



Fosse Green Energy

EN010154

Targeted Consultation Report associated
with Change Request

Planning Act 2008 (as amended)

Regulation 5(2)(q)

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

07 January 2026

TABLE OF CONTENTS

1. Introduction and Purpose of this Targeted Consultation Report.....	3
2. Approach to Targeted Consultation.....	4
3. Legislation, Guidance and Advice	4
3.1 Planning Inspectorate's Advice – 'Nationally Significant Infrastructure Projects: Changes to an application after it has been accepted for examination'	4
3.2 Government Guidance – 'Planning Act 2008: Examination stage for Nationally Significant Infrastructure Projects'	5
4. Consultation on Removal of Solar PV Array from Field 46.....	5
4.1 Details of the Proposed Changes to Field 46	5
4.2 Reasons for the Proposed Changes to Field 46.....	5
4.3 Impacts of the Proposed Changes to Field 46.....	6
5. Consultation on the Provision of Additional Hedgerows at River Farm.....	8
5.1 Details of the Proposed Changes at River Farm	8
5.2 Reasons for the Proposed Changes at River Farm	8
5.3 Impacts of the Proposed Changes at River Farm.....	8
6. Consultation on the Proposed Reduction of the Redline Boundary	9
6.1 Details of the Proposed Reduction of the Redline Boundary.....	9
6.2 Reasons for the Proposed Reduction of the Redline Boundary	9
6.3 Impacts of the Proposed Reduction of the Redline Boundary	9
7. Concluding Remarks.....	10
8. List of Appendices.....	11
8.1 Appendix A [CONFIDENTIAL] - Correspondence with Affected Landowners.....	11

Tables

Table 1: Record of Engagement with the Affected Landowner (the owner of Grange Cottage)	6
Table 2: Record of Engagement with the Affected Landowner	8
Table 3: Record of Engagement with the Affected Landowners	10

1. Introduction and Purpose of this Targeted Consultation Report

- 1.1.1 This Targeted Consultation Report has been prepared in relation to the application submitted to the Planning Inspectorate on 18 July 2025 (the Application) by Fosse Green Energy Limited (the Applicant) for a Development Consent Order (DCO) for Fosse Green Energy (the Proposed Development).
- 1.1.2 The Application is for the construction, operation (including maintenance), and decommissioning of a ground-mounted solar photovoltaic (PV) electricity generating station with a capacity exceeding 50 megawatts, with battery storage, onsite substation and associated infrastructure to generate and export/import electricity. The associated development includes, but is not limited to, access provision, underground cabling, areas of landscaping and biodiversity enhancement, and a 400 kV underground Grid Connection Cable to connect the Proposed Development to the national electricity transmission network.
- 1.1.3 The Applicant submitted a letter and accompanying amended documentation on 9 December 2025 notifying the Examining Authority of its intention to make three changes to the Application [AS-103] (the Change Notification) and has prepared this Targeted Consultation Report in accordance with the Procedural Decision of the Examining Authority dated 19 December 2025 [PD-009] (the Procedural Decision).
- 1.1.4 In the Procedural Decision, the Examining Authority stated that it was content that the proposed changes in the Change Notification would not result in a materially different project, and also agreed that, because of the nature of the proposed changes, there would not be any new or different likely significant environmental effects.
- 1.1.5 However, as the Applicant did not submit a consultation report nor any correspondence between the Applicant and the affected landowners as part of the Change Notification, the Examining Authority has said it can only assume that the affected landowners are content with the proposed changes and that the ExA considered the documentation submitted with the change notification had not adequately demonstrated that such consultation had taken place in line with Step 3 of the Planning Inspectorate's *"Nationally Significant Infrastructure Projects: Changes to an application after it has been accepted for examination"* Advice (Advice). In order to demonstrate to the Examining Authority that the Applicant has adequately engaged with the affected landowners with regards to the Change Notification, the Applicant has therefore prepared this Targeted Consultation Report.
- 1.1.6 This Targeted Consultation Report is intended to supplement the information already submitted by the Applicant in the Change Notification. It summarises the proposed changes to the Proposed Development, sets out the reasoning

behind these changes, and includes a record of engagement between the Applicant and the affected landowners in relation to the proposed changes to the Proposed Development.

2. Approach to Targeted Consultation

- 2.1.1 The Applicant undertook informal targeted consultation with the affected landowners regarding the proposed changes within the Change Notification. This is because the changes have been proposed as a result of the discussions with these landowners. Due to the discrete nature of the proposed changes, the changes do not have an impact on the wider aspects of the Proposed Development and therefore the Applicant did not consider it necessary to undertake any further consultation. Interested Parties will also have the opportunity to comment on the changes in their Written Representations if required.
- 2.1.2 The Change Notification sets out three proposed areas of change to the Proposed Development, which were discussed with relevant landowners. The three areas of proposed change do not have any overlap and therefore each landowner was consulted only about the changes relevant to their land.
- 2.1.3 In line with this, the following sections of this Targeted Consultation Report refer individually to each of the proposed changes, and set out the details of each proposed change, the purpose of each proposed change, and the relevant consultation with affected landowners.
- 2.1.4 The Applicant has collated its e-mail correspondence with the affected landowners and this has been submitted as Appendix A to this Targeted Consultation Report. This information is of a personal and commercially sensitive nature. Therefore, please note that Appendix A of this document has been submitted on the basis that it will be treated as private and confidential and will not be published on the Planning Inspectorate website.

3. Legislation, Guidance and Advice

3.1 Planning Inspectorate's Advice – 'Nationally Significant Infrastructure Projects: Changes to an application after it has been accepted for examination'

- 3.1.1 In the preparation of this Targeted Consultation Report and the Change Notification as a whole, the Applicant has had regard to the Advice.
- 3.1.2 As detailed in the letter submitted as part of the Change Notification, the Applicant has considered whether the proposed changes will have any impact on the time required for the examination of the Application. Due to the minor and discrete nature of the proposed changes to the Proposed Development,

the Applicant does not consider they will have any impact on the time required for the examination process.

- 3.1.3 The Proposed Development includes provisions for compulsory acquisition, and as such, the Applicant is aware of the need to consider The Infrastructure Planning (Compulsory Acquisition) Regulations 2010 (CA Regulations). The Applicant acknowledges that the proposed changes do include an amendment to the red line boundary, however, this is a reduction. Therefore, no additional land is subject to the compulsory acquisition powers set out in the draft Order, and the CA Regulations are not applicable to the changes to the Proposed Development.
- 3.1.4 The proposed changes to the Proposed Development will not have any new or different likely significant environmental effects. Therefore, the provision of further environmental information is not required.

3.2 Government Guidance – 'Planning Act 2008: Examination stage for Nationally Significant Infrastructure Projects'

- 3.2.1 In the preparation of this Targeted Consultation Report and the Change Notification as a whole, the Applicant has also had regard to the Government Guidance on the examination stage for Nationally Significant Infrastructure Projects.
- 3.2.2 The Applicant acknowledges that this guidance sets out the factors which the Examining Authority is required to consider with regard to whether to accept proposed changes to an application.
- 3.2.3 With regard to these factors, the Applicant considers that the Examining Authority is able to accept the changes to the Proposed Development.

4. Consultation on Removal of Solar PV Array from Field 46

4.1 Details of the Proposed Changes to Field 46

- 4.1.1 The initial design of the Proposed Development, as submitted with the Application on 18 July 2025, included the provision of solar PV array in Field 46, located south, southeast of Grange Cottage, Bassingham Road.

4.2 Reasons for the Proposed Changes to Field 46

- 4.2.1 The owner of Grange Cottage (the property adjacent to Field 46) raised concerns regarding the Proposed Development and its proximity to their property. As a result the Applicant has agreed to remove the solar PV array from this field.

4.3 Impacts of the Proposed Changes to Field 46

- 4.3.1 The removal of the solar PV array from Field 46 reduces the visual impact at Grange Cottage to not significant in year 1 and year 15 (Winter) of the operational lifetime of the Proposed Development.
- 4.3.2 There are no additional works proposed in place of the originally proposed solar PV array in Field 46, meaning that the only amendment to the Proposed Development in this regard is the removal of the solar PV array from Field 46.

Table 1: Record of Engagement with the Affected Landowner (the owner of Grange Cottage)

Date	Record of Engagement
19 August 2025	Following receipt of an enquiry, the Applicant had a telephone call with the landowner to initiate discussions and the Applicant explained the proposal for the removal of solar PV array from Field 46, which was well received. The Applicant and the landowner agreed to a MS Teams meeting in the coming weeks to progress discussions.
2 September 2025	MS Teams meeting between the Applicant and the landowner to discuss in further detail the Proposed Development, the landowner's concerns, and changes or mitigation measures which the Applicant could implement in order to alleviate their concerns.
8 September 2025	Short telephone call between the Applicant and the landowner who acknowledged the Applicant's efforts to mitigate their concerns relating to the Proposed Development.
15 September 2025	Email from the Applicant to the landowner following the meeting on 2 September 2025 setting out the following: <ul style="list-style-type: none"> (a) As discussed, confirmation the Application had been submitted to, and accepted for examination by the Planning Inspectorate; (b) a link to the full suite of Application documents in the Examination library; (c) That the Application currently proposed a solar PV array in the field nearest to their property, Grange Cottage (Field 46) – with reference to the photomontages which were shown during the meeting; (d) The Applicant's intention to alter the Application to remove the proposed solar PV array in Field 46 which would

Date

Record of Engagement

	<p>reduce the potential impact of the Proposed Development on the landowner's views, and the setting of Grange Cottage;</p> <p>(e) The Applicant's intention to redraw the Landscape Mitigation Plan (and other documents) to reflect the proposed changes; and</p> <p>(f) The Applicant's intention to share the updated plans and documents with the landowner to enable them to provide their feedback and any further comments prior to the updated plans and documents showing the proposed changes being released publicly.</p>
25 September 2025	Email correspondence between the Applicant and landowner agreeing access for the Applicant's landscape consultant to attend the property to capture some additional photography to support the amended planting proposals.
19 November 2025	Email from the Applicant to the landowner explaining that the Applicant team has been working on producing updated photomontages following recent discussions, particularly regarding the removal of the solar PV array from Field 46. Offered a MS Teams meeting between the Applicant and the landowner to go through the updated design and allow the landowner to provide further comments.
25 November 2025	MS Teams meeting between the Applicant and the landowner to discuss the proposed changes.
19 December 2025	Email from the Applicant to the landowner providing the updated photomontages and updated Landscape Mitigation Plan reflecting the removal of the solar PV array from Field 46. The Applicant also informed the landowner that the information had been submitted to the Planning Inspectorate, by way of a Change Notification, and was therefore now in the public domain.

5. Consultation on the Provision of Additional Hedgerows at River Farm

5.1 Details of the Proposed Changes at River Farm

5.1.1 The landscaping provisions forming part of the Proposed Development in the vicinity of River Farm have been amended to propose additional hedgerows for landscape enhancement.

5.2 Reasons for the Proposed Changes at River Farm

5.2.1 The proposed changes in relation to the landscaping provisions at River Farm are in response to a request from the landowner to provide additional hedgerows for landscape enhancements. The landowner wishes to plant a hedge on their boundary to join up with those provided as part of the Proposed Development.

5.3 Impacts of the Proposed Changes at River Farm

5.3.1 Works were already proposed in this area and the provision of the additional hedgerows will not create any new or different environmental effects.

Table 2: Record of Engagement with the Affected Landowner

Date	Engagement
15 October 2025	Initial communications in relation to the Proposed Changes at River Farm between the landowner and the Applicant via WhatsApp (as part of ongoing engagement regarding the Option Agreement).
23 October 2025	Email from the Applicant to the landowner, further to conversations regarding the proposal of hedges for screening and providing a screen shot of the relevant plan to confirm that this lines up with what the landowner had envisaged.
28 October 2025	Email from the landowner to the Applicant confirming that the plans reflect what had been discussed and showing the Applicant where the landowner would like to plant a hedge along their boundary on the trackside to line up with the hedge to be planted as part of the Proposed Development.

Date	Engagement
28 October 2025	Email from the Applicant to the landowner thanking them for confirming that the plans reflect the discussions. The Applicant acknowledged the landowner's proposals to plant a hedge to join up with those provided as part of the Proposed Development, but confirmed that the landowner's hedge would not be included to form part of the Proposed Development.
28 October 2025	Email from the landowner to the Applicant thanking them for the response, and thanking the Applicant for amending the plans to provide hedging around the solar.

6. Consultation on the Proposed Reduction of the Redline Boundary

6.1 Details of the Proposed Reduction of the Redline Boundary

6.1.1 The redline boundary (RLB) has been amended to remove an area of approximately 13 hectares to the north of Thurlby which therefore constitutes a reduction to the RLB.

6.2 Reasons for the Proposed Reduction of the Redline Boundary

6.2.1 Initially, this small parcel of land was allocated as 'retained arable and grassland' and to provide flexibility for underground cabling works as part of the Proposed Development. As retained arable, this land parcel was not providing any environmental enhancement and was not contributing to the biodiversity net gain (BNG) score of the Proposed Development. The removal of this land results in a marginal improvement, albeit a non-material effect, upon the conclusions of the BNG assessment, and as such, the proposed change is not expected to result in any new or different likely significant environmental effects.

6.3 Impacts of the Proposed Reduction of the Redline Boundary

6.3.1 Initially, this small parcel of land was allocated as 'retained arable and grassland' and to provide flexibility for underground cabling works as part of the Proposed Development. As retained arable, this land parcel was not providing any environmental enhancement and was not contributing to the biodiversity net gain (BNG) score of the Proposed Development. The removal of this land results in a marginal improvement, albeit a non-material

effect, upon the conclusions of the BNG assessment, and as such, the proposed change is not expected to result in any new or different likely significant environmental effects.

Table 3: Record of Engagement with the Affected Landowners

Date	Record of Engagement
24 September 2025	Email from the landowners' solicitor to the Applicant's solicitor raising a query with regards to the land included in the plans for the Option Agreement. Acknowledgement by the Applicant's solicitor.
25 September 2025	Email from the Applicant's solicitor to the landowners' solicitor providing revised plans for the Option Agreement.
28 October 2025	Email from the landowners' solicitor to the Applicant's solicitor setting out the issues discussed between the landowners, their land agent, and their solicitor, predominantly that a certain parcel of land shown on the plans should not be included in the land to be subject to an Option Agreement.
31 October 2025	Email from the Applicant's solicitor to the landowners' solicitor providing updated plans for the Option Agreements. Amendments have been made to these plans to remove areas of land in response the landowners' concerns. These reflect the boundary change as per the RLB shown on plans submitted with the change notification.
3 November 2025	Email from the landowners' solicitor to the Applicant's solicitor confirming that the amended plans are agreed.
3 November 2025	Email from the Applicant's solicitor to the landowners' solicitor issuing engrossments of the Option Agreements in preparation for signing. The terms of the Option Agreements are commercially sensitive.

7. Concluding Remarks

7.1.1 As evidenced by this Targeted Consultation Report, the Applicant has engaged with the affected landowners with regard to the changes to the Proposed Development, most of which are the result of requests from the landowners themselves. The Applicant has sought to build positive relationships with affected landowners, and this is demonstrated through the engagement outlined in this Targeted Consultation Report.

8. List of Appendices

8.1 Appendix A [CONFIDENTIAL] - Correspondence with Affected Landowners