

Beacon Fen Energy Park – Development Consent Order

Application Reference: EN010151

Submitted by: LCJ Mountain Farms Ltd (Interested Party Ref: F8D0BCE95)

On behalf of: LCJ Mountain Farms Ltd and, if permitted, Leslie Christopher John Mountain and Patricia Lynn Mountain (Interested Party Ref: F5A76C031)

Document: Exhibits Volume (Ex8.1–Ex8.17)

Deadline: Deadline (D8) – 16.02.2026 - Closing Statements

Author: Matthew Mountain, Director, LCJ Mountain Farms Ltd

Email: [REDACTED]

Purpose

This Exhibits Volume accompanies **LCJM’s Written Representation submitted at Deadline 8 (D8)**. It compiles, in a single paginated document, all supporting evidence (ExD8.1–ExD8.17) referenced throughout the D8 Written Representation. The exhibits include contemporaneous correspondence, maps, plans, technical material, ecological evidence, and overlays relevant to LCJM’s case (as referenced in the Written Representation).

Structure

- **Pages 2–3** – Exhibits Index (table of contents for ExD8.1–ExD8.17).
 - **Pages 4 onward** – Exhibits presented in numerical order (each exhibit starting on a new page, labelled with its exhibit number and title).
 - Pagination corresponds to the Index page references (and will be updated if any additional exhibits are inserted).
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Important

This volume contains **evidence only**. All commentary, interpretation, and submissions (i.e., “what this shows” and the conclusions LCJM invites the ExA to draw) are contained in **LCJM’s D8 Written Representation**. The exhibits should be read alongside the relevant sections and exhibit references in that document.

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ExD8.11	Diagram showing that the Applicant’s Option 1 cable route would affect residential receptors including The White House and Mountain Cottage, which are not captured by the Applicant’s “cable corridor only” quantitative assessment, and noting that residential properties on the Option 1 route have already experienced significant Viking Link construction traffic impacts in the recent past.	18
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ExD8.16	Redacted draft Option Agreement between LCJM and ib vogt (52 pages / c.16,705 words), evidencing advanced, contemporaneous PV+BESS negotiations and relied upon as market evidence that corridor geometry/fragmentation has real deliverability implications.	23
ExD8.17	Redacted draft Lease between LCJM and ib vogt (79 pages / c.25,274 words), evidencing advanced, contemporaneous PV+BESS negotiations and relied upon as market evidence that corridor geometry/fragmentation has real deliverability implications.	24

ExD8.1 (and previously ExD1.17)

Renewed PV + BESS offer submission (15.08.2023) – 618 acres (~2.7 km to PoC)

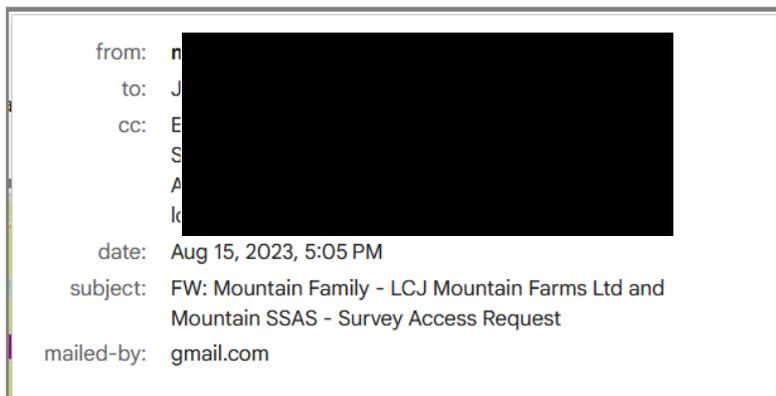
Purpose: Formal submission to Low Carbon and Ardent of LCJMF's renewed PV + BESS land offer (~618 acres), supported by mapping and contextual explanation, following the removal of Beacon Fen South.

Figure:

Email from Matthew Mountain to James Turley (Low Carbon), copied to Ardent and Brown & Co, dated 15 August 2023, with attached mapping showing 178 acres of contiguous Grade 3 land near Bicker Fen. The email references spare grid capacity following the loss of the Helpringham section and invites engagement on a voluntary agreement including cabling.

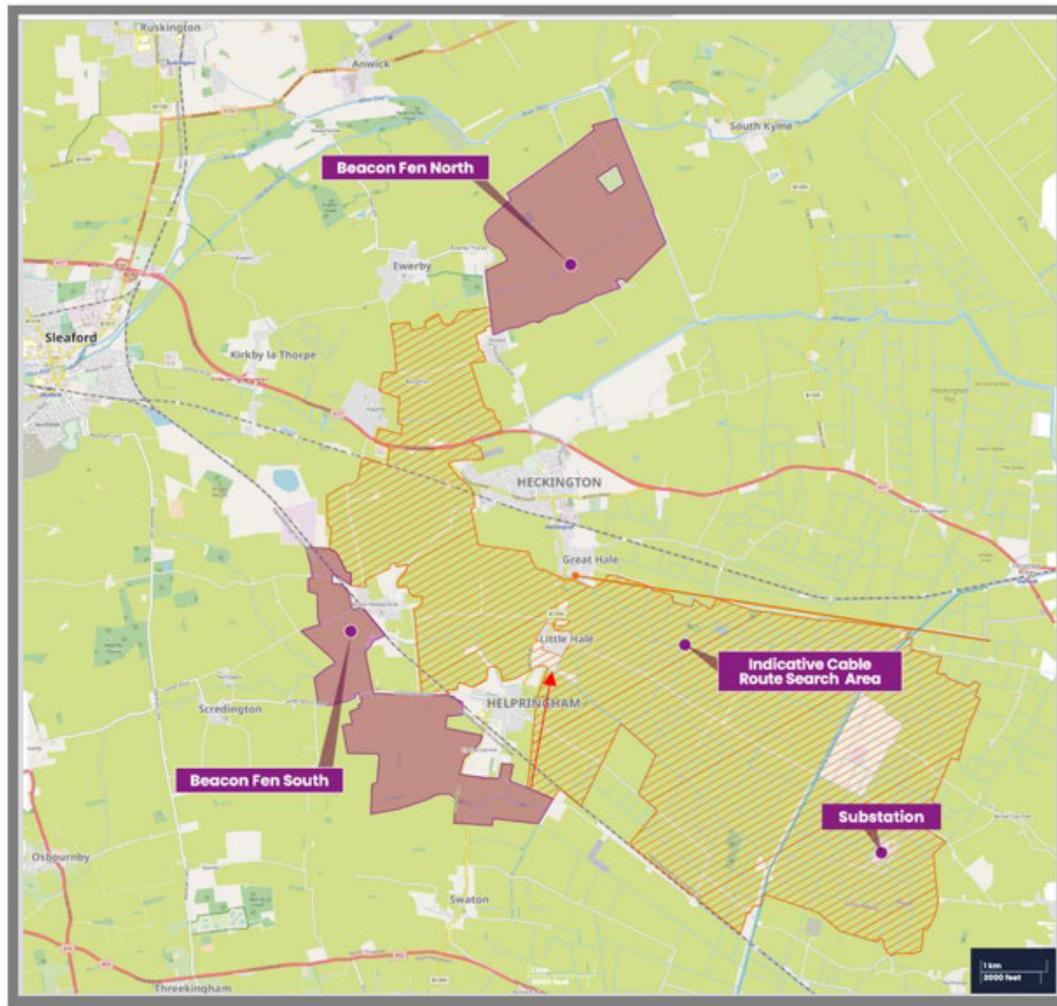
- Screenshot 1: Email header (date, recipients, subject).
- Screenshot 2: Beacon Fen North/South and indicative cable route search area map attached to the email.
- Screenshot 3: Email body and mapping showing 178 acres of Grade 3 land and contextual commentary.

Source: Email sent by Matthew Mountain, 15 August 2023; mapping and text as attached to the original correspondence. Mapping © LCJ Mountain Farms Ltd 2023. Contains OS data © Crown copyright and database right 2023. Public sector information licensed under the Open Government Licence v3.0.



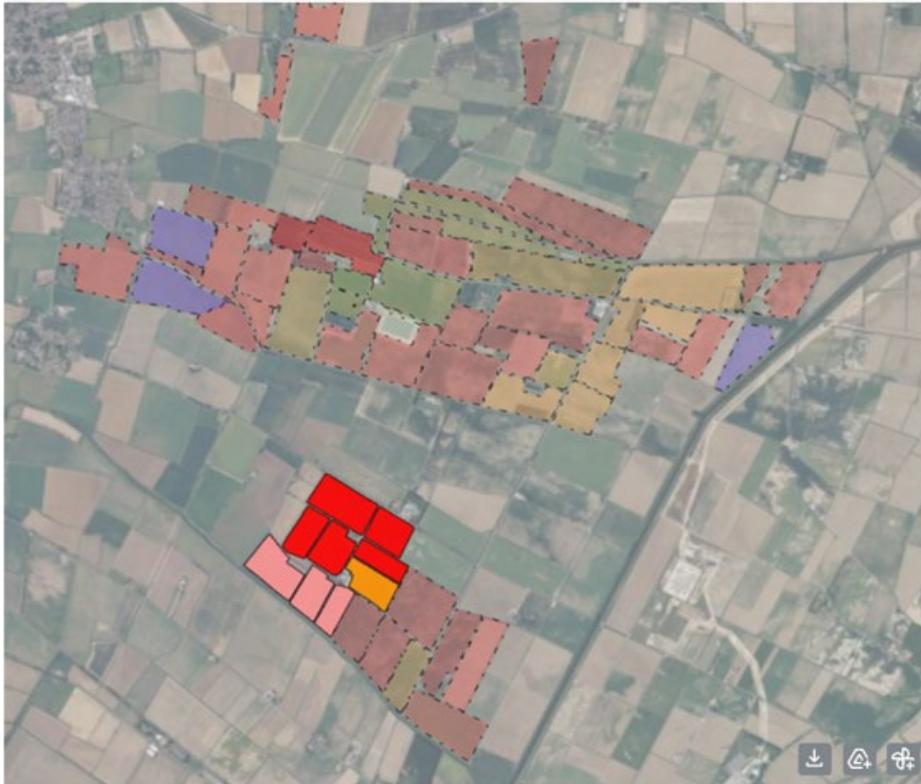
to [REDACTED]
Hi [REDACTED]

Further to the email from Ardent below...there is a voluntary agreement to be had [including cabling obviously]...*especially now you have spare grid connection having lost the Helpringham section...



The answer is to put solar and / or the BESS on our **land**...?

As you know there is [coloured in] 72.32 ha / 178 acres [**Grade 3 land**] here in the absolute middle of nowhere, right next to Bicker...



Why can't you do this? We are a stones throw from Bicker and have crossing agreements in place with AGR and Viking Link.

The project has clearly changed.

*Have you just dropped this additional capacity?

Please can you let me know why not if not (I might well be over simplifying things). Your response will frame our response to requests for access and future cabling.

Regards

Matt

Matthew Mountain

ExD8.2 (and previously ExD1.18)

Follow-up to August 2023 offer – hybrid pickup of Great Hale Fen / Little Hale Fen parcels (18.08.2023)

Purpose: Follow-up email to Low Carbon and Ardent proposing a practical hybrid cable alignment to integrate LCJMF's Great Hale Fen (GHF) and Little Hale Fen (LHF) parcels into the project, minimising third-party land crossings.

Document:

Email from Matthew Mountain to [REDACTED] (Low Carbon), copied to Ardent and Brown & Co, dated 18 August 2023, following the 15 August 2023 submission (Ex17). The email sets out a hybrid cable route proposal:

- Heading east via Little Hale Fen Road (blue line),
- Crossing only one field that was already for sale,
- Picking up 178 acres of Grade 3 solar land and a potential BESS site,
- Avoiding unnecessary disruption to third-party farms.

Figure:

Screenshot of the full email (body and header) with embedded annotated satellite images showing the proposed red-dotted hybrid alignment, Little Hale Fen Road, the "for sale" field, and the relevant GHF/LHF land parcels.

Source: Email sent by Matthew Mountain, 18 August 2023. Mapping © LCJ Mountain Farms Ltd 2023. Contains OS data © Crown copyright and database right 2023. Public sector information licensed under the Open Government Licence v3.0.

Sent: Friday, August 18, 2023 10:24 AM

To: [REDACTED]

Cc: [REDACTED]

Subject: RE: Mountain Family - LCJ Mountain Farms Ltd and Mountain SSAS - Survey Access Request

Hi,

I have tried to call you twice [REDACTED] This is not very helpful in terms of trying to create a dialogue and an agreement, especially in the context of our history..

In my email below, to be clear, I am suggesting you go this way...

Go down carter Plot (affecting no landowners) and then as per the red line...



We are the dotted red line in that 60 acre field.

You hit the **Little Hale Fen Road** and head east into Bicker [blue line] and then you don't have to come all the way through us (east to west) or anyone else's farm.

You only have one field to cross south of the grass field that is already for sale.

I also have a crossing agreement with AGR on the Little Hale Fen Road.

You can then also pick up 178 acres of solar [Grade 3] and also a site for the BESS?

If you are going to disrupt us so badly, why aren't you including us? There is a deal to be had.

Who is building this cable? National Grid or private?

Moreover, how do you know I don't have my farm already under option?

Please answer all these questions.

Regards

Matt

Matthew Mountain
Director

ExD8.3 (also ExD1.19)

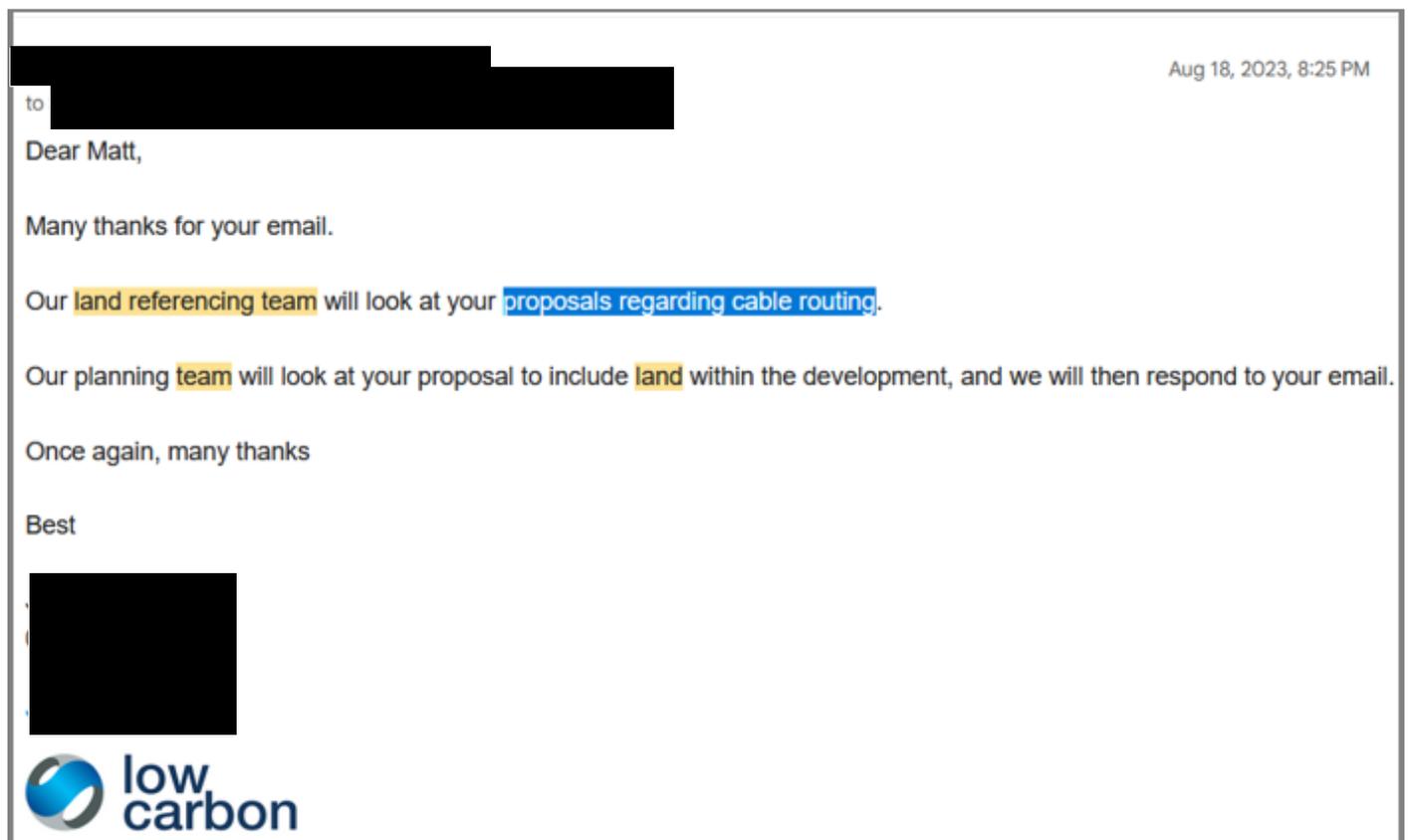
Applicant acknowledgement of hybrid routing and land inclusion proposals (18.08.2023)

Purpose: Confirmation that the Applicant received LCJMF's August 2023 routing and land inclusion proposals and referred them to its internal land referencing and planning teams for review.

Document:

Email from [REDACTED] (Low Carbon) to Matthew Mountain, dated 18 August 2023, confirming that LCJMF's hybrid cable routing and land inclusion proposals would be reviewed internally by the Applicant's land referencing and planning teams.

Source: Email from [REDACTED] Low Carbon, 18 August 2023. Screenshot reproduced in full for examination commentary.



ExD8.4 (also ExD1.20)

Correspondence from [REDACTED] (Brown & Co) summarising a discussion with [REDACTED] (Low Carbon) confirming that the Applicant “isn’t looking for any more land at this stage”. This provides contemporaneous evidence of the Applicant’s position in late August 2023, shortly after receipt of LCJMF’s hybrid routing and land inclusion proposals (Ex19), indicating no intent to engage substantively with additional PV/BESS alternatives.

Source: Email from [REDACTED] to Matthew Mountain, 31 August 2023. Reproduced in full for examination commentary.

Thu, Aug 31, 2023, 2:43 AM ☆ 😊 ↶ ⋮

to me, [REDACTED]

Thanks Matt,
I've spoken with James Turley this afternoon.
He has confirmed that he isn't looking for any more land at this stage, but he indicated that he would be willing to offer market rates for the cable easements, rather than a 'DCO-based' nominal sum. I explained that this was the approach I had taken on another project where I had acted for a developer on another cable route job. We had a good conversation. I offered to act as the interface between you and Ardent (who are doing the work from here), if it suited both parties. [REDACTED] is happy with that, so please let me know if that's what you would like.
He agreed to have a look at my costs, so I'll get those over to him. He is happy to pay nominal costs for access licences for surveys (which is normal – subject to discussions between you and I), and then reasonable costs for negotiation any easements – again, IF that's the route this takes.
He asked whether your 50MW project was in the public domain yet, and I said that it wasn't really my place to give him chapter and verse just yet. He is obviously keeping an eye on the planning portals so will, I'm sure, spot this one when it lands.
BWs
Ed

[REDACTED]
Land Agent, Partner



For full details of all our services, please visit our [Website](#)

For and on behalf of Brown & Co - Property & Business Consultants LLP

T [REDACTED]
Kings Lynn Office, Market Chambers, 25-26 Tuesday Market Place, King's Lynn, Norfolk, PE30 1JJ, United Kingdom

ExD8.5 Quality of engagement: letter from Mishcon de Reya to Ardent dated 21 December 2023 setting out seven technical and routing questions (point of connection, alternatives, TEC capacity, BESS configuration, cumulative impact)

Mishcon de Reya
Africa House
70 Kingsway
London WC2B 6AH
DX 37954 Kingsway
T: [REDACTED]

Our Ref: 100887.20

Your Ref: Low Carbon - Beacon Fen Energy Park

London | Cambridge | Oxford | Hong Kong | Singapore

[REDACTED]
Principal Surveyor
Ardent
Third Floor
The Hallmark Building
52-56 Leadenhall Street
London
EC3M 5JE

21 December 2023

BY EMAIL ONLY
(BEACONFENENERGYPARK@ARDENT-
MANAGEMENT.COM)

Dear [REDACTED]

Low Carbon's Proposed Beacon Fen Energy Park (the Project) - intrusive surveys

We act for LCJ Mountain Farms Limited (the "**Client**") and refer to your letter dated 08 December 2023 with the above reference regarding the Project.

Our client entirely refutes your assertion that "*no response/refusal has been received*" to your letters to date. We have been provided with a detailed schedule of calls and emails from Matthew Mountain on behalf to our Client to Low Carbon which all remain unanswered.

Before matters can be progressed our Client requires clarification on the following points:

1. Why it is not possible to tee off the existing 400kv line running to Bicker substation, avoiding the need for the current proposed cabling route. We note from our maps that you have a corridor right under the 400kv line at the south west of Ewerby village linking the site to the A17;
2. Why the cabling cannot be run north – south rather than east – west which would considerably decrease the Project's impact on my Client's land;
3. Whether diverting the cabling through land to the north of our client's land has been considered, given it is in the ownership of Lincolnshire County Council;
4. Why when the project is listed on the Transmission Entry Capacity register as a 600MW project although your letter refers to a 400MW project;

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2369885.1

5. Why the cabling cannot follow the Little Hale Fen Road (per the AGR Solar project);
6. Whether the Project will incorporate BESS and if so where this is anticipated to be located; and
7. Use of our client's land for a previous potential BESS and solar project was not progressed in 2021 by Low Carbon because of "*the acreage available and the proximity to numerous other solar schemes (and therefore project risks through cumulative impact)*". How has Low Carbon satisfied itself that the same issues of cumulative impact do not apply to the Project.

Can a meeting with our Client's agent, [REDACTED] of Brown & Co, please be arranged as a matter of urgency to discuss these issues. There will undoubtedly be further points which our Client requires clarity on in that meeting and an agenda can be set once the meeting is arranged.

Until our Client has had satisfactory responses to the above points, they are not amenable to engaging in discussions regarding the terms of any licence.

Lastly, can all further correspondence in this matter please be directed either to [REDACTED] of this firm directly (details below) or [REDACTED] in copy.

Yours faithfully

[REDACTED]

Mishcon de Reya LLP

Direct Tel: [REDACTED]

Email: [REDACTED]

ExD8.6 Email from [REDACTED] (Ardent) to [REDACTED] (Brown & Co), sent in response to Mishcon de Reya's letter of 21 December 2023 (Ex25). The Applicant does not provide specific or evidence-based answers to the seven queries raised, instead referring back to Chapter 3 ("Alternatives and Design Evolution") of the PEIR and generic consultation material.

Key issues raised by LCJM — including north–south routing, diversion via Lincolnshire County Council land, the use of Little Hale Fen Road, BESS siting, and cumulative impact inconsistencies — were not addressed in a quantified or site-specific way. The response relies on standard consultation wording and website links, underlining the absence of substantive engagement with LCJM's reasonable and technically grounded alternatives during the statutory consultation process.

From: [REDACTED]
Sent: Tuesday, January 23, 2024 8:05 AM
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Land Access Request - Mr Mountain - Beacon Fen - stc

Dear [REDACTED]

Further to the letter from [REDACTED] attached to this email, and now with the benefit of the availability of the Statutory Consultation material, we have provided responses to the queries raised below:

1. Our point of connection is designated by National Grid Electricity Transmission (NGET). NGET decide where developers like Low Carbon connect into the Grid and this is based on an internal technical planning process.
2. The proposed cable route corridor has been subject to a number of rounds of review and iteration to identify the most suitable proposed cable route for the Proposed Development. A summary of the process undertaken is described in sections 3.5.10 to 3.5.12 of Chapter 3: Alternatives and Design Evolution of our PEIR (available on our Project Statutory Consultation website - <https://www.beaconfenenergypark.co.uk/documents/?category=StatutoryConsultation#documents>).
3. Please see the response to the question above, which explains the process undertaken to date in respect of the identification of the proposed cable route corridor.
4. Section 3.5 of Chapter 3 of our PEIR explains the design evolution of the Proposed Development, and particularly the removal of "Beacon Fen South" following our earlier non-statutory consultation last year. The result of the removal of the southern component of our original scheme has reduced the anticipated generation capacity of the project to around 400MW.
5. Please see response to Question 2.
6. Beacon Fen Energy Park includes a BESS up to 600MW which will be centrally located within the solar array site (please see Mitigation Layout Plan [Indicative-Mitigation-Layout-jpg.webp \(9933x7015\) \(beaconfenenergypark.co.uk\)](#)).
7. Low Carbon considers the solar array area chosen for Beacon Fen Energy Park to be suitable in terms of the amount of land available, environmental characteristics, and other relevant matters set out in policy. The PEIR provides reporting on all relevant environmental topics.

We would also draw attention to our consultation documents which provide more substantive information on the Project, including in the Preliminary Environmental Information Report. Considering the nature of your queries, you may be particularly interested in Chapter 3: Alternatives & Design Evolution, which includes preliminary information on the evolution of the design of the Project to date. The materials are available to review [here](#). Our consultation runs until Sunday 3 March, and our website also provides detail on how feedback can be provided in response to the materials within this period.

We hope the clarification we have provided is sufficient to address your queries, but would request that any additional comments or queries you may have are submitted in response to our consultation, which we will have regard to when preparing our application. In respect of a meeting, my client can offer a MS Teams meeting on 25th January. However, to manage expectations, we would propose to focus on any land access issues, rather than expand further on the points raised above. It is our position that the land access/agency issues should not be conflated or made conditional in respect of the responses to queries raised in the letter.

Please do let us know if you would still require a meeting, and if so, please can you propose an agenda.

Kind regards,

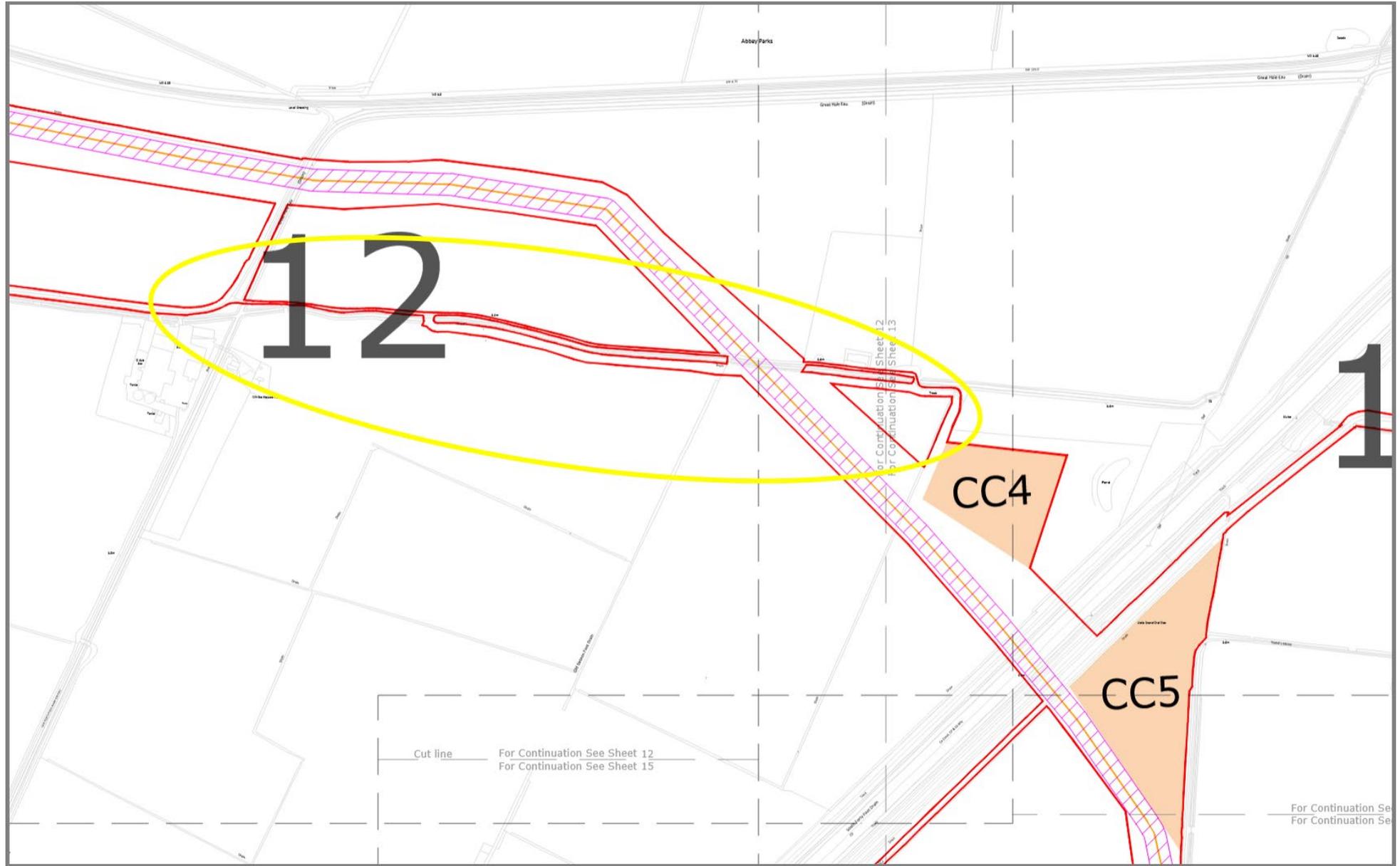
[REDACTED]

[REDACTED], RICS Expert Witness

ExD8.7 – Diagram showing micro-siting of the LCJM Hybrid route from yellow dotted to green line, could create an even shorter route. The LCJM Hybrid is the cable route expression of its LCJM Nov 21 [516 acres] and LCJM Aug 23 [618 acres] PV and BESS offers – i.e. picking up these acres on the way to the point of connection.



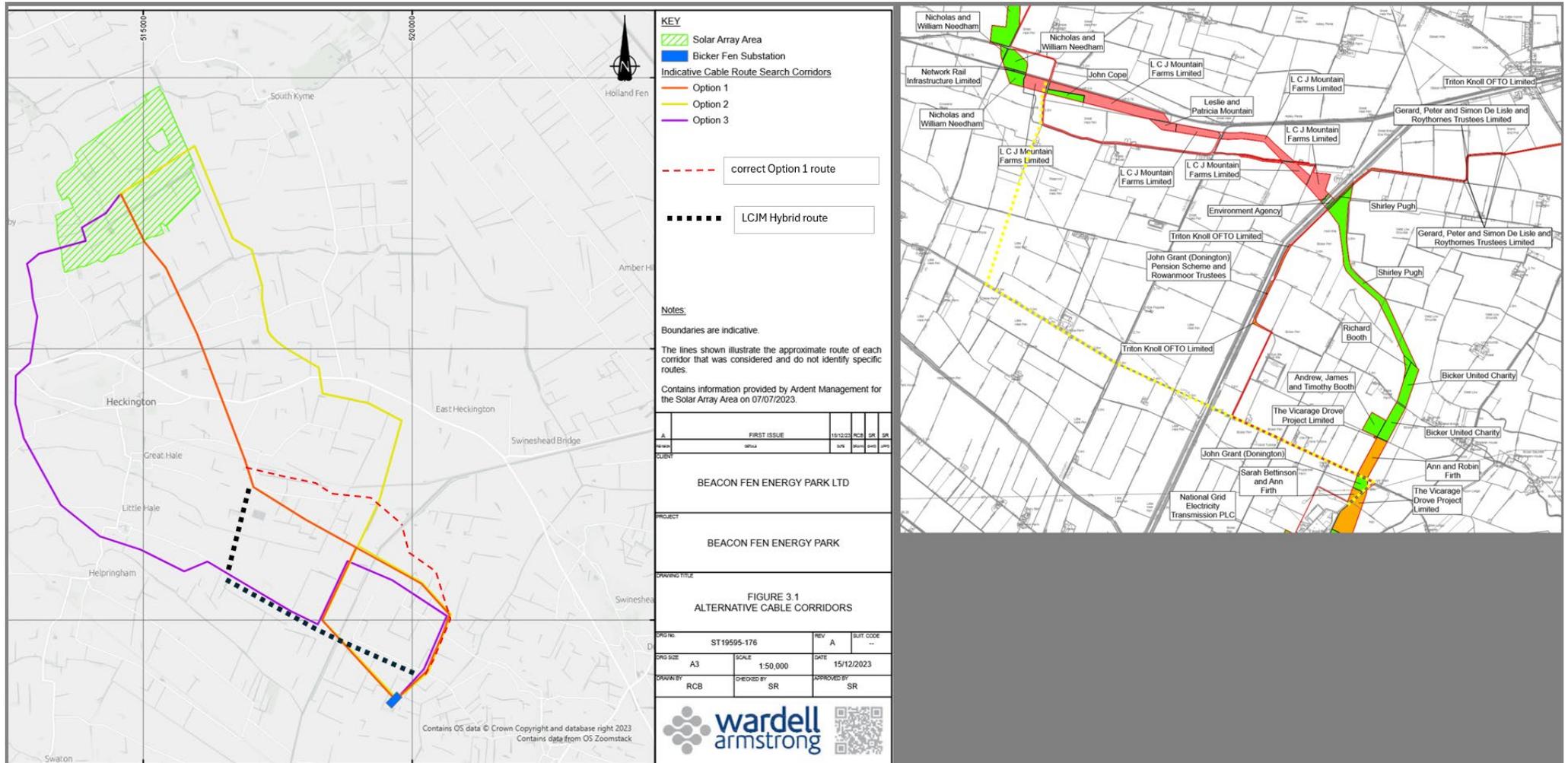
ExD8.8 Diagram showing double occupation of LWS 4722 for 1,650 metres by Applicant's chosen Option 1 cable route (already affected by Viking Link 2 years earlier – cumulative impact). Please also see occupation of the arable field not farm track in **ExD8.9**.



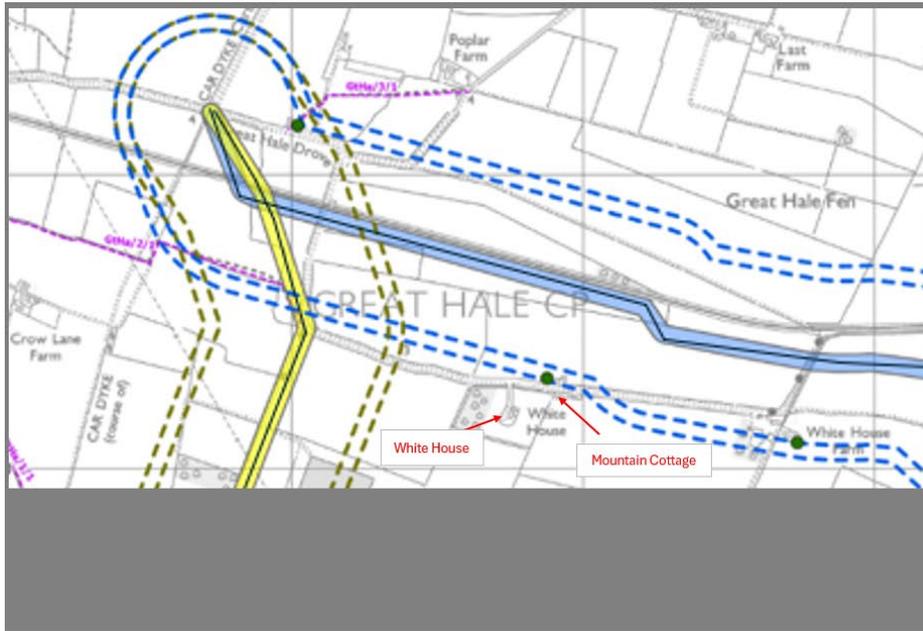
ExD8.9 Diagram showing south side occupation of LWS 4722 is on LCJM 's arable field not an existing farm track as per the Applicant's Outline Soil Management Plan states: "All temporary roadways are existing tracks and do not require soil disturbance." (EN010151-000938, Appendix 14.4 Outline Soil Management Plan (Revision 4 – Clean), ES Volume 1, Appendix 6.3.95, p.6



ExD8.10 – Diagram showing LCJM Hybrid route (black dotted line below) which is a hybrid of the Applicant’s Option 1 and Option 3 Alternatives cable routes – creating the shortest of all 3 options – through LCJM land - and avoiding higher Grade 2 soils on the Option 1 route **AND** double occupation of LWS 4722 with 1650 metres of construction traffic. You will notice the Applicant’s solid red Option 1 Cable route line below on the left is in the incorrect position through LCJM’s farm and this has had to be corrected by LCJM through the red dotted line (and this correction can be cross referenced by the map on the right below). **The red solid line is as much as 1.2 km south of its correct position.**



ExD8.11 Diagram to show the residential properties The White House and Mountain Cottage affected by the applicant's Option 1 cable route which are excluded by the applicant's "cable corridor only" quantitative assessment. Moreover, all residential properties on the Option 1 route have already been subject to Viking Link construction traffic movements two years ago.



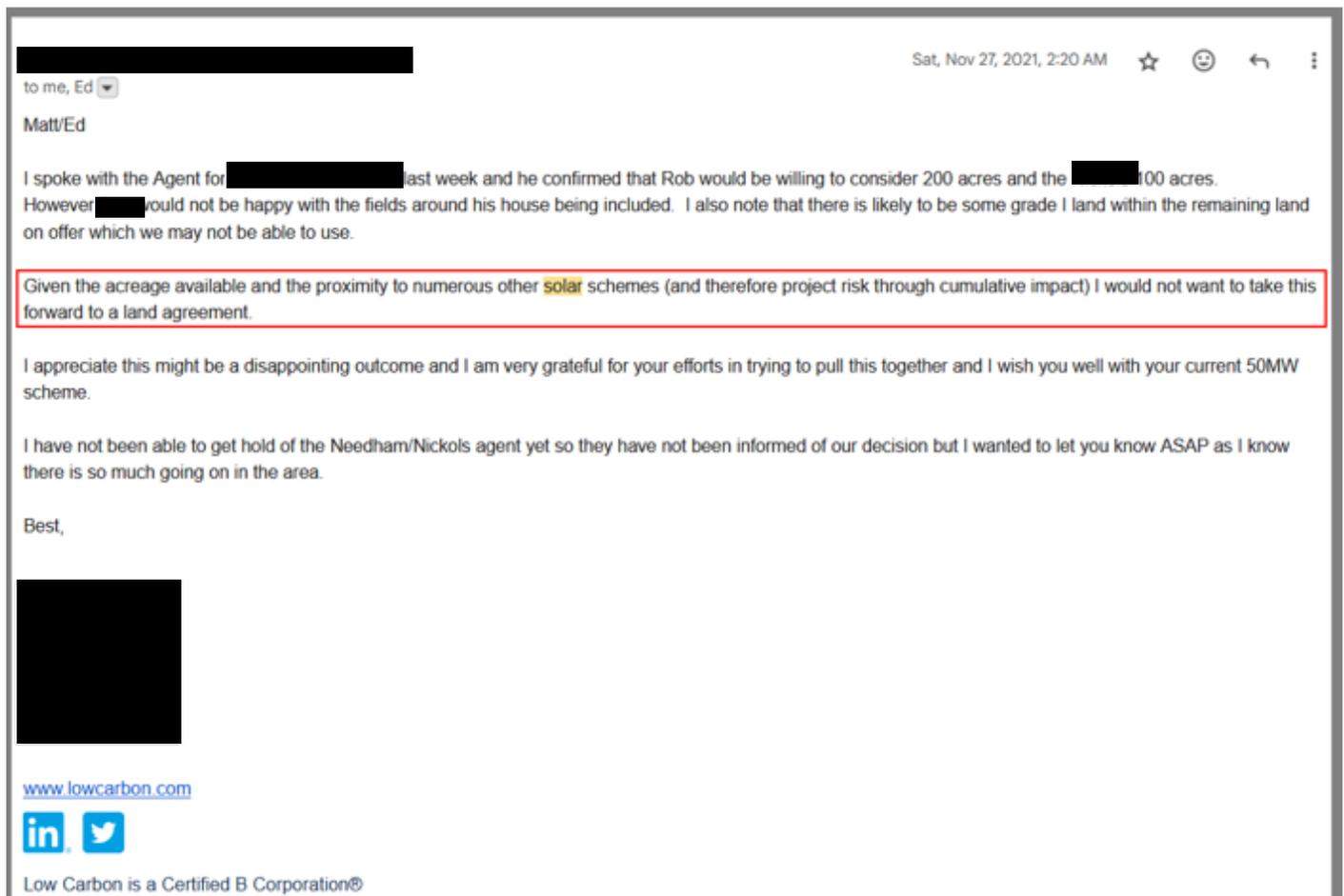
ExD8.12

Applicant's response email to LCJM's November 2021 land offer (516 acres / 209 ha), located c 2.7 km from Bicker Fen Point of Connection. In this email, the Applicant declines to proceed **"given the acreage available and the proximity to numerous other solar schemes (and therefore project risk through cumulative impact)"**.

Notes:

- Correspondence reproduced in full.
- This decision predates BFS removal and TEC escalation (Ex14), establishing the baseline for subsequent alternatives analysis.
- The offer fell within the Applicant's 10 km site selection radius.

Source: Email from James Turley (Low Carbon) to LCJM, 27 November 2021. © LCJ Mountain Farms Ltd 2025.



ExD8.13

Figure: Extracts from the National Grid ESO Transmission Entry Capacity (TEC) Register for November 2021 and August 2024, illustrating the increase in contracted capacity in the Bicker Fen / Viking Link area from approximately 99 MW to over 2.1 GW.

Source: National Grid ESO, TEC Register (publicly available). Capacity figures rounded to the nearest MW.

TEC Register - 26.01.21											
Project	Customer Name	Connec	Stage	MW Conne	MW Incre	Cumulativ	MW Effective From	Project Status	Agreement Type	HOST TO	Plant Type
Bicker Fer AGR SOLAR 2 LIMITED		Bicker Fen		0	49.99	49.99	7/01/2023	Awaiting Consents	Directly Connected	NGET	PV Array (Photo Voltaic/solar)
Bicker Fer AGR SOLAR 3 LIMITED		Bicker Fen		0	49.99	49.99	11/01/2023	Awaiting Consents	Directly Connected	NGET	PV Array (Photo Voltaic/solar)

TEC Register - 03.09.21											
Project	Customer Name	Connec	Stage	MW Conne	MW Incre	Cumulativ	MW Effective From	Project Status	Agreement Type	HOST TO	Plant Type
Bicker Fer AGR SOLAR 2 LIMITED		Bicker Fen		0	49.99	49.99	7/01/2023	Awaiting Consents	Directly Connected	NGET	PV Array (Photo Voltaic/solar)
Bicker Fer AGR SOLAR 3 LIMITED		Bicker Fen		0	49.99	49.99	11/01/2023	Awaiting Consents	Directly Connected	NGET	PV Array (Photo Voltaic/solar)

TEC Register - 14.10.22											
Project	Customer Name	Connection Site	Stage	MW Co	MW Inc	Cumul	MW Effective From	Project Status	Agreement Type	HOST TO	Plant Type
Bicker Fer LOW CARBON SOLAR PARK 16 LIMITED		Bicker Fen 400kV Substation		0	600	600	1/06/2029	Scoping	Directly Connected	NGET	Energy Storage System; PV Array (Photo Voltaic/solar)
Bicker Fer AGR SOLAR 2 LIMITED		Bicker Fen 400kV Substation		0	49.995	49.995	31/10/2023	Awaiting Consents	Directly Connected	NGET	PV Array (Photo Voltaic/solar)
Bicker Fer AGR SOLAR 3 LIMITED		Bicker Fen 400kV Substation		0	49.995	49.995	1/07/2024	Awaiting Consents	Directly Connected	NGET	PV Array (Photo Voltaic/solar)
Heckington ECOTRICITY GENERATION LIMITED		Bicker Fen 400kV Substation		0	400	400	1/10/2027	Scoping	Directly Connected	NGET	Energy Storage System; PV Array (Photo Voltaic/solar)

TEC Register - 16.08.24											
Project Name	Customer Name	Connection Site	Stage	MW Co	MW Inc	Cumul	MW Effective From	Project Status	Agreement Type	HOST TO	Plant Type
Bicker Fen 1 Solar	AGR SOLAR 2 LIMITED	Bicker Fen 400kV Substation	1	0	49.995	49.995	30/05/2025	Awaiting Consents	Direct Cor	NGET	PV Array (Photo Voltaic/solar)
Bicker Fen 1 Solar	AGR SOLAR 2 LIMITED	Bicker Fen 400kV Substation	2	0	7.005	57	1/04/2035	Scoping	Direct Cor	NGET	PV Array (Photo Voltaic/solar)
Bicker Fen 2 Solar	AGR SOLAR 3 LIMITED	Bicker Fen 400kV Substation	1	0	49.995	49.995	30/09/2025	Awaiting Consents	Direct Cor	NGET	Energy Storage System; PV Array (Photo Voltaic/solar)
Bicker Fen 2 Solar	AGR SOLAR 3 LIMITED	Bicker Fen 400kV Substation	2	0	7.005	57	1/04/2033	Scoping	Direct Cor	NGET	Energy Storage System; PV Array (Photo Voltaic/solar)
Bicker Fen PV & BESS Sub	O&G Solar (SPV 40) Limited	Bicker Fen 400kV Substation	0	249.9	249.9		30/05/2033	Scoping	Direct Cor	NGET	Energy Storage System; PV Array (Photo Voltaic/solar)
Bicker Fenn Energy Park	BEACON FEN ENERGY PARK LIMITED	Bicker Fen 400kV Substation	0	600	600		1/06/2029	Scoping	Direct Cor	NGET	Energy Storage System; PV Array (Photo Voltaic/solar)
Denton Estate Solar PV and BESS	ELGIN ENERGY ES CO LIMITED	Bicker Fen 400kV Substation	0	129	129		30/10/2033	Scoping	Embedde	NGET	Energy Storage System; PV Array (Photo Voltaic/solar)
Heckington Fen Solar Park	ECOTRICITY GENERATION LIMITED	Bicker Fen 400kV Substation	0	400	400		1/10/2027	Scoping	Direct Cor	NGET	Energy Storage System; PV Array (Photo Voltaic/solar)
Temple Oaks Renewable Energy Park	RIDGE CLEAN ENERGY LTD	Bicker Fen 400kV Substation	0	240	240		30/10/2033	Awaiting Consents	Embedde	NGET	Energy Storage System; PV Array (Photo Voltaic/solar)
Tyler Hill Bicker Fen	FRV TH Powertek Limited	Bicker Fen 400kV Substation	0	400	400		30/05/2035	Scoping	Direct Cor	NGET	Energy Storage System

ExD8.14

At ISH1, the Applicant's witness ([REDACTED]) confirmed that non-contiguous layouts introduce additional inter-array cable runs, may require additional substations, can draw in further third-party land interests, and can affect scheme viability at a project level."

So I just introduced [REDACTED] to discuss that more from the technical perspective, if that's appropriate. Thank you. Yes.

Speaker 6 37:59

[REDACTED] for the applicant. From a technical point of view, having a non continuous site introduces further cable runs, what we refer to as inter array connections. So not only is that additional cabling, it can often or certain, in some instances, can incorporate further third parties to deliver those connections. The other aspect to that is that in order to link those parcels together, it can also include further electrical infrastructure. So you may also require additional substations, which introduces a further impact in delivering the scheme so

38:52
part of the

39:03
I do strict.

Speaker 1 39:13

Hello, can I just because from that people can still hear me,

Speaker 2 39:20

hello, so we so we can now, I don't know if it was just our feet, but we lost you for basically the extent of comments. And [REDACTED] comments. So if you

Speaker 1 39:32

apologies, this is the nature of relying on technology. I will, I will repeat my question. [REDACTED] So, following from your explanation, you mentioned non continuous sites, what? What are the restrictions that you are particularly worried about? So I, is it physical? Is it environmental constrictions? What? What does not make this a. Viable option for the applicant?

Speaker 6 40:04

Yeah, so I may defer to others on the sort of planning and environmental aspect, sir, if there's if there's a sort of follow up point, but purely in terms of the technical it introduces further costs in terms of the cable runs, but also the infrastructure so, so if you introduce more substations to gather in the electricity generated by each parcel that is non continuous, you're introducing a further feature which impacts the viability

Speaker 1 40:34

I see. So you are meaning not the cable corridor itself, but actually the panel array area,

Speaker 6 40:41

that's correct, but I'm referring to it, sir, as at a project level, so within the overall project costs, right?

LCJM and IB VOGT signed Heads of Terms (30 September 2024) (redacted) – evidence of contemporaneous PV+BESS proposition and progressed negotiations

SUBJECT TO CONTRACT

**OFFER AND GENERAL DRAFT HEADS OF TERMS
OPTION AND LEASE v15 (Agreed)**

Date: 30th September 2024

Great Hale Fen Energy Park

(Save as provided in part 4 the matters set out in these Heads of Terms remain subject to contract and are not intended to create any legally binding rights or obligations)

Date: 05/10/24.....

CONFIDENTIAL

These Heads of Terms consists of four parts, the parts being:

Part 1: Preliminaries applicable to both the option and lease; and
Part 2: Option Agreement to lease premises as described below, subject to contract; and
Part 3: Lease for these premises to operate when the option is exercised, subject to contract; and
Part 4: Legally Binding rights and obligations on the Landowner and the Tenant.

PART 1: Preliminaries		
1.1	Proposed Development	The construction, installation, operation, repair, replacement, renewal and decommissioning on the Option Site of a 400MW battery energy storage system facility comprising containers and battery cells together with a ground-mounted 49.9MW solar photovoltaic facility comprising photovoltaic cells, frames, cables, switchgear, roadways and ancillary equipment (including substation/ sealing end compound), environmental, landscaping rights reasonably necessary for the generation and export of renewable electricity, and/or the import and export of electrical energy via means of battery storage to and from the national grid.
1.2	Landowner	L.C. MOUNTAIN FARMS LIMITED <div style="background-color: black; height: 40px; width: 100%;"></div> <p style="text-align: center;">Include definition clause for 'successors in title'</p>
1.3	Tenant	Ib Vogt UK LTD SPV <div style="background-color: black; height: 20px; width: 100%;"></div> <p style="text-align: center;">127 Cheapside, London, EC2V 6BT</p>
1.4	Landowner's Solicitor	Mishcon de Reya LLP, Cambridge <div style="background-color: black; height: 20px; width: 100%;"></div>

ExD8.16

- LCJM and IB VOGT Option showing 52 pages and 16,705 words – evidence of contemporaneous PV+BESS proposition and progressed negotiations

Navigation

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1 Definitions and interpretation

2 Option for the Tenant to call for the grant of a Lea...

3 Extensions to the Initial Option Period

DATED **2025**

(1) L C J MOUNTAIN FARMS LIMITED

and

(2) [IB VOGT UK SPV] LIMITED

**OPTION AGREEMENT
FOR SOLAR AND BATTERY DEVELOPMENT
relating to land at Great Hale Fen, Sleaford, Lincs**



Registered Office One Bartholomew Close London EC1A 7BL DX 339401 London Wall	50/60 Station Road Cambridge CB1 2JH DX 339601 Cambridge 24	The Anchorage 34 Bridge Street Reading, RG1 2LU DX 146420 Reading 21	Grosvenor House Grosvenor Square Southampton, SO15 2BE DX 38516 Southampton 3
	T +44 (0)345 222 9222		

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ExD8.17 LCJM ad IB VOGT Lease showing 79 pages and 25,274 words – evidence of contemporaneous PV+BESS proposition and progressed negotiations

Navigation

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1 Definitions and interpretation additional to Land...

2 Grant of Lease

3 Tenant's covenants

DATED 202[]

(1) L C J MOUNTAIN FARMS LIMITED [LANDLORD]

and

(2) [IB VOGT SPV]

LEASE

in relation to [solar and]battery development relating to land at
Great Hale Fen, Sleaford, Lincs

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BDB PITMANS

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