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18 February 2026

Dear [REDACTED]

PLANNING ACT 2008

APPLICATION FOR DEVELOPMENT CONSENT FOR THE FENWICK SOLAR FARM PROJECT

This decision was made by Minister Whitehead, on behalf of the Secretary of State for Energy Security and Net Zero

1. Introduction

- 1.1. I am directed by the Secretary of State for Energy Security and Net Zero (“the Secretary of State”) to advise you that consideration has been given to the Examining Authority’s (“ExA”) report dated 18 November 2025. The ExA consisted of two examining inspectors, Mr Rory Cridland and Mrs Samantha Murphy. The ExA conducted an Examination into the application submitted on 1 November 2024 (“the Application”) by Fenwick Solar Farm Limited (“the Applicant”) for a Development Consent Order (“DCO”) (“the Order”) under section 37 of the Planning Act 2008 (“the 2008 Act”) for the Fenwick Solar Farm project and associated development (“the Proposed Development”). The Application was accepted for Examination on 29 November 2024. The Examination began on 19 March 2025 and closed on 3 September 2025. The Secretary of State received the ExA’s Report of Findings and Conclusions and Recommendation to the Secretary of State (“the ExA’s Report”) on 18 November 2025.
- 1.2. On 19 December 2025 a letter seeking information was issued by the Secretary of State seeking information on several matters (“the information request”).
- 1.3. The Order, as applied for, would grant development consent for a solar farm/electricity generating facility together with associated works comprising: solar photovoltaic (“solar PV”) panels, an energy storage facility comprising of a battery energy storage system (“BESS”), construction of an onsite substation of up to 400 kilovolt (“kV”), and an export and import

connection to the national grid (via the existing National Grid Thorpe Marsh substation (“NGTMS”)) [ER 1.1.2]. A fixed south facing solar PV mounting structure would be utilised [APP-054, ES Chapter 2 – The Scheme, paragraph 2.6.5]. The connection to the National Electricity Transmission System (“NETS”) would either be by underground cabling along the Grid Connection Corridor (“GCC”) or via a Grid Connection Line Drop (“GCLD”) [ER 1.3.15]. The Proposed Development is located wholly within the English administrative area of the City of Doncaster Council (“CDC”) [ER 1.3.1].

- 1.4. The Applicant also seeks compulsory acquisition (“CA”) and temporary possession (“TP”) powers [ER 6.1.1], set out in the draft Order submitted with the Application.
- 1.5. Published alongside this letter on the Planning Inspectorate’s National Infrastructure Project website¹ is a copy of the ExA’s Report of Findings and Conclusions and Recommendation to the Secretary of State (“the ExA’s Report”). The ExA’s findings and conclusions are set out in Chapters 4 to 7 of the ExA Report, and the ExA’s summary of conclusions and recommendation is at Chapter 8. All numbered references, unless otherwise stated, are to paragraphs of the ExA’s Report [“ER *.*.”].

2. Summary of the ExA’s Report and Recommendation

- 2.1. The principal planning issues considered during the Examination on which the ExA has reached conclusions on the case for development consent are set out in the ExA Report under the following broad headings [ER 3.1.7]:
 - The principle of the development
 - Landscape and visual impacts
 - The historic environment
 - Traffic and transport
 - Biodiversity and ecology
 - Socio-economic and recreation
 - Agriculture and soils
 - Noise and vibration
 - Water environment and flood risk
 - Other planning matters.
- 2.2. The ExA recommended that the Secretary of State should **grant consent** with an Order in the form attached at Annex C to the ExA’s Report [ER 8.3.1].
- 2.3. This letter should be read alongside the ExA’s Report. Except where stated otherwise below, the Secretary of State agrees with the ExA’s findings, conclusions and recommendations, and adopts the ExA’s reasoning in support of the decision.

3. Summary of the Secretary of State’s Decision

- 3.1. The Proposed Development comprises a generating station which generates electricity directly from sunlight, is not an offshore installation and has the capacity in excess of 100

¹ <https://national-infrastructure-consenting.planninginspectorate.gov.uk/projects/EN010152>

megawatts (“MW”). It therefore falls within sections 14(1) and 15 of the 2008 Act as a Nationally Significant Infrastructure Project (“NSIP”) and requires development consent in accordance with section 31 of the 2008 Act [ER 1.1.2].

- 3.2. Section 104(2) of the 2008 Act requires the Secretary of State, in deciding an application, to have regard to any relevant National Policy Statement (“NPS”) which has effect in relation to development of the description to which the Application relates, along with local impact reports (“LIRs”) and other important and relevant matters. Subsection (3) requires that the Secretary of State must decide the Application in accordance with the relevant NPS except to the extent that one or more of subsections (4) to (8) apply. The Secretary of State has determined this Application in accordance with the relevant NPSs and has concluded that subsections (4) to (8) are not applicable in this case.
- 3.3. The Secretary of State has considered the overall planning balance and, for the reasons set out in this letter, has concluded that the public benefits associated with the Proposed Development outweigh the harm identified, and that development consent should therefore be granted.
- 3.4. The Secretary of State has decided under section 114 of the 2008 Act to make, with modifications, an Order granting consent for the proposals in the Application. This letter is a statement of the reasons for the Secretary of State’s decision for the purposes of section 116 of the 2008 Act and the notice and statement required by regulations 31(2)(c) and (d) of the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 (“the EIA Regulations”).
- 3.5. In making the decision, the Secretary of State has complied with all applicable legal duties and has not taken account of any matters which are not relevant to the decision.

4. The Secretary of State’s Consideration of the Application

- 4.1. The Secretary of State has considered the ExA’s Report and all other material considerations, including representations received after the close of the ExA’s Examination and responses to the Secretary of State provided during the decision-making stage. 55 Relevant Representations (“RRs”) were made during the Examination in respect of the Application [ER 1.4.1]. Written Representations, responses to questions and oral submissions made during the Examination were also taken into account by the ExA.
- 4.2. The Secretary of State has had regard to the LIR submitted by CDC, environmental information as defined in regulation 3(1) of the EIA Regulations and to all other matters which are considered to be important and relevant to the Secretary of State’s decision as required by section 104 of the 2008 Act. This includes policies set out in the NPSs EN-1, EN-3 and EN-5 as designated on 17 January 2024 (“the 2024 NPSs”) which are “relevant” NPSs in respect of the Application for the purposes of section 104(2) of the 2008 Act.
- 4.3. On 6 January 2026, the Government published updates to NPSs EN-1, EN-3 and EN-5, which will be collectively known as the “2025 NPSs”. The Secretary of State notes that, in accordance with the transitional provisions set out in section 1.6 of NPS EN-1, the amendments in the 2025 NPSs will have effect only in relation to those applications for development consent accepted for examination after the final publication of those amendments. As this Application was accepted for examination prior to the publication of those amendments the 2024 suite of NPSs had effect for the ExA’s consideration of this

Application and recommendation. The Secretary of State has therefore had regard to the 2024 NPSs in reaching this decision.

- 4.4. The National Planning Policy Framework (“NPPF”) was released in February 2025. The revised draft NPPF was released on 16 December 2025 and is subject to a consultation that closes on 10 March 2026. The Clean Power 2030 Action Plan (“CP2030”) was published on 13 December 2024 and sets out a pathway to a clean power system. The Secretary of State had regard to these publications and finds that there is nothing contained within them which would lead him to reach a different decision on the Application.
- 4.5. The Secretary of State also recognises the 15 May 2024 Written Ministerial Statement (“WMS”) regarding the use of Best and Most Versatile (“BMV”) land as an important and relevant consideration for this Application.
- 4.6. The Secretary of State agrees with the ExA’s conclusions and the weight it has ascribed in the overall planning balance in respect of the following issues:
- Traffic and Transport - little negative weight [ER 3.5.53]
 - Biodiversity and ecology – moderate positive weight [ER 3.6.78]
 - Socio-economics and recreation – little positive weight [ER 3.7.47]
 - Noise and Vibration - little negative weight [ER 3.9.65]
 - The water environment and flood risk – neutral weight [ER 3.10.58]
 - Other planning matters (except in the matter of glint and glare) – neutral weight [ER 3.11.47]
- 4.7. The paragraphs below set out the matters where the Secretary of State agrees with the conclusions and weight ascribed in the overall balance but has further commentary, clarification and analysis to add beyond that set out in the ExA’s Report:
- The Principle of the Development
 - Landscape and Visual
 - The Historic Environment
 - Agriculture and Soils
 - Other planning matters - Glint and Glare

The principle of the development

- 4.8. The ExA considered the need for the Proposed Development under the broader heading of the principle of the development in which it also considered matters of scope, scale and output, and the approach taken to good design, site selection and alternatives [ER 3.2.1]. The Secretary of State notes that the ExA also considered matters of climate change and the reduction in greenhouse gas (“GHG”) emissions as an intrinsic part of considering the needs case [ER 3.2.1]

Need

- 4.9. The NPS policy context in respect of the need for solar energy infrastructure is set out by the ExA [ER 3.2.2 to 3.2.7] with specific reference to NPS EN-1, EN-3 and EN-5.

- 4.10. The ExA referred to the Applicant's Statement of Need ("SoN") [APP-192] and summarised that it sets out the urgent need for low carbon electricity generation established in the energy NPSs and the ability of the Proposed Development to contribute to meeting that need which should be afforded significant weight [ER 3.2.27]. The ExA set out that the SoN also notes that the Proposed Development is an essential step in meeting the Government's objectives – including ensuring security of supply of low cost, renewable energy [ER 3.2.28]. The role of energy storage in providing flexibility and balancing services to the NETS by capturing electricity generated from the PV panels and storing it in the batteries and the storage of surplus energy from the grid was also set out by the ExA with reference to the SoN [ER 3.2.29].
- 4.11. The ExA concluded that the combination of the contribution to meeting the urgent need for low carbon generating infrastructure, its contribution to security of supply and the GHG emission impacts of the Proposed Development are benefits that weigh heavily in favour of making the Order and carry "very great/substantial" weight in the planning balance. [ER 3.2.73].

The Secretary of State's Conclusion

- 4.12. The Secretary of State is satisfied that the need case for the Proposed Development is well established, including in respect of its effect on decarbonising the UK power sector. In accordance with paragraph 3.2.7 of NPS EN-1, the Secretary of State ascribes substantial positive weight to this need. The difference in terminology used by the Secretary of State is intended solely to ensure consistency with paragraph 3.2.9 of NPS EN-1. The conclusions reached are different in terminology only; in all other respects, the weighting applied by the ExA remains the same.

GHG Emissions and Assessment

- 4.13. The ExA considered these matters under the broader heading of the principle of the Development. The ExA also set out that NPS EN-1 makes clear that proposals for energy infrastructure projects should include a GHG assessment as part of their ES.
- 4.14. The ExA note that Chapter 6 of the Environmental Statement ("ES") [APP-224] sets out the Applicant's findings in respect of climate change and that it evaluates the whole life impact of GHG emissions. The ExA set out the Applicant's findings in relation to GHG emissions and climate change, including mitigation, assessment of effects during construction, operation/maintenance and decommissioning and the cumulative effects. [ER 3.2.30 – 3.2.48]. With reference to Table 6-15 of ES chapter 6, [APP-224] the ExA stated that the total operational emissions over the 40-year lifespan are estimated at 237,905 tCO₂e [ER 3.2.41].
- 4.15. Referencing Chapter 6 of the ES, paragraph 6.7.38 [APP-224], the ExA set out that GHG savings from displacement would result in the offsetting of construction emissions within 5 years of operation [ER 3.2.42]. The ExA note that this would result in a considerable reduction in emissions over the 40-year lifetime of the Proposed Development, estimated at around 3.5 million tCO₂e when compared to other forms of fossil fuel generation. The ExA concluded that the information provided by the Applicant was sufficient and demonstrated that the Proposed Development would result in a considerable reduction in carbon emissions when compared to fossil fuel-based forms of electricity generation [ER 3.2.62].

The Secretary of State's Conclusion

- 4.16. With reference to GHG emissions, the Secretary of State notes that the GHG assessment used the operational emissions of an existing, unabated combined cycle gas turbine ("CCGT") as the future baseline [APP-224, ES chapter 6, paragraph 6.4.81]. The Secretary of State considers that the use of CCGT would not be the preferred option for a without-project baseline scenario, and the preferred option would be based on the predicted grid average intensity. However, the Secretary of State notes that, if the Applicant utilised a grid average intensity, the Proposed Development would nonetheless represent an emissions saving. The Secretary of State is therefore satisfied that the Proposed Development would result in considerable carbon savings compared to the UK grid average and would support the trajectory to net zero.
- 4.17. The Secretary of State notes paragraphs 5.3.6 and 5.3.7 of NPS EN-1 which state that the Applicant should look for opportunities to mitigate GHG emissions in the design and that these steps and further mitigation should be explained in a GHG Reduction Strategy secured under the Order. The Secretary of State is satisfied that mitigation will be secured in the DCO under requirement 12 (Construction Environmental Management Plan ("CEMP")) [REP3-013], requirement 13 (Operational Environmental Management Plan ("OEMP")) [REP5-007], requirement 14 (Construction Traffic Management Plan ("CTMP")) [REP4-027] and requirement 19 (Decommissioning Environmental Management Plan ("DEMP")) [REP4-019] that together effectively serve as a GHG Strategy in all but name.
- 4.18. The Secretary of State notes that the ExA acknowledges that there would be some adverse effects in relation to GHG emissions during the construction phase and agrees with the ExA that the Applicant has taken reasonable steps to reduce them. The Secretary of State agrees with the ExA's conclusion that over the whole life of the Proposed Development there would be a significant beneficial effect due to displacement of GHG emissions from other sources of fossil fuel generation and that this is sufficient to outweigh the negative effects from construction and decommissioning to the effect that, over the lifetime of the Proposed Development, it would result in negative GHG emissions [ER 3.2.69]. As such, and in agreeing with the ExA that the Proposed Development will have a beneficial effect on GHG emissions, the Secretary of State includes the matter of GHG emissions within the weight ascribed to the need for the Proposed Development (see paragraph 4.12 above) because the delivery of low carbon energy generation which has beneficial effects in terms of reducing emissions to meet net zero is inherently tied to the urgent need case outlined in NPS EN-1.

Alternatives, site selection and good design

- 4.19. The ExA accepted that the design process adopted by the Applicant helped shape the Applicant's proposals and were satisfied that the Applicant had explained the reason for its choice of site and alternatives it had considered [ER 3.2.56]. The ExA was satisfied that the Application contained sufficient details of the alternatives, including the approach to site selection, different technologies and alternative routes for key components (and how these were considered as part of the overall project design) to meet the requirements of NPSs and the EIA Regulations [ER 3.2.70].
- 4.20. The Secretary of State notes that the ExA also considered good design under the specific matters of landscape and visual impacts [ER 3.3.7, ER 3.3.80, ER 3.8.83 and ER 3.3.94] and noise [ER 3.9.4] and ascribed weightings accordingly. The Secretary of State considers that the matters of alternatives and site selection are matters that should be afforded neutral

weight in the planning balance as they meet the requirements of the NPSs and the EIA Regulations [ER 3.2.70].

Optionality

- 4.21. The Secretary of State notes the two options for the grid connection that form part of the Proposed Development: underground cabling along the GCC to Thorpe Marsh substation or via a GCLD, [ER 1.3.15], that would connect at the base of an existing on-site 400kV overhead line tower within field SE2 [ER 6.6.15]. The ExA confirm that both grid connection methods have been included in the draft DCO ("dDCO") and were considered as part of the Applicant's assessments. Land rights impacts for both options are discussed in [ER 6.6.14 to ER 6.6.16] and in section 6 of this Decision Letter.
- 4.22. The Secretary of States notes that the Applicant will advocate to National Grid for the optioneering process once consent is obtained because the process which the Applicant states that National Grid has dictated, will not commence until after the Proposed Development has obtained development consent [REP2-059, Annex A]. In light of these factors, the Secretary of State agrees with the ExA that the DCO should include provision to secure and allow only one of the options for connection to the grid.

Landscape and visual

- 4.23. The ExA set out the landscape effects across all stages of the Proposed Development [ER 3.3.30 to 3.3.44] and concluded that significant landscape effects are predicted at all stages [ER 3.8.89 and 3.3.90]. The visual impacts across all stages of the Proposed Development were also set out by the ExA [ER 3.3.46 to 3.3.76]. The ExA concluded that significant effects in terms of the visual impact of the Proposed Development would be experienced at a number of residential properties and by users of the Public Rights of Way ("PRoW") within the solar PV site itself [ER 3.3.91 to 3.3.92]. The ExA was satisfied that the information provided by the Applicant in relation to landscape and visual effects of the Proposed Development was sufficient to understand the significant effects of the Proposed Development on the surrounding landscape and on sensitive visual receptors [ER 3.3.88].
- 4.24. The ExA set out that the Proposed Development has been designed to avoid and reduce impacts and effects on landscape and visual amenity through embedded mitigation measures, and new planting where embedded mitigation measures were not possible [ER 3.3.26]. The ExA set out that the final Landscape and Ecological Management Plan ("LEMP") will include details of the ongoing maintenance and management (including the long-term management) of the landscape mitigation and will contain provisions to ensure that any plants found to be diseased or damaged will be replaced with the same species [ER 3.3.27]. In regard to this matter, the ExA was content that sufficient consideration had been given to good design to meet the requirements set out in the NPS [ER 3.3.94].
- 4.25. The ExA noted that a number of significant landscape and visual effects have been identified at all stages of the Proposed Development and that these weigh against making the order [ER 3.3.93]. Whilst some of these are short term and others reversible on decommissioning, the ExA notes a number of residual significant effects would be experienced for many years to come. The ExA ascribed landscape and visual impacts a moderate negative weight in the overall planning balance [ER 3.3.94].

The Secretary of State's Conclusion

- 4.26. NPS EN-1 paragraph 5.10.5 acknowledges that virtually all nationally significant energy infrastructure projects will have adverse effects on the landscape. NPS EN-1 paragraph 5.10.14 states that the Secretary of State will have to judge whether visual impacts on sensitive receptors, such as local residents, and other receptors, such as visitors to the local area, outweigh the benefits of the project.
- 4.27. The Secretary of State notes that full details of all landscape and visual mitigation measures are set out in the Environmental Commitments and Mitigation Register ("ECMR") [REP4-015]. The Secretary of State notes the ExA's reference to the delivery of these measures that are to be secured, through the detailed design approval (requirement 4), LEMP (requirement 6), CEMP (requirement 11), OEMP (requirement 12) and the DEMP (requirement 18) of the dDCO [ER 3.3.28].
- 4.28. The Secretary of State has given consideration to these provisions to ensure the long-term maintenance and management of new landscape mitigation planting, including the replacement of diseased or damaged plants. The Secretary of State notes that paragraph 5.1 of the framework LEMP [REP3-017] sets out that existing and new habitats will be protected or implemented during construction, maintained during the first five years to ensure successful establishment, and managed in the long-term until the decommissioning of the Proposed Development. Section 7 of the framework LEMP (that relates to land within the GCC), specifies under the heading of long-term management and maintenance that once established, replacement tree and hedgerow planting will be managed as part of the annual maintenance of adjacent vegetation.
- 4.29. Given that the proposed planting is integral to securing the landscape and visual mitigation measures set out in the ECMR [REP4-015], in the event that long-term management and monitoring identifies dead or diseased species, the Secretary of State would expect replacement planting to be on a like-for-like basis unless otherwise agreed with CDC in their approval of the post-consent LEMP. The Secretary of State notes that CDC would have sufficient control over such remedial measures post-consent, as outlined in section 6.1.2 of the framework LEMP [REP3-017] which states: "A post-construction monitoring programme will be formalised, agreed with relevant stakeholders including CDC, and included within the detailed LEMP. Walkover surveys of the Solar PV Site will be undertaken between April and June in years 2, 4, 6, 10 and then every 5 years post-construction until year 40. The surveys will involve inspection of planted trees, hedgerows, grassland, riparian and scrub habitats, and created scrapes to ensure they are being managed accordingly." Section 6.1.5 of the framework LEMP [REP3-017] confirms that the final LEMP, to be approved by CDC, will detail the format and frequency of reporting on operational monitoring provision for identifying and agreeing any remedial actions that may be required.
- 4.30. The Secretary of State is therefore satisfied that appropriate mitigation can be secured in the relevant control documents as detailed at paragraph 4.27 and therefore be relied upon to address the landscape and visual effects identified in Chapter 10 of the ES [REP2-007]. The Secretary of State concurs with the ExA with respect to the moderate negative weighting that should be ascribed to this matter in the overall planning balance.

The Historic Environment

- 4.31. The ExA noted the methodology [APP-011] and the extent of the study area [APP-087, APP-088] for the assessment of heritage assets both above and below ground as set out in section 7.4 of Chapter 7 of the ES [ER 3.4.14].
- 4.32. The ExA set out the mitigation measures for heritage assets that have been embedded in the design of the Proposed Development as detailed in section 7.7 of the ES Chapter 7 [REP-011] [ER 3.4.23], noting that these measures are to be secured through the CEMP (requirement 11), OEMP (requirement 12) and the DEMP (requirement 18) of the dDCO [ER 3.4.24].
- 4.33. The ExA was satisfied that the Applicant had provided an assessment of likely significant heritage effects of the Proposed Development informed by information from the Historic Environment Record and CDC as required in NPSs, the NPPF, and Doncaster Local Plan ("DLP") policies. The ExA was satisfied that the Applicant described the significance of heritage assets affected including the contribution made by their setting in accordance with NPS EN-1 and paragraph 207 of the NPPF [ER 3.4.56].
- 4.34. Below ground non-designated heritage assets ("NDHA") are set out by the ExA at [ER 3.4.36] with reference to ES Chapter 7, which identifies moderate adverse (significant) effects to these NDHAs. The ExA agreed with the Applicant's findings in Chapter 7 of the ES [REP1-011] of a moderate adverse (significant) effect to certain archaeological assets within the Order limits [ER 3.4.52]. Where archaeological remains cannot avoid being impacted or lost, the ExA acknowledged the principle of preservation by record and recognised that the Secretary of State has previously concluded in other solar DCO decisions that preservation by record does not constitute acceptable mitigation in and of itself [ER 3.4.54]. The ExA concluded that the proposed additional mitigation for archaeological heritage assets would assist in safeguarding these assets, including the Archaeological Mitigation Strategy ("AMS") secured by requirement 10 in the dDCO, noting that these measures had been agreed between the Applicant and CDC (in consultation with the archaeological advisor to South Yorkshire Archaeological Service) [ER 3.4.39], [ER 3.4.59]. However, a significant adverse residual effect would remain on archaeological assets where harm or loss cannot be avoided [ER 3.4.59].
- 4.35. The ExA also noted three non-designated historic buildings at farms located around the solar PV site with their setting being the rural agricultural landscape that surrounds them [ER 3.4.42]. The ExA note that the Applicant has assessed the magnitude of impact to these farms as very low with assets of low value resulting in a negligible effect.
- 4.36. In respect of designated heritage assets, the ExA noted that in its LIR [REP1-048] CDC raised no concerns. However, CDC did request that should vacant listed buildings around and close to Fenwick Hall and Lily Hall be brought into residential use prior to the discharge of requirement 14 (operational noise), that they be considered when producing the operational noise assessment [REP1-048], [ER 3.4.47] and [ER 3.9.50]. The ExA noted that the Applicant confirmed that these buildings would be taken into account when producing the operational noise assessment.
- 4.37. In weighing the effects of the Proposed Development on the historic environment in the planning balance, the ExA had regard to paragraphs 5.9.32 and 5.9.33 of NPS EN-1. In respect of designated heritage assets, the ExA noted that the ES Chapter 7 and the Heritage

Statement identifies that the Proposed Development would have moderate adverse (significant) effects to the setting of two scheduled monuments: Thorpe in Balne moated site, chapel and fishpond including grade II* listed remains of chapel and Fenwick Hall moated site [ER 3.4.28]. The ExA notes that for residual effects on the Fenwick Hall moated site and Thorpe Balne moated site and grade II* listed chapel, the Applicant reports that the effect after applying mitigation measures would remain as moderate adverse, resulting in less than substantial harm [ER 3.4.33]. In addition, the ExA note that minor (and negligible) adverse (not significant) effects were identified for several other designated heritage assets at [ER 3.4.34], which the Applicant concludes would lead to less than substantial harm [ER 3.4.35].

- 4.38. The ExA concluded that the Proposed Development would lead to less than substantial harm to the identified designated assets set out at [ER 5.2.59] due to the impacts to their setting, which contributes to their significance, albeit at the lower end of the scale [ER 3.4.58], [ER 5.2.59]. The ExA identified significant public benefits and was satisfied that these constituted clear and convincing justification for the harm that is predicted to arise [ER 5.2.61].
- 4.39. The ExA also found that there was the potential for less than substantial harm to occur to a number of non-designated archaeological assets [ER 5.2.62]. In respect of weighing applications that directly or indirectly affect NDHAs, the ExA noted that a balanced judgement was required, having regard to the scale of any harm or loss and the significance of the asset [ER 5.2.23].
- 4.40. The ExA concluded that, on balance, the less than substantial harm identified would be outweighed by the very great or substantial public benefits that would arise, having regard to the scale of harm and the likely significance of such assets. Overall, the ExA considered that the harm to the historic environment should be afforded moderate negative weight in the planning balance [ER 5.2.63].

The Secretary of State's conclusion on archaeological assets

- 4.41. NPS EN-1 paragraph 5.9.16 states that a documentary record of our past is not as valuable as retaining the heritage asset, and therefore the ability to record evidence of the asset should not be a factor in deciding whether such loss should be permitted, and whether or not consent should be given.
- 4.42. Nevertheless, the Secretary of State agrees with the ExA that the Applicant's overall package of mitigation measures, to be secured through the final AMS, would adequately mitigate any potential adverse effects on archaeological assets. Accordingly, having regard to the scope of the archaeological mitigation strategies set out in section 4.2 of the framework AMS [REP2-054], the Secretary of State considers that it would be disproportionate to increase the moderate negative weight attributed to effects on the historic environment on the basis of the specific matter of preservation by record, and is satisfied that the mitigation package as a whole, to be agreed with CDC through the final AMS (requirement 11), would secure adequate mitigation for the potential adverse effects.

The Secretary of State's conclusion on vacant listed buildings

- 4.43. The Secretary of State has had regard to the relevant test set out in Infrastructure Planning (Decisions) Regulations 2010. Paragraph 5.9.28 of NPS EN-1 states that any harm or loss of significance of a designated heritage asset, including from development within its setting, should require clear and convincing justification. It also sets out that the Secretary of State

should give considerable importance and weight to the desirability of preserving all heritage assets. The Secretary of State notes that NPS-EN1 paragraph 5.9.27 states that the Secretary of State should give great weight to a designated heritage asset's conservation.

- 4.44. With regard to concerns raised by CDC in its LIR [REP1-048], the Secretary of State is satisfied with the Applicant's assessment of effects to currently vacant listed buildings. ES Chapter 11 (Noise and Vibration), Table 11-2 i [APP-063] identifies the receptors included in the assessment. Receptor 'R1' refers to Fenwick Hall and 'R2' to Riddings Farm, both situated within areas highlighted as having nearby vacant listed buildings that may be brought into residential use. The Secretary of State notes that both receptors have been classified as residential rather than non-residential, which was agreed during the Scoping process through consultation with CDC.
- 4.45. The Secretary of State is satisfied that Requirement 5 and Requirement 15 of the DCO (previously Requirement 4 and Requirement 14 of the dDCO recommended by the ExA) adequately addresses CDC's request for consideration of these prospective residential locations post-consent. The Applicant is required to submit an operational noise assessment detailing how the Proposed Development's design incorporates mitigation measures to ensure compliance with the operational noise rating levels set out in the ES. In this regard, the noise levels specified in the ES treat the locations where the prospective dwellings are planned as residential rather than non-residential. The Secretary of State is therefore confident that when CDC is approving the final plan, operational noise will remain below the threshold at which significant adverse effects on health and quality of life occur at the locations in which prospective dwellings are planned.
- 4.46. Overall, the Secretary of State is satisfied that the mitigation identified can be secured through the detailed design approval (requirement 5), LEMP (requirement 7), AMS (requirement 11), CEMP (requirement 12), OEMP (requirement 13) and the DEMP (requirement 19) in the DCO and that these control documents can be relied upon to address the heritage effects identified in chapter 7 of the ES. This includes both embedded and additional mitigation, as well as measures relating to operational noise, to ensure the provision of a suitable residential environment should vacant listed buildings around and close to Fenwick Hall and Lily Hall be brought into residential use.
- 4.47. The Secretary of State agrees with the conclusions of the ExA that the need for, and very great/ substantial benefits of the Proposed Development would outweigh, in each case, the harm identified in relation to the significance of both designated and non-designated heritage assets [ER 5.2.63 and ER 8.2.2]. For the reasons provided, the Secretary of State agrees with the ExA that the moderate negative weighting should be ascribed to the historic environment in the overall planning balance.

Agriculture and soils

- 4.48. The ExA considered the Applicant's assessment of the effects of the Proposed Development on agricultural land, including BMV land, as set out in Chapter 12 of the ES [ER 3.8.8]. Table 1 in the ExA Report [ER 3.8.13] identifies that approximately 30.2 hectares of BMV agricultural land (comprising 4.3 hectares of Grade 2 and 25.9 hectares of Grade 3a), representing around 7% of the solar PV site, would be affected during construction. Of this area, the ExA noted that 0.78 hectares (less than 1% of the solar PV site) of Grade 3a land would be permanently lost to structural planting, with the remainder temporarily unavailable during the operational phase [ER 3.8.22]. The ExA noted that soils beneath the panels would

be monitored to facilitate restoration to agricultural use following decommissioning, in accordance with the framework Soil Management Plan (“fSMP”) [REP4-021] secured through the dDCO.

- 4.49. The ExA was satisfied that the Applicant has sought to minimise harm to agricultural land through design and mitigation measures [ER 3.8.42 to 3.8.44].
- 4.50. The ExA concluded that, given the limited extent and temporary nature (albeit for an extended time) of the loss of BMV land, in addition to the mitigation measures secured through the fSMP, there would be no significant adverse effects on soils or BMV agricultural land [ER 3.8.44]. However, the ExA considered that, as set out in NPS EN-1, NPS EN-3 and the WMS ‘Solar and protecting our Food Security and Best and Most Versatile (BMV) Land’ (2024)², any loss of agricultural land should be discouraged both in terms of temporary and permanent losses and therefore, the ExA ascribed a little negative weight in the overall planning balance to matters relating to agriculture and soils [ER 3.8.46].

The Secretary of State’s Conclusion

- 4.51. The Secretary of State notes the findings of the ExA who were satisfied that the Applicant has undertaken a thorough assessment of soils and BMV agricultural land [ER 8.8.41]. Noting Paragraph 5.11.12 of NPS EN-1, Paragraph 2.10.29 of NPS EN-3, and the WMS (2024) which require impacts on BMV agricultural land to be minimised, with the preference to use poorer quality (grades 3b, 4 and 5) land for energy infrastructure where possible, the Secretary of State concurs that the Applicant has sought to avoid BMV land, and that through the design of the Proposed Development, the Applicant has limited this impact [ER 3.8.42].
- 4.52. While the loss of any BMV land is discouraged, the Secretary of State notes that approximately 93% of the solar PV site comprises lower grade land, demonstrating the Applicant’s efforts to avoid BMV land where practicable. In addition, the large majority of the 7% of BMV land within the Order Limits would be lost only temporarily and can be restored following decommissioning. Given that the permanently affected BMV land is required to accommodate the onsite substation, and taking into account the steps taken to minimise BMV loss, the Secretary of State considers this permanent land take necessary to facilitate delivery of the Proposed Development in accordance with NPS EN1 paragraph 5.11.34.
- 4.53. The Secretary of State agrees with the ExA that with the mitigation measures set out within the fSMP [REP4-021] as secured by the requirement 15 in the dDCO, that there will be a less than significant impact on agriculture and soils (as outlined in paragraph 12.7.53, Chapter 12 of the ES [APP-064]). The Secretary of State therefore concludes that the Proposed Development accords with the relevant provisions of NPS EN-1, NPS EN-3 and WMS (2024). The Secretary of State therefore ascribes a limited negative weighting for matters related to agriculture and soils, to align the ExA’s weighting of ‘little’ negative weight with the terminology in NPS EN-1.

Other matters – glint and glare

- 4.54. The ExA noted the glint and glare assessment methodology [REP2-023] [ER 3.11.16] and that across all 3 phases of the Proposed Development that no significant effects were

² <https://questions-statements.parliament.uk/written-statements/detail/2024-05-15/hcws466>

identified within ES Chapter 14, having had regard to the implementation of embedded mitigation [ER 3.11.31]. The ExA noted that, where the Applicant concluded low impact (not significant) glint and glare effects for 3 specific residential receptors, additional mitigation measures are proposed [REP2-023]. These comprise native hedgerow planting and infilling, to be maintained at a height of 3.5m along the southern boundary of field SE2 (receptor 74) and a southwest and southern section of fields SW10, SW11 and SW12 (receptors 79 and 88) to be delivered through the framework LEMP [REP3-017]. The ExA noted that the additional mitigation reduces the low impact to no impact [ER 3.11.32] and were satisfied with the mitigation measures set out in the framework LEMP [ER 3.11.45].

- 4.55. The ExA concluded that there would be no significant adverse effects on glint and glare, and that the proposal would accord with the relevant provisions of NPSs EN-1, EN-3 and EN-5, the NPFF and the DLP. The ExA ascribed this matter neutral weight in the overall planning balance [ER 3.11.45].

The Secretary of State's Conclusion

- 4.56. NPS EN-3 paragraphs 2.10.102 to 2.10.106 identifies that solar panels may reflect the sun's rays at certain angles, causing glint and glare. With regard to mitigation of this effect, paragraph 2.10.127 of NPS EN-3 advises that applicants may consider using screening between potentially affected receptors and the reflecting panels to mitigate the effects.
- 4.57. The Secretary of State notes the proposed mitigation for the glint and glare effects to residential receptors 74, 79 and 88, which has informed a conclusion from low impact (not significant) to no impact. As detailed in paragraph 7.1 of Appendix 14-2, Part 1 of the ES, this conclusion relies on planting and maintenance of native hedgerows to a height of no less than 3.5 m along specific field boundaries [ER 3.11.32] [REP2-023].
- 4.58. The Secretary of State notes that this mitigation measure is set out in the EMRC and that the delivery of these measures are to be secured through the LEMP (requirement 7), CEMP (requirement 12) and OEMP (requirement 13) of the DCO [REP4-015].
- 4.59. Given that the mitigation planting is required to reduce the impact of glint and glare on specific residential receptors, the planting will be required to be maintained for the operational lifetime of the Proposed Development. As discussed above at paragraphs 4.28 and 4.29, the Secretary of State would expect the detail of the management and maintenance of the native hedgerow at the requisite height stated in the framework LEMP to be included in the final detailed LEMP.
- 4.60. The Secretary of State is therefore satisfied that appropriate mitigation can be secured in the final LEMP (requirement 7) of the DCO and therefore can be relied upon to address the glint and glare effects on residential receptors identified the ES [REP2-023]. The Secretary of State concurs with the ExA with respect to the neutral weighting that should be ascribed to this matter in the overall planning balance.

5. Habitats Regulations Assessment

- 5.1. This is a record of the Habitats Regulations Assessment ("HRA") that the Secretary of State has undertaken under the Conservation of Habitats and Species Regulations 2017 (as amended) ("the Habitats Regulations") in respect of the Proposed Development. For the purposes of these Regulations the Secretary of State is the competent authority.

- 5.2. The Habitats Regulations aim to ensure the long-term conservation of certain species and habitats by protecting them from possible adverse effects of plans and projects. The Habitats Regulations provide for the designation of sites for the protection of habitats and species of international importance. These sites are called Special Areas of Conservation (“SACs”). They also provide for the classification of sites for the protection of rare and vulnerable birds and for regularly occurring migratory species within the UK and internationally. These sites are called Special Protection Areas (“SPAs”). SACs and SPAs together form part of the UK’s National Site Network (“NSN”).
- 5.3. The Convention on Wetlands of International Importance 1972 (“the Ramsar Convention”) provides for the listing of wetlands of international importance. These sites are called Ramsar sites. Government policy is to afford Ramsar sites in the UK the same protection as sites within the NSN (collectively with SACs and SPAs referred to in this decision letter as “protected sites”).
- 5.4. Regulation 63 of the Habitats Regulations provides that: “...before deciding to undertake, or give any consent, permission or other authorisation for, a plan or project which (a) is likely to have a significant effect on a European site or a European offshore marine site (either alone or in-combination with other plans or projects), and (b) is not directly connected with or necessary to the management of that site, [the competent authority] must make an appropriate assessment of the implications for that site in view of that site’s conservation objectives.”
- 5.5. And that: “In the light of the conclusions of the assessment, and subject to regulation 64 (considerations of overriding public interest), the competent authority may agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the European site or the European offshore marine site (as the case may be).”
- 5.6. The Proposed Development is not directly connected with, or necessary to the management of a protected site. Therefore, under regulation 63 of the Habitats Regulations, the Secretary of State is required (as the competent authority) to consider whether the Proposed Development would be likely, either alone or in combination with other plans and projects, to have a significant effect on any protected site. If likely significant effects (“LSE”) cannot be ruled out, the Secretary of State must undertake an Appropriate Assessment (“AA”) addressing the implications for the protected site in view of its Conservation Objectives.
- 5.7. Where an adverse effects on integrity (“AEoI”) of the site cannot be ruled out beyond all reasonable scientific doubt, regulations 64 and 68 of the Habitats Regulations provide for the possibility of a derogation which allows such plans or projects to be approved provided three tests are met:
- there are no feasible alternative solutions to the plan or project which are less damaging to protected sites;
 - there are imperative reasons of overriding public interest (“IROPI”) for the plan or project to proceed; and
 - compensatory measures are secured to ensure that the overall coherence of the NSN is maintained.
- 5.8. The Secretary of State may grant development consent only if it has been ascertained that the Proposed Development will not, either on its own or in-combination with other plans or

projects, adversely affect the integrity of protected sites unless he chooses to continue to consider the derogation tests as above. The complete process of assessment is commonly referred to as a “HRA”.

5.9. The Applicant undertook its assessment of LSE in the No Significant Effects Report (“NSER”) [REP2-038] which identified 10 protected sites within the UK National Site Network for inclusion within the assessment:

- Thorne Moor SAC (approximately 7.9 km distant);
- Thorne and Hatfield Moors SPA (approximately 8.6 km distant)
- Hatfield Moor SAC (approximately 8.7 km distant);
- River Derwent SAC (approximately 12.8 km distant);
- Humber Estuary SPA (approximately 14.2 km distant);
- Humber Estuary Ramsar (approximately 14.2 km distant);
- Humber Estuary SAC (approximately 14.2 km distant);
- Lower Derwent Valley SPA (approximately 17 km distant);
- Lower Derwent Valley Ramsar (approximately 17 km distant); and
- Lower Derwent Valley SAC (approximately 17 km distant).

5.10. The NSER [APP-201] concluded that the Proposed Development would not give rise to LSE either alone or in-combination for any qualifying feature of any protected site. During Examination, several issues were raised regarding the Applicant’s screening conclusions. All were resolved, as summarised below.

The Burnet Heritage Trust (“BHT”)

5.11. BHT [RR-011; REP1-054; REP2-075; REP3-035; REP4-043] raised several concerns about the adequacy of breeding and nonbreeding bird surveys. BHT also challenged the Applicant’s conclusions of no LSE in respect of loss of Functionally Linked Land (“FLL”) for qualifying bird features, submitting additional observational data to the Examination Library. The ExA subsequently explored both issues with Natural England (“NE”) and the Applicant during Examination [PD-010].

Breeding and non-breeding bird surveys

5.12. NE [REP4-042] confirmed it had no outstanding concerns regarding the non-breeding bird surveys and considered them appropriate to determine whether the site provides FLL for the Humber Estuary SPA/Ramsar site. In addition, the breeding bird survey methodology was reviewed by CDC [REP4-040], which confirmed compliance with best practice.

Functionally Linked Land

5.13. Following BHT’s submission of additional observational data, NE [REP4042] asked the Applicant to review all relevant records, particularly for Pink-Footed Goose. The Applicant produced a Pink-Footed Goose Technical Note [REP5022], which concluded that although a flock of 300 birds was recorded on the site, there is no evidence of regular or sustained use of the Order Limits as feeding resource. In addition, the Applicant noted that areas of higher foraging suitability occur beyond the Order limits. NE [REP5025] agreed, confirming that the NSER conclusions remain valid.

- 5.14. NE [RR-006; REP4-042] confirmed that the NSER sufficiently covers all other species raised by BHT and that its additional information does not affect the conclusions of the NSER.

The Secretary of State's conclusion on the HRA

- 5.15. The ExA [ER 4.3] was satisfied that all relevant protected sites, qualifying features, and impact pathways have been correctly identified and issues raised during the examination do not alter the Applicant's conclusions. The ExA and NE agreed with the Applicant that the Proposed Development would not give rise to LSE either alone or in combination with other plans or projects.
- 5.16. The Secretary of State has carefully considered the information before and during the Examination, including the ES, representations made by interested parties, and the ExA's Report. The Secretary of State agrees with the Applicant, NE and the ExA, that the area within the Order Limits does not constitute FLL, despite the additional observational data submitted by BHT. Given this and the significant distance between the Proposed Development and protected sites, the Secretary of State is content to adopt the rationale of the ExA and agrees that the Proposed Development, either alone or in-combination with other plans or projects, is not one that would give rise to the potential for likely significant effects on protected sites. The Secretary of State therefore considers that no further tests set out in the Habitats Regulations are required.

6. Compulsory Acquisition, Land Rights and Related Matters

- 6.1. The ExA set out the relevant legislative and guidance background [ER 6.5.1 et seq] which it considered.
- 6.2. The ExA noted that none of the land included in the request for CA is National Trust land, Crown Land, open space or common land [ER 6.2.2].
- 6.3. The ExA confirmed that powers sought [ER 6.4.1] are for the acquisition of:
- All interests in land, including freehold (Article 21 in the dDCO) – shown edged red and shaded pink on the Land Plan;
 - All interests in subsoil or rights in subsoil, over land which is subject to CA of freehold or CA of rights as may be required (instead of acquiring the whole of the land or rights);
 - Permanent acquisition of new rights (Article 23 in the dDCO) – shown edged red and shaded blue on the Land Plan;
 - Temporary use of the land identified in Schedule 11 of the dDCO and any other Order land in respect of which no notice to treat has been served or no vesting declaration has been made (Articles 30 and 31 in the dDCO) – the land identified in Schedule 11 is shown edged red and shaded green on the Land Plan; and
 - Extinguishment and/or suspension of rights (Article 24 in the dDCO) and overriding of easements and other rights (Article 27 in the dDCO).
- 6.4. The ExA noted that the inclusion of Article 22(3) applies the extension of time limits in the event of a legal challenge to the exercise of TP powers under Article 30, bringing it in line with the provisions in Articles 25 and 28 in relation to CA [ER 7.4.4]. The ExA noted that CDC had raised concerns on the basis that they considered this drafting unnecessary and unjustified [ER 7.4.5]. The ExA noted the Applicant's response that the drafting aligns with

recent updates to the Compulsory Purchase (Vesting Declarations Act) 1981 and the Compulsory Purchase Act 1965, and aligns the time limit for the exercise of TP powers with those of CA [ER 7.4.6 and 7.4.7]. The ExA recommended the retention of this article and its inclusion in the Order [ER 7.4.10]. The Secretary of State has carefully considered the representations made by CDC and the Applicant, and the ExA report. The Secretary of State agrees with the ExA and the Applicant that this drafting aligns TP powers with CA and therefore should be retained. The Secretary of State notes that the Explanatory Memorandum has also been amended in line with the CDC's request that the inclusion of Article 22(3) be justified [REP3-033].

- 6.5. The Secretary of State notes that a formal objection to the inclusion of CA powers in respect of land and interests was received from Elba Securities Limited (through its UK Asset manager Able UK Limited) ("ESL") [ER 6.7.1] and that discussions were continuing with the Applicant to secure the use of its land by agreement [ER 6.7.7].
- 6.6. Regarding Statutory Undertakers ("SU") the Secretary of State notes that representations were received and not withdrawn from Network Rail Infrastructure Limited ("NR"), the Environment Agency ("EA") and the Danvm Drainage Commissioners ("DDC") [ER 6.7.2].
- 6.7. The Secretary of State notes at the close of the examination NR had reached agreement on the form of Protective Provisions ("PPs") to be included in the dDCO, subject to completion of a confidential side agreement [ER 6.7.27]. The Secretary of State notes that this confidential side agreement had not been entered into at the close of the examination and NR maintained its objection to the inclusion of CA and TP powers in respect of its land and interests [ER 6.7.28].
- 6.8. In addition, the Secretary of State notes that there were a number of plots where no objection had been made but where the Land Rights Tracker ("LRT") [REP5-017] indicates agreement had not been reached between the Applicant and the landowner [ER 6.7.3].
- 6.9. In view of this, on 19 December 2025³ the Secretary of State asked the Applicant and those Affected Parties, for updates on negotiations where Heads of Terms ("HoT") were identified as under discussion or not drafted in the LRT [REP5-017].
- 6.10. Responses were received from the Applicant⁴, ESL, NR, the EA and National Grid Electricity Transmission Plc ("NGET"). The Applicant refers to revision 03 dated July 2025, of the LRT [REP4-033] in its response. The Secretary of State notes however, that the latest revision (revision 4 dated August 2025) was submitted at deadline 5 [REP5-017] and he has therefore considered the responses received against the latest revision as referred to in the information request.

³ <https://nsip-documents.planninginspectorate.gov.uk/published-documents/EN010152-000608-Information%20Request%20-%20Fenwick%20Solar%20Farm%2019%20December%202025.pdf>

⁴ <https://nsip-documents.planninginspectorate.gov.uk/published-documents/EN010152-000628-C1-005%20-%20Applicant%20Response%20to%20request%20for%20information%20regarding%20Fenwick%20Solar%20Project%20-%2009%20January%202026.pdf>

Protective Provisions for NR - (in respect of plot numbers 5/03, 9/09 (subsoil), 10/01 10/02, 10/04 and 11/07– permanent acquisition of rights; Plots 8/14, 9/02, 9/04, 9/07, 9/10, 10/03 and 10/09 – extinguishment of rights)

- 6.11. Noting that NR objected to the inclusion of CA and TP powers in respect of land and interests comprising permanent acquisition of rights and extinguishment of rights, the Secretary of State requested confirmation from the Applicant and NR as to whether the confidential side agreement referred to in its Deadline 5 submission has now been completed.
- 6.12. NR responded to the Secretary of State's information request on 9 January 2026⁵ and a further response dated 23 January 2026⁶ confirming that the Protective Provisions for the benefit of NR to be included in the draft Order for the DCO Scheme have been agreed and that NR withdraws their objection to the DCO.
- 6.13. The Applicant confirmed in its response to the information request on 9 January 2026 that the confidential side agreement between the parties in respect of NR's interests has now been completed as of 9 January 2026.
- 6.14. Taking into account the responses from both the Applicant and NR, the Secretary of State is satisfied that the objection of NR has been withdrawn and agrees with the ExA that the inclusion of CA powers in respect of NR's land and the inclusion of powers in respect of the extinguishment of rights are necessary for the purpose of carrying out the Proposed Development [ER 6.7.30].

Protective Provisions for the EA – (in respect of plot numbers Plots 1/02, 2/01, 2/03, 9/09, 9/11, 9/13, 10/09)

- 6.15. The EA did not formally object to the use of CA powers over these plots [ER 6.7.23]. The ExA confirmed that PPs were agreed and that there were no outstanding matters between the parties [ER 6.7.24].
- 6.16. In the Applicant's response, they confirmed that there had been no change since the close of the Examination. The Applicant also noted that, in respect of plot 9/11, it is unlikely that a property agreement will be required and in respect of plot 9/13, the EA has not yet confirmed ownership of this land. Final property rights will be pursued, where necessary at the point of detailed design. The EA in its response⁷ dated 9 January 2026 confirmed that negotiations are yet to start.
- 6.17. The Secretary of State notes the responses and agrees with the ExA that the CA powers are required over these plots to facilitate the Proposed Development, and that there is a

⁵ [https://nsip-documents.planninginspectorate.gov.uk/published-documents/EN010152-000629-C1-006%20-%20Network%20Rail%20Infrastructure%20Ltd%20-%20Withdrawing%20of%20NR's%20Objection%2009.01.2026\(109523132.1\).pdf](https://nsip-documents.planninginspectorate.gov.uk/published-documents/EN010152-000629-C1-006%20-%20Network%20Rail%20Infrastructure%20Ltd%20-%20Withdrawing%20of%20NR's%20Objection%2009.01.2026(109523132.1).pdf)

⁶ This submission has been published on the Examination website as a post-examination submission alongside this decision letter

⁷ <https://nsip-documents.planninginspectorate.gov.uk/published-documents/EN010152-000631-C1-003%20-%20Environment%20Agency.pdf>

compelling case in the public interest for the CA of rights over the land [ER 6.7.25], [ER 6.7.26].

Protective Provisions for DDC – (in respect of plot numbers – 1/02, 2/03 and 3/07 - Permanent Freehold Acquisition; Plots 2/04, 3/01, 3/05, 3/06, 3/07, 4/03, 4/04, 4/06, 4/07, 5/01, 5/03, 6/03, 6/04, 6/05, 7/01, 7/02, 7/06, 7/07, 7/08, 7/09, 7/10, 8/01, 8/04, 8/05, 8/06, 8/08, 8/09, 8/11, 8/13, 8/15, 9/01, 9/02, 9/09, 9/13, 9/14, 10/01, 10/05, 10/06, 10/07, 10/08, 10/10, 10/12, 10/14 - permanent acquisition of rights)

6.18. The DDC did not object to the inclusion of CA powers in respect of its land interests [ER 6.7.2]. The ExA noted that at the close of the examination the Applicant confirmed that PPs had been agreed and that it expected that DDC would formally withdraw its representation [ER 6.7.34 and 7.4.34].

6.19. DDC confirmed in its post examination submission dated 11 September 2025⁸ that it was happy with the provisions that have been agreed and withdrew its objection [PIR-002]. The Applicant confirmed this in its response and that final property rights in respect of plot 10/14 will be pursued where necessary at the point of detailed design. No response was received from the DDC to the information request.

6.20. The Secretary of State notes the post examination submission from the DDC and the Applicant. The Secretary of State agrees with the ExA and is satisfied that the CA powers in respect of the above plots are required for, or to facilitate, the Proposed Development, and that there is a compelling case in the public interest for the land to be acquired compulsorily [ER 6.7.34].

Protective Provisions for Northern Powergrid (Yorkshire) Plc (“NP”) – (in respect of plot numbers – 1/02, 2/03 and 2/06- Permanent Freehold Acquisition; in respect of plot numbers 2/04, 3/01, 5/01, 5/03, 6/03, 6/04, 6/05, 7/10, 8/01, 8/02, 8/03, 8/04, 8/05, 8/07, 8/11, 8/13, 9/01, 9/02, 9/03, 9/04, 9/06, 9/07, 9/09, 9/14, 10/03, 10/05, 10/06, 10/07, 10/09, 10/11, 10/11, 10/12, 10/13, 10/14, 11/07 – permanent acquisition of rights)

6.21. The Applicant confirmed that there has been no change since the close of the examination. The Applicant states that NP has been included on a conservative basis within the Book of Reference (“BoR”) for plot 11/07 because the owner is unknown and because NP holds occupier rights in respect of overhead cables and will continue to seek to confirm ownership and obtain any necessary rights at the point of detailed design. PPs have been agreed, and NP withdrew their objection at Deadline 4. No response was received from NP to the information request.

6.22. The Secretary of State notes the Applicant’s response and that there were no outstanding matters raised by the ExA with regard to NP. The Secretary of State is however satisfied that the CA powers in respect of the above plots are required for, or to facilitate, the Proposed Development, and that there is a compelling case in the public interest for the land to be acquired compulsorily.

⁸ This submission has been published on the Examination website as a post-examination submission alongside this decision letter.

Protective Provisions for NGET – (in respect of plot numbers 2/03, 2/05 and 10/06 – permanent Freehold Acquisition; in respect of plot numbers 2/04, 8/07, 8/09, 8/10, 8/11, 8/12, 8/13, 8/15, 8/16, 9/01, 9/11, 9/12, 10/06, 10/09, 10/11, 10/12 - permanent acquisition of rights)

- 6.23. NGET confirmed in their response⁹ dated 9 January 2026 that PPs were agreed on 29 April 2025 and that its objection was withdrawn on the same day. Discussions relating to land rights to facilitate the connection at Thorpe Marsh will be ongoing. No update was included in respect of this SU in the Applicant's response to the information request.
- 6.24. The Secretary of State notes NGET's response and that there were no outstanding matters raised by the ExA with regard to NGET. The Secretary of State is however satisfied that the CA powers in respect of the above plots are required for, or to facilitate, the Proposed Development, and that there is a compelling case in the public interest for the land to be acquired compulsorily.

Outstanding land interests for which updates have been provided

ESL - (in respect of plot numbers 9/09 (subsoil), 9/15, 10/03, 10/05, 10/06, 10/07, 10/08, 10/09, 10/10 and 10/13 – permanent acquisition of rights)

- 6.25. The Applicant requires access through ESL's land in the final section of the GCC in order to connect to the Thorpe Marsh substation in plot 10/06 [ER 6.7.8].
- 6.26. ESL confirmed in their response¹⁰ dated 9 January 2026 that they offered a proposed route to the Applicant in the summer of 2025 and following discussions with the Applicant, issued a commercial offer on 2 September 2025. ESL understand that the route offered is acceptable to the Applicant although they state that the Applicant has requested that ESL consider increasing the width of the corridor. The Applicant has not agreed to the commercial terms of that offer and has not entered any negotiations regarding the terms.
- 6.27. The Applicant confirmed in their response dated 9 January 2026 that there has been no change since the close of Examination. The Applicant and the landowner have commenced negotiations for a cable easement. The general route and affected areas are agreed subject to legal drafting, easement and working width and commercial terms. The Applicant stated that they remain committed to securing a voluntary arrangement and are currently considering the latest commercial proposal from the landowner.
- 6.28. Taking into account the responses from both the Applicant and ESL, the Secretary of State notes the commitment of the Applicant to secure a voluntary agreement, but that in the absence of such, agrees with the conclusions of the ExA that there is a compelling case in the public interest for the DCO to make provision to acquire these rights compulsorily [ER 6.7.11].

⁹ [https://nsip-documents.planninginspectorate.gov.uk/published-documents/EN010152-000627-C1-002%20-%20National%20Grid%20Electricity%20Transmission%20Plc%20\(NGET\)%20-%20Request%20for%20Information%20-%20in%20relation%20to%20REP5-017.pdf](https://nsip-documents.planninginspectorate.gov.uk/published-documents/EN010152-000627-C1-002%20-%20National%20Grid%20Electricity%20Transmission%20Plc%20(NGET)%20-%20Request%20for%20Information%20-%20in%20relation%20to%20REP5-017.pdf)

¹⁰ <https://nsip-documents.planninginspectorate.gov.uk/published-documents/EN010152-000630-C1-004%20-%20Able%20UK%20Limited.pdf>

CDC – (in respect of plot numbers 10/11 and 11/07)

- 6.29. The Applicant confirmed that there has been no change since the close of the Examination and that final property agreements will be pursued where necessary at the point of detailed design. No response was received from CDC.

Richard John Pashley - (in respect of plot numbers 6/06 and 6/07 - permanent acquisition of rights)) and Jean Sheila Pashley and Alan Pashley – (in respect of plot number 6/08 - permanent acquisition of rights)

- 6.30. The Applicant confirmed that they received signed HoT on 18 December 2025 and that the parties are now progressing the negotiation of an Option Agreement. No response was received from the landowners.

Tracey Willington – (in respect of plot number 9/02 and 9/04 - permanent acquisition of rights)

- 6.31. The Applicant confirmed that there has been no change since the close of the Examination and that they remain committed to securing a voluntary agreement. No response was received from the landowner.

HJ Banks and Company Limited – (in respect of plot number 10/11 - permanent acquisition of rights)

- 6.32. The Applicant confirmed that there has been no change since the close of the Examination and that the parties have agreed to re-engage and confirm any access requirement and/or property rights at the point of detailed design. No response was received from the landowner.

John Edgar Lloyd Nicholson – (in respect of plot number 9/14 - permanent acquisition of rights)

- 6.33. The Applicant confirmed that there had been no change since the close of the examination. Signed HoT were received on 11 June 2025 and that the parties are now progressing the negotiation of an Option Agreement. No response was received from the landowner.

OJC Holdings Limited – (in respect of plot number 9/07 - permanent acquisition of rights)

- 6.34. The Applicant confirmed that there has been no change since the close of the Examination. Signed HoT were received on 14/04/2025. The parties are progressing the negotiation of an Option Agreement. No response was received from the landowner.

Abhilasha Alias Ashu Chohan - (in respect of Plot 9/03 - permanent acquisition of rights)

- 6.35. No response was received from Abhilasha Alias Ashu Chohan to the information request. The Secretary of State notes the actions taken by the Applicant as set out in their response and the commitment to continuing attempts to engage with the landowner.

The Secretary of State's conclusion

- 6.36. The Secretary of State has noted the responses received in response to the information request, including that efforts to reach voluntary agreements in respect of land are ongoing. The Secretary of State notes that the granting of powers over ESL's plots does not prohibit a voluntary agreement being reached.

6.37. The Secretary of State agrees with the conclusions of the ExA in respect of the application for CA and TP powers [ER 8.2.6] that:

- there is a clear need for all the land included in the BoR to be subject to CA or TP;
- there is a need to secure the land and rights to construct, operate and maintain the Proposed Development within a reasonable timeframe, and the Proposed Development represents a significant public benefit to weigh in the balance;
- the private loss to those affected has been mitigated through the selection of the land; the minimisation of the extent of the rights and interests proposed to be acquired; and the inclusion, where relevant, of PPs in favour of those affected;
- in all cases relating to individual objections and issues, the CA and TP is justified to enable implementation of the Proposed Development; and
- the powers sought satisfy the conditions set out in section 122 and section 123 of the 2008 Act as well as the CA Guidance¹¹ and there is a compelling case in the public interest for the CA and TP powers sought.

6.38. The Secretary of State has no reason to believe that the grant of the Order would give rise to any unjustified interference with human rights so as to conflict with the provisions of the Human Rights Act 1998.

7. Secretary of State's Consideration of the Planning Balance and Conclusions

7.1. The Secretary of State acknowledges the ExA's recommendation that the Secretary of State should grant consent with an Order in the form attached at Annex C to the ExA's Report [ER 8.3.1].

7.2. The Secretary of State agrees with the ExA's conclusions and has therefore given the following weight in the overall planning balance to the following issues:

- The principle of the development – substantial weight (paragraph 4.12), [ER 3.2.73 and ER Table 3];
- Landscape and visual impacts – moderate negative weight [ER 3.3.94, ER 5.2.16 and Table 3];
- The historic environment – moderate negative weight [ER 5.2.63 and Table 3];
- Traffic and Transport – limited negative weight [ER 3.5.53 and Table 3];
- Biodiversity and ecology – moderate positive weight [ER 3.6.78 and Table 3];
- Socio-economics and recreation – limited positive weight [ER 3.7.47 and Table 3];
- Agriculture and soils – limited negative weight [ER 3.8.46 and Table 3]; and
- Noise and vibration – limited negative weight [ER 3.9.65 and Table 3].
- Water environment and flood risk – neutral weight [ER 3.10.58 and Table 3]; and
- Other planning matters (air quality, glint and glare, ground conditions, major accidents and disasters, telecommunications and utilities, electric and EMFs and material waste) – neutral weight [ER 3.11.47 and Table 3].

¹¹ [Planning Act 2008: Guidance related to procedures for the compulsory acquisition of land](#)

- 7.3. The Secretary of State, whilst not disagreeing with the ExA's conclusions and the weight it has ascribed in the overall planning balance, confirms the weight afforded in respect of the following issues:
- Alternatives and site selection – consistent with policy and so carries no weight (paragraph 4.19), [ER Table 3]; and
 - Design – included in the consideration of the principle of development, landscape and visual and noise impacts so carries no separate weight (paragraph 4.20), [ER Table 3].
- 7.4. All NSIPs will have some potential adverse impacts. In the case of the Proposed Development, most of the potential impacts have been assessed by the ExA as having not breached NPS EN-1 and NPS EN-3, subject, in some cases, to suitable mitigation measures being put in place to minimise or avoid them completely as required by NPS policy. The Secretary of State considers that these mitigation measures have been appropriately secured.
- 7.5. For the reasons given in this letter, the Secretary of State concludes that the benefits of the Proposed Development, namely the substantial positive weight ascribed to its need, the moderate positive weight ascribed to ecology and biodiversity and the limited positive weight ascribed to socio-economic and recreation matters, outweigh the totality of its adverse impacts.
- 7.6. The Secretary of State concludes that development consent should be granted for the Fenwick Solar Farm Project. The Secretary of State does not believe that the national need for the Proposed Development as set out in the relevant NPSs is outweighed by the Development's potential adverse impacts, as mitigated by the proposed terms of the Order.
- 7.7. In reaching this decision, the Secretary of State confirms that regard has been given to the ExA's Report, the relevant Development Plans, the LIR submitted by CDC, the NPSs, NPPF, relevant WMSs, and to all other matters which are considered important and relevant to the Secretary of State's decision as required by section 104 of the Planning Act 2008. The Secretary of State confirms for the purposes of regulation 4(2) of the EIA Regulations that the environmental information as defined in regulation 3(1) of those Regulations has been taken into consideration.
- 7.8. The Secretary of State has therefore decided to accept the ExA's recommendation to make the Order granting development consent, including the modifications set out in section 9 of this document.

8. Other Matters

Equality Act 2010

- 8.1. The Equality Act 2010 includes a public sector "general equality duty" ("PSGD"). This requires public authorities to have due regard in the exercise of their functions to the need to eliminate unlawful discrimination, harassment and victimisation and any other conduct prohibited under the Equality Act 2010; advance equality of opportunity between people who share a protected characteristic and those who do not; and foster good relations between people who share a protected characteristic and those who do not in respect of the following "protected characteristics": age; gender reassignment; disability; marriage and civil

partnerships¹²; pregnancy and maternity; religion and belief; race; sex and sexual orientation.

- 8.2. In considering this matter, the Secretary of State (as decision-maker) must pay due regard to the aims of the PSED. This must include consideration of all potential equality impacts highlighted during the Examination. There can be detriment to affected parties but, if there is, it must be acknowledged and the impacts on equality must be considered.
- 8.3. The Secretary of State has had due regard to this duty and has not identified any parties with a protected characteristic that might be discriminated against as a result of the decision to grant consent to the Proposed Development.
- 8.4. The Secretary of State is confident that, in taking the recommended decision, the Secretary of State has paid due regard to the above aims when considering the potential impacts of granting or refusing consent and can conclude that the Proposed Development will not result in any differential impacts on people sharing any of the protected characteristics. The Secretary of State concludes, therefore, that granting consent is not likely to result in a substantial impact on equality of opportunity or relations between those who share a protected characteristic and others or unlawfully discriminate against any particular protected characteristics.

Natural Environment and Rural Communities Act 2006

- 8.5. The Secretary of State notes the “general biodiversity objective” to conserve and enhance biodiversity in England, section 40(A1) of the Natural Environment and Rural Communities Act 2006 and considers the Application consistent with furthering that objective, having also had regard to the United Nations Environmental Programme Convention on Biological Diversity of 1992, when making this decision.
- 8.6. The Secretary of State is of the view that the ExA’s Report, together with the Environmental Impact Assessment considers biodiversity sufficiently to inform the Secretary of State in this respect. In reaching the decision to give consent to the Proposed Development, the Secretary of State has had due regard to conserving biodiversity.

9. Modifications to the draft Order

- 9.1. Following consideration of the recommended Order provided by the ExA, the Secretary of State has made the following modifications to the recommended Order:
 - Amendment to paragraph (2) of article 11 (construction and maintenance of altered streets) to clarify the obligation to maintain temporary alterations to streets.
 - Amendment to article 13 (stopping up of public rights of way) to clarify the terminology in relation to the power to stop up public rights of way.
 - Amendment to article 18 (discharge of water) to prevent the carrying out of works in addition to opening any public sewer or drain except in certain circumstances, and to ensure works which may damage or interfere with the bed or banks of rivers are subject to the consent of the Environment Agency.

¹² In respect of the first statutory objective (eliminating unlawful discrimination etc.) only.

- Amendment to article 21 (compulsory acquisition of land) to insert a new paragraph (2) to provide that the compulsory acquisition rights do not extend to rights in mines and minerals as these rights are not required for the authorised development.
- Amendment to paragraph (1) of article 24 (private rights) to ensure private rights and restrictive covenants will cease to have effect only insofar as their continuance would be inconsistent with the compulsory acquisition powers under article 21.
- Amendment to article 28 (modification of Part 1 of the Compulsory Purchase Act 1965) to insert paragraph (4) to apply section 22(2) of the Acquisition of Land Act 1981 to the Order.
- Amendment to article 45 (service of notices) to insert paragraph (10) to clarify the meaning of “legible in all material respects”.
- Amendment to paragraph (2) of article 47 (guarantees in respect of payment of compensation) to include article 26 (acquisition of subsoil only).
- Amendment to sub-paragraphs (2) and (3) of paragraph 2 (authorised development) of schedule 1 (authorised development) and sub-paragraph (3) of paragraph 5 (detailed design approval) of schedule 2 (requirements) to provide that the authorised development must only comprise of either Work No. 4 or Work No. 5(b).
- Amendment to paragraph 2 (authorised development) of schedule 1 (authorised development) to clarify that the authorised development is limited to works which fall within the scope of the work assessed in the environmental statement.
- Amendment to schedule 2 (requirements) inserting a new paragraph 2 (notice of date of final commissioning) requiring the undertaker to serve notice of the date of final commissioning and corresponding deletion of the same requirement in sub-paragraph (5) paragraph 3 (approved details and amendments to them) of schedule 2 (requirements).
- Amendment to sub-paragraphs (1) and (2) paragraph 5 (detailed design approval) of schedule 2 (requirements) to clarify the details for which detailed design approval must be submitted and approved before the authorised development commences.
- Amendment to sub-paragraphs (2) and (3) of paragraph 8 (biodiversity net gain) of schedule 2 (requirements) to specify the biodiversity metric to be used and the requirements for the biodiversity net gain strategy.
- Amendment to sub-paragraph (1) of paragraph 10 (surface and foul water drainage) of schedule 2 (requirements) to require consultation with the Environment Agency.
- Amendment to paragraph 10 (surface and foul water drainage) of schedule 2 (requirements) to insert a new sub-paragraph (4) to clarify the meaning of “commence”.
- Amendment to paragraph 11 (archaeology) of schedule 2 (requirements) to insert new sub-paragraphs (3) and (4) to clarify the requirements for any archaeological works or programme of archaeological investigation.
- Amendment to sub-paragraph (1) of paragraph 12 (construction environmental management plan) of schedule 2 (requirements) to require consultation with the relevant highway authority.
- Amendment to paragraph 13 (operational environmental management plan) of schedule 2 (requirements) to require consultation with the highway authority and the Environment Agency and to ensure the operational environmental management plan includes a waste management strategy.

- Amendment to paragraph 19 (decommissioning environmental management plan) of schedule 2 (requirements) to require consultation with the Environment Agency, Network Rail Infrastructure Limited, the relevant highway authority for the highway(s) and National Highways Limited, to clarify that no decommissioning works are to be carried out without the decommissioning environmental management plan, and that this requirement is without prejudice to other consents or permissions that may be required for decommissioning.
- Amendment to schedule 2 (requirements) to insert a new paragraph 20 (requirement for written approval) to clarify the requirement for approval to be in writing.
- Amendment to paragraph 23(1) of schedule 14 (protective provisions) to provide for the obligation to maintain drainage works and to clarify that the obligation applies from the commencement of construction of the specified work.
- Amendment to paragraph 23(5) of schedule 14 (protective provisions) to clarify that the obligation to maintain does not apply to works vested in the drainage authority or required to be maintained by them or another person or to any obstruction of a drainage work for the purpose of a work under the Order and carried out in accordance with the relevant part of the Order.
- Amendment to paragraph 51(1) of schedule 14 (protective provisions) to align with the wording agreed in the Statement of Common Ground with the Environment Agency.
- Amendment to paragraph 64 of schedule 14 (protective provisions) to remove the reference to “commercial undertaking” in the definition of “functions” because it is considered unnecessary.
- Amendment to paragraph 87 of schedule 14 (protective provisions) to align the references to stopping up and temporarily closing streets with articles 12 (temporary closure of streets and public rights of way) and 13 (stopping up of public rights of way).
- Amendment to paragraphs 4(1)(c) and (d) of schedule 15 (procedure for discharge of requirements) to clarify the appeals process.

9.2. In addition to the above, the Secretary of State has made various changes to the draft Order which do not materially alter its effect, including changes to conform with the current practice for statutory instruments, changes in the interests of clarity and consistency, changes made for the purposes of standardised grammar and spelling, and changes to ensure that the Order has its intended effect. The Order, including the modifications referred to above, is being published with this letter.

10. Challenge to decision

10.1. The circumstances in which the Secretary of State's decision may be challenged are set out in the Annex to this letter.

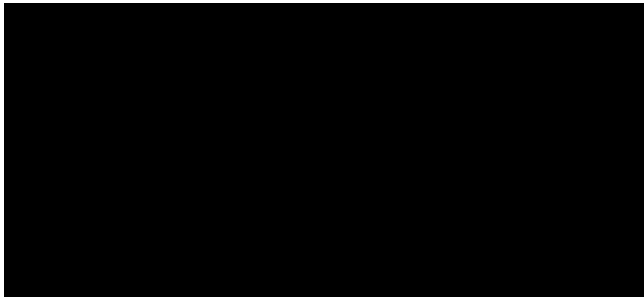
11. Publicity for decision

11.1. The Secretary of State's decision on this Application is being publicised as required by section 116 of the Planning Act 2008 and regulation 31 of the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017.

11.2. Section 134(6A) of the Planning Act 2008 provides that a compulsory acquisition notice shall be a local land charge. Section 134(6A) also requires the compulsory acquisition notice to

be sent to the Chief Land Registrar, and this will be the case where the Order is situated in an area for which the Chief Land Registrar has given notice that they now keep the local land charges register following changes made by Schedule 5 to the Infrastructure Act 2015. However, where land in the Order is situated in an area for which the local authority remains the registering authority for local land charges (because the changes made by the Infrastructure Act 2015 have not yet taken effect), the prospective purchaser should comply with the steps required by section 5 of the Local Land Charges Act 1975 (prior to it being amended by the Infrastructure Act 2015) to ensure that the charge is registered by the local authority.

Yours sincerely,



David Wagstaff OBE

Head of Energy Infrastructure Planning

On behalf of the Secretary of State for Energy Security and Net Zero

ANNEX A: LEGAL CHALLENGES RELATING TO APPLICATIONS FOR DEVELOPMENT CONSENT ORDERS

Under section 118 of the Planning Act 2008, an Order granting development consent, or anything done, or omitted to be done, by the Secretary of State in relation to an application for such an Order, can be challenged only by means of a claim for judicial review. A claim for judicial review must be made to the Planning Court during the period of 6 weeks beginning with the day after the day on which the Order or decision is published. The decision documents are being published on the date of this letter on the Planning Inspectorate website at the following address:

<https://national-infrastructure-consenting.planninginspectorate.gov.uk/projects/EN010152>

These notes are provided for guidance only. A person who thinks they may have grounds for challenging the decision to make the Order referred to in this letter is advised to seek legal advice before taking any action. If you require advice on the process for making any challenge you should contact the Administrative Court Office at the Royal Courts of Justice, Strand, London, WC2A 2LL (0207 947 6655).

ANNEX B: LIST OF ABBREVIATIONS

Abbreviation	Reference
AA	Appropriate Assessment
AEoI	Adverse Effects on Integrity
AMS	Archaeological Mitigation Strategy
BESS	Battery Energy Storage System
BHT	Burnet Heritage Trust
BMV	Best and Most Versatile
BoR	Book of Reference
CA	Compulsory Acquisition
CCGT	Combined Cycle Gas Turbine
CDC	City of Doncaster Council
CEMP	Construction Environmental Management Plan
CP2030	Clean Power 2030 Action Plan
CTMP	Construction Traffic Management Plan
dDCO	Draft Development Consent Order
DCO	Development Consent Order
DDC	Danvm Drainage Commissioners
DEMP	Decommissioning Environmental Management Plan
DLP	Doncaster Local Plan
EA	Environment Agency
ECMR	Environmental Commitments and Mitigation Register
EIA	Environmental Impact Assessment
ES	Environmental Statement
ESL	Elba Securities Limited
ExA	The Examining Authority
FLL	Functionally Linked Land
fSMP	Framework Soil Management Plan
GCC	Grid Connection Corridor
GCLD	Grid Connection Line Drop
HoT	Heads of Terms
HRA	Habitats Regulations Assessment
IP	Interested Party
IROPI	Imperative Reasons of Overriding Public Interest
LRT	Land Rights Tracker
LEMP	Landscape and Ecological Management Plan
LIR	Local Impact Report
LSE	Likely Significant Effect
MW	Megawatt
NDHA	Non-designated Heritage Assets
NE	Natural England
NETS	National Electricity Transmission System

NGET	National Grid Electricity Transmission
NGTMS	National Grid Thorpe Marsh Substation
NP	Northern Powergrid (Yorkshire) Plc
NPPF	National Planning Policy Framework
NPS	National Policy Statement
NPS EN-1	National Policy Statement for Energy
NPS EN-3	National Policy Statement for Renewable Energy Infrastructure
NPS EN-5	National Policy Statement for Electricity Networks Infrastructure
NR	National Rail Infrastructure Limited
NSN	National Site Network
NSER	No Significant Effects Report
NSIP	Nationally Significant Infrastructure Project
OEMP	Operational Environmental Management Plan
The 2008 Act	The Planning Act 2008
PP	Protective Provisions
PSED	Public Sector Equality Duty
RR	Relevant Representation
SAC	Special Area of Conservation
SoCG	Statement of Common Ground
Solar PV	Solar photovoltaic
SoN	Statement of Need
SPA	Special Protection Area
SU	Statutory undertaker
The EIA Regulations	The Infrastructure Planning Environmental Impact Assessment Regulations 2017
The Habitats Regulations	The Conservation of Habitats and Species Regulations 2017
The Ramsar Convention	The Convention on Wetlands of International Importance 1972
TP	Temporary Possession
WMS	Written Ministerial Statement