).</u></p> <p><u>NKDC will confirm the relevant authority with BBC.</u></p>	<p><u>Document Ref: 9.7 /</u></p> <p><u>The Applicant and NKDC discussed the relevant authority for discharging Requirement 16 within ISH3 which is summarised in the Written Summary of ISH3 (Document Ref. 9.16). Both LCC and the Applicant have agreed to this change, but clarification is requested that whether BBC will also be the relevant authority, which would be the resultant effect in view of the joint authority afforded to BBC and NKDC for their relevant requirements under Requirement 1(b) of Schedule to the draft DCO.</u></p> <p><u>The Applicant will await this clarification before considering considering this to be a matter agreed.</u></p>



Document Ref: 9.7 / (Document Ref: 3.1 / REP2-004)

INSERT SIGNATURE

Signed: NAME

On behalf of: North Kesteven District Council

Date:

INSERT SIGNATURE

Signed: NAME [Project Team Company Name]

On behalf of: Beacon Fen Energy Park Ltd

Date:

Appendix 1 – Planning History

6.1.2 The table below sets out the planning history within the redline boundary for the portion of Beacon Fen Energy Park that sits within North Kesteven District Council.

North Kesteven District Council

REFERENCE NUMBER	ADDRESS	DESCRIPTION OF DEVELOPMENT	APPLICANT NAME	STATUS
24/1265/FUL	Land Lying To The South Of Little Hale Drove Little Hale Fen Sleaford NG34 9BG	Erection of 99MW Battery Energy Storage System (BESS) and associated infrastructure	Root-Power (South) Limited	Approved 14/03/2025
23/1021/FUL	Land South Of Little Hale Drove Little Hale Fen Sleaford Lincs	Development of a photovoltaic solar array (49.995MW export capacity) with associated grid corridor works, access improvements and ancillary development	AGR Solar 3 Limited	Refused - 07/11/2024
24/0311/EIASCR	Land Lying To The South Of Little Hale Drove Little Hale Fen Sleaford NG34 9BG	Proposed development of a Battery Energy Storage System (BESS)	Sharon Thomas	Non EIA 16/08/2024
23/0174/PNND	Top Barn Yard Off Swaton Road Thorpe Latimer Sleaford Lincolnshire NG34 0RF	Proposed conversion of agricultural buildings into two dwellings	Robert Watts Limited	Approved 26/04/2023
22/1235/LDEXI	Boughton Barns C402 A17 To C379 Howell Asgarby Sleaford Lincolnshire NG34 9QB	Application for a lawful development certificate for an existing use - change of use from dwellinghouse (C3) to a learning and non-residential institution (F1)(A) for the provision of education in the form of a cookery school	Mr and Mrs Christopher Edgar Deborah Catherine Hopkins	Withdrawn – 12/10/2022
22/0716/FUL	Land Off Star Fen Heckington Sleaford Lincolnshire	Proposed single storey eco-dwelling	Mr & Mrs Andrew Mitchell	Refused – 26/07/2022
22/0425/FUL	Brandy Barn Eau End Farm North Drove Helpringham Sleaford Lincolnshire NG34 0BS	Installation of a horse exerciser on the area behind the existing stable block.	Mrs Jane Francis	Approved – 17/06/2022

20/1665/FUL	Boughton Barns C402 A17 To C379 Howell Asgarby, Sleaford, Lincolnshire NG34 9QB	Demolition of existing modern agricultural building to allow conversion of and extension to remaining barns to form dwelling and cookery school. (Amended Description)	Mr C Hopkins	Refused – 31/03/2022
20/1666/LBC	Boughton Barns C402 A17 To C379 Howell Asgarby, Sleaford Lincolnshire, NG34 9QB	Demolition of existing modern agricultural building to allow conversion of and extension to remaining barns to form dwelling and cookery school. (Amended Description)	Mr C Hopkins	Refused – 31/03/2022
21/0221/FUL	The Meadows North Drove Helpringham, Sleaford Lincolnshire, NG34 0BS	Demolition of existing attached outbuildings and erection of attached annex and double garage	Mr and Mrs Wood	Approved – 28/10/2021
21/1337/EIASC	Land At Little Hale Fen, To The East Of Helpringham, To The South East Of Little Hale, And To The North West Of Bicker And Donington, Including Grid Connection Cabling Extending To The National Grid Substation To The East, Lincolnshire	Proposed solar farm (up to 49.995MW generating capacity) and associated infrastructure including grid connection cabling to Bicker Fen Substation	AGR Solar 2 Limited	Screening opinion issued 6 October 2021 – it does not constitute EIA development and therefore an ES is not required.
21/1166/DISCON	Installation Of High Voltage Direct Current (DC) Cables For The Viking Link Interconnector Project Between Proposed Landfall At Boygriff In East Lindsey To A Proposed Converter Station At North Ing Drove In South Holland	Application to discharge condition 14 (Archaeological Mitigation) attached to application 17/1200/FUL - Works to facilitate the Viking Link electrical interconnector with an approximate capacity of 1400 megawatts (MW) extending from Revsing, Jutland, (Denmark) to Bicker Fen, Lincolnshire (UK) comprising: - Installation of two (2) subsea high voltage direct current (DC) cables between Mean	Brendan Maloney	Approved - 10/09/2021

Low Water Springs (MLWS) and landfall at Boygrift in East Lindsey;

- Installation of two (2) onshore DC cables between the landfall at Boygrift and the converter station at North Ing Drove in South Holland;
- Construction of associated Temporary Construction Compounds (TCC) and Temporary Works Areas (TWA) and temporary vehicle access arrangements required for DC and AC cable installation;
- Erection of converter station buildings together with the formation of internal roads, permanent access road from the A52, erection of security fencing, formation of landscaping with associated temporary construction compounds;
- Installation of up to six (6) onshore high voltage alternating current (AC) cables between the converter station at North Ing Drove and the existing Bicker Fen 400 kilovolt (400kV) Substation owned and operated by National Grid Electricity Transmission Plc (NGET);
- Installation of link pillars along the AC cable route for inspection and maintenance purposes, these will be contained within fenced areas;
- Installation of two substation bays at Bicker Fen Substation to allow Viking Link to be connected to the National Grid electricity transmission system;
- Installation of all associated drainage mitigation works; and

		- Installation of fibre-optic cable(s) with the high voltage AC and DC cables (A bay consists of switching equipment including circuit breakers, disconnector and measuring equipment. NGET will be providing Viking Link the space available to connect to Bicker Fen).		
21/0282/DISCON	Installation Of High Voltage Direct Current (DC) Cables For The Viking Link Interconnector Project Between Proposed Landfall At Boygrift In East Lindsey To A Proposed Converter Station At North Ing Drove In South Holland;	<p>Application to discharge condition 5 (Landscape Restoration) attached to planning permission 17/1200/FUL - Works to facilitate the Viking Link electrical interconnector with an approximate capacity of 1400 megawatts (MW) extending from Revsing, Jutland, (Denmark) to Bicker Fen, Lincolnshire (UK) comprising:</p> <ul style="list-style-type: none"> - Installation of two (2) subsea high voltage direct current (DC) cables between Mean Low Water Springs (MLWS) and landfall at Boygrift in East Lindsey; - Installation of two (2) onshore DC cables between the landfall at Boygrift and the converter station at North Ing Drove in South Holland; - Construction of associated Temporary Construction Compounds (TCC) and Temporary Works Areas (TWA) and temporary vehicle access arrangements required for DC and AC cable installation; - Erection of converter station buildings together with the formation of internal roads, permanent access road from the A52, erection of security fencing, formation of landscaping with associated temporary 	Brendan Maloney	Approved 30/07/2021 -

		<p>construction compounds;</p> <ul style="list-style-type: none"> - Installation of up to six (6) onshore high voltage alternating current (AC) cables between the converter station at North Ing Drove and the existing Bicker Fen 400 kilovolt (400kV) Substation owned and operated by National Grid Electricity Transmission Plc (NGET); - Installation of link pillars along the AC cable route for inspection and maintenance purposes, these will be contained within fenced areas; - Installation of two substation bays at Bicker Fen Substation to allow Viking Link to be connected to the National Grid electricity transmission system; - Installation of all associated drainage mitigation works; and - Installation of fibre-optic cable(s) with the high voltage AC and DC cables (A bay consists of switching equipment including circuit breakers, disconnectors and measuring equipment. NGET will be providing Viking Link the space available to connect to Bicker Fen). 		
21/0677/HOUS	Bramble Cottage Great Hale Drove Great Hale Sleaford Lincolnshire NG34 9GJ	Proposed single storey front extension	Mr and Mrs Cope	Approved 14/06/2021 –
21/0393/FUL	White House Great Hale Drove Great Hale Sleaford Lincolnshire NG34 9LT	Proposed erection of new brick meter house and siting of shipping container to house pump-house equipment, (together with installation of underground mains electricity supply from existing farmyard to agricultural lagoon) to provide pumping	Mr Matthew Mountain	Approved 18/05/2021 -

		equipment for the extraction of water from lagoon.		
21/0960/HOUS	The Meadows North Drove Helpringham, Sleaford Lincolnshire, NG34 0BS	Change of use of part of paddock to a menage and lighting columns and stable block	Mrs Anne Wood	Approved 13/04/2021 –
20/0743/DISCON	Installation Of High Voltage Direct Current (DC) Cables For The Viking Link Interconnector Project Between Proposed Landfall At Boygrift In East Lindsey To A Proposed Converter Station At North Ing Drove In South Holland	Application to discharge conditions 2 (Ecological Management Plan), 3 (Pre-commencement surveys), 4 (Programme of mink control), 6 (Construction Traffic Management Plan and Access Route), 8 (Preconstruction condition survey), 13 (Construction Environmental Management Plan), 16 (Drainage) and 21 (Contaminated material treatment scheme) attached to application 17/1200/FUL - Works to facilitate the Viking Link electrical interconnector.	Mr Chris Sharp	Approved 07/09/2020 -
20/0298/FUL	White House Great Hale Drove Great Hale Sleaford Lincolnshire NG34 9LT	Siting of 2 no. shipping containers for the storage of chemicals and formation of concrete base	Mr Matthew Mountain	Approved 25/05/2020 –
20/0485/DISCON	Installation Of High Voltage Direct Current (DC) Cables For The Viking Link Interconnector Project Between Proposed Landfall At Boygrift In East Lindsey To A Proposed Converter Station At North Ing Drove In South Holland	Application to discharge condition 7 (Contact for queries or complaints) attached to application 17/1200/FUL - Works to facilitate the Viking Link electrical interconnector with an approximate capacity of 1400 megawatts (MW) extending from Revsing, Jutland, (Denmark) to Bicker Fen, Lincolnshire (UK) comprising: - Installation of two (2) subsea high voltage direct current (DC) cables between Mean	Mr Chris Sharp	Approved 05/05/2020 -

Low Water Springs (MLWS) and landfall at Boygrift in East Lindsey;

- Installation of two (2) onshore DC cables between the landfall at Boygrift and the converter station at North Ing Drove in South Holland;
- Construction of associated Temporary Construction Compounds (TCC) and Temporary Works Areas (TWA) and temporary vehicle access arrangements required for DC and AC cable installation;
- Erection of converter station buildings together with the formation of internal roads, permanent access road from the A52, erection of security fencing, formation of landscaping with associated temporary construction compounds;
- Installation of up to six (6) onshore high voltage alternating current (AC) cables between the converter station at North Ing Drove and the existing Bicker Fen 400 kilovolt (400kV) Substation owned and operated by National Grid Electricity Transmission Plc (NGET);
- Installation of link pillars along the AC cable route for inspection and maintenance purposes, these will be contained within fenced areas;
- Installation of two substation bays at Bicker Fen Substation to allow Viking Link to be connected to the National Grid electricity transmission system;
- Installation of all associated drainage mitigation works; and

		<p>- Installation of fibre-optic cable(s) with the high voltage AC and DC cables</p> <p>(A bay consists of switching equipment including circuit breakers, disconnectors and measuring equipment. NGET will be providing Viking Link the space available to connect to Bicker Fen).</p>		
19/1510/FUL	White House Great Hale Drove Great Hale Sleaford Lincolnshire NG34 9LT	Erection of two grain silos.	Mr Matthew Mountain	Approved 24/12/2019 –
18/1730/HOUS	Home Farm House Little Hale Drove Little Hale Sleaford Lincolnshire NG34 9BG	Extension and alterations to create home office.	Mr & Mrs Needham	Approved 02/04/2019 –
17/1200/FUL	Installation Of High Voltage Direct Current (DC) Cables For The Viking Link Interconnector Project Between Proposed Landfall At Boygrift In East Lindsey To A Proposed Converter Station At North Ing Drove In South Holland;	Works to facilitate the Viking Link electrical interconnector with an approximate capacity of 1400 megawatts (MW) extending from Revsing, Jutland, (Denmark) to Bicker Fen, Lincolnshire (UK) comprising, Installation of two (2) subsea high voltage direct current (DC) cables between Mean Low Water Springs (MLWS) and landfall at Boygrift in East Lindsey. Installation of two (2) onshore DC cables between the landfall at Boygrift and the converter station at North Ing Drove in South Holland. Construction of associated Temporary Construction Compounds (TCC) and Temporary Works Areas (TWA) and temporary vehicle access arrangements required for DC and AC cable installation. Erection of converter station buildings together with the formation of internal roads, permanent	Ms Liz Wells 35 Homer Road Solihull B91 3QJ West Midlands	Approved 18/08/2018 -

		access road from the A52, erection of security fencing, formation of landscaping with associated temporary construction compounds. Installation of up to six (6) onshore high voltage alternating current (AC) cables between the converter station at North Ing Drove and the existing Bicker Fen 400 kilovolt (400kV) Substation owned and operated by National Grid Electricity Transmission Plc (NGET). Installation of link pillars along the AC cable route for inspection and maintenance purposes, these will be contained within fenced areas. Installation of two substation bays at Bicker Fen Substation to allow Viking Link to be connected to the National Grid electricity transmission system. Installation of all associated drainage mitigation works and Installation of fibre-optic cable(s) with the high voltage AC and DC cables (A bay consists of switching equipment including circuit breakers, disconnector and measuring equipment. NGET will be providing Viking Link the space available to connect to Bicker Fen)		
18/0890/OHL	Burton Road Heckington Sleaford Lincolnshire NG34 9QS	Proposed 11kv overhead line.	Peter Scott	No objections – 08/08/2018
17/1762/EIASCR	Ewerby Waithe Common Ewerby Sleaford	Solar Farm	James Jamieson	EIA Development - 15/12/2017
Ref 17/1122/FUL Appeal Ref: APP/R2520/W/18/3198226	Land Adjacent to Bramble Cottage, Screddington Road, Burton Pedwardine, Sleaford NG34 0BY	Erection of dwelling and detached double garage with associated site works (Re-submission 17/0280/FUL)	Mrs Lynda Targosz	Refused - 28/09/2017 Appeal dismissed - 08/08/2018

14/1003/FUL	Land Associated With Ewerby Thorpe Farm Ewerby Thorpe Sleaford NG34 9PR	Development of a solar photovoltaic power generating installation with associated inverter cabinets, transformers, switchgear, internal access tracks, security fencing and cameras	Mr Tom Vernon	Approved - 03/10/2014
14/1034/EIASC	Land At Ewerby Thorpe	Erection of solar array with generating capacity of up to 28 MW and associated infrastructure	Andrew Troup	Non EIA - 18/08/2014
13/1257/EIASC	Land Off Cow Drove West Of White House Farm Cow Drove South Kyme Lincoln LN4 4AL	Request for a screening opinion in respect of the proposed erection of solar photovoltaic development on land off Cow Drove, west of White House Farm, Cow Drove, South Kyme, Lincoln LN4 4AL	Sally Walker	EIA Development - 15/11/2013
13/0604/EIASC	Land West Of Cow Drove South Drove South Kyme	Erection of a 30MWp solar farm	Sam Jones	EIA Development - 11/06/2013
13/0001/HOUS	Mastins Farmhouse Great Hale Drove Great Hale Sleaford Lincolnshire NG34 9LS	Erection of detached double garage and store	Mr And Mrs Mountain	Approved - 27/02/2013
09/0963/FUL	Layby A17 Near Boons Cottage Sleaford Road Asgarby Sleaford NG34 9QF	Siting of a mobile catering unit	S Rudd	Refused - 03/02/2010
08/0457/FUL	Mastins House Great Hale Fen Great Hale	Erection of double garage	Mr Mountain	Refused - 03/07/2008
07/1302/FUL	Mastins Farmhouse Great Hale Fen	Reroofing of dwelling including the installation of dormer windows, erection of double garage and porch	Mr and Mrs Mountain	Approved - 20/12/2007
07/0731/FUL	Gashes Barn Ewerby Fen	Erection of 9.6m high windturbine	Mr & Mrs R Dolby	Approved - 07/08/2007

Nationally Significant Infrastructure Projects

REFERENCE NUMBER	ADDRESS	DESCRIPTION OF DEVELOPMENT	APPLICANT NAME	STATUS
EN010123	The site is located on land to the north of East Heckington and 3.5km south east of South Kyme.	The Proposed Development will comprise the construction, operation and decommissioning of a solar photovoltaic (PV) electricity generating facility exceeding 50 megawatt (MW) output capacity, together with associated energy storage. The installed capacity of the solar generation is expected to be in the order of 500MW.	Ecotricity (Heck Fen Solar) Limited	Granted 24/01/2025
EN020019 (Connect to same substation)	33km off the Lincolnshire coast to the Triton Knoll Substation in Lincolnshire	Triton Knoll Electrical System works are needed to transmit the electricity generated by the consented Triton Knoll Offshore Wind Farm to the National Grid. The Secretary of State for Energy and Climate Change directed on 14 November 2013 (in accordance with section 35) that these works require development consent under the Planning Act 2008. The electrical system will include: onshore and offshore buried export cables and associated works; an intermediate electrical compound to provide voltage stability and compensate for electrical losses; and a substation located in the vicinity of the grid connection point.	Triton Knoll Offshore Wind Farm Limited	Granted 06/09/2016

Appendix 2 – List of Requirement Discharge Documents

The list of documents proposed to be submitted at requirement discharge stage.

DOCUMENT

Battery safety management plan
Landscape and ecological management plan
Biodiversity net gain strategy
Scheme of archaeological investigation
Construction environmental management plan
Construction traffic management plan
Operational Noise Assessment
Soil management plan
Skills, supply chain and employment plan (or equivalent)
Decommissioning environmental management plan

Appendix 3 – Permissive pathway



- **Orange:** Introducing a new section of permissive pathway which continues on from the existing PRoW (0.5km). This route requires one pedestrian footbridge with a span of up to 14.5m
- **Light blue:** New proposed permissive path that links up existing PROW Ewer/9/1 and Ewer/1103/1. This route is indicative and will require an undetermined number of footbridges (unlikely to be more than eight number) to cross existing watercourses with spans ranging from 4-15m.