



B O S T O N

BOROUGH COUNCIL

Municipal Buildings, West Street, Boston, Lincolnshire, PE21 8QR

Planning Inspectorate
Temple Quay House
2 The Square
Bristol, BS1 6PN

Date: 23rd February 2026
Email: [REDACTED]@e-lindsey.gov.uk
Our ref: B/25/0225
Your ref: EN 010151

Dear Sir,

Re: EN 010151 - Beacon Fen Energy Park

Boston Borough Council's – Rule 17 Response – 23rd February 2026.

The letter sets out Boston Borough Council (BBC) response to the ExA Rule 17 Request dated 18th February 2026 for the above Project.

The ExA's Rule 17 Request asks for further information in relation to Article 51 as follows:

- 1) on why should the contributions secured by Art.51 only be spent within the administrative area of Boston Borough Council, particularly considering that the proposed development extends across other local authorities?
- 2) the applicant to suggest alternative wording, preferably in agreement with Boston Borough Council and the other HLAs, which more strictly and clearly ties the proposed ecology and planting contributions to the proposed development and its impacts.

Article 51

In its LIR (REP1-059) BBC raised concern at:

- Paragraph 5.3.7 that 'there is currently no mitigation plans for the landscape and visual effects of the extension to the Substation.'
- Paragraph 5.4.4 that 'none of that BNG benefits the Borough as all of the measures are outside of its administrative area.'

In both instances BBC requested that the Applicant should provide additional measures either through site specific measures or via contributions secured via S106 Agreement. Further the Applicants Change Request also resulted in further vegetation loss at Bicker Fen Substation.

Article 51 is therefore in response to the Borough's concerns above and are specific to BBC as all the BNG is located at the Solar Array outside of its administrative area and the extension to the substation is located within BBC 's administrative area. That is the reason why the Contribution is in relation to land within BBC's area and not for land within other





B O S T O N

BOROUGH COUNCIL

Municipal Buildings, West Street, Boston, Lincolnshire, PE21 8QR

host authorities. BBC is not aware that any other Host Local Authority have requested a similar contribution presumably on the basis that there is BNG within their administrative area and the extension to the Substation is outside of their administrative area.

Alternative wording for Article 51

BBC have agreed the following alternative wording for Article 51 which more strictly and clearly ties the proposed ecology and planting contributions to the proposed development and its impacts:

“ecology purpose” means the provision of hedgerow planting, gapping up of existing hedgerows or another improvement to connectivity for biodiversity between natural habitats or visual amenity within the administrative area of Boston Borough Council and in reasonable proximity to the southern boundary of the existing substation ;”

If you have any queries, please do not hesitate to contact the case officer Joe O’Sullivan. Many Thanks.

Yours Faithfully



Joe O’Sullivan
Nationally Significant Infrastructure Projects Manager

