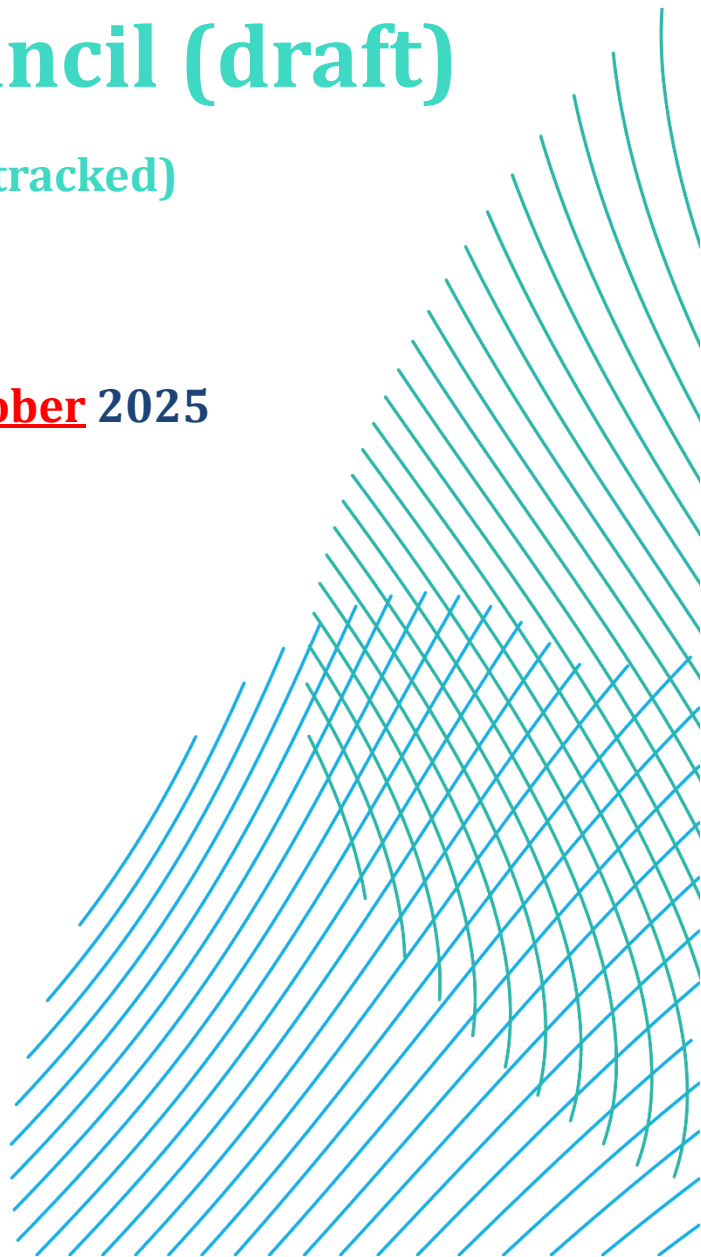




# Statement of Common Ground with East Riding of Yorkshire Council (draft)

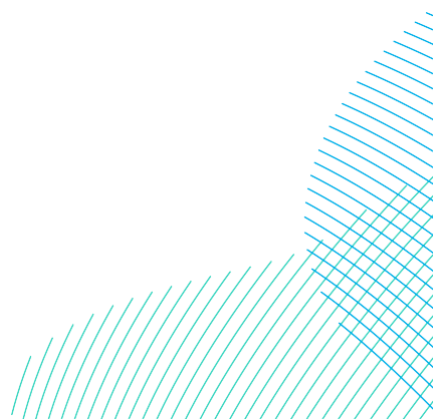
Revision ~~2~~3 (tracked)

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# 1 Introduction

## 1.1 Purpose of this document

- 1.1.1 This Statement of Common Ground (hereafter referred to as the 'SoCG') has been prepared to support the Examination of the Development Consent Order (DCO) application (the 'DCO Application') for Peartree Hill Solar Farm (the 'Proposed Development').
- 1.1.2 The DCO Application is for a Nationally Significant Infrastructure Project (NSIP) for the construction, operation (including maintenance) and decommissioning of a solar photovoltaic (PV) array electricity generating facility, Battery Energy Storage System (BESS) and associated infrastructure which would allow for the generation and export of electricity.
- 1.1.3 The SoCG is a 'live' document that has been prepared collaboratively by the Applicant and the Consultee (East Riding of Yorkshire Council).
- 1.1.4 The SoCG has been prepared in accordance with the Guidance for examination of DCO applications which was published in 2024 by the Department for Levelling Up, Housing and Communities<sup>1</sup>.
- 1.1.5 This Guidance comments that:

*"A statement of common ground is a written statement prepared jointly by the applicant and another party or parties, setting out any matters on which they agree, or indeed disagree. A SoCG helps to ensure that the evidence at examination focuses on the material differences between the main parties and therefore makes best use of the lines of questioning pursued by the Examining Authority".*

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1 Planning Act 2008: Examination stage for Nationally Significant Infrastructure Projects (April 2024)

- 1.1.6 The aim of this SoCG is to therefore provide a clear position of the progress and agreement made or not yet made between the Applicant and East Riding of Yorkshire Council on matters relating to the Proposed Development. Where matters are yet to be agreed, the parties will continue to proactively work to reach agreement.
- 1.1.7 The SoCG will be updated as more information becomes available and as a result of ongoing discussions between the Applicant and East Riding of Yorkshire Council.

## **1.2 Parties to this Statement of Common Ground**

- 1.2.1 This SoCG has been prepared by (1) the Applicant and (2) East Riding of Yorkshire Council .
- 1.2.2 East Riding of Yorkshire Council is the host local authority for the Proposed Development, with the Order Limits located entirely within its boundary.
- 1.2.3 Collectively, the Applicant and East Riding of Yorkshire Council are referred to as ‘the parties’.

## **1.3 Terminology**

- 1.3.1 Section 3 of this document sets out the relevant matters raised though discussion between the parties. It provides a summary of the position of each party and identifies the status of discussions on each matter:
- “Agreed” indicates where the issue has been resolved between the parties and is not anticipated to be subject to further discussions;
  - “Under discussion” indicates where a matter remains in active dialogue between the parties and a final position has not yet been reached;
  - “Not Agreed” indicates where the parties have established a final position that they cannot resolve the matter and will remain a point of difference.

## 2 Record of Engagement

### 2.1 Summary of consultation and engagement

- 2.1.1 The parties have been engaged in consultation and engagement throughout the development of the Proposed Development. Table 1 shows a summary of the meetings and correspondence that have taken place to date between the Applicant and East Riding of Yorkshire Council in relation to the Proposed Development. This is limited to engagement which is materially relevant to the contents of this SoCG and does not seek to include every piece of correspondence between the parties (e.g. that which was primarily administrative).

**Table 1: Record of Engagement since August 2023**

Date	Purpose of engagement	Description
<b>23 August 2023</b>	To introduce the Proposed Development to East Riding of Yorkshire Council's Principal Planning Officer.	Online meeting in which the Applicant provided an initial briefing on the Proposed Development.
<b>25 January 2024</b>	To consult with East Riding of Yorkshire Council's Trees and Nature Conservation Team Leader.	Online meeting to discuss baseline ecology data and key issues.
<b>6 February 2024</b>	To reach agreement with East Riding of Yorkshire Council's Archaeological Advisor on appropriate archaeological mitigation measures and the trial trenching strategy.	Online meeting to discuss archaeological constraints, trial trenching approach, and potential mitigation.
<b>May – August 2024</b>		Email correspondence to determine details of trial trenching and archaeological monitoring in Land Area F.
<b>16 February 2024</b>	To reach agreement with East Riding of Yorkshire Council's appointed landscape consultants (2B Consultants) on a number of matters relating to Landscape and Visual Impact Assessment (LVIA).	Email from the Applicant to confirm viewpoint locations and visualisation types. At this stage East Riding of Yorkshire Council had no available landscape officer.
<b>23 July 2024</b>		Online meeting with East Riding of Yorkshire Council's appointed landscape consultants to discuss the above matters.

Date	Purpose of engagement	Description
<b>28 August 2024</b>		Site walkover to discuss design proposals.
<b>September – October 2024</b>		Email correspondence in relation to viewpoints and photomontages.
<b>19 February 2024</b>	To reach agreement with East Riding of Yorkshire Council's Highways Officers on proposed construction access and highways works.	Online meeting to discuss construction vehicle access locations, routes and indicative highways mitigation.
<b>6 June 2024</b>		Online meeting to discuss mitigation, e.g. speed reductions and passing places.
<b>August – October 2024</b>		Email correspondence to discuss details of highways works and traffic measures.
<b>23 February 2024</b>	To reach agreement with East Riding of Yorkshire Council's Conservation Officer on the initial heritage settings assessment.	Online meeting to discuss the draft Stage 1 Settings Assessment and to confirm scoped-in assets.
<b>May 2024</b>	To reach agreement with East Riding of Yorkshire Council's Archaeological Advisor on the archaeological geophysical survey approach	Email correspondence to discuss undertaking geophysical survey and trial trenching of the cable route post-determination.
<b>21 May 2024 (and recurring monthly)</b>	First in a series of monthly meetings with East Riding of Yorkshire Council as part of the Planning Performance Agreement.	Monthly online meetings to provide East Riding of Yorkshire Council's Principal Planning Officer with regular updates.
<b>6 June 2024</b>	To reach agreement with East Riding of Yorkshire Council (Lead Local Flood Authority) on the drainage strategy.	Online meeting to discuss the approach to drainage and mitigation of possible prolonged periods of flooding.
<b>August 2025</b>		Email correspondence to provide an update in relation to the surface water drainage strategy
<b>July – November 2024</b>	To reach agreement with East Riding of Yorkshire Council's Principal Planning Officer on the cumulative effects assessment approach.	Email correspondence to discuss the shortlist of other developments to be included in the cumulative effects assessment and the methodology.
<b>17 July 2024</b>	To discuss East Riding of Yorkshire Council's response to the PEIR in relation to	Online meeting to discuss East Riding of Yorkshire Council's comments on the PEIR and to

Date	Purpose of engagement	Description
	ecology/ biodiversity with East Riding of Yorkshire Council's Trees and Nature Conservation Team Leader.	outline the next steps in the design of the Proposed Development.
<b>28 August 2024</b>	To reach agreement with East Riding of Yorkshire Council's Highways Officers on the proposed scope for the Transport Assessment (TA).	Email from the Applicant sharing the Transport Assessment Scoping Report.
<b>16 September 2024</b>		Email from East Riding of Yorkshire Council confirming the TA scope was acceptable.
<b>September 2024</b>	To reach agreement on the proposed approach in relation to material assets and waste.	Email correspondence to discuss the scoping out of material assets and waste as a separate ES chapter.
<b>October 2024</b>	To reach agreement on the proposed approach in relation to mineral safeguarding.	Email correspondence to discuss the inclusion of minerals safeguarding in the Planning Statement rather than the ES.
<b>October 2024</b>	To reach agreement with East Riding of Yorkshire Council's Archaeological Advisor on the approach to the Archaeological Management Strategy	Email correspondence to discuss the proposed approach to the Archaeological Management Strategy.
<b>November 2024 – January 2025</b>	To reach agreement with East Riding of Yorkshire Council's advisors on soils and minerals matters (Landscape) on the proposed approach in relation to geological hazards.	Email from the Applicant proposing to scope geological hazards out of assessment in the ES. Follow up emails requesting a response. No response received from Landscape to date.
<b>December 2024</b>	To consult East Riding of Yorkshire Council's Highways Officers on Abnormal Indivisible Loads (AILs)	Email correspondence to discuss the proposed AIL routes and potential day/ nighttime road closure of Meaux Lane.
<b>3 December 2024</b>	To provide an update on the project and reach agreement on any outstanding issues.	Email from the Applicant sharing the Biodiversity Mitigation Strategy (later developed/ incorporated into the submitted <b>Outline Landscape and Ecological Management Plan (Outline LEMP) [APP-156]</b> ) and setting out the proposed outstanding issues to be included in the <b>Potential Main Issues for Examination [APP-148]</b> .

Date	Purpose of engagement	Description
<b>23 January 2025</b>	To confirm that Water would be scoped out as an ES chapter.	Email from the Applicant stating that, in agreement with the Environment Agency, surface water and flood risk would be scoped out of the ES.
<b>21 May 2025</b>	To discuss outstanding Public Rights of Way (PRoW) claims with East Riding of Yorkshire Council's Definitive Map team.	Online meeting to discuss the nature of any outstanding PRoW claims and the process for adding them to the definitive map.
<b>28 May 2025</b>	To discuss proposed PRoW management with East Riding of Yorkshire Council's Countryside Access Officer.	Online meeting to discuss points raised by East Riding of Yorkshire Council on the submitted <b>Outline Rights of Way and Access Management Plan [APP-160]</b> .
<b>July 2025</b>	To discuss outstanding biodiversity issues with East Riding of Yorkshire Council's Trees and Nature Conservation Team Leader.	Online meeting and follow-up email correspondence to provide an update on the Proposed Development and to discuss outstanding matters relating to biodiversity.
<b><del>20 August</del> = <u>October</u> 2025</b>	To discuss implications of Changes 3 and 9 (set out in the <b>Second Notification of Proposed Changes to the DCO Application [AS-015]</b> ) for transport and access.	Online meeting <u>and follow-up email correspondence</u> to discuss the proposed changes to the DCO Application and agree on suitable measures to mitigate impacts on the existing road network and manage traffic as a result of the changes.



## 3 Current Position

- 3.1.1 The table below provides a summary of the current position of the Applicant and East Riding of Yorkshire Council in relation to specific matters that have been under discussion to date.
- 3.1.2 Where a matter is not represented in the table, it should be assumed that it is either: (i) agreed between the parties and has not been the subject of detailed discussion; or (ii) not relevant to the discussion between the parties.
- 3.1.3 As noted above, this is a 'live' document and there are some aspects that are still under discussion between the parties. The intention is to provide a final position in subsequent versions of the SoCG, addressing and identifying where changes have been made and where agreement has been reached between the parties.

**Table 2: Current position of the Applicant and East Riding of Yorkshire Council in relation to specific matters that have been under discussion to date**

Ref	Topic	East Riding of Yorkshire Council's Position	Applicant's Position	Status
<b>Cultural Heritage – Archaeology (Development Management Archaeologist for East Riding of Yorkshire Council &amp; Hull City Council)</b>				
ERYC01	Buffer zone around below-ground heritage assets <i>Cultural Heritage</i>	The Development Management Archaeologist for East Riding of Yorkshire Council & Hull City Council agreed with a proposed 20m buffer around heritage assets HA1, HA2 and HA3. They confirmed that archaeologically 'blank' areas recorded by the geophysical survey of the Site require archaeological testing.	The Applicant welcomes this response. See <b>ES Volume 2, Chapter 9: Cultural Heritage [EN010157/APP/6.2 Revision 2]</b> for details.	Agreed
ERYC02	Pre-determination trial trenching <i>Cultural Heritage</i>	The Development Management Archaeologist for East Riding of Yorkshire Council & Hull City Council agreed with the proposed approach to pre-determination trial trenching, including trenching sample size, depth of trenches, and approach to avoiding land drains.	The Applicant welcomes this response. See <b>ES Volume 2, Chapter 9: Cultural Heritage [EN010157/APP/6.2 Revision 2]</b> and <b>ES Volume 4, Appendix 9.3: Archaeological Trial Trenching Report [APP-069]</b> for details.	Agreed
ERYC03	Post-determination works <i>Cultural Heritage</i>	The Development Management Archaeologist for East Riding of Yorkshire Council & Hull City Council agreed with the activities to be undertaken post-determination, including geophysical survey and archaeological trial trenching of the cable routes; archaeological trial trenching of the solar PV module areas; and archaeological monitoring of the installation of an access road and temporary compound in Land Area F, which encroach into the footprint of heritage asset HA3.	The Applicant welcomes this response. See <b>ES Volume 2, Chapter 9: Cultural Heritage [EN010157/APP/6.2 Revision 2]</b> and the <b>Archaeological Management Strategy [EN010157/APP/7.11 Revision 2]</b> for details.	Agreed
<b>Cultural Heritage – Building Conservation/Setting</b>				
ERYC04	Settings assessment <i>Cultural Heritage</i>	East Riding of Yorkshire Council's Conservation Team Leader confirmed that the methodology and scope for the setting assessment were acceptable, as were the proposed mitigation measures to reduce/ minimise impacts.	The Applicant welcomes this response. See <b>ES Volume 2, Chapter 9: Cultural Heritage [EN010157/APP/6.2 Revision 2]</b> and <b>ES Volume 4, Appendix 9.4: Detailed Settings Impact Assessment [EN010157/APP/6.4 Revision 2]</b> for more details.	Agreed
ERYC05	Level of harm to Meaux Abbey Farm and Wawne Grange <i>Cultural Heritage</i>	East Riding of Yorkshire Council's Conservation Team Leader commented that, while they would place the level of harm to significance (with regard to paragraph 215 of the National Planning Policy Framework <sup>2</sup> ) as being marginally higher in relation to Meaux Abbey Farm and Wawne Grange, they do not fundamentally disagree with the conclusion of no significant residual effects to these assets.	The Applicant welcomes this response. The Applicant has concluded in Table 9-8 'Assessment summary' of <b>ES Volume 2, Chapter 9: Cultural Heritage [EN010157/APP/6.2 Revision 2]</b> that the potential magnitude of impact on the setting of Meaux Abbey Farm and Wawne Grange, following the implementation of mitigation measures, would be Minor and therefore the residual effect would be not significant.	Agreed

<sup>2</sup> [https://assets.publishing.service.gov.uk/media/67aaf8f3b41f783cca46251/NPPF\\_December\\_2024.pdf](https://assets.publishing.service.gov.uk/media/67aaf8f3b41f783cca46251/NPPF_December_2024.pdf)

Ref	Topic	East Riding of Yorkshire Council's Position	Applicant's Position	Status
ERYC06	Passing place opposite Meaux Abbey Farm  <i>Cultural Heritage</i>	East Riding of Yorkshire Council's Conservation Team Leader commented that Change 9 (from targeted consultation), which proposes a vehicle passing place opposite Meaux Abbey Farm (a grade II listed building), could negatively impact the building's setting. The farm's significance partly comes from its relationship with the surrounding agricultural environment. To protect this, they recommend omitting the use of this road or relocating the passing place to the north or south of the farm.	Whilst the Applicant has considered alternative locations for passing places, it is considered necessary to create one at this location due to its position in relation to bends in the road. In addition, at this location, there is a wide area of highway verge meaning the passing place could be constructed with no impact on hedgerows, which will minimise any potential ecological impacts. The potential impact on the setting of Meaux Abbey Farm has been assessed in <b>ES Volume 4, Appendix 9.4: Detailed Settings Impact Assessment [EN010157/APP/6.4 Revision 2]</b> and <b>ES Volume 2, Chapter 9: Cultural Heritage [EN010157/APP/6.2 Revision 2]</b> , which conclude that the residual effect would be Minor, and therefore not significant, following the implementation of protective measures in the <b>Outline Construction Environmental Management Plan (Outline CEMP) [EN010157/APP/7.2 Revision 2]</b> and <b>Outline Operational Environmental Management Plan (Outline OEMP) [EN010157/APP/7.3 Revision 2]</b> (and <b>Outline Decommissioning Environmental Management Plan (Outline DEMP) [EN010157/APP/7.4 Revision 2]</b> if necessary).	Under discussion
Biodiversity				
ERYC07	Protected sites – bird surveys  <i>Biodiversity</i>	East Riding of Yorkshire Council agreed that the bird surveys carried out for the Land Areas <del>we</del> are sufficient to inform the Habitats Regulations Assessment – Information to Inform Appropriate Assessment [APP-145] <del>and stated that it would comment on the results of the results of the passage and wintering bird surveys of the grid connection cable route when available. East Riding of Yorkshire Council noted via email on 2 October 2025 that the Grid Connection Bird Survey Report [REP1-072] confirms the extent of use of the cable route by SPA birds confirming that the previously provided precautionary approach outlined within the HRA [REP2-071] is acceptable, and that impacts are considered temporary and reversible.</del>	The Applicant welcomes this response. <del>Please see</del> <del>Since this comment, ES Volume 2, Chapter 7: Biodiversity [REP1-019], ES Volume 4, Appendix 7.4: Wintering Bird Survey Report [APP-108], ES Volume 4, Appendix 7.5: Ornithological Survey Report [APP-109], ES Volume 4, Appendix 7.9: Passage Bird Survey Report [APP-113], the Grid Connection Cable Route Bird Survey Report [EN010157/APP/8.3], which is submitted at Deadline 1, has been shared with East Riding of Yorkshire Council. The results have also been incorporated into the updated</del> and the <b>Habitats Regulations Assessment – Information to Inform Appropriate Assessment [EN010157/APP/5.3 Revision 24]</b> , which is submitted at <del>Deadline 1 for details. It is worth noting that a similar suite of species to those recorded within Land Areas B to F were also recorded within the grid connection cable route. As such, since a precautionary approach had already been taken in the assessment, the additional data does not change the conclusions of the assessment.</del>	AgreedUnder discussion
ERYC08	Protected sites – suitability of mitigation areas (wet grassland)  <i>Biodiversity</i>	East Riding of Yorkshire Council advises that wet grassland is difficult to create unless there are suitable hydrological ground conditions and has concerns as to the delivery of this habitat, particularly in proposed mitigation area 11 (Field E6). It advises that it may be better to create permanent grassland instead.	The Applicant agrees to this request. Proposals for 'wet grassland' with scrapes have been replaced with flower-rich 'neutral grassland' with scrapes in the updated <b>Outline LEMP [EN010157/APP/7.2 Revision 3]</b> , which is submitted at Deadline 1.  The updated <b>Outline LEMP [EN010157/APP/7.5 Revision 3]</b> that is submitted at Deadline 1 has also been updated with further information regarding the viability of the proposed scrapes within the mitigation areas, including additional hydrological information regarding the current hydrological statuses of the fields available at this stage of the Proposed Development. An initial review of hydrological and soil information indicates that mitigation areas 11 and 13 are suitable locations to create scrapes successfully, with the exact locations of the scrapes to be determined by pre-construction hydrological studies.	Agreed
ERYC09	Protected sites – suitability of mitigation areas	East Riding of Yorkshire Council has concerns in relation to the extent of enclosure of mitigation area 11 (Field E6) and the introduction of permissive paths	<del>The Outline LEMP [EN010157/APP/7.5 Revision 3] has been updated to provide further assessment of the suitability and the potential carrying capacity of each</del>	Under discussion

Ref	Topic	East Riding of Yorkshire Council's Position	Applicant's Position	Status
	(enclosure and disturbance from recreational activities)  <i>Biodiversity</i>	<p>around mitigation areas 11 (Field E6) and 9 (Field D18), stating that the land needs to be reasonably open and human activity minimised.</p> <p>East Riding of Yorkshire Council notes that mitigation area 13 (Fields E13 and E14) is well-placed, has good likelihood for proposed scrapes to hold water, and that existing hedgerows do not pose a constraint to use.</p>	<p><del>mitigation area to deliver mitigation for the intended species. The updated document is submitted at Deadline 1.</del></p> <p><u>As set out in the <b>Third notification of proposed changes to the DCO Application [AS-017]</b>, the Applicant is proposing amendments to permissive path routes around mitigation areas, including mitigation areas 9 (Field E6) and 11 (Field D18), to address the matter of potential disturbance from path users (including dogs) on mitigation areas. The changes have been proposed following consultation with Natural England. The Applicant is also proposing to install 1m-high post and rail fencing with wire mesh between relevant sections of permissive path and mitigation areas to prevent path users and dogs straying into the mitigation areas, along with appropriate signage (to provide footpath users with information on the ecological importance of the mitigation areas and the countryside code which includes ensuring all dogs are kept on a lead). The Applicant is investigating ways to address issues of disturbance due to permissive paths around mitigation areas, such as the re-routing of the proposed permissive paths around mitigation areas 9 and 11, the use of signage in appropriate locations instructing dog walkers to keep their dogs on a lead and/ or additional fencing. The Applicant will continue to engage with East Riding of Yorkshire Council on this topic.</u></p> <p><u>Should the proposed changes to permissive paths be accepted by the Examining Authority, relevant documents would be updated as necessary and submitted at subsequent deadlines. The <b>Outline LEMP [EN010157/APP/7.5 Revision 3]</b> and <b>ES Volume 3, Figure 3.4: Indicative Environmental Masterplan [APP-058]</b> will be updated to reflect any changes as necessary and submitted at subsequent deadlines.</u></p> <p><u>Section 3.2 of the <b>Outline LEMP [EN010157/APP/7.5 Revision 6]</b> provides further information regarding the viability of the proposed SPA/Ramsar site mitigation areas.</u></p> <p>The Applicant will continue to engage with East Riding of Yorkshire Council on this topic.</p>	
ERYC10	Protected sites – mitigation areas (noise and visual disturbance)  <i>Biodiversity</i>	<p>East Riding of Yorkshire Council <u>confirmed via email on 2 October 2025 that it is satisfied that the updated CEMP [REP2-138] secures the mitigation measures for avoiding noise impacts over the wintering bird period in relation to the bird mitigation areas and Figham Pastures LWS, having previously expressed concerns about potential noise impacts during construction. defers to Natural England guidance which states that noise impacts during construction should be assessed up to 300m from source and should be considered relative to the background noise levels. It also notes that the Habitats Regulations Assessment – Information to Inform Appropriate Assessment [APP-145] states that visual and acoustic barriers (typically 3m high) would be</u></p>	<p><u>To minimise the potential for disturbance of wintering birds within mitigation areas 9 (Field D18), 11 (Field E6) and 13 (Fields E13/14) Within Fields E4, E5 and E15, E17 and D17 (adjacent to the mitigation areas associated with the Humber Estuary designated sites), the Applicant will avoid completing the activities most likely to disturb birds (e.g. loud activities such as piling, installing access tracks, laying cables, etc.) during winter (October to March) within Fields E4, E5 and E15, E17 and D17 (i.e. the fields adjacent to the mitigation areas associated with the Humber Estuary SPA/Ramsar site species). Only activities less likely to disturb birds (e.g. commissioning works including panel installation) would take place in these fields during winter, if necessary. <u>Should this not be possible, acoustic fencing would be installed for the construction period to provide a noise and visual barrier, in addition to any hedgerow screening already in place. The <b>Habitats Regulations Assessment - Information to Inform Appropriate Assessment [EN010157/APP/5.3 Revision 4]</b></u></u></p>	<u>Agreed Under discussion</u>



Ref	Topic	East Riding of Yorkshire Council's Position	Applicant's Position	Status
		<del>installed between bird mitigation areas and the working area where necessary. East Riding of Yorkshire Council considers this appropriate where existing vegetation screens views of construction areas, however where open views will be lost due to the proposed development, the loss of sight lines may pose a constraint to the success of SPA/Ramsar bird mitigation areas during the construction phase due to the enclosure created by the acoustic fences.</del>	<del>includes the above information and the mitigation measures are secured in the Outline CEMP [EN010157/APP/7.2 Revision 5].</del>  Natural England confirmed in its Written Representation <b>[REP2-154]</b> submitted at Deadline 2 that, based on the above, its concerns regarding consideration of noise and visual disturbance to the mitigation areas are now resolved. Noise modelling is therefore not proposed. This approach was agreed in principle during a meeting with Natural England on 19 June 2025. Should this not be possible, acoustic fencing would be installed for the construction period to provide a noise and visual barrier, in addition to any hedgerow screening already in place.  Section 3.2 of the <b>Outline LEMP [EN010157/APP/7.5 Revision 6]</b> includes a justification for the suitability of each of the SPA/Ramsar site mitigation areas. Appendix E of the <b>Outline LEMP [EN010157/APP/7.5 Revision 6]</b> provides further clarify in regard to the bird days calculation and mitigation areas carrying capacities, which considered sight lines. The <b>Habitats Regulations Assessment – Information to inform Appropriate Assessment [EN010157/APP/5.3 Revision 2]</b> has been updated to include this information and the mitigation measures are secured in the updated <b>Outline CEMP [EN010157/APP/7.2 Revision 2]</b> . The updated documents are submitted at Deadline 4.	
ERYC11	Protected sites – water quality impacts (cleaning of solar PV modules)  <i>Biodiversity</i>	East Riding of Yorkshire Council acknowledges that water quality improvements during operation would be significant due to changes in land management but requests confirmation that only water would be used for cleaning of solar PV modules.	The Applicant agrees to this request. The <b>Outline Operational Environmental Management Plan [EN010157/APP/7.3 Revision 2]</b> has been updated to clarify that the solar PV modules will be cleaned using deionised water only and therefore there would be no impacts on water quality as a result of this activity. The updated document is submitted at Deadline 1.	Agreed
ERYC12	Protected sites – water supply impacts  <i>Water Resources</i>	East Riding of Yorkshire Council <del>confirmed via email on 2 October 2025 that it welcomed the updated information provided in relation to water supply impacts and that water supply impacts which may arise due to abstraction are now not of concern. notes that the</del> <b>Habitats Regulations Assessment – Information to Inform Appropriate Assessment Table 4-12 [APP-145]</b> <del>considers potential effects from the release of breakout contaminants, particularly bentonite during horizontal directional drilling (HDD), and water supply impacts which may arise due to abstraction, while the Outline CEMP (APP-153) states that a Piling Risk Assessment will be prepared, if piling is required as part of the Proposed Development. However, East Riding of Yorkshire Council comments that water supply impacts</del>	<del>The Applicant welcomes this response. The Applicant has produced a standalone water resources note (Appendix 1 - Water Resources Technical Note to the Response to Relevant Representations [EN010157/APP/8.3 REP1-071], which is</del> <b>was</b> submitted at Deadline 1, <del>to clarify</del> <b>ies</b> that water used during construction would be tankered in from mains and therefore no abstractions would be required. There will be a betterment in terms of water use during operation, compared to the existing water use within the Order Limits, given the negligible use when the Proposed Development is operational.  The <b>Habitats Regulations Assessment - Information to inform Appropriate Assessment [EN010157/APP/5.3 Revision 42]</b> <del>has been updated to clarify</del> <b>ies</b> that no water is to be abstracted for HDD works. HDD wastewater (including bentonite) will be removed from site in bowser trucks and, where necessary, remaining wastewater will be incarcerated within the launch pit and transported to a specialised local facility for disposal. <del>Should abstraction be required, suitable licences would be</del>	<del>Agreed</del> <b>Under discussion</b>

Ref	Topic	East Riding of Yorkshire Council's Position	Applicant's Position	Status
		<del>do not appear to be addressed elsewhere and requests clarification.</del>	<del>sought post consent and prior to commencement of Proposed Development. The updated document is submitted at Deadline 1.</del>	
ERYC13	Protected sites – lamprey  <i>Biodiversity</i>	East Riding of Yorkshire Council <u>confirmed via email on 2 October 2025 that</u> <del>notes that, as given the measures</del> secured in the Design Parameters Document [APP-150] <u>and the Outline CEMP, (i.e. that HDD launch and receptor pits would be located approximately 50m either side of the River Hull, and HDD will take place at a minimum depth of 7m below the river bed, and cabling will have an insulating layer), which would mitigate effects from EMF on lamprey.</u> <del>East Riding of Yorkshire Council notes that the Habitats Regulations Assessment – Information to inform Appropriate Assessment [APP-145] also states that the cable will have ‘an insulating layer’ and that as well as details on the likely duration and preferred timings to undertake the Horizontal Directional Drilling would be ‘spring/summer (April to September)’ which would ‘avoid the peak lamprey migration period’ of the HDD work that are set out in the HRA, any barrier effects will be temporary and it is agreed that no adverse effects in relation to migrating river lamprey will occur even outside of the indicative time periods, and requests that these commitments be secured within the Design Parameters Document [APP-150] and the Outline CEMP [APP153] respectively.</del>	<u>The Applicant welcomes this response. The <b>Outline CEMP [EN010157/APP/7.2 Revision 5]</b> secures the measures relating to distance of HDD pits from Main Rivers (50m), depth of HDD under the River Hull (7m) and that cabling under the River Hull would include an insulating layer.</u>  The preferred timings to undertake the HDD would be during spring/ summer (April to September), when the ground conditions would be drier, which would avoid the peak river lamprey migration period. While the Applicant cannot commit to this restriction at this stage, it will adhere to these timings where possible.  As detailed in Section 7.5 of the <del>updated</del> <b>Habitats Regulations Assessment - Information to inform Appropriate Assessment [EN010157/APP/5.3 Revision 24]</b> , in the unlikely event that it is not possible to avoid the river lamprey migration period, no adverse effects on the integrity of the SAC/Ramsar site populations are anticipated given that the HDD under the River Hull would be at a minimum depth of 7m, very short-term (estimated to take a maximum of 24 hours), and that fish without a swim bladder (which includes lamprey) have the lowest sensitivity to noise/ vibration.  <del>The updated <b>Habitats Regulations Assessment – Information to inform Appropriate Assessment [EN010157/APP/5.3 Revision 2]</b> is submitted at Deadline 1.</del>  <del>The Environment Agency and Natural England have confirmed that they consider this matter to be resolved, based on the above and the fact that the <b>Outline CEMP [EN010157/APP/7.2 Revision 2]</b> has been updated (and is submitted at Deadline 1) to secure the measures relating to distance of HDD pits from Main Rivers (50m), depth of HDD under the River Hull (7m) and that cabling under the River Hull would include an insulating layer.</del>	<u>Agreed Under discussion</u>
ERYC14	Figham Pastures Local Wildlife Site (LWS) – trenching  <i>Biodiversity</i>	East Riding of Yorkshire Council agrees that the proposed 1.5m maximum trench width and reinstatement of turfs within 48 hours in relation to works in Figham Pastures LWS would be acceptable.	The Applicant welcomes this response.	Agreed
ERYC15	Figham Pastures Local Wildlife Site (LWS) – vehicle movements and site cabins	East Riding of Yorkshire Council requests clarity regarding the use of ‘where reasonably practicable’ in relation to works not being undertaken between October and March in Figham pastures LWS, as set out in the Outline CEMP [APP-153], particularly for vehicle movements.	<del>The Applicant will continue to engage with East Riding of Yorkshire Council on this topic.</del> <u>The Applicant welcomes this response. Welfare facilities are required to be located in proximity to the working area by CDM Regulations and guidance, specifically Construction Welfare Standards (see BS 6465- 1:2006 + A1; 2009). The Applicant would in the first instance seek to locate any such facilities outside of the LWS, however, flexibility is required to ensure that there is capacity to locate cabins</u>	Under discussion

Ref	Topic	East Riding of Yorkshire Council's Position	Applicant's Position	Status
	<i>Biodiversity</i>	<u>East Riding of Yorkshire Council confirmed via email on 2 October 2025 that the Applicant's response in relation to the potential locating of it also seeks justification as to why site cabins may need to be located on Figham Pastures LWS is justified and acceptable. However, East Riding of Yorkshire Council requests that the size of the welfare facilities should be minimised insofar as possible.</u>	<u>on the LWS to demonstrate that the distance and time to reach from the furthest point of the site to the welfare facilities is as short as possible.</u>	
ERYC16	Figham Pastures LWS – injurious weeds <i>Biodiversity</i>	East Riding of Yorkshire Council requests that the monitoring regime for reinstated habitats should be extended should injurious weeds dominate within Table 20-1 of the oLEMP (PDA-018).	The Applicant agrees to this request. Table 20-1 within the <b>Outline LEMP [EN010157/APP/7.5 Revision 3]</b> has been updated to reflect this is submitted at Deadline 2.	Agreed
ERYC17	Protected species (general) – mitigation measures <i>Biodiversity</i>	East Riding of Yorkshire Council <u>confirmed via email on 2 October 2025 that it is satisfied with the Applicant's approach in relation to would expect to see</u> embedded best practice avoidance and mitigation measures <u>for protected species, having previously requested for them to be</u> outlined within Table 5-1 of the Outline CEMP. <u>[APP-153] for protected species.</u>	The Construction Environmental Management Plan (which is secured by Requirement 4 in Schedule 2, Part 1 of the <b>Draft Development Consent Order [EN010157/APP/3.1 Revision 75]</b> ) will contain embedded <del>mitigation and</del> best practice <u>avoidance and</u> measures for legally protected species once pre-construction ecology surveys are undertaken. The Applicant feels the level of information provided within the Table 5-1 of <b>Outline CEMP [EN010157/APP/7.2 Revision 53]</b> regarding protected species is appropriate at this stage of the Proposed Development.	<u>Agreed</u> <del>Under discussion</del>
ERYC18	Bats <i>Biodiversity</i>	East Riding of Yorkshire Council <u>confirmed via email on 2 October 2025 that it is satisfied with the Applicant's response to its advice that welcomes the retention of trees/structure suitable for roosting bats and the inclusion of built features for bats. It notes bat foraging routes are to be maintained where breaks in hedgerows are required through where</u> the “temporary installation of structures” <u>is proposed in order to maintain bat foraging routes where breaks in hedgerow are required, it should be</u> either fencing with camouflage type netting on top or filled with brash and <del>recommend that</del> netting should be of a type not to cause wildlife entrapment. <del>and u</del> Use of brash should be prioritised.	<u>Detailed measures to mitigate the effect on bats during construction will be included within the Construction Environmental Management Plan. This will include ensuring that, where reasonably practicable, the fencing options recommended by Natural England and East Riding of Yorkshire Council will be used. The Applicant will continue to engage with East Riding of Yorkshire Council on this topic.</u>	<u>Agreed</u> <del>Under discussion</del>
ERYC19	Water vole and otter <i>Biodiversity</i>	East Riding of Yorkshire Council recommend that pre-construction surveys for water vole and otter should be undertaken for impacted watercourses found to be 'suitable' and above for both otters and water vole. Surveys for otter should extend up to 200m up and downstream of each crossing point (where open cut techniques required) and up to 5-10m from each bank as appropriate. Water vole surveys should be extended in accordance with the guidance in Box 1 of the Water Vole Mitigation Handbook.	The Applicant agrees to this request. <b>ES Volume 2, Chapter 7: Biodiversity [EN010157/APP/6.2 Revision 2]</b> and the <b>Outline CEMP [EN010157/APP/7.2 Revision 2]</b> have been updated to ensure pre-construction water vole and otter surveys use appropriate guidance. This includes, where land access permits, undertaking water vole surveys 100m downstream and upstream from proposed culverts and watercourse crossing points which affect watercourses assessed as 'suitable but poor to optimal suitability' within <b>ES Volume 4, Appendix 7.7: Water Vole and Otter Habitat Suitability Report [APP-111]</b> . Where land access permits, pre-construction otter surveys will be undertaken of suitable habitat within 200m of the proposed works.  The updated documents are submitted at Deadline 1.	Agreed



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ERYC20	Fish  <i>Biodiversity</i>	East Riding of Yorkshire Council <u>confirmed via email on 2 October 2025 that it is satisfied with the Applicant's response to its</u> requests <u>for</u> clarification on whether open cut crossings or installation of box culverts would impact movement of fish during construction and <u>that for</u> any necessary associated mitigation measures <u>should to</u> be secured.	<del>The Applicant will continue to engage with East Riding of Yorkshire Council on this topic.</del> The Applicant welcomes this response. The method of open cut crossings will <u>only be used during cable installation works. Cables will only be installed using the open cut method within dry minor watercourses where fish would not be affected.</u>  <u>Cables will be installed underneath other watercourses using horizontal directional drilling or will be incorporated into a crossing above the watercourse, therefore no significant effects on fish are anticipated, including lamprey as explained within the Habitats Regulations Assessment – Information to inform Appropriate Assessment [EN010157/APP/5.3 Revision 4].</u>  <u>Other discrete sections of watercourses could be affected by box culverting works for access, which will likely require isolated dewatering and in these cases, licencing will be obtained from the Environment Agency and standard fish rescue techniques employed to minimise harm to fish. As works would be short term and temporary, no significant effects on fish movement are envisaged. Such construction works would be overseen by an Ecological Clerk of Works. The Outline CEMP [EN010157/APP/7.2 Revision 5] secures measures to reduce impacts on fish during the construction phase. In addition, standard pollution control measures are detailed in and secured by the Outline CEMP [EN010157/APP/7.2 Revision 5] and the Outline DEMP [EN010157/APP/7.4 Revision 4].</u>	<u>Agreed</u> <del>Under discussion</del>
ERYC21	Breeding birds  <i>Biodiversity</i>	East Riding of Yorkshire Council notes that monitoring measures are included in the Outline LEMP [PDA-018] but suggests that triggers should be included to indicate when remedial action should be implemented. It recommends that monitoring should include breeding bird activity as well as habitat condition, and that further details should be provided on target sward height for breeding birds, for example nesting skylarks avoid vegetation over 60cm and lapwings prefer more open swards.	The Applicant agrees to this request. Section 19.3 of the <b>Outline LEMP [EN010157/APP/7.5 Revision 3]</b> has been updated to include indicative roles and responsibilities, an indicative management and monitoring programme, and targets for success criteria and potential remedial actions. Section 14.2.5 of the <b>Outline LEMP [EN010157/APP/7.5 Revision 3]</b> has been added to provide detail regarding grassland sward height within the breeding bird mitigation areas and remedial action if required.  The updated documents are submitted at Deadline 1.	Agreed
ERYC22	Lighting  <i>Biodiversity</i>	East Riding of Yorkshire Council <u>confirmed via email on 2 October 2025 that it is satisfied that the Applicant's approach to lighting would</u> <del>notes that infrared sensor triggered security lighting would be required around key electrical infrastructure and that the lighting design would seek to limit any impacts on sensitive ecological receptors. It recommends that Lux level impacts on adjacent habitats during construction, operation and decommissioning be less than 1 lux at sensitive ecological receptors.</del>	As detailed within <b>Outline CEMP [EN010157/APP/7.2 Revision 52]</b> core construction working hours will be between 07:00 and 19:00, therefore reducing potential lighting effects on bats. The Applicant is required to comply with certain health and safety regulations but, as detailed within <b>Outline CEMP [EN010157/APP/7.2 Revision 52]</b> , construction lighting will be kept to a minimum and not directed towards hedgerows, tree lines, watercourses, badger setts, ecological mitigation and enhancement areas. Table 4-1 of the <b>Outline DEMP [EN010157/APP/7.4 Revision 42]</b> also provides detail regarding measures to reduce effects on sensitive ecological receptor from lighting during decommissioning. As detailed within <b>Outline OEMP [EN010157/APP/7.3 Revision 32]</b> no areas of the Site during the operational stage will be continuously lit. However, motion sensor infrared security lighting will be used for security and operational purposes within the two substations. The two substations are positioned away from sensitive ecological	<u>Agreed</u> <del>Under discussion</del>



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			receptors, or appropriate buffers <u>will be</u> in place to minimise any potential disturbance.	
ERYC23	Trees (veteran trees) <i>Biodiversity</i>	East Riding of Yorkshire Council <u>confirmed via email on 2 October 2025 that it welcomes the Applicant's response to its notes that a new access track is proposed within the root protection area (RPA) of a veteran tree (T381; see ES Appendix 7.11: Arboricultural Impact Assessment [APP-115]) and, while it acknowledges that mitigation is proposed, East Riding of Yorkshire Council requests that access tracks be located outside of veteran tree RPAs.</u>	<del>The Applicant will continue to liaise with East Riding of Yorkshire Council on this matter.</del> The Applicant welcomes this response. As a result of Change 9 (see the <u><b>Second notification of proposed changes to the DCO Application [AS-015]</b></u> ), the access track off Meaux Lane to Field D5 has been removed from the Proposed Development. Therefore, veteran tree T381 is no longer be within or adjacent to the Order Limits and will not be impacted by the Proposed Development. Further details are provided in <b>ES Volume 4, Appendix 7.11: Arboricultural Impact Assessment [REP2-127]</b> .	<del>Agreed</del> Under discussion
ERYC24	Trees (Category A and B) <i>Biodiversity</i>	East Riding of Yorkshire Council notes that there would be no impacts to trees covered by a Tree Preservation Order but has concerns about the potential extent of loss of category B trees and potential impacts to T076, a category A oak.	The Applicant will continue to liaise with East Riding of Yorkshire Council on this matter.	Under discussion
ERYC25	Woodland <i>Biodiversity</i>	East Riding of Yorkshire Council recommends that an increase in longer lived species is included in the tree mix to provide resilience in the stock. Species such as walnut, small-leaved lime and sweet chestnut are present within order limits and the wider area.	The Applicant agrees to this request. The <b>Outline LEMP [EN010157/APP/7.5 Revision 3]</b> will be updated to include these species in the indicative planting mix. The updated document is submitted at Deadline 2.	Agreed
ERYC26	Hedgerows <i>Design of Development</i>	East Riding of Yorkshire Council <u>confirmed via email on 2 October 2025s that it is satisfied with the Applicant's response to its request that</u> losses of hedgerow should be minimised. <u>East Riding of Yorkshire Council it notes</u> that an 8m indicative width for the cable route corridor is included but requests that, where important hedgerows are impacted, a commitment should be made to minimising the extent of removal further, and that where removal is required for visibility splays for construction only, that complete removal is avoided.  <u>East Riding of Yorkshire Council confirmed that the justification provided is acceptable and is satisfied that a worst-case scenario has been assessed in relation to hedgerow removals. It welcomes the commitment to minimising impacts where safe to do so at the detailed design stage.</u>	<u>The Applicant welcomes this response.</u> The <b>Outline LEMP [EN010157/APP/7.5 Revision 63]</b> states that where vegetation removal/pruning is required for access and/or visibility splays, the works should be limited to that amount required to achieve the appropriate access / visibility required. Pruning of vegetation will be preferred over removal wherever possible.  <del>The Applicant will continue to liaise with East Riding of Yorkshire Council on this matter.</del>	<del>Agreed</del> Under discussion
ERYC27	Biodiversity Net Gain (BNG) <i>Biodiversity</i>	East Riding of Yorkshire Council notes some minor discrepancies between the metric and the assessment within ES Appendix 7.10: Biodiversity Net Gain Assessment [APP-114] and requests clarification on these. It also requests further justification behind some of the assumptions the assessment is based on.	The Applicant will continue to liaise with East Riding of Yorkshire Council on this matter.	Under discussion

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ERYC28	Outline OEMP  <i>Biodiversity</i>	East Riding of Yorkshire Council <u>confirmed via email on 2 October 2025 that it is satisfied with the Applicant's response to its</u> requests that Table 5-1 of the oOEMP [APP-154] should include procedures for implementing, adapting and monitoring any protected species licences.	<u>The Applicant welcomes this response.</u> The <b>Outline LEMP [EN010157/APP/7.5 Revision 64]</b> <del>has been updated to</del> states that due to the passive nature of the Proposed Development during the operational phase there are no significant effects anticipated on protected and notable species. However, in the event that any work outside the scope of the routine maintenance set out within the <b>Outline OEMP [EN010157/APP/7.3 Revision 3REP1-052]</b> is required, the Applicant will appoint an ecologist prior to works. The appointed ecologist will assess potential effects on protected and notable species and if required complete appropriate mitigation and licence applications if required. <del>The Outline LEMP [EN010157/APP/7.5 Revision 4]</del> <u>will be submitted at Deadline 2.</u>	<u>Agreed Under discussion</u>
<u>ERYC28a</u>	<u>Biodiversity Net Gain (BNG) – securing mechanism</u>  <u><i>Biodiversity</i></u>	<u>East Riding of Yorkshire Council confirmed via email on 26 September 2025 that it is satisfied that BNG is appropriately secured through Requirement 9 in the Draft DCO through the Landscape and Ecological Management Plan.</u>	<u>The Applicant welcomes this comment. The Landscape and Ecological Management Plan, which is secured by Requirement 9 in the Draft DCO [EN010157/APP/3.1 Revision 7] and will be substantially in accordance with the Outline LEMP [EN010157/APP/7.5 Revision 6], will set out the management and monitoring that are required in order to deliver the BNG outlined in ES Volume 4, Appendix 7.10: Biodiversity Net Gain Assessment [REP2-023]. The Landscape and Ecological Management Plan will be reviewed after 30 years to ensure it is fit for purpose for the remaining 10 years of the Proposed Development operation.</u>	<u>Agreed</u>
Water				
ERYC29	Land drainage – surveys  <i>Hydrology and Flood Risk</i>	East Riding of Yorkshire Council confirmed via email on 3 September 2025 that it is satisfied with the Applicant's approach to land drains, having previously commented that sites should be surveyed for existing land drainage systems and works should not impact on existing drainage systems. Access should also be considered for future maintenance and inspections of existing watercourses.	<p>The Applicant welcomes this response. The Applicant has obtained copies of all existing land drainage plans, where available, from the landowners. In addition, the Applicant has undertaken geophysical surveys which have validated the majority of these land drains.</p> <p>It will not be possible for the solar PV module mounting frames to be installed without damaging some drains. However, the effects are anticipated to be negligible. Furthermore, the Applicant has agreed through land option agreements with each landowner to commission two years of annual land drainage reviews with each landowner, following completion of construction, undertaken by an independent consultant.</p> <p>The <b>Outline CEMP [EN010157/APP/7.2 Revision 2]</b> has been updated to include the commitment to inspect land drains to ensure no damage has occurred or pollution pathways created. If land drains have been damaged, any remedial works will be identified and a plan for their delivery will be implemented. The updated <b>Outline CEMP [EN010157/APP/7.2 Revision 2]</b> is submitted at Deadline 1.</p> <p>The Proposed Development design incorporates setbacks from existing watercourses in accordance with the requirements of the Beverley and North Holderness Internal Drainage Board and the Environment Agency.</p>	Agreed
ERYC30	Surface water drainage strategy	It was agreed with East Riding of Yorkshire Council (Lead Local Flood Authority) and the Beverley and North Holderness Internal Drainage Board in an online meeting on 6 June 2024 that there would be no positive	The Applicant welcomes this response. The drainage strategy is incorporated within <b>ES Volume 4, Appendix 5.6: Flood Risk Assessment [EN010157/APP/6.4 Revision 3]</b> .	Agreed

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	<i>Hydrology and Flood Risk</i>	<p>drainage. Instead, rainwater would be directed to ground as per the existing site.</p> <p>This drainage strategy was later amended to include positive drainage at the substations with a restricted outfall to the nearby watercourses, following discussions with Beverley and North Holderness Internal Drainage Board. East Riding of Yorkshire Council (Local Lead Flood Authority) has agreed in principle to the revised approach.</p>		
ERYC31	<p>Scoping out Water as a chapter in the ES</p> <p><i>Approach to EIA</i></p>	East Riding of Yorkshire Council agreed with the approach of scoping out Water as a standalone ES chapter.	The Applicant welcomes this response. The Applicant reached agreement with the Environment Agency prior to submission of the DCO Application that surface water and flood risk would be scoped out of the ES as a standalone Water chapter on the basis that <b>ES Volume 4, Appendix 5.6: Flood Risk Assessment [EN010157/APP/6.4 Revision 3]</b> (which demonstrates no significant impact) and <b>ES Volume 4, Appendix 5.5: Water Framework Directive Screening and Scoping Report [EN010157/APP/6.4 Revision 2]</b> are submitted in support of the DCO Application and groundwater quality remains scoped into <b>ES Volume 2, Chapter 10: Land, Soils and Groundwater [APP-046]</b> . Further explanation of the approach is provided within <b>ES Volume 1, Chapter 5: Approach to the EIA [APP-041]</b> .	Agreed
Air Quality				
ERYC32	<p>Scope and methodology</p> <p><i>Air Quality</i></p>	East Riding of Yorkshire Council agreed with the approach to the assessment of Air Quality.	The Applicant welcomes this response. See <b>ES Volume 2, Chapter 6: Air Quality [APP-042]</b> for details.	Agreed
Landscape and Visual				
ERYC33	<p>Residential Visual Amenity Assessment</p> <p><i>Landscape and Visual</i></p>	East Riding of Yorkshire Council's appointed landscape consultants, 2B Consultants, agreed with the proposed approach for the Residential Visual Amenity Assessment.	The Applicant welcomes this response. See <b>ES Volume 4, Appendix 11.5: Residential Visual Amenity Assessment [APP-132]</b> for details.	Agreed
ERYC34	<p>Hedgerow/ tree planting</p> <p><i>Landscape and Visual</i></p>	East Riding of Yorkshire Council's landscape consultants were satisfied with the extent and design of proposed screening planting following amendments after the site walkover on 28 August 2024.	The Applicant welcomes this response. See <b>ES Volume 2, Chapter 11: Landscape and Visual [APP-047]</b> , <b>ES Volume 3, Figure 3.4: Indicative Environmental Masterplan [APP-058]</b> , and the <b>Outline LEMP [EN010157/APP/7.5 Revision 3]</b> for details.	Agreed
ERYC35	Viewpoints and photomontages	East Riding of Yorkshire Council's landscape consultants broadly agreed with the viewpoint locations presented in the PEIR and with the viewpoints proposed	The Applicant agreed to this request. Viewpoints from these locations were included but it was determined that potential visual amenity effects on users of the trails could be scoped out of the LVIA. See Table 11-3 of <b>ES Volume 2, Chapter 11: Landscape</b>	Agreed

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	<i>Landscape and Visual</i>	to be included as photomontages. However, they requested the inclusion of additional viewpoints from within ZTV areas, potentially from higher ground, outside the agreed 3km study area, specifically views from the Minster Way Trail and Trans Pennine Trail.	<b>and Visual [APP-047]</b> and Viewpoint 28 (Trans Pennine Trail) and Viewpoint 29 (Minster Way) in <b>ES Volume 4, Appendix 11.6: Viewpoints and Visualisations Part 2 [AS-002]</b> .	
ERYC36	Listed buildings  <i>Landscape and Visual</i>	East Riding of Yorkshire Council's landscape consultants agreed that listed buildings only need to be included in the LVIA if there are appropriate reasons to do so, e.g. National Trust properties which are also visitor attractions.	The Applicant welcomes this response. Listed buildings which are also residential properties are included in the LVIA within the assessments on settlements, local residents and/ or Residential Visual Amenity Assessment as appropriate. Other listed buildings are not included in the LVIA, and the Applicant considers that effects are more appropriately assessed in <b>ES Volume 2, Chapter 9: Cultural Heritage [EN010157/APP/6.2 Revision 2]</b> .	Agreed
Noise and Vibration				
ERYC37	Monitoring and assessment approach  <i>Noise and Vibration</i>	East Riding of Yorkshire Council agreed with the proposed Noise and Vibration monitoring and assessment approach in principle, with an expectation of noise-producing elements being situated away from noise-sensitive residential properties as part of the site layout design.	The Applicant welcomes this response. Appropriate buffers from noise-sensitive receptors have been incorporated into the design of the Proposed Development, as set out in <b>ES Volume 2, Chapter 12: Noise and Vibration [APP-048]</b> and the <b>Design Parameters Document [EN010157/APP/5.8 Revision 2]</b> .	Agreed
Transport and Access				
ERYC38	Construction access – temporary speed reductions  <i>Transport and Access</i>	East Riding of Yorkshire Council indicated that temporary speed reductions on routes during the construction phase of the Proposed Development would be acceptable in order to ensure that visibility could be achieved without requiring the removal of hedges and trees.	The Applicant welcomes this response. See the <b>Traffic Measures Plan [PDA-008]</b> , and Schedule 7 of the <b>Draft Development Consent Order [EN010157/APP/3.1 Revision 4]</b> for details.	Agreed
ERYC39	Highways works (passing places/ widening) and traffic management measures  <i>Transport and Access</i>	East Riding of Yorkshire Council agreed with proposed highways works, including updates following design changes, and confirmed that, if constructed to adoptable standards, East Riding of Yorkshire Council would be willing to adopt passing places/ areas of widening following completion of the construction phase of the Proposed Development.	The Applicant welcomes this response. See the <b>Streets, Rights of Way and Access Plans [PDA-005]</b> , the <b>Traffic Measures Plan [PA-008]</b> , and Schedules 4, 5, 6 and 7 of the <b>Draft Development Consent Order [EN010157/APP/3.1 Revision 4]</b> for details.	Agreed
ERYC40	Transport Assessment  <i>Transport and Access</i>	East Riding of Yorkshire Council agreed with the proposed scope of the Transport Assessment.	The Applicant welcomes this response. See <b>ES Volume 4, Appendix 14.1: Transport Assessment [APP-138]</b> for details.	Agreed
ERYC41	Large Loads	East Riding of Yorkshire Council confirmed that it had no issues with the proposed Large Load routes and agreed	The Applicant welcomes this response.	Agreed



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	Transport and Access	in principle to the closure of Meaux Lane should it be required.	See <b>ES Volume 2, Chapter 14: Transport and Access [APP-050]</b> and Section 5 of the <b>Outline Construction Traffic Management Plan (Outline CTMP) [EN010157/APP/7.7 Revision 2]</b> for details.	
ERYC42	Construction traffic (HGVs) along Park Lane, Cottingham  Transport and Access	East Riding of Yorkshire Council disagrees with the proposed routing of construction traffic (HGVs) along Park Lane, Cottingham due to potential impacts on local residents. Instead, East Riding of Yorkshire Council suggests utilising the proposed new access route off the A1079 associated with Creyke Beck substation extension work (Wanlass Beck), which is subject to a planning application by other developers. East Riding of Yorkshire Council recommended engaging with National Grid and Orsted to better understand their timeframes.	<p>The Applicant has investigated using the proposed new access route off the A1079 and has sought to reach out to other relevant parties, i.e. NGET and Orsted, however engagement with Orsted has halted due to the discontinuation of the Hornsea 4 offshore wind farm project. The Applicant maintains its position that Park Lane is the most appropriate option given the short duration of the works in this location (several months to complete the laying of the final 700m of underground cable and connection works into the National Grid Creyke Beck substation) and the low volume of vehicle movements required (10 HGVs per day, i.e. 20 HGV movements, plus 10 LGVs, i.e. 20 LGV movements) especially in comparison to other consented schemes utilising Park Lane (e.g. 23/03926/STPLF), as well as the lack of certainty over when the access route off the A1079 will be delivered, meaning the Applicant cannot rely on it to provide access to the Proposed Development.</p> <p>Management of construction related HGVs and other vehicles would be controlled through the Construction Traffic Management Plan, which will be substantially in accordance with the <b>Outline CTMP [EN010157/APP/7.7 Revision 2]</b> and which will provide protection to other road users on Park Lane. The <b>Outline CTMP [EN010157/APP/7.7 Revision 2]</b> has been updated to include a commitment to no construction traffic along Park Lane during school pick-up/drop-off times. This will avoid construction traffic along the nearby road network (e.g. Northgate Road/Harland Way depending on the final traffic routing) during the pick-up and drop-off times of primary and secondary schools in Cottingham.</p> <p>The updated <b>Outline CTMP [EN010157/APP/7.7 Revision 2]</b> was submitted at Deadline 1.</p>	Under discussion
ERYC42a	New access points/ routes  Transport and Access	<p><u>East Riding of Yorkshire Council confirmed its approval of Changes 3 and 9 (see the Second Notification of Proposed Changes to the DCO Application [AS-015] for details) via email on 3 October 2025.</u></p> <p><u>Regarding Change 3,</u> in a meeting on 20 August 2025, East Riding of Yorkshire Council agreed that the proposed new A165 access (<del>Change 3 in the Second Notification of Proposed Changes to the DCO Application [AS-015]</del>) could be managed through provision of a banksperson.</p> <p><u>Regarding Change 9,</u> For the proposed new access route utilising the existing farm access off the A1035 (<del>Change 9</del>), East Riding of Yorkshire Council suggested that a left turn only entry and exit restriction enforced for HGVs would be a favourable management solution.</p>	<p>The Applicant welcomes this response and agrees to this request. The <b>Outline CTMP [EN010157/APP/7.7 Revision 34]</b> <del>has been updated to</del> includes <u>a commitment to restricting HGVs to left turn movements only at the farm access off the A1035</u><del>the relevant mitigation, and a</del> New Access and Highway Mitigation Plans showing the access general arrangements have been prepared to ensure that HGVs can enter and exit with appropriate passing provision at the A1035 access. The plans are presented in Appendix G of <del>the updated</del> <b>ES Volume 4, Appendix 14.1: Transport Assessment [EN010157/APP/6.4 Revision 2 REP2-133]</b>.</p> <p><del>The updated documents are submitted at Deadline 2.</del></p>	AgreedUnder discussion

Ref	Topic	East Riding of Yorkshire Council's Position	Applicant's Position	Status
		Additionally, East Riding of Yorkshire Council confirmed that a passing place would be required within the inter-visibility splay of vehicles entering the Site, or that sufficient width should be provided at the access for two vehicles to pass. <u>East Riding of Yorkshire Council is satisfied that the information provided by the Applicant shows sufficient mitigation to allow construction vehicle movements to enter/exit the farm access from A1035, which could be managed with temporary traffic measures if required.</u>		
Material Assets and Waste				
ERYC43	Scoping out material assets and waste as separate ES chapter  <i>Waste</i>	East Riding of Yorkshire Council's Principal Environmental Control Officer agreed that materials and waste could be scoped out from full assessment within the Environmental Statement, as the topic issues will be sufficiently covered through other ES chapters and relevant management plans.	The Applicant welcomes this response. Potential streams and volumes of construction materials and waste disposal are covered within the <b>Outline Site Waste Management Plan [APP-161]</b> , while indirect impacts associated with materials consumption and waste disposal (e.g. release of greenhouse gas emissions, water consumption, amenity impacts, ecological impacts, etc) are assessed in <b>ES Volume 2, Chapter 7: Biodiversity, ES Volume 2 [EN010157/APP/6.2 Revision 2], Chapter 8: Climate [APP-043], and ES Volume 2, Chapter 10: Landscape and Visual [APP-047]</b> .  Waste management measures are set out in the <b>Outline CEMP [EN010157/APP/7.2 Revision 2]</b> , the <b>Outline OEMP [EN010157/APP/7.3 Revision 2]</b> , the <b>Outline DEMP [EN010157/APP/7.2 Revision 2]</b> , and the <b>Outline Site Waste Management Plan [APP-161]</b> .	Agreed
Land, Soil and Groundwater				
ERYC44	Minerals safeguarding – scoping out of the ES  <i>Approach to EIA</i>	East Riding of Yorkshire Council agreed that issues relating to mineral extraction sites and mineral safeguarding areas can be scoped out of the ES, comprising an appendix to the Planning Statement instead.	The Applicant welcomes this response. See <b>Appendix 4 - Minerals Safeguarding Assessment</b> to the <b>Planning Statement [APP-147]</b> .	Agreed
Cumulative Effects				
ERYC45	Methodology and shortlist  <i>Approach to EIA</i>	East Riding of Yorkshire Council agreed with the proposed methodology and shortlist of other existing and/or approved developments. East Riding of Yorkshire Council suggested a number of additional other existing and/or approved developments that should be considered in the cumulative effects assessment.	The Applicant agreed to consider the other developments suggested by East Riding of Yorkshire Council in the long list ( <b>ES Volume 4, Appendix 15.1: Long List of Other Existing and/or Approved Development [APP-143]</b> ) and, where the cumulative criteria was met, they were taken forward to the short list (Table 15-3 of <b>ES Volume 2, Chapter 15: Cumulative Effects [APP-051]</b> ). Where relevant, they have also been considered in <b>Habitats Regulations Assessment - Information to inform Appropriate Assessment [EN010157/APP/5.3 Revision 2]</b> .	Agreed
Public Rights of Way (PRoW)				

Ref	Topic	East Riding of Yorkshire Council's Position	Applicant's Position	Status
ERYC46	Outstanding claims for PRow  <i>Design of Development</i>	East Riding of Yorkshire Council's Definitive Map team confirmed that the proposed permissive path route (through Land Areas D and E) was acceptable and that, as long as the Applicant commits to providing the proposed permissive path route for the lifetime of the Proposed Development, East Riding of Yorkshire Council would not seek to designate the provisional route as PRow during that period (notwithstanding its statutory duty to process and determine an external application if received).	The Applicant welcomes this response. The <b>Outline OEMP [EN010157/APP/7.3 Revision 2]</b> includes a commitment to maintaining access to footpaths, including the proposed permissive paths. throughout the operational phase of the Proposed Development.	Agreed
ERYC47	Outline Rights of Way and Access Management Plan – terminology  <i>Design of Development</i>	East Riding of Yorkshire Council's Countryside Access Officer commented that clarity was needed regarding the terminology used in the <b>Outline Rights of Way and Access Management Plan [EN010157/APP/7.9]</b> , i.e. the nuances between a footpath, a bridleway, a restricted byway, and a Byway Open to All Traffic (BOAT).	The Applicant agrees to the request. The <b>Outline Rights of Way and Access Management Plan [EN010157/APP/7.9 Revision 2]</b> accordingly and is submitted at Deadline 1.	Agreed
ERYC48	Outline Rights of Way and Access Management Plan – alternative routes  <i>Design of Development</i>	East Riding of Yorkshire Council's Countryside Access Officer commented that diverted PRow should ideally avoid main roads, particularly those at national speed limit. The preference would be for them to 'chicane' around works areas, reverting once works are complete. This would require appropriate signage for users and briefing of all site workers/ visitors of the possibility of PRow users crossing, or possibly being on, the haul/access road.	As set out in the <b>Outline Rights of Way and Access Management Plan [EN010157/APP/7.9 Revision 2]</b> , there are no temporary PRow diversions proposed as part of the Proposed Development. The <b>Outline Rights of Way and Access Management Plan [EN010157/APP/7.9 Revision 2]</b> sets out that any temporary closures/ restrictions required would be consulted on with East Riding of Yorkshire Council in advance of these taking place.	Under discussion
Population and Human Health				
ERYC49	Health impacts  <i>Human Health</i>	East Riding of Yorkshire Council's Senior Public Health Officer agreed with the Applicant's proposed approach to considering health impacts.	The Applicant has not undertaken a standalone Health Impact Assessment as potential health impacts arising from the construction and operation of the Proposed Development are considered within <b>ES Volume 2, Chapter 6: Air Quality [APP-042]</b> , <b>ES Volume 2, Chapter 11: Landscape and Visual [APP-047]</b> , <b>ES Volume 2, Chapter 12: Noise and Vibration [APP-048]</b> and <b>ES Volume 2, Chapter 14: Transport and Access [APP-050]</b> . This approach is in accordance with the Scoping Opinion response received from the Planning Inspectorate (see <b>ES Volume 4, Appendix 5.2: Scoping Opinion [APP-098]</b> ).	Agreed
ERYC50	Construction workers and demand on local health services  <i>Human Health</i>	East Riding of Yorkshire Council's Senior Public Health Officer agreed that the anticipated increase in staff/workers in the area associated with the construction of the Proposed Development would not have a significant impact on local health services.	The Applicant welcomes this response. It is anticipated that a small number of workers would stay in the vicinity of the Site during the 24-month construction phase (see <b>ES Volume 2, Chapter 13: Population [APP-049]</b> for details), a percentage of whom may require local healthcare facilities. This is not anticipated to result in a significant short-term increase in the demand for local health care facilities.	Agreed

Ref	Topic	East Riding of Yorkshire Council's Position	Applicant's Position	Status
ERYC51	Tourism  <i>Population</i>	East Riding of Yorkshire Council is satisfied that given there are no tourism sites directly adjacent to the Proposed Development and subject to appropriate landscaping and the design parameters proposed, the Proposed Development would not adversely impact upon the tourism attraction of the area.	The Applicant welcomes this response. See the <b>Outline LEMP [EN010157/APP/7.5 Revision 3]</b> for details on proposed landscaping and planting, and the <b>Design Parameters Document [EN010157/APP/5.8 Revision 2]</b> .	Agreed
Planning Policy				
ERYC52	Principle of development  <i>Principle of Development</i>	ERYC support the principle of the proposed development with regards to national and local planning policy on this application site provided there are no unacceptable impacts.	The Applicant welcomes this response.	Agreed
ERYC53	Local Policy Accordance  <i>Policy and Legislation</i>	ERYC are satisfied that all relevant policies in the ERLP SD have been identified with regard had to what were the current and emerging Local Plans at that time. It should be noted that the East Riding Local Plan Strategy Document 2016 has been superseded by the East Riding Local Plan Strategy Document Update <u>(ERLP SD) 2025</u> .  <u>Whilst there is some conflict with aspects of certain policies, as highlighted in ERYC Local Impact Report, overall, the proposed scheme complies with the development plan when read as a whole'. ERYC are unable to confirm compliance with the policies at this time however the LIR will expand on this.</u>	The Applicant has identified the relevant local planning policies and set out how the Proposed Development is in accordance with these within the <b>Planning Statement [APP-147]</b> , specifically Appendix 1- Policy Accordance Tables.  <u>The Applicant <del>notes ERYCs point on further information in the Local Impact Report and will seek to update this matter following review of this document</del>welcomes the confirmation from ERYC that the proposed scheme complies with the development plan when read as a whole.</u>	<u>Agreed</u> <del>Under discussion</del>
ERYC54	National Policy Accordance  <i>Policy and Legislation</i>	ERYC are satisfied that the relevant sections and paragraphs of the NPPF have been identified and the relevant National Planning Statements have also been identified. <u>ERYC are unable to confirm compliance with the National Policy at this time however the LIR will expand on this.</u>	The Applicant has identified the relevant national planning policies and set out how the Proposed Development is in accordance with these within the <b>Planning Statement [APP-147]</b> , specifically Appendix 1- Policy Accordance Tables. <u>The Applicant <del>notes ERYCs point on further information in the Local Impact Report and will seek to update this matter following review of this document.</del></u>	<u>Agreed</u> <del>Under discussion</del>



## 4 Signatures

4.1.1 This Statement of Common Ground is agreed upon:

On behalf of East Riding of Yorkshire Council:

Name:

Signature:

Date:

On behalf of the Applicant:

Name:

Signature:

Date:

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