



Fosse Green Energy

EN010154

9.35 Design Commitments (Tracked)

VOLUME

9

Planning Act 2008 (as amended)

Regulation 8(1)(k)

Infrastructure Planning (Examination Procedure)

Rules 2010

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Fosse Green Energy Development Consent Order 202[]

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 4~~.

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	<u>During construction, as far as is practicable, construction works will be limited to daylight hours, with focussed task specific lighting provided where this is not practicable. Any lighting that is required for the construction of the Proposed Development will have a power output of 8kVA and will be directed away from</u>	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
	<u>existing retained and sensitive habitats to minimise light disturbance. Task-specific lighting will be tower-mounted and designed to be downward directional, only being used for the duration of the task. All temporary lighting will need to satisfy health and safety requirements, as well as minimising potential effects on the surrounding areas by minimising sky glow, glare, and light spillage.</u> No permanent lighting outside of working hours during construction.			
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	Design Principle 10	Operation	Requirement 17: Permissive paths and Requirement 8: Landscape

ID	Description	Relevant Design Principle	Phase commitment to be implemented	Securing Mechanism
	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.			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				
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	Design Principle 4	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
	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).			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 veteran or ancient trees (based on tree root protection areas), to avoid any direct impact on these habitat types.	Design Principles 4 and 8	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].
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	Design Principle 4 and 6	Construction	Requirement 12: Construction

ID	Description	Relevant Design Principle	Phase commitment to be implemented	Securing Mechanism
	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.			environmental management plan as set out in the Draft Development Consent Order [EN010154/APP/3.1].
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].

ID	Description	Relevant Design Principle	Phase commitment to be implemented	Securing Mechanism												
EC7	The inclusion of the following buffers from the Proposed Development to retain and avoid the majority of peripheral and boundary habitats of value: <table><tr><th>Habitat</th><th>Buffer</th></tr><tr><td>Hedgerows</td><td>5m</td></tr><tr><td>Watercourses, drainage ditches, and waterbodies</td><td>10m</td></tr><tr><td>Trees</td><td>15m</td></tr><tr><td>Woodland</td><td>215m</td></tr><tr><td>Badgers</td><td>30m</td></tr></table>	Habitat	Buffer	Hedgerows	5m	Watercourses, drainage ditches, and waterbodies	10m	Trees	15m	Woodland	2 15m	Badgers	30m	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].
Habitat	Buffer															
Hedgerows	5m															
Watercourses, drainage ditches, and waterbodies	10m															
Trees	15m															
Woodland	2 15m															
Badgers	30m															
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												

ID	Description	Relevant Design Principle	Phase commitment to be implemented	Securing Mechanism				
				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 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: <table border="1"><thead><tr><th>Habitat</th><th>Setback</th></tr></thead><tbody><tr><td>Woodland habitats</td><td>15m</td></tr></tbody></table>	Habitat	Setback	Woodland habitats	15m	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
Habitat	Setback							
Woodland habitats	15m							

ID	Description	Relevant Design Principle	Phase commitment to be implemented	Securing Mechanism
	(Tunman Wood LWS (including Stocking Wood) and Tunman Wood North LWS) Navenby Heath Road Verges LWS Important habitats such as hedgerow and scrub At least 5m from the boundary of hedgerows without trees and a wider buffer, concordant with the requirements for each individual tree, for any hedgerows with trees.			Order [EN010154/APP/3.1].
	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	Design Principle 8	Construction and Operation	Requirement 6: Detailed design as set out in the

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	trenching techniques will minimise impacts on fish species and maintain connectivity of habitats for fish.			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, Lapwing and other ground nesting birds. (This is in addition to 64ha of permanent grassland, also for the purposes of bird mitigation).	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 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

ID	Description	Relevant Design Principle	Phase commitment to be implemented	Securing Mechanism
				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 maintained at a minimum of 3m high and 'infilled' where there are gaps in existing hedgerows.	Design Principle 9	Operation	Requirement 8: Landscape and ecological management plan as set 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	Design Principle 9	Operation	Requirement 8: Landscape and ecological

ID	Description	Relevant Design Principle	Phase commitment to be implemented	Securing Mechanism
	increase the shrub habitat and enhance biodiversity.			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 <u>outside of Solar PV areas, with modified grassland established within the Solar PV areas and areas of permanent grassland (a minimum of 64ha) established for bird mitigation, under the PV panels and in set aside areas.</u> Conservation margins sown with a wild bird seed mix will also be established as well as arable margins created through locally sourced seed/the existing seed bank and annual cultivation.	Design Principle 9	Operation	Requirement 8: Landscape and ecological management plan as set out in the Draft Development Consent Order [EN010154/APP/3.1] .
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 overshadowed by mature trees, these trees	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
	will be prioritised for pollarding, to increase light and decrease leaf fall onto the ponds.			
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 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				

ID	Description	Relevant Design Principle	Phase commitment to be implemented	Securing Mechanism
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				
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] .

ID	Description	Relevant Design Principle	Phase commitment to be implemented	Securing Mechanism
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 swales will be sized and located accordingly to capture as much excess overland surface water runoff that can be reasonably accommodated.	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] .
WA4	All proposed buildings, compound areas, the Onsite Substation and centralised and distributed BESS and the majority of the	Design Principle 6	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
	solar PV panels will be located in Flood Zone 1.			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 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].

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