



Fosse Green Energy

EN010154

1.1 Covering Letter

VOLUME

1

Planning Act 2008 (as amended)

Regulation 5(2)(q)

Infrastructure Planning (Applications: Prescribed
Forms and Procedure) Regulations 2009 (as
amended)

18 July 2025

Planning Act 2008

The Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulation 2009 (as amended)

Fosse Green Energy
Development Consent Order 202[]

1.1 Covering Letter

Regulation Reference	Regulation 5(2)(q)
Planning Inspectorate Scheme Reference	EN010154
Application Document Reference	EN010154/APP/1.1
Author	Fosse Green Energy Limited

Version	Date	Issue Purpose
Rev 1	18 July 2025	DCO Submission

18 July 2025

Simon Raywood
National Infrastructure Case Manager
The Planning Inspectorate
National Infrastructure Planning
Temple Quay House
Temple Quay
Bristol
BS1 6PN

Dear Mr Raywood,

Planning Act 2008 - Application for a Development Consent Order for Fosse Green Energy

Planning Inspectorate Case Reference: EN010154

On behalf of Fosse Green Energy Limited (the Applicant) I am pleased to enclose an application for a Development Consent Order (the DCO application) pursuant to section 37 of the Planning Act 2008 (PA 2008) for the proposed Fosse Green Energy project (the Proposed Development).

1.1 Subject of the DCO Application

- 1.1.1 The Application is for a Development Consent Order (DCO) that will comprise the construction, operation and maintenance, and decommissioning of a solar photovoltaic (PV) electricity generating facility, with a Battery Energy Storage System (BESS) and other associated infrastructure, with a total capacity exceeding 50 megawatts (MW), along with an import and export connection via the national transmission network at the proposed National Grid substation near Navenby.
- 1.1.2 A non-technical description of the Proposed Development is included within the **Introduction to the Application [EN010154/APP/1.2]** and the **Non-Technical Summary** of the Environmental Statement (ES) **[EN010154/APP/6.4]**. A more detailed technical description of the Proposed Development is included within **Chapter 3: The Proposed Development** of the ES **[EN010154/APP/6.1]**.
- 1.1.3 The Proposed Development is located within the administrative areas of North Kesteven District Council and Lincolnshire County Council. The site is located approximately 9km south and south west of Lincoln in proximity to the villages of Thorpe on the Hill, Witham St Hughs, Haddington, Thurlby, Navenby, and Bassingham.
- 1.1.4 The DCO application is accompanied by a **Statement of Need [EN010154/APP/7.1]** which provides further detail on the need for the Proposed Development. The **Statement of Need [EN010154/APP/7.1]** concludes that

“The meaningful and timely contributions offered by the Proposed Development to UK decarbonisation and security of supply, while helping lower bills for consumers throughout its operational life, will be critical on the path to net zero beyond delivery of the government’s ‘Clean Power by 2030’ mission”.

1.1.5 The DCO application is required because the Proposed Development is classified as a Nationally Significant Infrastructure Project (NSIP) pursuant to s14(1)(a), s15(1) and s15(2) of the PA 2008, as an onshore generating station in England with a capacity exceeding 50 MW. As such, the decision whether to grant development consent will be made by the Secretary of State for Energy Security and Net Zero (the Secretary of State). The NSIP and associated development are described in Schedule 1 of the **Draft Development Consent Order [EN010154/APP/3.1]**.

1.2 Application Fee and Documentation Enclosed

1.2.1 A fee of £8,946 has been submitted by BACS Transfer to the account of the Planning Inspectorate on 8 July 2025. The Planning Inspectorate confirmed via email on 10 July 2025 that the fee had been received.

1.2.2 The DCO application has been submitted electronically using the Planning Inspectorate’s secure SharePoint site, as agreed with the Planning Inspectorate in advance of submission.

1.2.3 In accordance with the Planning Inspectorate’s Advice on the Preparation and Submission of Application Documents, a GIS shapefile showing the Order limits for the Proposed Development was issued to the Planning Inspectorate via email on 4 July 2025, 10 working days in advance of the submission of the DCO application. The draft **Electronic Application Index [EN010154/APP/1.6]** was also submitted to the Planning Inspectorate via email on 4 July 2025. The final version is submitted alongside this Application.

1.2.4 A completed **Section 55 Checklist [EN010154/APP/1.5]** has been included with the DCO application to assist with the Planning Inspectorate’s compliance check of the DCO application.

1.3 Application Formalities

1.3.1 This Application is made in the form required by s37(3)(b) of the PA 2008 and the application documents comply with the requirements in s37 of the PA 2008 and those set out in:

- a. The Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009 (as amended) (the APFP Regulations);
- b. The Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 (the EIA Regulations);
- c. The Ministry of Housing, Communities and Local Government and Department for Levelling Up, Housing and Communities (DLUHC) ‘Planning Act 2008: Pre-application stage for Nationally Significant Infrastructure

Projects Guidance on the pre-application stage for Nationally Significant Infrastructure Projects' (April 2024);

- d. The DLUHC 'Planning Act 2008: Nationally significant infrastructure projects – Application form guidance' (June 2013); and
- e. The Planning Inspectorate's Nationally Significant Infrastructure Projects: Advice on the Preparation and Submission of Application Documents (August 2024).

1.3.2 The Proposed Development is an Environmental Impact Assessment (EIA) development and therefore the DCO application is accompanied by an **ES** [**EN010154/APP/6.1/6.2/6.3**], in accordance with the EIA Regulations.

1.3.3 It was agreed with the Planning Inspectorate in a meeting on 24 June 2025 that the DCO application will be published (with any necessary redactions and excluding any confidential documents) as soon as practicable after acceptance, on the project page of the National Infrastructure Planning webpage.

1.3.4 The following Application documents contain confidential information and therefore versions with the sensitive information removed, are provided for public viewing:

- a. Appendix 8-G: Annex A Breeding Birds; and
- b. Appendix 8-K: Annex A Badger.

1.3.5 These documents have been marked as red in the **Electronic Application Index** [**EN010154/APP/1.6**] and the **Guide to the Application** [**EN010154/APP/1.3**] to highlight their confidentiality.

1.4 Consent Flexibility

1.4.1 The Proposed Development will use ground mounted solar PV panels to generate electricity from the sun. Solar PV is a rapidly evolving technology and as a result, the **Draft Development Consent Order** [**EN010154/APP/3.1**] and supporting **Works Plans** [**EN010154/APP/2.2**] propose a degree of flexibility to allow the latest technology to be utilised and incorporated at the time of construction.

1.4.2 A number of the design aspects and features of the Proposed Development cannot be confirmed until the procurement process for the design and construction of the Proposed Development has been completed. The **Proposed Development Parameters** [**EN010154/APP/7.4**] set out the parameters within which the Proposed Development is proposed to be constructed and operated. Given the flexibility required, the EIA has been undertaken adopting the principles of the 'Rochdale Envelope', as described in Nationally Significant Infrastructure Projects – Advice Note Nine: Rochdale Envelope (July 2018), which involves assessing the maximum (and, where relevant, minimum) parameters for the Proposed Development. The EIA therefore presents a likely worst-case assessment of potential environmental effects.

1.5 Habitats Regulations Assessment

The DCO application includes a **Habitats Regulations Assessment Report [EN010154/APP/7.13]**. This considers whether the Proposed Development is likely to have an effect on areas that have been internationally designated for nature conservation purposes (termed ‘European Sites’). This has been prepared in accordance with Regulation 5(2)(g) of the APFP Regulations and Nationally Significant Infrastructure Projects: Advice on Habitats Regulations Assessments, published in September 2024. The **Habitats Regulations Assessment Report [EN010154/APP/7.13]** concludes that “*there will be no significant effects to European sites either from the construction, operation and maintenance and decommissioning of the Proposed Development or in combination with other plans and projects.*”

1.6 Compulsory Acquisition

- 1.6.1 The land over which the Applicant is seeking powers of compulsory acquisition of land, rights and interests and powers of temporary possession in the **Draft Development Consent Order [EN010154/APP/3.1]** for the purposes of the Proposed Development is listed in the **Book of Reference [EN010154/APP/4.3]** and shown on the **Land Plans [EN010154/APP/2.1]**. The **Statement of Reasons [EN010154/APP/4.1]** also provides details of the powers sought and the negotiations to date with respect to land matters.
- 1.6.2 The **Book of Reference [EN010154/APP/4.3]** has been prepared and is submitted in compliance with Regulation 5(2)(d) of the APFP Regulations, and in accordance with DLUHC’s guidance ‘Planning Act 2008: Guidance related to procedures for compulsory acquisition of land’ (September 2013).
- 1.6.3 Details of the adequacy of the funding for compensation are provided in the **Funding Statement [EN010154/APP/4.2]**. The Statement of Reasons and Funding Statement are submitted in compliance with Regulation 5(2)(h) of the APFP Regulations.

1.7 Other Consents and Licences

- 1.7.1 A summary of other consents and licences likely to be required in addition to those being requested as part of the **Draft Development Consent Order [EN010154/APP/3.1]** is provided in the **Consents and Agreements Position Statement [EN010154/APP/3.3]**.

1.8 Pre-application Consultation

- 1.8.1 The Applicant has had careful regard to the pre-application consultation requirements of the PA 2008, the guidance on pre-application consultation issued by the DLUHC and the Planning Inspectorate, and its pre-application discussions held with the Planning Inspectorate, as required by s50(3) and s55(4) of the PA 2008.

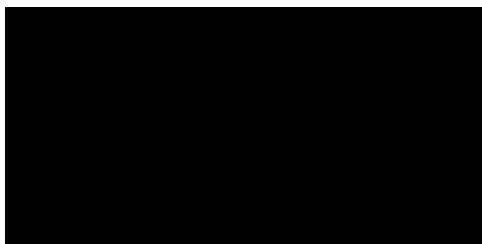
- 1.8.2 As required by s37(3)(c) of the PA 2008, the DCO application is accompanied by a **Consultation Report [EN010154/APP/5.1]** and supporting **Consultation Report Appendices [EN010154/APP/5.2]**, which provide details of the Applicant's compliance with s42, s46, s47, s48 and s49 of the PA 2008, the APFP Regulations, the EIA Regulations, and the relevant guidance.
- 1.8.3 The **Consultation Report [EN010154/APP/5.1]** sets out the responses of statutory and non-statutory consultees and how the Applicant has had regard to the relevant responses received through the design iteration and evolution of the Proposed Development and the DCO application in accordance with s49 of the PA 2008.
- 1.8.4 The Applicant has had regard to the s51 advice provided by the Planning Inspectorate over the course of the pre-application period. Appendix A of this Covering Letter outlines how the Applicant has responded to the s51 advice provided.

1.9 Other Matters

- 1.9.1 In accordance with Regulation 5(5) of the APFP Regulations, the Applicant retains all responses to the consultation carried out under Part 5 of the PA 2008 and can make them available at the request of the Planning Inspectorate and/or the Secretary of State.
- 1.9.2 The Applicant will keep all application documents under review and will endeavour to provide updates (where it considers it necessary to do so) during the examination of the DCO application considering questions and comments received from the Examining Authority and Interested Parties.
- 1.9.3 The Applicant also confirms that Artificial Intelligence has not been used to create or alter any part of the application documents, information or data submitted with the DCO application.

We look forward to hearing from you in relation to a formal acceptance of this DCO application. If we can be of any assistance, please do not hesitate to contact us using the details provided below.

Yours sincerely,



Project Director

On behalf of Fosse Green Energy Limited | 22 Grosvenor Gardens, London, United Kingdom, SW1W 0DH

Appendix A Response to Section 51 Advice from the Planning Inspectorate

Section 51 Advice

Applicant's Response

Advice dated 22 May 2023

The Inspectorate advised the Applicant to ensure it engaged with Local Authorities (LAs), key stakeholders, etc when completing the Archaeology Report.

The Applicant has engaged with Historic England and the County Archaeologist at Lincolnshire County Council (LCC) on archaeological matters. Trial trenching has been undertaken under a Written Scheme of Investigation (WSI) that sets out the approach and methodology; the WSI was agreed with the County Archaeologist at LCC before trenching works commenced. Further detail on the engagement undertaken, is provided within the **Consultation Report [EN010154/APP/5.1]** and its supporting **appendices [EN010154/APP/5.2]**.

The Inspectorate made the Applicant aware of the draft document review service offered by the Inspectorate and recommended that this was taken into consideration to help support programme planning and making the Development Consent Order (DCO) submission.

The Applicant took advantage of this document review service (see advice below).

Advice dated 22 May 2024

The Inspectorate would like to inform you that as the scoping opinion request for Fosse Green Energy was received prior to

Prior to Statutory Consultation, the Applicant reviewed the amendments to The Infrastructure Planning (Applications: Prescribed Forms and

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30 April 2024, the list of consultation bodies notified and consulted by the Planning Inspectorate before adopting the scoping opinion (as set out in the 'Regulation 11 list' provided to the Applicant as per Regulation 11(1)b of the Infrastructure Planning (Environmental Impact Assessment (EIA)) Regulations 2017), will not reflect the recent amendments to the APFP Regulations. The Applicant is therefore advised to review the transitional provisions in Regulation 4 of the MP Regulations 2024, together with the amendments to the APFP Regulations, and consider whether any new or different Regulation bodies should be included in the consultations for the project. Please be aware that it is the responsibility of the Applicant to ensure their consultation fully accords with the requirements of the Planning Act 2008 and associated regulations and guidance. The Regulation 11 list has been compiled by the Planning Inspectorate on behalf of the Secretary of State in its duty to notify the consultation bodies in accordance with Regulation 11(1)(a) of the EIA Regulations and, whilst it can inform the Applicant's own consultation, it should not be relied upon for that purpose.

Applicant's Response

Procedure) Regulations 2009 which were modified as a result of The Infrastructure Planning (Miscellaneous Provisions) Regulations 2024 (MP Regulations).

Section 3.2 of the **Consultation Report [EN010154/APP/5.1]** confirms that the MP Regulations were taken into account. Appendix 3.1 of the **Consultation Report Appendices [EN010154/APP/5.2]** sets out the consultees that were consulted under section 42 of the Planning Act 2008, which also reflect those parties identified in the MP Regulations.

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Applicant's Response

Advice dated 01 November 2024

The Applicant must ensure that the Programme Document (PD) is hosted and maintained on the Applicant's website and share with Local Authorities, Statutory consultees etc.

Please add any targeted consultation dates to Programme Document. (If any)

It would be helpful if the timeframes for the submission of the draft document review is added to the Programme document.

The Applicant has prepared a Programme Document and kept this up to date on the website for the Proposed Development.

Given targeted consultation has not been undertaken, this information was not included in the Programme Document.

The timeframes for the submission of draft documents to the Planning Inspectorate for their review were included in the Programme Document.

Advice dated 11 December 2024

The Inspectorate advised the applicant to ensure the advertisements/notifications of consultations is captured in the Consultation Report, along with its engagement activities with the Local Authorities.

The Applicant has included the relevant notices and advertisements informing stakeholders, statutory consultees and the local community about the arrangements for Non-Statutory and Statutory Consultation in the **Consultation Report [EN010154/APP/5.1]** and its supporting appendices **[EN010154/APP/5.2]**.

The Inspectorate advised that the evolution of the design of the proposed development should be clearly evidenced in a Design Approach Document or equivalent, as to how taking account of the criteria in the National Policy Statements, how the community uses the site and its surroundings, and consultation feedback has led to design alterations.

The Applicant has prepared a **Design Approach Document [EN010154/APP/7.3]**, which sets out the Design Vision and Design Principles that have provided a framework for evolution of the design of the Proposed Development. The **Design Approach Document [EN010154/APP/7.3]** demonstrates how the design evolved taking into account the site context, the outcomes of environmental assessment,

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The Inspectorate recommended that the applicant evidence how they have consulted hard-to-reach groups, such as communities in rural areas.

national and local planning policy and feedback received from the Non-Statutory and Statutory Consultations.

Adequacy of Consultation Milestone (AoCM) Document feedback 17 April 2025

It is noted, however, that only the host authorities North Kesteven DC and Lincolnshire CC were consulted by the applicant on its AoCM statement. It is important that the views and any relevant supporting material about the AoCM is included from all relevant local authorities, where available and practicable to do so (it is noted that the AoCM statement lists Lincoln City Council, West Lindsey District Council, Newark and Sherwood District Council, East Lindsey District Council, North East Lincolnshire Council, North Lincolnshire Council, North Northamptonshire Council, Peterborough City Council, Boston Borough Council, South Holland District Council, South Kesteven District Council, Nottinghamshire County Council, Rutland County Council, Cambridgeshire County Council, Norfolk County Council, Leicestershire County Council and

The Applicant only consulted the host authorities (LCC and North Kesteven District Council) on the Adequacy of Consultation Milestone document given they had previously provided comments on the Statement of Community Consultation.

As set out in the Adequacy of Consultation Milestone document, both host authorities agreed that the Adequacy of Consultation Milestone has been met. The host authorities' responses to the Adequacy of Consultation Milestone can be viewed in the Adequacy of Consultation Milestone Report that was submitted to the Planning Inspectorate on 18 April 2025.

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Applicant's Response

Cambridgeshire and Peterborough 6 Combined Authority as other neighbouring district, county and unitary authorities).

Draft Document Review Comments from the Planning Inspectorate

Given that the applicant has provided an incomplete version of the draft DCO, the Inspectorate has not been able to provide a complete review or comment on whether it is of a satisfactory standard. However, the applicant is reminded of paragraphs 3 and 22 of the [DCLG: Application form Guidance](#), which states:

para 3 - "The application must be of a standard which the Secretary of State considers satisfactory: Section 37(3) of the Planning Act requires the application to specify the development to which it relates, be made in the prescribed form, be accompanied by the consultation report, and be accompanied by documents and information of a prescribed description. The Applications Regulations set out the prescribed form at Schedule 2, and prescribed documents and information at regulations 5 and 6".

para 22 - "A draft Development Consent Order is to be prepared by the applicant. This is to contain provisions relating to all the development work for which development consent is required, any associated development, any ancillary matters and any powers sought under the Planning Act regime which the applicant considers are necessary to construct and operate the

The Applicant noted the Planning Inspectorate's comments, and the references to the application guidance and a full copy of the **Draft Development Consent Order [EN010154/APP/3.1]** has been submitted with the application.

Furthermore:

- a. The **Draft Development Consent Order [EN010154/APP/3.1]** is presented in the form of a validated Statutory Instrument and evidence of validation is provided as part of this Application.
- b. Guidance and best practice for SI drafting has been followed in the preparation of the **Draft Development Consent Order [EN010154/APP/3.1]** in accordance with the latest version of guidance from the Office of the Parliamentary Counsel and guidance from the Planning Inspectorate in Advice Note 15.
- c. The **Draft Development Consent Order [EN010154/APP/3.1]** has undergone and a full audit and consistency check prior to its submission as part of this Application, as advised.

The Explanatory Memorandum contains a full justification for the **Draft Development Consent Order [EN010154/APP/3.1]** in line with the

Section 51 Advice

proposed development. The Explanatory Memorandum should explain the purpose and effect of the provisions in the draft Development Consent Order".

We note upon review of the dDCO that there are some sections, schedules, and articles (etc) missing and would therefore encourage the applicant to have regard to the above guidance prior to submission of their DCO application.

The DCO should be:

- in the form of a validated Statutory Instrument (SI) template [which is publicly available on the UK Legislation Publishing website \(National Archives\)](#), with evidence provided of validation.
- follow guidance and best practice for SI drafting (for example avoiding "shall/should") in accordance with the latest version of guidance from the Office of the Parliamentary Counsel
- follow best practice drafting guidance from the Planning Inspectorate and the Departments in [Advice Note 15 – Drafting development consent orders](#)
- fully audited to ensure that that there are no inconsistencies within the DCO and its constituent parts such as definitions or expressions in the articles, requirements, protective provisions, other schedules and

Applicant's Response

Planning Inspectorate's advice in relation to the use of precedents, explanation of flexibility sought and the definition of commencement.

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any book of reference and/or any deemed marine licence, that all legislative references in the DCO are to extant provisions and all schedules refer to the correct articles.

Interpretations – All mentions of 'Framework' should be replaced with 'Outline' for consistency e.g. change Framework Soil Management Plan to Outline Soil Management Plan to be consistent with Outline Travel Plan.

Interpretations – Human Rights Act 1998 should be included due to the CA powers being sought in Article 20.

Article 8 – The power sought appears to be limited in scope especially as it omits power to 'alter or renew apparatus', remove or use all earth and materials in or under the street, 'demolish, remove, replace and relocate any street furniture within the street', 'execute and maintain any works to provide hard and soft landscaping'.

Document titles have been amended to "framework" throughout the **Draft Development Consent Order [EN010154/APP/3.1]** to ensure it is consistent with the documents in the DCO application.

The Applicant noted the Inspectorate's comments on the inclusion of the Human Rights Act 1998 (HRA 1998). Whilst acknowledging the importance of the HRA 1998 with regard to use of compulsory acquisition powers, there are no operative provisions of the HRA 1998 that would be relevant in a DCO and as such no need to define the HRA 1998 within the **Draft Development Consent Order [EN010154/APP/3.1]**.

Consideration of human rights impacts is covered in the **Statement of Reasons [EN010154/APP/4.1]** where the Applicant puts forward its case for compulsory acquisition powers.

The Applicant noted the Inspectorate's comments on the specific Articles. Where the Inspectorate has noted that powers are limited in scope, this is because the Applicant has tried to limit the powers sought to those that will be required to construct, operate, maintain and decommission the Proposed Development or the Applicant is satisfied that the powers are

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Article 10 – The power sought seems to be limited in scope, particularly as it does not include power to execute any works of surfacing or resurfacing of the highway, execute any works necessary to alter or provide facilities for the management and protection of pedestrians, 'remove and replace kerbs and flume ditches for the purposes of creating permanent and temporary accesses.'

Article 17 – The 28 days deadline for consent seems restrictive as local authorities are generally allowed up to 2 months. Perhaps 42 days minimum deadline would be reasonable.

Article 19 – The 28 days minimum deadline for consent seems restrictive as local authorities are generally allowed up to 2 months. Perhaps 42 days deadline would be reasonable.

Part 6 – The applicant should consider adding 'Crown rights'.

Applicant's Response

provided for under other provisions of the **Draft Development Consent Order [EN010154/APP/3.1]**.

The comments on the timeframe for consent to be given under various Articles in the DCO are noted and will be discussed with the relevant Local Planning Authority/consenting authority and kept under review as the Application progresses.

The Applicant can confirm that there is no need to include Crown Rights under the DCO as no Crown Rights are being sought.

Sample Works Plans

All plans – The draft Works Plans do not appear to meet the requirements of Regulation 5(2)(j)(ii) of the Infrastructure Planning (Applications: Prescribed Forms and Procedures) Regulations 2009 as the draft Works Plans do not clearly show the limits of deviation (dDCO includes no schedules, so we have been unable to cross check this).

The Applicant noted the Planning Inspectorate's comments in relation to the Limits of Deviation. The Applicant has amended the definition of "limits of deviation" in Article 2 of the **Draft Development Consent Order [EN010154/APP/3.1]** to read: "*limits of deviation*" means the boundaries of the numbered works areas shown on the Works Plans in relation to each

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Applicant's Response

Limits of deviation are not represented in the legend shown on the Draft Works Plans. Overall, it is unclear where limits of deviation apply to individual works.

numbered work." A note on limits of deviation has also been added to the Works Plans to provide clarification.

All plans – Each work should have a clear and accurate description, and it must appear on the sheet as described in the dDCO (unable to check against dDCO as no schedules have been included).

Sample Land Plans

All plans – Red line boundaries should be surrounding each plot, instead darker grey lines are used which can make roads/tracks unclear to the untrained eye.

The **Land Plans [EN010154/APP/2.1]** have been amended to show red line boundaries around each plot.

All plans – No landmarks listed i.e. road names, building names, river/lake names so it is not clear where each area is or what the land features are.

The **Land Plans [EN010154/APP/2.1]** have been amended to show road names and place names.

All plans – Where plots go across sheets its not clear where the plot boundary is as they appear to become new plot numbers on the new sheet e.g. plots 1/10 and 2/2 do not appear to have a line to separate the boundary and this appears to be the same for all plots crossing sheets.

The **Land Plans [EN010154/APP/2.1]** have been amended to clarify the cut lines.

All plans – No temporary acquisition of land plots listed in the key or plans.

There is no temporary acquisition sought, therefore temporary acquisition of land plots is not listed in the key or plans.

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Sheets 5 and 6 Plots 5/16, 5/17, 6/1 – Its not clear where the boundaries are, as there are no dark lines splitting the plots. Additionally, the plot number change on the next sheet, when it appears that it should be the same plot of land (given that there is no demarcation separating them except the sheet number).

Sheet 10. Plots 10/1, 10/2, 10/3 – It might be helpful to the public if this section was magnified, as it is a small area on the edge of the sheet.

Sheet 10 Plots 10.5/10.6 – The Book of Reference states 10/5 is not in use but the land plan is using this plot. 10/6 appears to be the one not in use.

The **Land Plans [EN010154/APP/2.1]** have been amended to show red line boundaries around each plot and cut lines have been clarified.

The **Land Plans [EN010154/APP/2.1]** have been amended to show Plots 10/1, 10/2 and 10/3 magnified.

The **Land Plans [EN010154/APP/2.1]** have been amended, and there are now no gaps in numbering.

Advice dated 24 June 2025

The Inspectorate encouraged the applicant to include a summary of direct responses/actions to Section 51 advice in the application submission as this helps demonstrate how feedback has been considered and can reduce the volume of examination questions later.

The Inspectorate flagged inconsistencies between references to "framework" and "outline management" and requested consistency in the terminology used. The applicant confirmed they would use "framework" consistently.

This appendix to the **Covering Letter [EN010154/APP/1.1]** sets out how the Planning Inspectorate's Section 51 advice has been actioned in the preparation of the DCO Application.

Document titles have been amended to "framework" throughout the **Draft Development Consent Order [EN010154/APP/3.1]** to ensure it is consistent with the documents in the DCO application.

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The Inspectorate highlighted the importance assisting communities and parish councils, to aid in their understanding of the DCO regime as many may not be familiar with the process.

The Inspectorate advised that the Programme Document was very clear and that the inclusion of a “main issues” section was helpful and a positive approach. While the Programme Document is non-statutory a summary like this is valuable for tracking engagement with key stakeholders.

The Inspectorate advised the applicant that there was a new approach to submission which involves the Inspectorate providing the file transfer facility and making it available to members of the applicant team. The applicant should provide details to the Case Team of the members of their team who would require access during the time of uploading the documents for submission of the application. Once the documentation has been uploaded and the application is to be submitted the Case Team should be made aware that the submission is ready to be made.

The Inspectorate advised that the Electronic Index must match the folder structure with clear categorization (e.g., DCO, CA, EIA).

Applicant's Response

The Applicant noted the comments about assisting communities and parish councils. The Community Laison Group, which has already been established, could provide a mechanism to provide information about the DCO regime.

The Applicant noted the comments about the Programme Document, that was prepared in accordance with the Planning Inspectorate's Nationally Significant Infrastructure Projects: 2024 Pre-application Prospectus (May 2024).

The Applicant noted the comments regarding the upload of documents for the submission of the DCO application. Details of the team members requiring access to the file transfer facility site were provided to the Planning Inspectorate.

The Applicant noted the comments on the structure of the Electronic Index.

The Shape file, draft electronic index and local authority contacts were provided on 4 July 2025, 10 working days prior to the submission of the application.

The Applicant noted the comments about the submission date.

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The Inspectorate advised that the Shape file, draft electronic index and local authority contacts should be provided by 4 July, 10 working days prior to the submission date of 18 July.

The Inspectorate requested that the applicant of any changes to the submission date as early as possible. If the submission is delayed past 5pm on the day, immediate notification is required for staffing/resource planning.

If the application is accepted for Examination, the Inspectorate requests that the applicant keeps them informed of likely venues for hearings. The Inspectorate advised that the applicant should identify good and bad venues based on past Examinations and should consider appropriate locations around Lincoln.

The Inspectorate requested early updates on matters which may add to the volume or complexity of Relevant Representations.

Additionally, the Inspectorate also stated that as part of the applicant's website strategy, they should link to documents on the project page, on the National Infrastructure Planning website rather than hosting documents directly.

The Applicant noted the comments about venues for hearings, early updates on matters which may add to the volume or complexity of Relevant Representations, and the website strategy. These matters will be addressed in the pre-examination period, should the DCO application be accepted for Examination.