

Our Ref: EN010153/DR/8.11

22 December 2025

Case Manager
Planning Inspectorate
National Infrastructure Planning
Temple Quay House
2 The Square
Bristol
BS1 6PM

FAO: FrodshamSolarFarm@planninginspectorate.gov.uk

Application Reference: EN010153

Applicant Cover Letter for Examination Deadline 1

I write on behalf of Frodsham Solar Ltd (the “Applicant”) in response to the Examining Authority’s (ExA’s) letter dated 16 December 2025 (‘Rule 8 letter’) in respect of Examination Deadline 1. This letter sets out the submissions made by the Applicant for Deadline 1.

New Submission Documents

The table below sets out the new documents submitted by the Applicant along with their reason for submission, and a brief summary of the purpose of the document. The Applicant has also enclosed an updated **Application Document Tracker (Rev. P04) [EN010153/DR/1.5]** that set out a full up to date document list.

New Submission Document and Applicant’s Document Reference	Reason for Submission	Purpose of the Document
Cover Letter for Deadline 1 [EN010153/DR/8.11]	-	-
Applicant’s Response to Other Relevant Representations [EN010153/DR/8.12]	As requested by the ExA in the Rule 8 Letter (PD-008) .	The Applicant previously submitted responses to Relevant Representations made by the Local Planning Authority and Statutory Environmental Bodies at Procedural Deadline B (PD2-027). This document sets out the Applicant’s remaining response to all other Relevant Representations.
Written Summary of Applicant’s Oral Submissions at Issue Specific Hearing 1 (ISH1), and Post Hearing Notes [EN010153/DR/8.13]	As requested by the ExA in the Rule 8 Letter (PD-008) .	This document provides a written summary of the Applicant’s oral submissions at ISH1, as well as the Applicant’s written submissions in response to the action points arising from the hearing.
Technical Note on Major Replacement Works	As offered by the Applicant at ISH1, and set out in the Written Summary of	This document sets out the Applicant’s position on points relating to major

New Submission Document and Applicant's Document Reference	Reason for Submission	Purpose of the Document
[EN010153/DR/8.14]	Applicant's Oral Submissions at Issue Specific Hearing 1 (ISH1), and Post Hearing Notes [EN010153/DR/8.13].	replacement activities discussed in ISH1.
Note on updated National Policy Statements EN-1, EN-3, and EN-5 [EN010153/DR/8.15]	As offered by the Applicant in its Procedural Deadline B Response Letter (PD2-025) .	This document provides a summary of the updated National Policy Statements for Energy, and any implications for the Proposed Development.
Statement of Common Ground with Cheshire West and Chester Council [EN010153/DR/8.16]	As requested by the ExA in Annex B of the Rule 8 Letter (PD-008) , and Annex E of the Rule 6 Letter (PD-006) .	This document provides the first draft of a Statement of Common Ground with Cheshire West and Chester Council (CWCC). It should be noted that at this stage, this document presents the Applicant's understanding of matters agreed, under discussion, or not agreed. <u>CWCC has not yet made comment on the document.</u>
Statement of Common Ground with Environment Agency [EN010153/DR/8.17]	As requested by the ExA in Annex B of the Rule 8 Letter (PD-008) , and Annex E of the Rule 6 Letter (PD-006) .	This document provides the first agreed draft of a Statement of Common Ground with the Environment Agency.
Statement of Common Ground with National Highways [EN010153/DR/8.18]	As requested by the ExA in Annex B of the Rule 8 Letter (PD-008) , and Annex E of the Rule 6 Letter (PD-006) .	This document provides the first agreed draft of a Statement of Common Ground with National Highways.
Statement of Common Ground with Liverpool Bay CCS Limited [EN010153/DR/8.19]	As requested by the ExA in Annex B of the Rule 8 Letter (PD-008) , and Annex E of the Rule 6 Letter (PD-006) .	This document provides the first draft of a Statement of Common Ground with Liverpool Bay CCS Ltd.
Statement of Commonality [EN010153/DR/8.20]	As requested by the ExA in Annex E of the Rule 6 Letter (PD-006) .	This document provides a summary of the common ground between the Applicant and other parties for whom a Statement of Common Ground is being prepared.
Technical Note on Pipeline Interactions [EN010153/DR/8.21]	As offered by the Applicant at ISH1, and set out in the Written Summary of Applicant's Oral Submissions at Issue Specific Hearing 1 (ISH1), and Post Hearing Notes [EN010153/DR/8.13] .	This document sets out the Applicant's position on the interactions with the Runcorn Spur Pipeline and the HyNet Hydrogen Pipeline.
Technical Note on Construction Resourcing Schedule [EN010153/DR/8.22]	As offered by the Applicant at ISH1, and set out in the Written Summary of Applicant's Oral Submissions at Issue Specific Hearing 1 (ISH1), and Post Hearing Notes [EN010153/DR/8.13] .	This document sets out an analysis of the impacts of potential changes to the construction resourcing schedule provided as ES Appendix 2-2.
Technical Note on Peat Resources	As offered by the Applicant at ISH1, and set out in the Written Summary of	This document provides further detail in relation to the Proposed

New Submission Document and Applicant's Document Reference	Reason for Submission	Purpose of the Document
[EN010153/DR/8.23]	Applicant's Oral Submissions at Issue Specific Hearing 1 (ISH1), and Post Hearing Notes [EN010153/DR/8.13].	Development potential interactions with peat, as explored at ISH1.
Statutory Undertaker Negotiations Tracker [EN010153/DR/8.24]	As requested by the ExA in Annex E of the Rule 6 Letter (PD-006) .	<p>This document provides an update on negotiations with statutory undertakers, including the matters listed in items 5 and 6 of Annex E.</p> <p>This document is presented as a spreadsheet, as this was the only format that would enable all of the information requested by the ExA to be seen in one table.</p> <p>It is noted that this document deals only with all parties with whom there are specific Protective Provisions within the DCO. No other Statutory Undertaker in the Book of Reference has submitted a Relevant Representation nor contacted the Applicant in respect of the Proposed Development and their interests are protected by Schedules 13 and 14 of the draft DCO. As such there is nothing to 'track' within this tracker.</p>

Updated Application Documents

The table below sets out the updated documents submitted by the Applicant along with any reason for amendment. As noted above, the Applicant has also enclosed an updated **Application Document Tracker (Rev. P04) [EN010153/DR/1.5]** that set out a full up to date document list.

Updated Document	Reason for Amendments
Application Document Tracker (clean and tracked versions provided) P04 [EN010153/DR/1.5]	Document updated to provide up to date Deadline 1 document list.
Draft Development Consent Order - Schedule of Changes P02 [EN010153/DR/8.8]	<p>As requested by the ExA in Annex E of the Rule 6 Letter (PD-006).</p> <p>This document sets out the reasoning for the changes made to the DCO.</p>
Schedule of Land Rights Changes P02 [EN010153/DR/8.10]	<p>As requested by the ExA in Annex E of the Rule 6 Letter (PD-006).</p> <p>This document provides an update on negotiations with third parties.</p>
Land and Crown Land Plans P02 [EN010153/DR/2.2]	Document updated to account for discussions with National Highways – plot 5/8 being split into 5/8a and 5/8b.

Updated Document	Reason for Amendments
Draft Development Consent Order P04 (clean and tracked versions provided) [EN010153/DR/1.3]	As requested by the ExA and reflects the discussions at ISH1 and discussions with stakeholders.
Explanatory Memorandum P04 (clean and tracked versions provided) [EN010153/DR/3.2]	As requested by the ExA and reflects the updates to the DCO and discussions at ISH1. Please note that the document references in this document have not yet been updated – this will happen in the last version of this document.
Book of Reference P04 (clean and tracked versions provided) [EN010153/DR/4.3]	Updated to account for the changes to the Land and Crown Land Plans and on-going diligent inquiry.
Land and Rights Negotiations Tracker P02 (clean and tracked versions provided) [EN010153/DR/4.4]	As required by Annex E of the Rule 6 Letter.
ES Vol 2 Appendix 2-3: Permitted Preliminary Works P02 (clean and tracked versions provided) [EN010153/DR/6.2]	Updated following discussions at ISH1.
Design Parameters Statement P02 (clean and tracked versions provided) [EN010153/DR/7.1]	
Commitments Register P03 (clean and tracked versions provided) [EN010153/DR/7.2]	Updated to account for the changes to the management plans referred to below.
Outline Construction Traffic Management Plan P03 (clean and tracked versions provided) [EN010153/DR/7.4]	Updated following discussions at ISH1.
Outline Construction Environmental Management Plan P03 (clean and tracked versions provided) [EN010153/DR/7.5]	
Outline Operational Environmental Management Plan P03 (clean and tracked versions provided) [EN010153/DR/7.6]	
Outline Decommissioning Environmental Management Plan P03 (clean and tracked versions provided) [EN010153/DR/7.7]	
Outline Soil Management Plan P02 (clean and tracked versions provided) [EN010153/DR/7.10]	
Outline Landscape and Ecology Management Plan P03 (clean and tracked versions provided) [EN010153/DR/7.13]	

The Applicant note that the changes to the application documents above do not take into account the ExA's first written questions. These will be taken forward at future deadlines.

The Applicant also notes that a SoCG with Cadent is not submitted, as suggested in the Rule 8 Letter, for the reasons given in the **Written Summary of Applicant's Oral Submissions at Issue Specific Hearing 1 (ISH1), and Post Hearing Notes**.

Changes in National Policy

National Policy Statements for Energy

As the Applicant noted in their Procedural Deadline B Response Letter (PD2-025), the Department for Energy Security and Net Zero announced on 13th November 2025 the consultation outcome of the proposed revisions to National Policy Statements EN-1, EN-3 and EN-5, which were published for consultation on 24 April 2025. The government has confirmed that it intends to proceed with the proposed updates to the NPSs, with some amendments, and the National Policy Statements are expected to be designated before the end of January 2025.

In light of this, the Applicant has provided a **Note on updated National Policy Statements EN-1, EN-3, and EN-5 [EN010153/DR/8.15]** alongside this submission. This confirms that the Proposed Development should be determined in accordance with the 2024 NPSs as the application was accepted for examination prior to publication of the updated 2025 NPSs. The 2025 NPSs may therefore be an important and relevant consideration, but are not the primary reference for decision-making. The changes introduced by the updated 2025 NPSs reinforce the Government's focus on the need for new renewable and low carbon energy infrastructure to achieve the Clean Power 2030 Mission. The updates and amendments to the NPSs would have little material impact on the decision-making for the Proposed Development.

National Planning Policy Framework

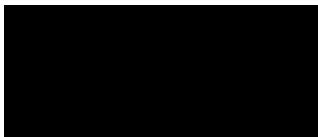
Government began a consultation on an updated National Planning Policy Framework (NPPF) on 16th December 2025, with the consultation scheduled to close on 10th March 2026. On this basis, it would appear unlikely that the final NPPF will be published prior to the close of examination on 30th April 2026.

Government has set out on page 106 of the consultation document¹ in relation to the transitional arrangements that "*It is proposed that the Framework would be a material consideration from the day of publication of the final version*". At this time, the draft updated NPPF is therefore not a material consideration.

It is likely that the final published version of the revised NPPF will undergo further significant changes from the consultation version, given the level of changes from the current NPPF and the nature of the questions being asked by Government through the consultation. The Applicant therefore believes there is limited value to the examination at this stage in providing commentary on the implications of the draft revised NPPF when the current published version is not a material consideration. The Applicant proposes to provide a note on the revised NPPF should it be published in final form prior to the close of examination, but welcomes the ExA's view on this matter.

Please do not hesitate to contact the undersigned or Andrew Russell ([REDACTED]@axis.co.uk) if you have any questions or require any further information.

Yours sincerely



Mark Flaherty
Development Manager on behalf of Frodsham Solar Limited (FSL)
FSL is a Cubico Sustainable Investments owned company

¹ MHCLG (2025). *Proposed reforms to the National Planning Policy Framework and other changes to the planning system*. [online] Available at: https://assets.publishing.service.gov.uk/media/69417a0958a21370f58f3010/December_2025_NPPF_Consultation_document.pdf