Fosse Green Energy

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EN010154

9.35 Design Commitments (Tracked)

VOLUME

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9.35 Design Commitments

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1. Design Commitments

1.1 Introduction

1.1.1 This Design Commitments Appendix has been prepared to outline the Design Commitments for the detailed design of the Proposed Development. Design Commitments are needed to secure design elements of the Proposed Development not included in other application documents.

1.1.2 Should the DCO be granted, the Design Commitments will be secured via Requirement 6 of the **Draft Development Consent Order [EN010154/APP/3.1]**. Requirement 6 states that no part of the authorised development may commence until certain details are submitted and approved by the Local Planning Authorities. Specifically, Requirement 6 Section (2)(a) states the details submitted *"must accord with the design commitments"*. The Design Commitments are listed as a certified document under Schedule 10 of the **Draft Development Consent Order [EN010154/APP/3.1]**.

1.1.3 The Design Commitments stem from the Proposed Development's Design Principles, which are set out in the **DAD [EN010154/APP/7.3]**. They ultimately come from the Design Vision of the Proposed Development which is:

1.1.4 To seek to maximise the renewable energy generation across the site for the agreed export capacity with National Grid Electricity Transmission, whilst aligning with national planning policy and aiming to minimise environmental effects, supporting the delivery of the Government's objectives and commitments for the development of a secure, reliable, and affordable supply of energy while also meeting decarbonisation targets.

1.1.5 To note, there is some overlap of the Design Commitments and the Environmental Commitments as set out in the **Environmental Commitments Register [EN010154/APP/6.5]**. Those which overlap are included in the Design Commitments as well for completeness.

1.2 Design Commitments

1.2.1 The Design Commitments for the Proposed Development are set out in **Table 1~~Table 1~~**.

Table 1 Design Commitments

ID	Description	Relevant Design Principle	Phase commitment to be implemented	Securing Mechanism
Landscape				
LA1	Maintain existing field patterns and the structure of the landscape and maximise natural screening provided by existing vegetation across the DCO Site where practicable.	Design Principles 1 and 8	Construction and Operation	Requirement 6: Detailed design approval as set out in the **Draft Development Consent Order [EN010154/APP/3.1]**.
LA2	The solar PV panels and associated infrastructure will be sited to preserve views of Lincoln Cathedral from Tunman Hill.	Design Principles 1 and 5	Construction and Operation	Requirement 6: Detailed design approval, as set out in the **Draft Development Consent Order [EN010154/APP/3.1]**. Work No. 1 as shown on the **Works Plans [EN010154/APP/2.2]**.
LA3	Larger infrastructure, such as the Onsite Substation and the centralised BESS Compound, will be located within areas of enclosed landscape, bound by frequent small woodlands and hedgerows, in order to minimise potential visual effects.	Design Principle 1	Operation	Requirement 6: Detailed design approval and Requirement 8: Landscape and ecological management plan, as set out in the **Draft Development Consent**

ID	Description	Relevant Design Principle	Phase commitment to be implemented	Securing Mechanism
				Order [EN010154/APP/3.1]. Article 3 (Development consent etc. Granted by this Order) in the Draft Development Consent Order. Work Nos. 2 and 4 as shown on the **Works Plans [EN010154/APP/2.2]**.
LA4	Solar infrastructure will be sited 10m away from the local road network, where practicable, in order to minimise visual impact on people travelling.	Design Principle 1	Operation	Requirement 6: Detailed design approval as set out in the **Draft Development Consent Order [EN010154/APP/3.1]**.
LA5	The Cable Corridor is proposed alongside existing large-scale pylons to avoid affecting new areas within the sensitive landscape character of Lincoln Cliff.	Design Principle 1	Construction	Requirement 6: Detailed design approval as set out in the **Draft Development Consent Order [EN010154/APP/3.1]**.
LA6	A substantial offset (minimum 100m from the Proposed Development) will be	Design Principle 1	Construction and Operation	Requirement 6: Detailed design approval as set out in the **Draft Development**

ID	Description	Relevant Design Principle	Phase commitment to be implemented	Securing Mechanism
	provided along the eastern edge of Witham St Hughs, which continues the green corridor along the drain to the north.			**Consent Order [EN010154/APP/3.1]**.
LA7	Fencing around the Principal Site perimeter will be wooden posts with stock proof fencing, measuring up to 2m high, allowing visual permeability, thereby minimising its visual impact.	Design Principle 1	Construction and Operation	Requirement 9: Fencing and other means of enclosure as set out in the **Draft Development Consent Order [EN010154/APP/3.1]**.
LA8	Implementation of tree planting, hedgerow planting and hedgerow reinforcement across the DCO Site. Establishment and maintenance measures are outlined in the **Framework Landscape and Ecological Management Plan [EN010154/APP/7.15]**.	Design Principles 1 and 3	Construction and Operation	Requirement 6: Detailed design approval and Requirement 8: Landscape and ecological management plan as set out in the **Draft Development Consent Order [EN010154/APP/3.1]**.
Amenity				
AM1	A minimum offset of 50m from solar infrastructure will be included around all residential properties to minimise impacts to their visual amenity.	Design Principles 1 and 3	Construction and Operation	Requirement 6: Detailed design Approval as set out in the **Draft Development**

ID	Description	Relevant Design Principle	Phase commitment to be implemented	Securing Mechanism
				Consent Order [EN010154/APP/3.1].
AM2	Temporary construction compounds in the Cable Corridor will be located to avoid visual, noise and lighting impacts, and not result in a higher impact than that assessed within the ES.	Design Principle 3	Construction	Requirement 6: Detailed design approval and Requirement 12: Construction environmental management plan, as set out in the **Draft Development Consent Order [EN010154/APP/3.1]** Work No. 5A as shown on the **Works Plans [EN010154/APP/2.2]**.

ID	Description	Relevant Design Principle	Phase commitment to be implemented	Securing Mechanism
Lighting				
LI1	No part of the Proposed Development will be continuously lit, maintaining existing levels of darkness during the night.	Design Principles 1 and 3	Operation	Requirement 13: Operational environmental management plan as set out in the **Draft Development Consent Order [EN010154/APP/3.1]**.
LI2	Operational lighting will be triggered by Passive Infra-red Detector (PID) systems, which will be installed around the perimeter of the Proposed Development.	Design Principles 1 and 3	Operation	Requirement 6: Detailed design approval as set out in the **Draft Development Consent Order [EN010154/APP/3.1]**.
LI3	Operational Lighting, as described in **Chapter 3: The Proposed Development** of the ES **[EN010154/APP/6.1]**, will be directional to minimise potential for light spillage beyond the Site particularly towards neighbouring properties, habitats, highways or waterways.	Design Principles 1 and 3	Operation	Requirement 6: Detailed design approval as set out in the **Draft Development Consent Order [EN010154/APP/3.1]**.
LI4	To minimise light spill, the lights installed will be of the minimum brightness and/or have a power rating capable of performing the desired function. Light fittings will be	Design Principles 1 and 3	Operation	Requirement 6: Detailed design approval as set out in the **Draft Development**

ID	Description	Relevant Design Principle	Phase commitment to be implemented	Securing Mechanism
	used to reduce the amount of light emitted above the horizontal (reduce upward lighting).			**Consent Order [EN010154/APP/3.1]**.
LI5	The lighting of the Onsite Substation will be motion sensor triggered and operate from dusk.	Design Principles 1 and 3	Operation	Requirement 6: Detailed design approval as set out in the **Draft Development Consent Order [EN010154/APP/3.1]**.
LI6	Low level lighting on specific operational units will be triggered by motion sensors, from dusk.	Design Principles 1 and 3	Operation	Requirement 6: Detailed design approval as set out in the **Draft Development Consent Order [EN010154/APP/3.1]**.
LI7	The inward facing CCTV cameras will typically use night-vision technology and will not require additional lighting.	Design Principles 1 and 3	Construction	Requirement 6: Detailed design approval as set out in the **Draft Development Consent Order [EN010154/APP/3.1]**.
LI8	No permanent lighting outside of working hours during construction.	Design Principles 1 and 3	Construction	Requirement 12: Construction environmental management plan as set out in the **Draft Development Consent Order [EN010154/APP/3.1]**.

ID	Description	Relevant Design Principle	Phase commitment to be implemented	Securing Mechanism
Public Rights of Way/Permissive Paths				
PR1	Where development is proposed adjacent to a PRoW, there will be a minimum offset of 10m from the centre line (minimum 20m total). Where development is proposed on both sides of a PRoW, sections of wider offsets reflecting local features, such as hedgerows, will be integrated to vary the extent of views experienced across the Principal Site, where practicable.	Design Principles 1 and 10	Operation	Requirement 6: Detailed design approval as set out in the **Draft Development Consent Order [EN010154/APP/3.1]**.
PR2	The Proposed Development will create new permissive paths available to the public during the operational lifetime. These permissive paths include: - New connections around Cathedral Park; - New connection at Tunman Wood; - New connection at Thurlby; and - Circular route to the west of Bassingham.	Design Principle 10	Operation	Requirement 17: Permissive paths and Requirement 8: Landscape and ecological management plan as set out in the **Draft Development Consent Order [EN010154/APP/3.1]**. Streets, Rights of Way and Access Plans **[EN010154/APP/2.3]**
Ecology				

ID	Description	Relevant Design Principle	Phase commitment to be implemented	Securing Mechanism
EC1	The River Witham will be crossed using trenchless methods (e.g. Horizontal Directional Drilling (HDD)), which includes launch and exit pits outside of the River Witham, Aubourn to Beckingham Local Wildlife Site (LWS), and at least 10m distance from the top of the watercourses to protect the riparian habitats within the LWS, where the Interconnecting Cable Corridor is proposed.	Design Principles 4 and 8	Construction	Requirement 6: Detailed design approval and Requirement 12: Construction environmental management plan, as set out in the **Draft Development Consent Order [EN010154/APP/3.1]**
EC2	A buffer of at least 10m between the Proposed Development and the bank-top of the River Witham will be provided at the section of the River Witham, Aubourn to Beckingham LWS adjacent to the southern end of the Principal Site to protect riparian habitats and any species that may use it (e.g. riparian mammals) (extended to a minimum of 100m from the River Witham where the Interconnecting Cable Corridor is proposed and in recognition of the presence of Otter).	Design Principle 4	Construction and Operation	Requirement 6: Detailed design approval as set out in the **Draft Development Consent Order [EN010154/APP/3.1]**.
EC3	The inclusion of buffers of at least 15m between the Proposed Development and woodlands, and appropriate buffers between the Proposed Development and	Design Principles 4 and 8	Construction and Operation	Requirement 6: Detailed design approval and Requirement 8: Landscape and ecological

ID	Description	Relevant Design Principle	Phase commitment to be implemented	Securing Mechanism
	veteran or ancient trees (based on tree root protection areas), to avoid any direct impact on these habitat types.			management plan, as set out in the **Draft Development Consent Order [EN010154/APP/3.1]**.
EC4	The inclusion of buffers of at least 20m between wetland habitats and the Proposed Development.	Design Principle 4	Construction and Operation	Requirement 6: Detailed design approval as set out in the **Draft Development Consent Order [EN010154/APP/3.1]**.
EC5	All cables will be installed at a minimum depth of 2m below minor/ordinary watercourses (except where minor/ordinary watercourses have minimal or no water flow and water management is easily managed) and 5m beneath main rivers, excluding the River Witham and River Brant where cables will be installed by trenchless methods (e.g. HDD) at a minimum of 5m depth below the bed to prevent disturbance to fish species using running water habitats. There will be a minimum 16m buffer between HDD send or receive pits from the landward toe of flood defences.	Design Principle 4 and 6	Construction	Requirement 12: Construction environmental management plan as set out in the **Draft Development Consent Order [EN010154/APP/3.1]**.

ID	Description	Relevant Design Principle	Phase commitment to be implemented	Securing Mechanism
EC6	Retained hedgerows and scrub along field or ditch boundaries and/ or woodland edges will be protected with undeveloped buffers of at least 5m from the Proposed Development to the boundary of hedgerows without trees, and a wider buffer, concordant with the requirements for each individual tree and for any hedgerows with trees (see **Appendix 10-G: Arboricultural Impact Assessment** of the ES **[EN010154/APP/6.3]**).	Design Principle 4 and 8	Construction and Operation	Requirement 6: Detailed design approval, Requirement 8: Landscape and ecological management plan and Requirement 12: Construction environmental management plan, as set out in the **Draft Development Consent Order [EN010154/APP/3.1]**.
EC7	The inclusion of the following buffers from the Proposed Development to retain and avoid the majority of peripheral and boundary habitats of value: **Habitat** / **Buffer** Hedgerows / 5m Watercourses, drainage ditches, and waterbodies / 10m Trees / 15m	Design Principle 4 and 8	Construction	Requirement 8: Landscape and ecological management plan and Requirement 12: Construction environmental management plan, as set out in the **Draft Development Consent Order [EN010154/APP/3.1]**.

ID	Description	Relevant Design Principle	Phase commitment to be implemented	Securing Mechanism
	<table><tr><td>Woodland</td><td>25m</td></tr><tr><td>Badgers</td><td>30m</td></tr></table>			
EC8	A 30m exclusion zone around Badger setts within the Principal Site will be provided to prevent disturbance and accidental damage. The Cable Corridor is sufficiently wide that the final route for the cable laying can be micro-sited to avoid any Badger setts, including a 30m exclusion zone around setts.	Design Principle 4	Construction and Operation	Requirement 6: Detailed design approval, Requirement 8: Landscape and ecological management plan and Requirement 12: Construction environmental management plan, as set out in the **Draft Development Consent Order [EN010154/APP/3.1]**.
EC9	An area 15m to 25m wide adjacent to existing ponds and woodland will be encouraged to naturally regenerate. There will be no routine management of these areas.	Design Principle 4 and 8	Operation	Requirement 8: Landscape and ecological management plan as set out in the **Draft Development Consent Order [EN010154/APP/3.1]**.
EC10	Vegetation clearance for accesses will be minimised as much as is practicable.	Design Principle 4 and 8	Construction	Requirement 12: Construction

ID	Description	Relevant Design Principle	Phase commitment to be implemented	Securing Mechanism
				environmental management plan as set out in the **Draft Development Consent Order [EN010154/APP/3.1]**.
EC11	Construction compounds will be setback from any LWS that is adjacent to the DCO Site, with the following set-backs applicable to habitats: **Habitat** / **Setback** Woodland habitats (Tunman Wood LWS (including Stocking Wood) and Tunman Wood North LWS) — 15m Navenby Heath Road Verges LWS — 10m Important habitats such as — At least 5m from the boundary of	Design Principle 4 and Design Principle 9	Construction	Requirement 6: Detailed design approval and Requirement 12: Construction environmental management plan, as set out in the **Draft Development Consent Order [EN010154/APP/3.1]**.

ID	Description	Relevant Design Principle	Phase commitment to be implemented	Securing Mechanism
	<table><tr><td>hedgerow and scrub</td><td>hedgerows without trees and a wider buffer, concordant with the requirements for each individual tree, for any hedgerows with trees.</td></tr></table> The construction compounds will not be greater than 2ha in size and located on existing cropland habitat at a minimum distance of 4.5m from hedgerow habitats.			
EC12	No new culverts are proposed. For cable crossings, the avoidance of intrusive trenching techniques will minimise impacts on fish species and maintain connectivity of habitats for fish.	Design Principle 8	Construction and Operation	Requirement 6: Detailed design as set out in the **Draft Development Consent Order [EN010154/APP/3.1]**.
EC13	Development will be avoided in arable fields and retained in its current use where feasible. A minimum 181ha of managed arable land will be provided for areas of habitat retention, creation, and habitat enhancement to offset the impact of loss of arable farmland for breeding Skylark,	Design Principle 9	Construction and Operation	Requirement 6: Detailed design approval, Requirement 8: Landscape and ecological management plan, Requirement 12: Construction environmental management plan and

ID	Description	Relevant Design Principle	Phase commitment to be implemented	Securing Mechanism
	Lapwing and other ground nesting birds. (This is in addition to 64ha of permanent grassland, also for the purposes of bird mitigation).			Requirement 13: Operational environmental management plan, as set out in the **Draft Development Consent Order [EN010154/APP/3.1]**.
EC14	Arable fields will continue as currently used for Maize, Barley or Wheat and, within these fields, Skylark plots will be provided a minimum of 25m between the plots and at least 50m from the field boundary.	Design Principles 2 and 9	Operation	Requirement 6: Detailed design approval, Requirement 8: Landscape and ecological management plan and Requirement 13: Operational environmental management plan, as set out in the **Draft Development Consent Order [EN010154/APP/3.1]**. Work No. 9 as shown on the **Works Plans [EN010154/APP/2.2]**.
EC15	New hedgerows with trees will be established to supplement the existing, retained hedgerows with trees and be	Design Principle 9	Operation	Requirement 8: Landscape and ecological management plan as set

ID	Description	Relevant Design Principle	Phase commitment to be implemented	Securing Mechanism
	maintained at a minimum of 3m high and 'infilled' where there are gaps in existing hedgerows.			out in the **Draft Development Consent Order [EN010154/APP/3.1]**.
EC16	Gaps in currently defunct hedges will be planted with suitable native species to improve the connectivity of habitats (such as between ancient and other broad-leaved woodland) within and adjacent to the Principal Site.	Design Principle 9	Operation	Requirement 8: Landscape and ecological management plan as set out in the **Draft Development Consent Order [EN010154/APP/3.1]**.
EC17	Scrub composed of native shrubs is proposed adjacent to hedgerows to increase the shrub habitat and enhance biodiversity.	Design Principle 9	Operation	Requirement 8: Landscape and ecological management plan as set out in the **Draft Development Consent Order [EN010154/APP/3.1]**.
EC18	Species-rich grassland will be established across the Principal Site, under the PV panels and in set aside areas. Conservation margins sown with a wild bird seed mix will also be established as well as arable margins created through	Design Principle 9	Operation	Requirement 8: Landscape and ecological management plan as set out in the **Draft Development Consent Order [EN010154/APP/3.1]**.

ID	Description	Relevant Design Principle	Phase commitment to be implemented	Securing Mechanism
	locally sourced seed/the existing seed bank and annual cultivation.			
EC19	Existing ponds in the Principal Site in poor condition will be restored with the aim of maximising their wildlife value. This will partly be achieved by de-silting to ensure that they remain at least partly wet during normal conditions, allowing amphibians and invertebrates to complete their life cycles. Where existing ponds are overshaded by mature trees, these trees will be prioritised for pollarding, to increase light and decrease leaf fall onto the ponds.	Design Principle 9	Operation	Requirement 8: Landscape and ecological management plan as set out in the **Draft Development Consent Order [EN010154/APP/3.1]**.
EC20	Habitat piles and hibernacula will be constructed in suitable areas, such as close to ponds or watercourses, using natural materials generated during clearance of the site, such as logs, turf, and grass strimming.	Design Principle 9	Operation	Requirement 8: Landscape and ecological management plan as set out in the **Draft Development Consent Order [EN010154/APP/3.1]**.
Agricultural Land				
AG1	Agricultural land will be returned to its previous use following decommissioning.	Design Principle 2	Decommissioning	Requirement 20: Decommissioning as set out in the **Draft Development Consent**

ID	Description	Relevant Design Principle	Phase commitment to be implemented	Securing Mechanism
				Order [EN010154/APP/3.1].
AG2	Above ground infrastructure will be positioned to avoid Best and Most Versatile (BMV) land as far as practicable.	Design Principle 2	Construction and Operation	Requirement 6: Detailed design Approval as set out in the **Draft Development Consent Order [EN010154/APP/3.1]**.
Heritage				
HE1	Intervisibility will be maintained between Church Farm and River Farm by not locating solar infrastructure in between.	Design Principle 5	Operation	Requirement 6: Detailed design Approval as set out in the **Draft Development Consent Order [EN010154/APP/3.1]**.
HE2	A minimum offset of 100m has been left from the Proposed Development to Listed Buildings and Scheduled Monuments.	Design Principle 5	Construction and Operation	Requirement 6: Detailed design Approval as set out in the **Draft Development Consent Order [EN010154/APP/3.1]**. Work No. 9 as shown on the **Works Plans [EN010154/APP/2.2]**.
Water				

ID	Description	Relevant Design Principle	Phase commitment to be implemented	Securing Mechanism
WA1	Individual solar PV panels will be held above the ground surface on mounting structures (a minimum of 500mm above ground level).	Design Principle 6	Construction and Operation	Requirement 6: Detailed design approval and Requirement 10: Surface and foul water drainage, as set out in the **Draft Development Consent Order [EN010154/APP/3.1]**.
WA2	New access roads will be permeable in order to remain consistent with their pre-developed state.	Design Principle 6	Construction and Operation	Requirement 6: Detailed design approval and Requirement 10: Surface and foul water drainage as set out in the **Draft Development Consent Order [EN010154/APP/3.1]**.
WA3	Edge swales will be provided to capture excess runoff and reduce existing surface water risk along The Avenue in Morton, adjacent to solar PV fields 25, 30 and 34 to the northeast of the Principle Site (As shown on Drainage Strategy General Arrangement included in Annex C of the **Framework Surface Water Drainage Strategy [EN010154/APP/6.3]).** Edge	Design Principle 6	Construction and Operation	Requirement 6: Detailed design approval and Requirement 10: Surface and foul water drainage, as set out in the **Draft Development Consent Order [EN010154/APP/3.1]**.

ID	Description	Relevant Design Principle	Phase commitment to be implemented	Securing Mechanism
	swales will be sized and located accordingly to capture as much excess overland surface water runoff that can be reasonably accommodated.			
WA4	All proposed buildings, compound areas, the Onsite Substation and centralised and distributed BESS and the majority of the solar PV panels will be located in Flood Zone 1.	Design Principle 6	Construction and Operation	Requirement 6: Detailed design approval as set out in the **Draft Development Consent Order [EN010154/APP/3.1]**.
Transport and Access				
TA1	The provision of suitable points of access for construction vehicles with adequate visibility and supporting improvements to take place within the highway boundary and the DCO Site if required.	Design Principle 7	Construction	Requirement 6: Detailed design approval and Requirement 14: Construction traffic management plan, as set out in the **Draft Development Consent Order [EN010154/APP/3.1]**.
TA2	Two accesses to the centralised BESS site will be provided where practicable and safe turning areas will be provided throughout.	Design Principles 7 and 11	Construction and Operation	Requirement 7: Battery safety management as set out in the **Draft Development Consent**

ID	Description	Relevant Design Principle	Phase commitment to be implemented	Securing Mechanism
				Order [EN010154/APP/3.1].
TA3	Access tracks will be suitable for fire service vehicles and developed in close liaison with the Lincolnshire Fire and & Rescue Service.	Design Principles 7 and 11	Construction and Operation	Requirement 7: Battery safety management as set out in the **Draft Development Consent Order [EN010154/APP/3.1]**.
Battery Safety				
BA1	The distributed and centralised BESS will be sited a minimum of 200m to residential receptors (building façade).	Design Principle 11	Construction and Operation	Requirement 7: Battery safety management as set out in the **Draft Development Consent Order [EN010154/APP/3.1]**. As shown on the **Works Plans [EN010154/APP/2.2]**.
BA2	A spacing of a minimum of 3m between battery units in the centralised and distributed BESS design.	Design Principle 11	Operation	Requirement 7: Battery safety management as set out in the **Draft Development Consent**

ID	Description	Relevant Design Principle	Phase commitment to be implemented	Securing Mechanism
				Order [EN010154/APP/3.1].