



# BEACON FEN ENERGY PARK

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

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## Revision History

Revision	Revision date	Details	Authorised	Name	Position
5	09/02/2026	Deadline 7 Updates	09/02/2026	Jessica Gough	Project Development Manager

## 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
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 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)**.

## 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 40,000m<sup>2</sup> (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)**, 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 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').

1.4.21 A Change Request was accepted by the Examining Authority into examination in a procedural decision dated 19 December 2025 (PD-015). This relates to a change to the proposed extension to the Bicker Fen Substation following from continued engagement between the Applicant and National Grid Electricity Transmission plc. The new design of the proposed extension includes the construction of a new overhead line (OHL) tower of up to 56.2 metres (m) in height with 4 legs, each supported on a square excavation of up to 7m by 7m wide and up to 5m deep. In addition, it also includes new 400kV cabling and associated works. This henceforth forms part of the Application.

## Draft Development Consent Order

1.4.22 The Proposed Development is described in detail in Schedule 1 to the Draft **DCO (Document Ref: 3.1)**, and the areas in which each component (the 'Work Numbers') may be constructed are shown on the **Works Plans (CR-004)**.

1.4.23 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, overhead line tower and cabling 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.

1.4.24 In addition, Schedule 1 to the **Draft DCO (Document Ref: 3.1)** 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. Draft versions of the SoCG were provided with the submissions of the application and at Deadlines 1, 4 and 6.

1.8.2 The current version is a draft and represents a statement of the Applicant's understanding of the position on all relevant matters, based on a number of recent discussions with NKDC, in order to demonstrate to the ExA the direction of travel and extent of agreement. It has not had a final review or signature from NKDC and this will be carried out ahead of Deadline 8 and a final SoCG submitted at that point.

1.8.3 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 agreed between NKDC and the Applicant during examination stage;
- Section 6 – sets out the matters not agreed 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, the Applicant	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 the Applicant	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, the Applicant	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 the Applicant	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 the Applicant.	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, and the Applicant.	Meeting to brief LCC, BBC and NKDC. Discussed the Bespoke Access Road, mitigation masterplan and future engagement.
17/01/2024	Letter from 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 and the Applicant	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, and 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 the Applicant	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 the 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, and the Applicant	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 and the Applicant	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. The Applicant provided Responses to Relevant Representations at Deadline 1 (7 October 2025).
08/07/2025	Email from Applicant to NKDC	Applicant provided the proposed specific Biodiversity Net Gain ('BNG') metric in Microsoft Excel format for NKDC information.
14/08/2025	Joint meeting with LCC, NKDC and the Applicant	Meeting to discuss ecology specific matters following submission of the Application, including BNG, BNG Monitoring, Great Crested Newt, Habitats Regulation Assessment and ecological steering group.

15/08/2025	Joint meeting with LCC, NKDC and the Applicant	Meeting to discuss heritage specific matters following submission of the Application, including Asgarby Church, Kyme Tower, Boughton House, Howell Hall and Gashes Barn.
28/10/2025	Meeting with LCC, NKDC, the Applicant and relevant LCC/NKDC specialists	Meeting to discuss key agricultural land, soils and socio-economics matters following responses to Local Impact Reports.
29/10/2025	Meeting with LCC, NKDC, the Applicant and relevant LCC/NKDC specialists	Meeting to discuss key heritage and other general matters following responses to Local Impact Reports.
30/10/2025	Meeting with LCC, NKDC, the Applicant and relevant LCC/NKDC specialists	Meeting to discuss key ecology matters following responses to Local Impact Reports.
03/11/2025	Onsite meeting with the Applicant and NKDC Conservation Officer	Onsite meeting to discuss outstanding heritage matters raised by NKDC in the Local Impact Report.
20/11/2025	Meeting with LCC, NKDC, the Applicant and AAH Consultants who are providing specialist landscape advice	Onsite meeting to discuss outstanding landscape matters raised by LCC and NKDC in the Local Impact Report.
25/11/2025	Email from Applicant to NKDC	The Applicant provided confirmation that in the latest version of the BNG strategy (submitted at D5) the trading rules for loss of woodland and rural trees would be satisfied by enhancement of retained woodland.
3/12/2025	Emails between the Applicant and NKDC/LCC's landscape consultants (AAH)	AAH issued a series of actions and clarifications agreed at the meeting via email. The applicant issued a response to these points on 15 December 2025.
16/12/2025	Email from Applicant to NKDC	The Applicant clarified the approach to quantifying and mitigating for impacts on scarce arable flora and water voles.
17/12/2025	Email from Applicant to NKDC	The Applicant provided updates following discussions on contamination of the soil and post works condition survey; Natural England BNG requirements and consultation; and prospective enhancement, bat monitoring and the grassland mosaic around Hodge Dyke.
19/12/2025	Email from Applicant to NKDC	The Applicant confirmed where the documentation to be submitted at D5, D6 or previously submitted, addressed

		<p>the concerns raised by NKDC, including:</p> <ul style="list-style-type: none"> <li>*How hedgerows have been assessed;</li> <li>*Loss of skylark habitat;</li> <li>*Pre-construction surveys for ground nesting birds (including schedule 1 species);</li> <li>*Further information on condition assessments for hedgerows and water bodies; and</li> <li>*Reference to the Rochdale Envelope in the Ecology chapter.</li> </ul>
22/01/2026	Meeting between the Applicant and NKDC/LCC's landscape and soil consultants	Meeting to discuss outstanding landscape and soil matters.
23/01/2026	Meeting between the Applicant, NKDC and LCC	Meeting to discuss potential funding for the Ecological Steering Group, education and skills and Stepping Out Walk.
26/01/2026	Meeting between the Applicant and NKDC	Meeting to discuss outstanding heritage matters.
28/01/2026	Meeting between the Applicant and NKDC's ecology consultants	Meeting to discuss outstanding ecology matters.
03/03/2026	Draft oLEMP, oCEMP and BNG Strategy sent by Applicant to NKDC's ecology consultants	
06/02/2026	BNG metric shared with NKDC via email	

### 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 <b>Consultation Report (APP-046)</b>. 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 (‘BAR’) from the A17 to the Solar Array Area. The BAR 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. The BAR 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 <b>Outline Construction Environmental Management Plan (‘oCEMP’)</b> (Document Ref: 6.3.7) will be submitted alongside the Application. The detailed CEMP submitted at the requirement discharge stage 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 BAR for operation/decommissioning is not yet agreed as set out separately in Section 4 of this document.</p>
<p>Planning history</p>	<p>The Applicant has provided a list of past planning decisions for the land within the proposed Order Limits (see <b>Appendix 1</b>) based on the online public register along with information held by the Applicant relating to historical consents at the Proposed Development Site.</p>
<p>List of requirement discharge documents – agreement to principle</p>	<p>The Applicant has provided a list of documents to be submitted at requirement discharge stage (see <b>Appendix 2</b>) that are proposed to mitigate likely effects or provide enhancement or policy benefits. The <b>Draft DCO (Document Ref: 3.1)</b> sets out the proposed timings and contents of these documents.</p>
<p>National planning policy</p>	<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"> <li>•The Overarching NPS for Energy (EN-1);</li> <li>•The NPS for Renewable Energy Infrastructure (EN-3); and</li> <li>•The NPS for Electricity Networks Infrastructure (EN-5).</li> </ul> <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 <b>Planning Statement (REP5-010)</b>.</p>
<p>Local development plan policy</p>	<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"> <li>•S1 - The Spatial Strategy and Settlement Hierarchy</li> <li>•S5, Part E - Development in the Countryside (Part E: Non-residential development)</li> <li>•S8 - Reducing Energy Consumption – Non-Residential Buildings</li> <li>•S9 - Decentralised Energy Networks and Combined Heat and Power</li> <li>•S10 - Supporting a Circular Economy</li> <li>•S11 - Embodied Carbon</li> <li>•S12 - Water Efficiency and Sustainable Water Management</li> <li>•S14 - Renewable Energy</li> <li>•S15 - Protecting Renewable Energy Infrastructure</li> <li>•S16 - Wider Energy Infrastructure</li> <li>•S20 - Resilient and Adaptable Design</li> <li>•S21 - Flood Risk and Water Resources</li> </ul>

	<ul style="list-style-type: none"> <li>•S28 – Spatial Strategy for Employment</li> <li>•S34 - Non-designated Employment Proposals in the Countryside</li> <li>•S45 - Strategic Infrastructure Requirements</li> <li>•S47 - Accessibility and Transport</li> <li>•S48 - Walking and Cycling Infrastructure</li> <li>•S49 - Parking Provision</li> <li>•S53 - Design and Amenity</li> <li>•S54 – Health and Wellbeing</li> <li>•S57 - Historic Environment</li> <li>•S59 - Green and Blue Infrastructure Network</li> <li>•S60 - Protecting Biodiversity and Geodiversity</li> <li>•S61 - Biodiversity Opportunity and Delivering Measurable Net Gains</li> <li>•S66 - Tress, Woodland and Hedgerows</li> <li>•S67 - Best and Most Versatile Agricultural Land</li> </ul>
<p>PRoW and recreation</p>	<p>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 <b>Appendix 3</b>). 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.</p> <p>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 Corridor. These are detailed discussed in detail in the Environmental Statement Chapter 15: Socio-Economics.</p>

## 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
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 <b>outline Soil Management Plan ('oSMP')(Document Ref: 6.3.95)</b>.</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	<p>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.</p>
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 BAR 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 BAR 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 BAR 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	<p>As outlined in the <b>Other Consents and Licences Statement (REP1-005)</b>, 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.</p>

## 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 <b>Applicant’s Comments on Local Impact Reports (‘LIR’) (REP2-041)</b> and <b>Outline Public Rights of Way Management Plan (‘oPROWMP’) (REP5-044)</b>. 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 Route 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>
Procedure for discharge of DCO requirements	<p>The Applicant has provided the draft of the procedure for the discharge of DCO requirements in Part 2 of Schedule 2 of the <b>Draft DCO (Document Ref: 3.1)</b> 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 the following requirements:</p> <ul style="list-style-type: none"> <li>5 – Detailed design approval</li> <li>6 – Battery safety management</li> <li>7 – Landscape and ecological management plan</li> <li>8 – Biodiversity Net Gain</li> <li>10 – Surface and foul water drainage</li> <li>12 – Construction environmental management plan</li> <li>13 – Construction traffic management plan</li> <li>16 – Soils management</li> <li>17 – Skills, supply chain and employment</li> <li>19 – Decommissioning and restoration</li> <li>20 – Flood risk</li> <li>22 – Operational waste</li> </ul> <p>A fee of £298 for any application for the discharge of any other requirement; any application under requirement 3; or any approvals.</p>

Archaeology	There is agreement on the approach to archaeological evaluation and mitigation across the Proposed Development.
Heritage assessment generally	NKDC is broadly satisfied with the analysis and outcomes of <b>ES Chapter 8: Cultural Heritage (APP-059)</b> in relation to the above ground heritage assets including the identification of minor adverse impacts on the principal heritage assets.
Article 46 Procedure	Following the discussions at ISH3, the Applicant has updated the determination period in Article 46 of the <b>Draft DCO (Document Ref: 3.1)</b> from 8 weeks to 10 weeks. Please refer to the Written Summary of ISH3 (Document Ref. 9.16) for more information.
Arboriculture	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.
Socio-economics: the cumulative impacts of a large number of NSIP developments on PRow network	<p>NKDC raised concerns regarding the cumulative impact on PRow network and long-term impact of attractiveness of the changed rural landscape as well as temporary closure of multiple footpaths.</p> <p>Temporary closures are planned for four footpaths, and will be undertaken in stages. As detailed within <b>Chapter 6 Landscape and Visuals (REP5-011)</b> 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. An updated <b>oPROWMP (REP5-044)</b> was submitted at Deadline 5.</p> <p>It is agreed that the PRow network will not be significantly affected.</p>
Soil Management	The Applicant and NKDC discussed changing the relevant authority for discharging Requirement 16 from LCC to NKDC within ISH3 which is summarised in the <b>Written Summary of ISH3 (REP4-027)</b> . Both LCC, BBC and the Applicant have agreed to this change.
Best and Most Versatile Land in respect of green infrastructure	The Applicant has updated the NKDC SoCG and the <b>oDEMP (Document Ref:6.3.8)</b> to state that areas of green infrastructure will have no detrimental impact on soil quality. All areas of tree and hedgerow planting (Native Shrub with Trees and Native Hedgerow mix) are proposed for field margins and areas not currently in agricultural use, besides solar PV exclusion areas within the Solar

	<p>Array Area which are lined with hedgerows and trees, 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.</p> <p>During a meeting to discuss the SoCG with NKDC (28/10/2025), it was requested that the Applicant provides a breakdown of the area occupied by each element of green infrastructure by ALC grade. A table with the breakdown was provided via email on 17 December 2025.</p> <p>A response was provided to Natural England within the Applicant Responses to Relevant Representations (REP1-029), RR-015. Having reviewed the approach for how ecological enhancement areas have been assessed and that areas of tree plantings are confined to areas of non-productive agricultural land, Natural England confirmed during the DAS meeting on the 5 November 2025 that they now agree on this matter.</p>
<p>Provision of conservation grazing</p>	<p>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 tenancing 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).</p> <p>Given that this cannot be committed to firmly, the <b>Planning Statement (Document Ref: 5.5 / APP-277)</b> has not attributed this positive weight in the Applicant's assessment of the planning balance (see section 7).</p>
<p>Socio-economics: impact on food security and agriculture</p>	<p><b>Chapter 14 Soils and Agricultural Land (APP-065)</b> 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 <b>Appendix 14.4 Outline Soil Management Plan (oSMP) (Document Ref: 6.3.95)</b> details the measures to mitigate impacts to the soil.</p> <p>The Applicant will consider 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'.</p>

	<p>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.</p> <p>It is agreed that the Applicant has reduced and mitigated impacts on the loss of agricultural land as far as practicable.</p>
<p>Socio- economics:                  cumulative impact on                  tourism</p>	<p>NKDC raised concern regarding the cumulative impact of NSIPs on tourism, especially the availability of accommodation and the economic impacts this may have on the local area. <b>Chapter 15 Socio-economics (APP-066)</b> considers the inter-cumulative impacts of a number of 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 unlikely all projects will be constructed 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 set out in the <b>Outline CTMP (REP6-027)</b> which is secured by Requirement 13 in the <b>Draft DCO (Document Ref: 3.1)</b>.</p> <p>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. Implementation of the <b>Outline Skills, Supply Chain and Employment Plan (OSSCEEP) (Document Ref: 6.3.98)</b> 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 Requirement 17 of the <b>Draft DCO (Document Ref: 3.1)</b>.</p>
<p>Battery Energy Storage System (BESS) and Fire Safety</p>	<p>The Applicant confirms that the existing published (and emerging draft, but non finalised) NFCC guidance was taken into account in preparing the <b>Outline Battery Safety Management Plan ('OBSMP') (REP5-035)</b>. The guidance was also used to develop the project design. As confirmed in the <b>OBSMP (REP5-035)</b>, 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 <b>Draft DCO</b></p>

	<p><b>(Document Ref: 3.1).</b> Requested Protective Provisions have also been included for LFR and we are not aware of any outstanding objections from LFR.</p> <p>The Applicant recognises a typographical error in the document reference provided in the <b>Applicants Comments on LIRs (REP2-041)</b>. The Applicant's position on this matter is set out in the <b>Applicant Responses to Relevant Representations (REP1-029)</b>.</p> <p>It is agreed that the battery type is not a material planning consideration and should not be controlled by requirement or otherwise in any DCO decision.</p>
<p>Ecology General</p>	<p>An updated <b>ES Chapter 7 Ecology (REP5-013)</b> has been submitted at Deadline 5 to include reference to the worst case scenario in the methods (Section 7.4.9) and cross reference to <b>ES Chapter 4 Scope and Methodology (APP-055)</b> where the Rochdale Envelope is referenced in detail. The Applicant has provided examples in the methods of where a 'worst case approach' has been used previously.</p> <p>The Applicant has clarified in the updated <b>ES Chapter 7 Ecology</b> submitted at Deadline 5 (<b>REP5-013</b>) that the crossings along the Cable Route will be 2 m not 30 m as originally stated. The Applicant has used this to quantify the likely impacts on water voles resulting from the installation of the Cable Route.</p> <p>The proposed mitigation for water voles, which would be carried out under a licence from Natural England if necessary, follows the hierarchy of avoidance and mitigation of impacts.</p> <p>Following the updates discussed above, submitted at Deadline 5, the above matters are agreed.</p>
<p>Ecology Rochdale Envelope</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 <b>Chapter 2 Proposed Development (REP6-017)</b> and the design principles within the <b>Design and Access Approach Document (REP6-015)</b>. An updated <b>Chapter 7 Ecology (REP5-013)</b> has been submitted at Deadline 5 to include reference to the worst case scenario in the methods (Section 7.4.9) and cross reference to Chapter 4 (Document Ref 6.2.4 / APP-055) where the Rochdale Envelope is referenced in detail. The Applicant has provided examples in the methods of where a 'worst case approach' has been used previously.</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</p>

	<p>within the <b>Written Summary of ISH2 (REP4-026)</b>. The Applicant has addressed these points within the updated Ecology Chapter (<b>REP5-013</b>) and has corresponded with NKDC to highlight where these amendments have been made. NKDC agree with the approach for the Rochdale Envelope and water vole.</p>
<p>Outline Construction Environmental Management Plan (oCEMP)</p>	<p>Protection of fish has been included in the <b>oCEMP (REP5-017)</b> submitted into examination at Deadline 5. The Environment Agency consider these measures adequately address their concerns on protection of fish subject to the formal submission of the <b>oCEMP (REP5-017)</b> at Deadline 5. These measures include pre-works habitats assessment for fish then identifying suitable mitigation including:</p> <ul style="list-style-type: none"> <li>-fish rescue under supervision of an Ecological Clerk of Works;</li> <li>-using appropriate filters on water pumps;</li> <li>-preventing fish accessing the works area through cofferdams; and</li> <li>-treatment of sediment prior to discharge downstream.</li> </ul> <p>If required post-construction monitoring will be undertaken to confirm recovery.</p> <p>NKDC agree with this approach.</p> <p>The Applicant has secured pre-commencement surveys in the <b>oCEMP (Document 6.3.7)</b> submitted at Deadline 7, including surveys in line with the guidelines for quail, as requested by NKDC. The Applicant is awaiting formal confirmation of agreement from NKDC following the Deadline 7 submission.</p>
<p>Decommissioning and replacement</p>	<p>The Applicant will submit an annual planned replacement schedule for the year ahead for any of the following components that (excluding unforeseen circumstances) require replacement throughout the year. This commitment has been set out within the <b>Waste and Recycling Strategy (REP5-033)</b>. A requirement has also been added to the <b>Draft DCO (Document Ref: 3.1)</b> to secure an operational site waste management plan, substantially in accordance with the Waste and Recycling Strategy. The Applicant considers this requirement is appropriately secures the commitment sought by NKDC, and therefore an oOEMP is not required.</p> <p>The <b>oDEMP (Document Ref: 6.3.8)</b> submitted at Deadline 5 has been updated to state that upon completion of Decommissioning works, a post works survey will be conducted by the Decommissioning Contractor to ensure that physical infrastructure and</p>

	<p>waste have been removed from the Solar Array Area, in accordance with Section 1.4 of the oDEMP, to ensure that it be returned to agricultural use. This will ensure that there is no impact on the use of agricultural machinery.</p> <p>Additionally, a general watching brief for evidence of contamination will be maintained throughout the decommissioning phase. If visual or olfactory indicators of contamination (e.g. discoloured soils, odours, sheen on water) are observed, all decommissioning activities in the affected area will cease immediately. Should contamination be identified and any ground penetration works (e.g. piling) be required, these will be conducted in accordance with EA guidance documents. Further details will be available as part of the oDEMP, with reference to section 2.7 Unanticipated Ground Conditions.</p> <p>NKDC agree with this approach.</p>
<p>Biodiversity Net Gain (BNG)</p>	<p>NKDC raised concerns about the adequacy of the BNG Strategy, and noted that they would expect the Applicant to be able to significantly exceed a minimum of 10% BNG across all three habitat types. NKDC acknowledges the Applicant's commitment to seek to deliver gains above 30% if feasible, as set out within the <b>Biodiversity Net Gain strategy: BNG Metric (REP5-039)</b>.</p> <p>The BNG Strategy was further updated at D5 (<b>REP5-037</b>) to demonstrate how the Trading Rules (for the loss of woodland and rural trees) can be satisfied.</p> <p>NKDC expressed a preference is for the BNG minimum to be included in requirement 8 across all three habitat types, which the Applicant has updated accordingly in the <b>Draft DCO (Document Ref. 3.1)</b>.</p> <p>NKDC agrees with the above summary but advises that the BNG Strategy otherwise remains unagreed as set out in Table 6.1 below.</p>
<p>Ecology Water Voles</p>	<p>The Applicant has provided further information to NKDC as to the likely worst case impact level on water voles via email (16 December 2025). This information included:</p> <ul style="list-style-type: none"> <li>*Confirmation of the width of ditch crossings</li> <li>*likely worst case scenarios for impacts on water voles based on the existing records collected and the width of the crossings</li> <li>*Mitigation for water voles including avoidance measures</li> </ul> <p>NKDC welcomed this information and agree to the worst case scenario and proposed mitigation.</p>

<p>Soil Stockpiles within the Bespoke Access Road</p>	<p>The Applicant, LCC, NKDC and their landscape consultants met on 22 January 2026 to discuss the Council’s outstanding concerns regarding the stockpiles. The Applicant explained that the stockpiles are required for the long term storage of soil which will be used to reinstate agricultural land following decommissioning of the BAR. Given that the stockpiles are required and will be present in the landscape, the opportunity has been taken to design them in a manner which will aid landscape, visual and heritage mitigation.</p> <p>The stockpiles will be seeded with a neutral grassland mix to help ensure the soils retain activity and are viable for reinstatement following decommissioning. An updated <b>oSMP (Document Ref: 6.3.95)</b> has been submitted at Deadline 7 to secure a height restriction of 1m. NKDC agree with this approach, but maintains its concerns regarding the heritage and landscape impacts of the stockpiles as set out in Table 6.1 below.</p>
<p>Funding for Ecological Steering Group, BNG Monitoring and Stepping Out programme</p>	<p>The Applicant has agreed to provide funding of £118,000 to NKDC which comprises £13,500 for participation in an Ecological Steering Group (‘ESG’) and £104,500 for external BNG oversight/ monitoring. 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.</p> <p>The Applicant has also agreed to provide funding of £1,470 (including contingency) to NKDC relating to its Stepping Out programme. NKDC questioned whether there was a need for a Section 106 agreement to secure this funding. Following discussions with BBC, NKDC and LCC, the Applicant has proposed using an article in the DCO to secure the ESG and Stepping Out contributions instead of a S106 and NKDC is content with this method of securing. The Applicant has updated the ESG Terms of Reference within <b>oLEMP (Document Ref: 6.3.19)</b> submitted at Deadline 7, and included a Article 50 within the <b>Draft DCO (Document Ref: 3.1)</b> securing the allocation of funding contributions to NKDC for the ESG and Stepping Out programme.</p>
<p>Outline Landscape and Ecological Management Plan (oLEMP)</p>	<p>The Applicant has reviewed and updated the management prescriptions within the oLEMP (<b>Document Ref: 6.3.19</b>) to amend references to woodland. The updated oLEMP (<b>Document Ref: 6.3.19</b>) submitted at Deadline 7 sets out the management prescriptions for the native shrub habitat creation as requested by NKDC. The Applicant has also confirmed that all proposed native hedgerows are 100% native.</p>

The Applicant confirms the proposed management of the ditches do not conflict with the requirements of the drainage board. The Applicant has committed to manage ditches in accordance with the Drainage Channel Biodiversity Manual<sup>1</sup> 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)**. The Applicant has committed to comply with Internal Drainage Board bylaws, ensuring nothing impedes access within 9m of the ditches.

The updated oLEMP (**Document Ref 6.3.19 / APP-089**) also includes the Applicants approach to monitoring and replacing ash trees in paragraph 1.6.21.

The Applicant notes the comments from NKDC and has incorporated appropriate tree planting schedules, and the information from **Chapter 7 Ecology (REP2-015)** regarding wildlife boxes into the update to the **OLEMP (Document Ref 6.3.19 / APP-089)** to be submitted at Deadline 7.

The Applicant has reviewed the planting species list which is taken from the UK habitats guidance to make sure it is regionally appropriate. Measures to reduce the nutrient level in the soil have been discussed through further engagement with NKDC, and additional detail has been added to the **OLEMP (Document Ref 6.3.19)** at Deadline 7.

Management of habitat including mitigations for ground nesting birds (e.g. skylark) are set out in the OLEMP (Document Ref 6.3.19 / APP-089), as requested by NKDC.

The updated oLEMP now includes additional text at paragraph 1.5.28 to confirm that the LEMP will include a detailed mitigation strategy for scarce arable flora as per NKDC's request.

It is expected that NKDC is satisfied with the updates to the oLEMP as requested. However, the Applicant is awaiting formal confirmation of agreement from NKDC following the Deadline 7 submission. This will be recorded in a final SoCG at Deadline 8.

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<sup>1</sup> 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.

## 6. Matters not yet agreed

6.1.1 The below Table 6.1 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.

**Table 6.1 – List of Matters Not Yet Agreed**

MATTER	NKDC POSITION	APPLICANT POSITION
Landscape Character Areas – Cumulative Effects – Soil Stockpiles - RVAA	<p><b><u>Landscape Character effects</u></b>  NKDC consider the broader landscape character area (Fenland character area) would still be subject to long-term significant adverse change (refer to AAH LVIA Review para. 4.13). Even with mitigation planting in place, the scheme is still a direct, large scale land use change across all fields in which above ground infrastructure is proposed. Open agricultural fields are a key component of this landscape character area which will be replaced with development, and subsequently this landscape receptor would maintain a residual moderate adverse effect at Year 15, which would be significant.</p> <p><b><u>Cumulative landscape and visual effects</u></b>  NKDC has concerns regarding the Cumulative Effects on national,</p>	The Applicant has set out their position in the <b>Applicant's Comments to LIRs (REP2-041)</b> . The Applicants position in relation to effects on landscape character are summarised in its response to items 13.72 to 13.74. 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 <b>ES Chapter 6 Landscape and Visual (REP5-011)</b> , 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.

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.

This matter was discussed at ISH2, a meeting between NKDC and the Applicant on 20 November 2025, and within subsequent emails and at a further meeting on 22 January 2026.

NKDC acknowledges that the Applicant has assessed cumulative landscape and visual effects in accordance with its stated methodology, focusing on schemes identified at scoping within the defined LVIA Study Area. NKDC

Following ISH2, the Applicant and NKDC have held a meeting jointly with LCC and AAH Consultants to discuss landscape and visual matters on the 20 November 2025. NKDC's landscape consultants provided a summary email outlining the outstanding matters on 3 December 2025. An updated **ES Chapter 6 Landscape and Visual (REP5-013)** was submitted at deadline 5 which includes a description of the likely increased characterising presence of energy infrastructure within the LVIA Study Area and more widely across Lincolnshire in a future baseline scenario. The Applicant has also given further consideration to the latest cumulative baseline scenario within **Technical Note: Cumulative Effects Assessment Update (REP5-049)** and it has been found that there will be no material difference to the cumulative assessment findings reported in **ES Chapter 18 Cumulative Effects (APP-069)**.

The Applicant has responded to the matter of cumulative effects in **Applicants Comments on LIRs (REP-041)** in response to item 13.62 to 13.67 and sequential effects in relation to

also acknowledges that the future baseline section of the LVIA has been updated to reflect the increasing presence of energy infrastructure in the area.

However, as set out in NKDC's **Comments on Submissions Received by Deadline 5**, NKDC maintains its position that the scoped cumulative approach does not fully capture the scale, pace and geographical extent of large-scale solar and associated energy infrastructure currently coming forward across Lincolnshire and adjoining parts of Nottinghamshire. NKDC considers that, over a relatively short period of time, large-scale solar development is likely to become a widespread and defining characteristic across extensive areas of the region.

The combined mass, scale and spatial distribution of multiple NSIP-scale energy developments has the potential to give rise to adverse cumulative effects on landscape character across a broad area encompassing multiple published landscape character areas. While

items 13.68 to 13.71. Cumulative and sequential effects are also addressed in the Applicants response to item 13.75.

This matter was discussed at a meeting held on 22nd January between LCC, NKDC, AAH Consultants and the Applicant. The Applicant noted that it has responded to a previous request from AAH to update the future baseline section within **Chapter 6 Landscape and Visual (REP5-011)**.

The LVIA has been updated to acknowledge that energy infrastructure is likely to be a more influential aspect of the future baseline scenario. However, the Applicant maintains the position that the focus of the assessment should be the contribution of the Proposed Development in association with schemes identified at scoping within the defined LVIA Study Area to cumulative landscape and visual effects. In this respect it has been found that introduction of the Proposed Development would not result in any significant cumulative landscape or visual effects.

agriculture would remain present, NKDC considers that the introduction of widespread solar and energy infrastructure would materially alter key landscape characteristics, particularly in relation to land use, openness and perceptual qualities.

NKDC acknowledges the absence of a unified county-wide landscape character assessment for Lincolnshire, but considers that sufficient commonality exists across existing character assessments to support a reasoned judgement regarding wider cumulative landscape change. In this context, NKDC considers that the Proposed Development would make a contribution to this wider cumulative landscape effect.

The matter of disagreement relates not to the Applicant's assessment within the defined LVIA Study Area, but to the extent to which the DCO examination should acknowledge the wider cumulative landscape implications of multiple NSIP energy developments across the region.

#### **Soil Stockpiles within the BAR:**

The Applicant has engaged with NKDC's landscape consultants and explained that the stockpiles are required for the long term storage of soil which will be used to reinstate agricultural land following decommissioning of the BAR. Given that the stockpiles are required and will be present in the landscape, the opportunity has been taken to design them in a manner which will aid landscape, visual and heritage mitigation.

The stockpiles will be relatively low in height (0.5 to 1.0m) and seeded with a neutral grassland mix to help ensure the soils retain activity and are viable for reinstatement following decommissioning. An updated **oSMP (Document Ref: 6.3.95)** has been submitted at Deadline 7 to secure a height restriction of 1m.

The Applicant has responded to the matter of offsets from Gashes Barn in its response to ExA Q1 LSV.1.9 in **Applicant's Responses to Examining**

**Soil Stockpiles within the BAR:**

NKDC acknowledges the Applicant's explanation that the proposed soil stockpiles are intended for long-term storage of soils to facilitate reinstatement of agricultural land following decommissioning of the Bespoke Access Road. NKDC also acknowledges that the stockpiles have been designed to be relatively low (approximately 0.5–1.0m in height), grassed, and positioned to screen localised views from parts of the surrounding road and PRow network.

However, NKDC maintains concerns that the proposed stockpiles would appear as engineered features within a flat, open Fenland landscape and would be out of character with the existing landscape context. Even at relatively low heights, bunding of this nature is likely to be conspicuous in views and would introduce artificial landform that does not reflect the prevailing landscape character.

**Authority's First Questions (ExQ1)**

**REP2-040** which explains that the property is located within a considerable landholding which in itself will provide a buffer from the Proposed Development. The Applicants response to AP3 in **Written Summary of Oral Submissions from Issue Specific Hearing 2 (ISH2) and Responses to Action Points (REP4-026)** explains the rationale for reinforcing the existing boundary features with mitigation planting rather than artificially fragmenting field units as a means of increasing buffer zones. It is acknowledged that there would be views from all aspects of the property but there would not be open views from all aspects including from the southern aspect as illustrated in **R4 View from Southern Elevation Photomontages (REP6-040)** where intervening buildings, fencing and vegetation will diminish the prominence of solar panels to the south.

The Applicant acknowledges that the character of views, particularly to the northern elevation, will be changed through the introduction of solar panels and this is reflected in the residual significant effects predicted in relation

The cross sections provided in Appendix 2 of Applicant's Responses to ExQ2 [REP5-048] is indicative not secured and therefore do not provide sufficient certainty regarding the final form, gradients, width and height of the stockpiles. Should the stockpiles be retained, NKDC considers that their design would need to be tightly controlled through agreed parameters to ensure shallow gradients and rounded forms that minimise their engineered appearance.

This matter remains an area of disagreement.

#### **Visual Impacts and RVAA at Gashes Barn**

NKDC agrees with the Applicant's assessment that significant visual effects would occur at Gashes Barn during construction and operation, and that the Residential Visual Amenity Threshold (RVAT) would be reached in the short to medium term. NKDC recognises that RVAT represents a very high threshold for private views and indicates a substantial degree of visual change.

to this property as set out within . Other elevations will be less notably affected and it is not accurate to suggest that views from these elevations are entirely open or devoid of intervening buildings and vegetation. The nature of the visual experience from all aspects of the property is described more fully in the Applicants response to ExA Q2 LSV.2.1, 2.2, 2.3 and 2.4 in **Applicant's Responses to Examining Authority's Second Questions (ExQ2) (REP5-048)**

In relation to other properties in proximity to the Solar Array Area the Applicant maintains the position that the establishment of mitigation planting, where views will be of planting rather than energy infrastructure, will reduce the level of visual effect. Whilst it is recognised that the presence of mitigation planting in itself has the potential to, and will in some cases, diminish perceptions of openness views of naturalistic landscape elements, particularly where these can demonstrably be seen to have linkages with other areas of existing vegetation are preferable to un-ameliorated views of solar panels. The Applicant has set out its position in this matter in more

NKDC has queried whether increased offsets or further design refinement could reduce the severity of effects at this receptor, given the close proximity of development and the presence of clear views of panels in multiple orientations.

NKDC acknowledges that mitigation planting is likely to screen views of solar panels to a degree over time and may reduce the likelihood of the RVAT being reached at Year 15. However, NKDC maintains that significant residual visual effects would remain at Year 15 due to the fundamental alteration and foreshortening of existing open rural views.

This matter is partially agreed, with disagreement remaining regarding the extent to which effects reduce over time.

**Visual Impacts and RVAA at other residential properties in proximity to the Solar Array Area**

NKDC have identified concerns regarding the proximity to several properties to above ground

detail in its response to AP2 in **Written Summary of Oral Submissions from Issue Specific Hearing 2 (ISH2) and Responses to Action Points (REP4-026)**

The Applicant does not agree that there will be residual significant effects for receptors at properties R1, R2, and R20.

Residential receptors within property group R1, Ewerby Thorpe Lodge and Farm will only experience views towards the Proposed Development from the eastern elevation. Views are not available from other elevations because of intervening farm buildings to the south. The properties are separated from the closest solar panels by a full field unit. Mitigation planting is logically placed to supplement an existing linear belt of vegetation to the existing field boundary. When this planting is established views of energy infrastructure will be largely screened although residual adverse (not significant) effects are predicted on the basis that the planting will partially reduce perceptions of openness.

development, but also, as identified previously, the screening effects of established mitigation. In particular: **R1 Group Receptor:** Eweby Thorpe Farm; and Ewerby lodge; **R2 Group Receptor:** Howell Fen Farmhouse; Asgarby Barns; and Westmorelands Farm; **R4 Gashes Barn** (RVAT reached); **R20 Group Receptor:** Crown Cottage; and Keepers Cottage.

These properties are very close to the development and offsets appear to be minimal. While the RVAA identifies significant effects at Year 0 for these receptors, they are all assessed to reduce in level of effect at Year 15 through the establishment of mitigation planting, with R1, R2, and R20 judged to reduce so that effects are not significant.

While we acknowledge the additional information provided within Applicant Responses to ExQ1 (REP2-040) at LSV.1.11, Written Summary of Oral Submissions from ISH2 and Responses to Action Points (REP4-026) (Action point 3), particularly in relation to limited primary views from windows, or views predominantly

In relation to visual effects at property group R2 Westmoreland Farm which comprises three residential properties grouped around a substantial shelterbelt plantation with associated mature vegetation also present within gardens and field boundaries between the properties and the Solar Array Area. The presence of agricultural buildings also screens views from some aspects of the properties. It has been acknowledged in the response to AP2 in **Written Summary of Oral Submissions from Issue Specific Hearing 2 (ISH2) and Responses to Action Points (REP4-026)** that visual effects in relation to the view from Howell Fen Cottage illustrated in **Appendix 6.5 Residential Visual Amenity Assessment REP5-24 (Revision 2) (Tracked)** would remain significant after establishment of mitigation planting at year 15. However, the Applicant maintains that there would be no residual significant effects for this property group as a whole. In this respect a distinction needs to be drawn between the viewpoint assessment which assesses effects from a specific point and the visual effects for the receptor group as a whole which represents a

from upper floors (typically less sensitive), we disagree with the assessment that through planting, the levels of effect would reduce. LCC accept that established planting will screen the proposals, the openness and extent of the existing views are completely changed with the planting and panels drastically foreshortening views resulting in a large scale change across the extents of the view, and subsequently the residual Year 15 effects on these receptors would remain Significant.

This matter remains an area of disagreement.

#### **Overall Position Summary on Landscape and Visual Matters**

NKDC considers that the above matters represent differences of professional judgement rather than procedural or methodological failings. These issues remain unresolved and are therefore matters for the Examining Authority to consider in its assessment of landscape and visual effects

determination of the overall visual experience where views of energy infrastructure would not dominate.

Properties R20 Crown Cottage and Keepers Cottage are located to the southwest of the Solar Array Area to the northern extent of Howell, a settlement which is set within an area of mature tree cover. At ground level views of the Proposed Development from these properties will be comprehensively screened by a dense roadside hedgerow and mature vegetation within the front gardens of these properties. Therefore, views of energy infrastructure will only be available from a limited number of first floor windows which are considered to be less susceptible to visual change than views from 'living areas' of the properties. It is these views which are illustrated within **Appendix 6.5 Residential Visual Amenity Assessment REP5-24 (Revision 2) (Tracked)** and represent the most open views available rather than being generally representative of the visual experience for residents. Mitigation planting is proposed to screen views from these first floor windows and has been designed to reinforce existing

field boundaries and tie into other existing areas of vegetation. The mitigation planting will not be perceived in isolation and it is not accurate to suggest that the landscape is entirely open in the location. When established the planting will screen views of energy infrastructure. Further detail in relation to this property group is provided in the Applicants response to AP2 within **Written Summary of Oral Submissions from Issue Specific Hearing 2 (ISH2) and Responses to Action Points (REP4-026)**.

Generally, the Applicant disagrees that the offsets from these residential properties are minimal and also notes that they have been informed by the logical landscape rationale of reinforcing existing field boundaries and linking into existing areas of vegetation where possible.

## Cultural Heritage

NKDC identified several areas of disagreement where they consider additional information needs to be provided, assessment undertaken and impacts should be increased. An on site meeting was held on the 3 November 2025 and further online meetings were held on 19 November 2025 and 26 January 2026.

Noting their broad satisfaction with the analysis and outcomes of the heritage assessment as outlined in Table 5.1 above, NKDC remained 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.

NKDC have reviewed and are content that the **Kyme Tower Heritage Appraisal (Appendix 4 to the Applicant's Responses to Remaining Action Points (REP5-046))** provides greater clarity of the potential impact, but considers it

Following both an online meeting (15 August 2025), an onsite meeting (3 November 2025), and an additional online meeting (19 November 2025) between the Applicant, NKDC and LCC regarding additional appraisals for Kyme Tower and other matters, the Applicant undertook a site visit (9 December 2025) to the Tower to further verify the findings of the appraisal; determining that the assessment undertaken was appropriate and proportionate to the indirect impact on the wider setting of Kyme Tower. Both **Appendix 4 Kyme Tower Heritage Appraisal (Document Ref 9.18)** and **Appendix 5 Non-designated Farmstead Appraisal (Document Ref 9.18)** were submitted at Deadline 5. Following an online meeting (26 January 2026) between the Applicant, LCC and NKDC regarding further desktop investigation, the Kyme Tower appraisal is to be supplemented with additional, annotated photographs acquired during the site visit and resubmitted at Deadline 7.

It was raised by the Applicant that the assessments undertaken to date have been appropriate and robust and the outcomes reflect the mitigation

would be more appropriate if a ZTV study was produced to give a greater theoretical understanding of the views of the panels within the landscape. The lack of ZTV modelling does not give NKDC enough confidence that the level of harm remains as previously identified.

**Soil Stockpiles within the BAR:**

NKDC have concerns the stockpiles would appear as an alien feature in the landscape and wouldn't provide the opportunity for 'growth' to enable the road screening to further mature. With the existence of mature hedgerows within close proximity to the site, a semi-mature hedgerow would be more sympathetic to the context of the site. NKDC do not consider that the soil bund would appear of the character of a ha-ha. Whilst these are common features in association with designed landscapes, the soil bund would not have either the characteristics of a ha-ha nor the same effect of a continuous flat landscape. NKDC maintains its view that the BAR would have a medium-high level of less than substantial harm on the

measures detailed within Section 8.7 of **Chapter 6 Cultural Heritage (APP-059)** and Section 6 of **Appendix 8.2 Heritage Statement (APP-118)**. NKDC suggest creating a new hedgerow along the BAR to obscure views from the BAR to St Andrew's Church and the Applicant explained that this would not be appropriate as a permanent hedgerow in this location would not be conducive to the existing landscape and the roots would have potential to result in adverse impacts upon belowground archaeology. Rather, the proposed soil stockpiles (to be seeded / grassed and sympathetically designed to create a natural looking false cutting; representing existing drainage boundaries) is a more considered approach to screening views.

	<p>setting of the Grade 1 Listed St Andrew's Church.</p>	
<p>Generating Capacity</p>	<p>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 obviously a direct relationship, there is no assessment of subordination 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.</p>	<p>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 <b>Planning Statement (REP5-010)</b> and the response to Action Point 7 from the first round of hearings within <b>Written Summary of Oral Submissions from ISH1 and Responses to Action Points (Document Ref: 9.3 / REP1-030)</b>, not only in the recent submission to which NKDC refers. The Applicant awaits NKDC comment on this point.</p>
<p>Ecology Habitats</p>	<p>NKDC raised inconsistencies between habitat types and species found within them as well as further details required to demonstrate habitat types are appropriate.</p>	<p><b>Chapter 7 Ecology (REP2-015)</b> 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.</p>

<p>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 and met with the Applicant on 28 January 2026 and considered additional information provided by the Applicant to the Council on 3 February 2026.</p>	<p>A review of the local strategy has been made to highlight where the biodiversity enhancements within the <b>Biodiversity Net Gain Strategy (Document Ref: 7.3)</b> accords with the local and county planning objectives. The <b>Biodiversity Net Gain Strategy (Document Ref: 7.3)</b> has also been updated at D5 to clarify that enhancements to existing woodland balance the loss of areas of woodland and rural trees to satisfy the BNG trading rules.</p>
<p>Ecology General</p>	<p>New impacts are raised in the impact assessment that were not assessed previously, specifically:</p> <ul style="list-style-type: none"> <li>• A direct impact from the cable route on Great Hale Eau LWS is identified in paragraph 7.6.38. The impact assessment is brief and does not directly assess the reasons for designation. A significant impact is predicted prior to mitigation; however, attention has not been given to impact avoidance. This impact could be avoided if trenchless techniques are used, as proposed elsewhere. As such, there would seem to be a conflict with Policy S60 of the Local Plan, and paragraph 5.4.42 and 5.4.53 of NPS EN-1.</li> </ul> <p>The Applicant confirms that there are no new impacts identified in <b>Chapter 7 Ecology (REP5-013)</b> submitted at Deadline 5.</p> <p>The impacts on the Great Hale Eau LWS have been previously considered in Tables 7.9 and 7.11 of <b>Chapter 7 Ecology (REP5-013)</b>, and further detail was added in at Deadline 5 in paragraph 7.6.38 for clarity. The mitigation for the potential impacts is included in paragraphs 7.7.12 and 7.7.13 and referenced in Tables 7.9 and 7.11, and has followed the mitigation hierarchy that is; avoid impacts where possible, minimise impacts then, as a last resort compensate for the impacts. Through this process there is a residual</p>

• A loss of a pond (Pond 43) is identified in paragraph 7.6.43, in relation to works at Bicker Fen Substation (in Boston). This is inconsistent with statements elsewhere e.g. within the OLEMP where ponds are stated to be retained. The Council's Ecological Consultant also notes that the loss of this pond would appear to conflict with the parameters discussed with Natural England in relation to potential impacts on great crested newt (previously all ponds were stated to be retained) and therefore this may have a bearing on the advice given by Natural England and the Letter of No Impediment. Whilst the pond was surveyed for great crested newt and returned a negative result, it is not certain this single result should be relied on given two prior positive results for great crested newt reported in the MAGIC website. The current survey was in April 2024 which is a suitable time but early in the season so potentially sensitive to weather/temperatures (which are not reported for the survey). This merits further consideration, if only to ensure that there are no implications

non-significant effect on the Great Hale Eau LWS. When considering the likely effects of crossings, the use of standard trenching on the Great Hale Eau can be sufficiently mitigated to a non-significant level using the measures outlined within Chapter 7 Ecology and secured within the **oCEMP (Document Ref 6.3.7)** and **oSMP (Document Ref 6.3.95)**. These measures include the retention of habitats as seed bank in topsoil and turfs during construction. Each component of the substrate (subsoils, topsoil and turf) will be removed and stored separately. Turf may be watered during storage if required. Following construction (i.e. completion of the crossing) the components would be replaced in reverse order (subsoil, topsoil and finally turf) which will allow the plants (which are the key components of this Local Wildlife Site) to quickly re-establish and therefore minimise impacts. Furthermore, the water discharges downstream of the working area will have sediment treatment (e.g. settlement tanks, silt fencing, siltsock, strawbales etc.) to maintain the water quality. Over the small area of habitat (approximately 2 m width) to be impacted by the Cable Route, this

for reliance on the LoNI. Regardless the loss of this pond is not compensated, and this has implications for the BNG assessment. The vague and unevicenced enhancement proposals in Table 7.9 are not sufficient to address this.

NKDC does not agree that all prior comments on scarce arable flora have been addressed through the update provided as REP5-013 or the subsequent update to the OLEMP provided to NKDC by the Applicant on 3 February 2026 in advance of Deadline 7. The pre-construction mitigation approach is not sufficiently defined to understand what is proposed, that it is suitable, or the timeline and mechanism for prior agreement of the survey results and any mitigation subsequently determined as necessary. An approach to address this is proposed below that would allow residual matters to be closed out post-consent.

NKDC confirms and welcomes the provision of the above survey details

approach would result in no significant impact.

It is, therefore, not considered proportionate to apply trenchless methods to this crossing when this measure is not necessary in order to avoid likely significant effects. The Applicant is satisfied that the mitigation hierarchy has been followed appropriately, by ensuring mitigation is in place to avoid any residual significant environmental effect, as reported in **Chapter 7 Ecology (REP5-013)** and NPS policy on mitigation hierarchy complied with.

Ponds- The Applicant notes the comment around the waterbody (an attenuation pond), which will be temporarily removed. In line with the Flood Risk Assessment, Section 11.2 of the **Change Request - 10.5 Environmental Statement Addendum (CR-029)** a replacement attenuation pond will be incorporated of an equivalent size. To make sure that the re-instated attenuation pond recovers rapidly and achieves the target condition within 2 years (the timescales required to be considered temporary loss), the topsoil/seedbank

[ within the updated oCEMP (Rev 5 – to be submitted at D7). The definition of mitigation measures remains insufficient within the oLEMP. This could be adequately resolved through inclusion of a suitably worded commitment to provide a more detailed mitigation strategy (informed by the survey results) for approval at the time of discharge of the Requirement relating to the final LEMP. A clearly worded statement to this effect is currently lacking from the oLEMP. Survey results should also be provided to the Council for review as part of the process for approval of the final CEMP and final LEMP. Again there is no clearly worded statement to this effect within the oLEMP or the oCEMP

AECOM acknowledge the revised information on water voles and amendment to the construction approach for the cable crossings over ditches. This is now agreed.

of the pond will be retained and replanted in line with Section 7.6.15 of the **Ecology Chapter (REP5-013)**. The attenuation pond is considered therefore to be temporarily lost in line with the Biodiversity Net Gain Statutory Metric User Guide, and it has therefore been adequately considered in the updated **BNG Metric (REP5-039)** and **strategy (REP5-070)**.

Furthermore the waterbody's suitability for great crested newts was discussed with the NKDC ecologist on 28<sup>th</sup> January 2026, where further recent survey evidence (a negative eDNA survey) was presented (undertaken for the Heckington Fen project) to support the Applicant conclusion that GCN were likely absent. Both the Beacon Fen and Heckington Fen eDNA surveys were undertaken after 15<sup>th</sup> April (in 2024 and 2022 respectively) which is in line with Natural England guidance (reconfirmed in an evidence review<sup>2</sup>. Natural England guidance is to undertake surveys between 15<sup>th</sup> April and 30<sup>th</sup> June (surveys outside this period are not acceptable for licence applications) but make no distinctions on the timing within this period. Notwithstanding the Great Crested Mitigation Guidelines

<sup>2</sup> Natural England (2023) An evidence review for great crested newt eDNA monitoring protocols: Natural England Commissioned Report NECR476

(English Nature 2001) has April as one of the 'most effective months' for all survey types (not including eDNA which this guidance pre-dates). The Applicant therefore is satisfied in the results of the eDNA and does not consider that there is any implication for the letter of no impediment from Natural England.

The Applicant has committed to providing monitoring and maintenance of created habitats (which would include any for scarce arable flora) in Section 1.6.40 of the **oLEMP (Document Ref 6.3.19)**. Section 8.3.2. of the **OCEMP (Document Ref: 6.3.7)** includes a commitment to incorporate feedback from stakeholders (including NKDC) and updating the detailed CEMP to address changes in scope, which would include any mitigation following survey for scarce arable flora.

The Applicant has confirmed via email of the 3<sup>rd</sup> February 2026 that the pre-commencement surveys secured in the **oCEMP (Document 6.3.7)** to be submitted at deadline 7, will include surveys in line with the guidelines for quail.

		<p>Therefore, there as requested by NKDC, the full extent of ecology matters not agreed will be addressed outside the SoCG.</p>
<p>Biodiversity Net Gain</p>	<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>NKDC's preference is for the BNG minimum to be included in requirement 8 across all three habitat types.</p> <p>NKDC advised and explained at D5 the residual areas to be agreed, and this was discussed with the Applicant at the meeting on 28 January 2026 and some supplementary information was received by the Council on 3 February 2026. At the</p>	<p>The Applicant's position on this matter is set out in the <b>Applicant Responses to Relevant Representations (Document Ref: 9.2 / REP1-029)</b>. 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 <b>Biodiversity Net Gain strategy: BNG Metric (Document Ref: 7.4)</b> which was submitted at D2. The Biodiversity Net Gain Strategy was further updated at D5 (<b>Document Ref: 7.4</b>) to demonstrate how the Trading Rules (for the loss of woodland and rural trees) can be satisfied.</p> <p>The Applicant has provided full details of the condition assessments for hedgerows and ditches to demonstrate how enhancements can be made to these to achieve net gain. The Applicant has been in correspondence with NKDC and has provided additional evidence regarding conditions of</p>

<p>present time the BNG Strategy remains unagreed as not all prior comments by the Council have been closed out and the current iteration of the Metric has not been received.</p>	<p>hedgerows and ditches on 6 February 2026.  The <b>BNG Metric (REP5-039)</b> was re-issued to NKDC on 6 February 2026 to include:  *The updates to the condition assessments for watercourses and hedgerows;  *Identification of hedgerows which could be gapped up to enhance them to species rich hedgerows;  *Removal from the metric of watercourses where no construction would be occurring in the riparian zone, as detailed in the updated <b>BNG strategy (REP5-070)</b> submitted at D7;  *Amended water course conditions on the Solar Array Area; and  *Enhancement of watercourses through removal of ‘encroachment’ in the riparian zone.</p> <p>The Applicant has updated the botanical assessment (Appendix 7.11) submitted at Deadline 6 to include reference to the biodiversity section of the hedgerows Regulations 1997.</p>
<p>Outline Landscape and Ecological Management Plan</p>	<p>NKDC have raised the following concerns with the oLEMP:  <ul style="list-style-type: none"> <li>The OLEMP needs to be considered within the framework of inter-related documents and</li> </ul> </p> <p>The Applicant notes the comments from NKDC and has ensured that updates to <b>Chapter 7 Ecology (Document Ref: 6.2.7a / REP2-015)</b> are appropriately</p>

	<p>there are comparable issues to those raised in relation to Chapter 7 and the BNG Strategy. There are omissions of commitments made elsewhere.</p> <p>NKDC 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.</p>	<p>reflected in the <b>OLEMP</b> to be submitted at Deadline 7.</p> <p>The hedgerow targets are based upon the UK Habitats description for Native Hedgerow (UKHab Ltd. 2023). Notwithstanding all the species proposed for Native Hedgerow planting in <b>OLEMP (Document Ref 6.3.19)</b> are native.</p>
<p>Ecology Breeding birds</p>	<p>NKDC considers there is insufficient mitigation identified.</p> <p>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</p>	<p>The mitigation for breeding birds (including ground nesting birds) has been considered within <b>Chapter 7 Ecology (REP2-015)</b>. Where appropriate pre-construction surveys, for nesting bird species prior to the start of works will be carried out by an Ecological Clerk of Works. This mitigation is secured in Section 6.7.10 of the <b>oCEMP (Document Ref: 6.3.7)</b>.</p>

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.

The Outline LEMP also does not appear to include mitigation for ground nesting birds.

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.

NKDC's consultant Ecologist attended a Teams meeting on 28 January 2026 where the topics

The Applicant has submitted an update to **Chapter 7 Ecology (REP5-013)** at Deadline 5 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).

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). The Applicant has provided avoidance measures for impacts on

included the residual matters relating to skylark, HRA bird species, and clarification of the approach to pre-commencement surveys for quail and other Schedule 1 birds. The latter is confirmed as resolved. It was understood from the meeting that a skylark mitigation strategy along with confirmation that Natural England has agreed the mitigation needed for HRA birds will follow at Deadline 7.

skylark, including open space within the photovoltaic (PV) exclusion zones, which will be managed to support a greater density of skylark than at present. The grassland habitat throughout the site will support birds from farmland off-site, improving their breeding success and compensating for territories lost on site. The Applicant considers avoidance and compensation measures will result in a not significant effect on skylark alone and in combination with other projects. This addresses NPS policy on mitigation hierarchy.

The Applicant has agreed measures with Natural England with respect to birds which are a feature of the Wash SPA and Ramsar. An updated Habitats Regulations Assessment has been submitted at Deadline 7.

Ecology  
 Habitat creation

The reviewer considers that there is insufficient detail on habitat creation to ensure that the specified BNG target can be achieved.

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-

The Applicant and reviewer discussed the level of detail required at this stage during the meetings with NKDC (14th August 2025 and on 30<sup>th</sup> October 2025).

The Applicant has confirmed via email to NKDC that the woodland loss at Bicker Fen Substation along with a small number of rural individual trees

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.

NKDC's consultant Ecologist attended a meeting with the Applicant on 30 October 2025 and 28 January 2026 regarding this matter. NKDC will continue to engage with the Applicant at Deadline 7 to resolve the outstanding matters.

has been compensated by enhancement to retained woodland within the Solar Array Area. The criteria to be enhanced including planting up of new native tree species, selective thinning and retention of deadwood is outlined in section 1.6 of the **oLEMP (REP5-025)**, along with the reduction of nutrient input as agricultural activities ceased is expected to adequately enhance the condition of all the woodlands (including Woodland 1 and Woodland 4) of the lifetime of the project and satisfy the biodiversity trading rules for loss of recently planted woodland at Bicker Fen Substation. This is detailed within the latest version of the **Biodiversity Net Gain Strategy** to be submitted at Deadline 7.

Decommissioning funding

NKDC do not consider that funding for decommissioning is suitably addressed within the **Draft DCO (Document Ref: 3.1)**. In its LIR at paragraph 24.34, NKDC referred to the Helios Renewable Energy Project where a Requirement was proposed to ensure that the undertaker had put in place requisite decommissioning funding as the submitted Funding Statement did not include such a provision. NKDC

The Applicant's **Written Summary of Oral Submissions from ISH1 and Responses to Action Points (REP1-030)** provides clarifications on the intended funding mechanism for the scheme and how it proposes to ensure that funding obligations are in place for all stages of the development, including decommissioning. The Applicant has prepared a robust **Funding Statement (Document Ref: 4.2 / APP-043)** confirming how it will fund the Project as

	<p>argued that as the Beacon Fen Funding Statement also does not include such a provision, a similar requirement should be provided. The SOS has now granted consent to the Helios DCO, which includes a Requirement for decommissioning security. NKDC requests the Applicant makes equivalent provision in draft Requirement 19.</p>	<p>a whole. Accordingly, the Applicant does not consider it necessary that a funding requirement for decommissioning be included within the <b>Draft DCO (Document Ref: 3.1)</b>.</p>
<p>Extended Period of Outage</p>	<p>NKDC also notes that no provision is made within the applicant’s Funding Statement for an extended period of outage. NKDC suggests that such a provision in line with the provision within Heckington Fen outline Operational Environmental Management Plan, 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 to recommence operation.</p>	<p>As set out within <b>Applicants Comments on LIRs (REP2-041)</b>, 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.</p>
<p>Outline Skills, Supply Chain and Employment Plan ('OSSCEP')</p>	<p>NKDC outline concerns around the unrestricted powers around tree lopping and felling that would be afforded under Article 44. Amendments to the draft</p>	<p>The Applicant notes that Article 44 is subject to the controls and restrictions contained within the Requirements contained within Schedule 2 of the <b>Draft DCO (Document Ref: 3.1 /</b></p>

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

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.

**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.

The **OSSCEP (Document Ref: 6.3.98)** has been restructured and submitted at Deadline 7 to distinguish between those measures delivered by and on behalf of the undertaker, from those that would require third party funding typically (which is not secured in the DCO). The Applicant considers that the majority of the benefits of the OSSCEP to socioeconomics and social value will arise from the measures that are delivered by and on behalf of the undertaker, and the absence of secured funding for third party delivery of certain benefits (such as training) does not significantly impact the deliverability or the benefits of the OSSCEP, which conforms to NPS policy in being secured via Requirement 17 in Schedule 2 of the **Draft DCO (Document Ref: 3.1)**. NPS policy does

not specifically require funding for this matter. The Applicant considers that the measures delivered by and on behalf of the undertaker that are secured within the OSSCEP are capable of weighing positively in the planning balance.

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/EIASC	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 Boygrift In East	Application to discharge condition 14 (Archaeological Mitigation) attached to application 17/1200/FUL - Works to facilitate the Viking Link electrical interconnector with an approximate	Brendan Maloney	Approved 10/09/2021	-

Lindsey To A Proposed  
Converter Station At North Ing  
Drove In South Holland

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 Boygriff in East Lindsey;
- Installation of two (2) onshore DC cables between the landfall at Boygriff 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

		<p>Electricity Transmission Plc (NGET);</p> <ul style="list-style-type: none"> <li>- Installation of link pillars along the AC cable route for inspection and maintenance purposes, these will be contained within fenced areas;</li> <li>- Installation of two substation bays at Bicker Fen Substation to allow Viking Link to be connected to the National Grid electricity transmission system;</li> <li>- Installation of all associated drainage mitigation works; and</li> <li>- 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).</li> </ul>		
21/0282/DISCON	<p>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>	<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"> <li>- Installation of two (2) subsea high voltage direct current (DC) cables between Mean Low Water Springs (MLWS) and landfall at Boygrift in East Lindsey;</li> </ul>	Brendan Maloney	Approved 30/07/2021 -

- Installation of two (2) onshore DC cables between the landfall at Boygriff 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;

		<ul style="list-style-type: none"> <li>- Installation of all associated drainage mitigation works; and</li> <li>- 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).</li> </ul>		
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 equipment for the extraction of water from lagoon.	Mr Matthew Mountain	Approved 18/05/2021 -
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 Boygriff 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	Mr Chris Sharp	Approved 07/09/2020 -

		(Drainage) and 21 (Contaminated material treatment scheme) attached to application 17/1200/FUL - Works to facilitate the Viking Link electrical interconnector.		
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 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;	Mr Chris Sharp	Approved 05/05/2020 -

- 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, disconnectors and measuring equipment. NGET will be providing Viking Link the space available to connect to Bicker Fen).

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 access road from the A52, erection of security fencing, formation of landscaping with associated temporary construction compounds. Installation of	Ms Liz Wells 35 Homer Road Solihull B91 3QJ West Midlands	Approved 18/08/2018	-

		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, disconnecter 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/EIASCRCR	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/EIASCRCR	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/EIASCRCR	Land West Of Cow Drove South Drove South Kyme	Erection of a 30MWp solar farm	Sam Jones	EIA Development - 11/06/2013
13/0001/HOUSA	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
Flood mitigation strategy
Operational site waste 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.