

Green Hill Solar Farm

EN010170

Statement of Common Ground: West Northamptonshire Council

Revision ~~BC~~ (Tracked)

Prepared by: Lanpro Services

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Issue Sheet

Report Prepared for: Green Hill Solar Farm

Examination Deadline [57](#)

Statement of Common Ground: West Northamptonshire Council (Revision [BC](#))

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Original	19/11/2025	AR/CA	JC
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1 Introduction

1.1 Purpose of the Document

1.1.1 This Statement of Common Ground (SoCG) has been prepared as part of the proposed Green Hill Solar Farm Development Consent Order (the Application) made by Green Hill Solar Farm Ltd (the Applicant) to the Secretary of State for Energy Security and Net Zero (the Secretary of State) pursuant to the Planning Act 2008 (PA 2008).

1.1.2 This SoCG does not seek to replicate information that is available elsewhere within the Application documents. All documents are available on the Planning Inspectorate's website.

1.1.3 This SoCG has been produced to confirm to the Examining Authority (ExA) the matters on which agreement has been reached between the parties, and where agreement has not yet been reached. SoCGs are an established means in the DCO consenting process, of allowing all parties to identify and focus on specific issues that may need to be addressed during the examination.

1.2 Parties to this Statement of Common Ground

1.2.1 This SoCG has been prepared by (1) Green Hill Solar Farm Ltd. as the Applicant and (2) West Northamptonshire Council. West Northamptonshire Council is one of three host authorities for the Application, and is specifically the host authority for Green Hill A, A.2, B, and part of the cable route.

1.2.2 Collectively, Green Hill Solar Farm Ltd. and West Northamptonshire Council are referred to as 'the parties'.

1.3 Terminology and Referencing

1.3.1 In the Tables in Section 3 of this SoCG below:

- "Agreed" indicates where the issue has been resolved;
- "Not Agreed" indicates a final position; and
- "Under discussion" indicates where these points will be the subject of ongoing discussion to resolve, where possible, or refine, the extent of disagreement between the parties.

1.4 Topic Referencing for All Matters

1.4.1 All matters agreed, under discussion and not agreed have been given unique references which relate to the topic matter. The referencing system is defined as follows:

Table 1.1 Topic Referencing

Topic	Unique Identifying Code
Scheme Description	SD
Energy Need	EN
Planning Statement	PS
Alternatives and Design Evolution	ALT



Topic	Unique Identifying Code
Assessment Methodology	AM
Residual Effect	RE
Climate Change	CC
Landscape and Visual Impact Assessment	LVIA
Ecology and Biodiversity	EB
Hydrology Flood Risk and Drainage	HYD
Minerals	MIN
Cultural Heritage	CH
Transport and Access	TA
Noise and Vibration	NV
Glint and Glare	GG
Air Quality	AQ
Socio-Economics Tourism and Recreation	STR
Human Health	HH
Arboriculture	ARB
Agricultural Circumstances	ALC
Electromagnetic Fields	EMF
Ground Conditions and Contamination	GCC
Major Accidents and Disasters	MAD
Other Environmental Matters	OEM
Cumulative Effects	CE



2 Record of Engagement

2.1 Summary of Consultation

2.1.1 The parties have been engaged in consultation since March 2024.

2.1.2 A non-statutory consultation took place in March to May 2024. The statutory consultation process took place between 7th November and 19th December 2024.

2.1.3 A summary of the meetings and correspondence that has taken place between Green Hill Solar Farm Ltd and West Northamptonshire Council (WNC) in relation to the Application is outlined in **Table 2.1** below.

Table 2.1: Record of Engagement

Date	Form of Correspondence	Key Topics Discussed and Key Outcomes
Project Wide Matters/ Principle, Scope and Description of Development		
20 th December 2023	Meeting (virtual via Teams)	Meeting to introduce the scheme, providing an overview of the sites, timescales, constraints and opportunities.
24 th January 2024	Meeting (virtual via Teams)	Meeting to introduce the scheme with Parish Councils: Walgrave Parish Council, Holcot Parish Council, Cogenhoe and Whiston Parish Council.
Monthly meetings	Meetings (virtual via Teams) with Planning Officers	Regular meetings to discuss any project and programme updates.
10 th July 2024	Site Visit	Site visit were undertaken with planning and highways officers to view Sites A, A.2 and B and proposed construction traffic routes.
Landscape and Visual Impact		
27 th June 2025	Meeting (virtual via Teams)	Meeting with the Landscape consultant and planning officers at North Northamptonshire Council and West Northamptonshire Council as an orientation exercise through the landscape DCO documents.
19 th September 2025	Site Visit	Site Visit with the landscape consultant who is representing both North Northamptonshire Council and West Northamptonshire Council.
19 th December 2025	Meeting	In person meeting with the landscape consultant who is representing both North Northamptonshire Council and West Northamptonshire Council to discuss the Statement of Common Ground and the progression of matters. The current position between the Applicant and the



Date	Form of Correspondence	Key Topics Discussed and Key Outcomes
		landscape consultant are set out in this document.
Ecology and Biodiversity		
19 December 2024	Meeting (virtual via Teams)	The Applicant introduced the project and Clarkson and Wood's expertise, the meeting focused on the survey scope and design evolution as well as scoping responses. Various queries on species, mitigation, and survey methodologies were addressed.
Hydrology, Flood Risk and Drainage		
19 th June 2024	Meeting (virtual via Teams)	Meeting to introduce the scheme and approach to hydrology, flood risk and drainage assessment.
8 th January 2026	Meeting (virtual via Teams)	The Applicant held a meeting with representatives of the Lead Local Flood Authorities (LLFA) from each of the Host Authorities to discuss the disapplication of provisions of the Land Drainage Act 1991. The Applicant is preparing a draft set of protective provisions to share with each of the LLFA's to allow agreement of the application. This meeting was held to address action point 4 of Issue Specific Hearing 3.
Minerals		
03 rd October 2024	Meeting (virtual via Teams)	The meeting focused on providing an overview of the Scheme, mineral safeguarding, impacts on current and future sand and gravel supply and Mitigation measures.
December 2024	Section 47 Consultation response	Assessment should include the cable route corridor. All matters covered in ES Chapter 11: Minerals [APP-048] .
Cultural Heritage		
19 th June 2024	Meeting (virtual via Teams)	Meeting to discuss potential BESS site to the west of Grendon. At this meeting potential impacts were discussed, along with potential mitigation measures, including screening.



Date	Form of Correspondence	Key Topics Discussed and Key Outcomes
6 th August 2024	Meeting (virtual via Teams)	Meeting to introduce the Scheme, provide a high-level review of identified heritage assets and discuss proposed methodology.
24 th March 2025	Meeting (virtual via Teams) with Conservation Officer	Discussion regarding potential for vibration impacts as a result of construction traffic and update to design following PEIR.
25 th September 2025	Meeting (virtual via Teams) with County Archaeologist	Meeting to discuss archaeological evaluation and mitigation options.
28 th October 2025	Site Visit with Conservation Officer	Site Visit with the Conservation Officers. The Applicant's landscape consultant was also present.
30 th October 2025	Meeting (virtual via Teams) with County Archaeologist	Meeting to discuss archaeological evaluation and mitigation options.
9 th December 2025	Meeting (virtual via Teams) with County Archaeologist	Meeting to discuss the AMS, including agreement on the scope of pre- and post-determination trenching, with amendments to be addressed during the next deadline.
23 rd January 2026	Meeting (virtual via Teams) with County Archaeologist	Meeting to discuss the cabling and potential archaeological impacts. It was agreed that mitigation would comprise HDD or SMS in areas where cabling would cause impacts to buried archaeological features. Where possible, cabling should be routed away from archaeological remains or in the least dense areas. The AMS will be updated, and a Technical Note has been provided for Deadline 5.
Transport and Access		
19 th November 2025	Meeting (virtual via Teams).	Discussion around access requirements.
27 th November 2025	Meeting (virtual via Teams).	Further clarification on access arrangements DCO schedules relating to access.
5 th February 2025 2026	Meeting (virtual via Teams).	Further discussion regarding abnormal load routing.

2.1.4 It is agreed that this is an accurate record of the key meetings and consultation undertaken between (1) Green Hill Solar Farm Ltd and (2) West Northamptonshire Council in relation to the issues addressed in this SoCG.



3 Matters of Discussion

3.1 Overview

3.1.1 **Table 3.1** to **Table 3.18** below detail by topic the matters under discussion with West Northamptonshire Council at the point of this document being published.

3.2 Scheme Description

Table 3.1 Scheme Description

	Matter	Details of Matters for Discussion	Applicant Position	Consultee Position	Status
SD-01	Site Description	ES Chapter 3: The Development Site [REP1-029]	The description of the Sites set out in ES Chapter 3: The Development Site [REP1-029] is accurate.	The Council are in agreement on this matter in so far as it relates to Green Hill A, A.2 & B and order limits within the administrative boundary of West Northants Council.	Matter Agreed
SD-02	Scheme Description	ES Chapter 4: Scheme Description [REP1-034REP6-011] .	The Scheme description set out in ES Chapter 4: Scheme Description [REP1-034REP6-011] is provided with sufficient detail to inform assessments.	The Council are in agreement on this matter in order to inform initial assessments.	Matter Agreed



3.3 Energy Need

Table 3.2 Energy Need

	Matter	Details of Matters for Discussion	Applicant Position	Consultee Position	Status
EN-01	Energy Need	Statement of Need [APP-556]	The principle of the need for large scale solar projects is established in national planning policy, as detailed in Section 4 of Planning Statement [REP4-012REP6-037] and Statement of Need [APP-556] and the principle that large scale solar is an essential part of the UK's generation mix which will bring benefits to national decarbonisation and energy security agendas as well as support the affordability of clean electricity is supported by West Northamptonshire Council.	The Council are in agreement on this matter.	Matter Agreed

3.4 Planning Statement

Table 3.3 Planning Statement

	Matter	Details of Matters for Discussion	Applicant Position	Consultee Position	Status
PS-01	Local planning policy	Planning Statement [REP4-012REP6-037]	The Applicant has identified the planning policy documents in Section 5.5 of the Planning Statement [REP4-012REP6-037] as being relevant and important in relation to the area of the Application – <u>which are as follows:</u> West Northamptonshire Joint Core Strategy Local Plan (Part 1) (W NJCS) (Adopted December 2014);	5.4.2 – amend to Emerging West Northamptonshire Local Plan – Regulation 18 version published 29 January 2026. 5.4.4/5 – check for Moulton Neighbourhood Plan (made Dec 2016)	Matter Under Discussion Agreed.



		<p>Daventry Local Plan 2011-2029 Part 2 (DLP) (Adopted February 2020)</p> <p>South Northamptonshire Local Plan Part 2 (SNLP) (Adopted July 2020)</p> <p>The compliance with relevant local policies is accurately set out in Policy Compliance Document [REP4-014].</p> <p>Applicants' response to Consultee position.</p> <p>The Applicant previously reviewed and had regard to the Regulation 18 draft of the emerging Local Plan published in April 2024. The subsequent amendments do not appear to materially alter the policy framework relevant to the Scheme. As the emerging Local Plan remains at Regulation 18 stage, it attracts limited weight in decision-making and so is not considered in detail within the Policy Compliance Document.</p> <p>Accordingly, it is not considered that any update to the Planning Statement [REP4-012]REP6-037 and Policy Compliance Document [REP4-014] is required.</p> <p>The Applicant has updated the Planning Statement [REP6-037] with the dates of the second Regulation 18 consultation on the emerging Local Plan.</p> <p>The Applicant has also referenced the Moulton Neighbourhood Plan within paragraph 5.4.5 of the Planning Statement [REP4-012]REP6-037</p>		
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			The Applicant will seek further clarification on the consultees position.		
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3.5 Alternatives and Design Evolution

Table 3.2 Alternatives and Design Evolution

	Matter	Details of Matters for Discussion	Applicant Position	Consultee Position	Status
ALT-01	Site Selection	ES Chapter 5: Alternatives and Design Evolution - Appendix 5.1 Site Selection Assessment [REP1-037]	The methodology used in ES Chapter 5: Alternatives and Design Evolution - Appendix 5.1 Site Selection Assessment [REP1-037] is appropriate for the Scheme. The outline design parameters set out in the Concept Design Parameters and Principles [REP1-151REP6-039] are considered appropriate and secured by a Requirement in the Draft DCO [EX5EX7/GH3.1_DF] .	The Council is in agreement on this matter.	Matter Agreed
ALT-02	Design Approach	Design Approach Document [APP-560]	The process which the design development has taken and how it incorporates technical, functional and safety - led design requirements that have been established through the consultation periods is set out in the Design Approach Document [APP-560] and is acceptable.	The Council is in agreement on this matter.	Matter Agreed



3.6 EIA Methodology

Table 3.5 EIA Methodology

	Matter	Details of Matters for Discussion	Applicant Position	Consultee Position	Status
AM-01	Assessment Methodology	ES Chapter 2_EIA Process and Methodology [APP-039] ES Chapter 7 to 23 [APP-039 to APP-060]	The assessment methodology adopted within the environmental topic assessments mentioned in the technical chapters of the ES [APP-039 to APP-060] have been derived from the information obtained through consultation with stakeholders and by reviewing relevant guidance and studies and is considered acceptable.	The Council is in agreement on this matter.	Matter Agreed
AM-02	Assessment methodology – Professional judgement	ES Chapter 2_EIA Process and Methodology [APP-039] ES Chapter 7 to 23 [APP-039 to APP-060]	The identification of likely significant effects on sensitive features and receptors has been informed by professional judgement and the views of the relevant technical specialists, where necessary. The application of professional judgement by specialists within the environmental topic assessments is outlined in the technical chapters of the ES Chapter 7 to 23 [APP-039 to APP-060] are appropriate and robust.	The Council is in agreement on this matter.	Matter Agreed



3.7 Residual Effects

Table 3.6 Residual Effects

	Matter	Details of Matters for Discussion	Applicant Position	Consultee Position	Status
RE-01	Impacts and Effects	ES Chapter 7 to 23 [APP-039 to APP-060]	<p>The assessment findings for the environmental topics mentioned in the following technical chapters of the ES are considered not significant or of beneficial significance and therefore is considered acceptable:</p> <ul style="list-style-type: none"> • ES Chapter 7: Climate Change [APP-044] • ES Chapter 15: Glint and Glare [APP-052] • ES Chapter 16: Air Quality [APP-053] • ES Chapter 18: Human Health [APP-055] • ES Chapter 21: Electromagnetic Fields [APP-058] • ES Chapter 22: Ground Conditions and Contamination [REP1-025] 	<ul style="list-style-type: none"> • ES Chapter 16: Air Quality [APP-053]—what stockpiling of soils/materials heaps will take place as these need to be mitigated for dust control too. This is referred to the Soils Management Plan but needs to be highlighted in the AQ chapter and cross-referenced • ES Chapter 16: Air Quality [APP-053]—require more information on how dust on and of site will be proactively monitored during construction and decommissioning, especially in regard to warm-dry weather forecasts. • Confirmation required as to whether the water used for dust suppression is from a potable source or mains supply. If not mains, how will the supply of water be managed especially in warmer, drier weather? <p>The clarification provided by the Applicant on the previous matters raised provides the information required by the Council.</p>	Matter Under Discussion Agreed.



	Matter	Details of Matters for Discussion	Applicant Position	Consultee Position	Status
			<ul style="list-style-type: none"> ES Chapter 23: Major Accidents and Disasters [APP-060] <p>Applicants Response to Consultee Position</p> <p>Measures relating to stockpiling have been included in Table 14 of ES Appendix 16.1: Construction Dust Methodology and Assessment [APP-166]. These include:</p> <ul style="list-style-type: none"> <i>Erect solid screens or barriers around dusty activities or the site boundary so that are at least as high as any stockpiles on site;</i> <i>Cover, seed or fence stockpiles to prevent wind whipping; and</i> <i>Re-vegetate earthworks and exposed areas/soil stockpiles to stabilise surfaces as soon as practicable.</i> <p>These have also been included in Table 3.10 of the Outline Construction Environmental Management Plan [EX5EX7/GH7.1_BD] which is</p>		



	Matter	Details of Matters for Discussion	Applicant Position	Consultee Position	Status
			<p>secured by Requirement 13 of Schedule 2 of the Draft DCO [EX6EX7/GH3.1_DF].</p> <p>The proposed dust monitoring is included in Table 14 of ES Appendix 16.1: Construction Dust Methodology and Assessment [APP-166]. Measures include:</p> <ul style="list-style-type: none">• <i>Develop and implement a Dust Management Plan (DMP), which may include measures to control other emissions, approved by the relevant local authorities.</i>• <i>Undertake daily on-site and off-site inspection, where receptors (including roads) are nearby, to monitor dust, record inspection results, and make the log available to the local authorities when asked. This should include regular dust soiling checks of surfaces such as street furniture, cars and windowsills within 100m of site boundary, with cleaning to be provided if necessary.</i>• <i>Carry out regular site inspections to monitor compliance with the DMP, record inspection results,</i>		



	Matter	Details of Matters for Discussion	Applicant Position	Consultee Position	Status
			<p><i>and make an inspection log available to the local authorities when asked.</i></p> <ul style="list-style-type: none"><i>Increase the frequency of site inspections by the person accountable for air quality and dust issues on site when activities with a high potential to produce dust are being carried out and during prolonged dry or windy conditions.</i><i>Agree dust deposition, dust flux, or real-time PM10 continuous monitoring locations with the local authority. Where possible, commence baseline monitoring at least three months before work commences on site or, if it a large site, before work on a phase commences.</i> <p>These have also been included in Table 3.10 of the Outline Construction Environmental Management Plan [EX5EX7/GH7.1_BD] which is secured by Requirement 13 of Schedule 2 of the Draft DCO [EX5EX7/GH3.1_DF].</p>		



	Matter	Details of Matters for Discussion	Applicant Position	Consultee Position	Status
			<p>As outlined in Chapter 4: Scheme Description [REP1-031REP6-011], water will be transported to the Site by road from a nearby licensed abstraction source and stored on site. Where available, mains water connections will also be utilised. The Water Resources Assessment [APP-563] further evaluates the water demand and supply for the Scheme.</p>		

3.8 Landscape and Visual Impact

Table 3.7 Landscape and Visual Impact

	Matter	Details of Matters for Discussion	Applicant Position	Consultee Position	Status
LVIA-01	Meetings and Workshops	<p>ES Chapter 8: Landscape and Visual [APP-045]</p> <p>ES Chapter 8 Appendix 8.6 Landscape Consultation [APP-083]</p>	<p>The meetings and workshops with statutory consultees set out within Section 8.2 of ES Chapter 8: Landscape and Visual [APP-045] and ES Chapter 8 Appendix 8.5 Landscape Consultation [APP-083] have been effective in informing decision making and monitoring the LVIA assessment process of the</p>	<p>The Council agrees that the engagement has been a valuable tool in seeking understanding and agreement about the key issues.</p>	Matter Agreed



	Matter	Details of Matters for Discussion	Applicant Position	Consultee Position	Status
			Scheme to date. The engagement has been timely and has been a valuable tool in seeking understanding and agreement about the key issues.		
LVIA-02	Baseline Conditions	ES Chapter 8: Landscape and Visual [APP-045] ES Chapter 8 Appendix 8.3.1 LVIA Assessment Sheets [APP-081]	The description of the existing baseline landscape and visual conditions set out within Section 8.5 of ES Chapter 8: Landscape and Visual [APP-045] and ES Chapter 8 Appendix 8.3.1 LVIA Assessment Sheets [APP-081] is representative of the baseline site conditions and therefore acceptable to inform the assessment.	The Council agrees that the information provided is appropriate and sufficient to inform the assessment, and that the approach taken is acceptable for the purposes of the Examination.	Matter Agreed
LVIA-03	Appendices and Figures	ES Chapter 8: Landscape and Visual [APP-045]	The Appendices and Figures listed within Section 8.1 of ES Chapter 8: Landscape and Visual [APP-045] are presented in sufficient detail to inform the baseline, underpin the LVIA process and to identify the	The Council agrees that the information provided is appropriate and sufficient to inform the assessment, and that the approach taken is acceptable for the purposes of the Examination.	Matter Agreed



	Matter	Details of Matters for Discussion	Applicant Position	Consultee Position	Status
			likely significant effects of the Scheme.		
LVIA-04	Study Area/Scope of Assessment	ES Chapter 8: Landscape and Visual [APP-045]	The Study Areas and Scope of Assessment set out within Section 8.5 of ES Chapter 8: Landscape and Visual [APP-045] is sufficient to inform the assessment baseline conditions.	The Council agrees that the information provided is appropriate and sufficient to inform the assessment, and that the approach taken is acceptable for the purposes of the Examination.	Matter Agreed
LVIA-05	Assessment Methodology	ES Chapter 8: Landscape and Visual [APP-045] ES Chapter 8 Appendix 8.1 LVIA Methodology [EX5/GH6.3.8.1_AREP6-017 and REP6-019]	The methodology adopted within Section 8.4 of ES Chapter 8: Landscape and Visual [APP-045] and ES Chapter 8 Appendix 8.1 LVIA Methodology [EX5/GH6.3.8.1_AREP6-017 and REP6-019] follows the 'Guidelines for Landscape and Visual Impact Assessment' Third Edition (GLVIA3) and derived from consultation and engagement with stakeholders and by reviewing relevant guidance and studies and is considered acceptable in so far as it relates to those	The Council agrees that the information provided is appropriate and sufficient to inform the assessment, and that the approach taken is acceptable for the purposes of the Examination.	Matter Agreed



	Matter	Details of Matters for Discussion	Applicant Position	Consultee Position	Status
			elements of the Scheme within West Northamptonshire Council jurisdiction.		
LVIA-06	Landscape Character Assessments	<p>ES Chapter 8: Landscape and Visual [APP-045]</p> <p>ES Chapter 8 Appendix 8.4 Landscape Character Area Descriptions [APP-082]</p> <p>ES Chapter 8 Appendix 8.2 Landscape Receptor [APP-080]</p>	The published landscape character assessments that are relied upon at the national, regional, and local level and set out within Section 8.5 of ES Chapter 8: Landscape and Visual [APP-045] and ES Chapter 8 Appendix 8.4 Landscape Character Area Descriptions [APP-082] and ES Chapter 8 Appendix 8.2 Landscape Receptor [APP-080] are considered acceptable to inform the assessment baseline conditions.	The Council agrees that the information provided is appropriate and sufficient to inform the assessment, and that the approach taken is acceptable for the purposes of the Examination.	Matter Agreed
LVIA-07	Visual Receptors: Assessment Viewpoints for the Sites	ES Chapter 8: Landscape and Visual [APP-045]	The viewpoints set out within Section 8.5 of ES Chapter 8: Landscape and Visual [APP-045] and ES Chapter 8: Figure 8.10 [APP-308] are considered acceptable to inform the	The Council agrees that the viewpoint information provided is appropriate and sufficient to inform the assessment, and that the approach taken is acceptable for the	Matter Agreed



	Matter	Details of Matters for Discussion	Applicant Position	Consultee Position	Status
			assessment baseline conditions.	purposes of the Examination.	
LVIA-08	Visual Receptors: Additional Assessment Viewpoints for the Cable Route Corridor	ES Chapter 8: Landscape and Visual [APP-045]	The viewpoints set out within Section 8.5 of ES Chapter 8: Landscape and Visual [APP-045] and ES Chapter 8: Figure 8.10 [APP-308] are considered acceptable to inform the baseline conditions for the Cable Route Corridor and Substations.	The Council agrees that the viewpoint information provided is appropriate and sufficient to inform the assessment, and that the approach taken is acceptable for the purposes of the Examination.	Matter Agreed
LVIA-09	Landscape Receptors: Value	ES Chapter 8: Landscape and Visual [APP-045]	The judgements on value for the landscape receptors, as set out within Section 8.5 of ES Chapter 8: Landscape and Visual [APP-045] are considered acceptable to inform the assessment baseline conditions.	The Council agrees with the landscape value judgements presented in the ES, which appropriately reflect the characteristics, condition and local distinctiveness of the receiving landscape.	Matter Agreed
LVIA-10.1	Embedded Design Mitigation	ES Chapter 8: Landscape and Visual [APP-045]	The approach and proposals for embedded mitigation set out within Section 8.6 of ES Chapter 8: Landscape and Visual [APP-045] , considers the landscape and visual matters associated with the	The Council acknowledges that embedded mitigation has been incorporated through the Outline Landscape and Ecological Management Plan (OLEMP)	Matter Agreed



	Matter	Details of Matters for Discussion	Applicant Position	Consultee Position	Status
			Scheme as part of an iterative process.	[EX5/GH7.4_DREP6-047] and associated mitigation drawings, and that these measures represent a landscape-led approach.	
LVIA-10.2	Embedded Design Mitigation	ES Chapter 8: Landscape and Visual [APP-045]	<p>Establishing<u>Following</u> decommissioning the established planting will add a positive element to this landscape.</p> <p><u>This betterment is established as a consequence of the landscape proposals resulting in greater species variety, greater age depth, enhanced structure, resilience to pest and disease and reinforcement of local landscape character across the Sites.</u></p> <p><u>The defining legacy of the landscape would be the robust framework of features that have improved through the mitigation and landscape enhancements. This mitigation in turn would</u></p>	<p>It is considered that the effectiveness of planting in reducing character effects has been overstated. <u>Although the additional planting would improve the landscape structure, the replacement of the agricultural land use with utility-scale energy infrastructure represents a fundamental and long-lasting alteration that cannot be offset by planting and habitat enhancements. In any case, the landscape would still undergo a substantial transition character because the arrays and supporting infrastructure themselves constitute a</u></p>	Matter Under Discussion <u>Disagreed</u>



	Matter	Details of Matters for Discussion	Applicant Position	Consultee Position	Status
			<p>give rise to long-term wider benefits, including maintaining and enhancing biodiversity and in promoting the resilience of ecosystems.</p> <p>Applicants' response to Consultee Position</p> <p>LVIA-10.2 is in relation to the benefits to Landscape Character following decommissioning of the Scheme associated with the established planting. NPS EN-1 recognises at para 5.10.5 that "Virtually all nationally significant energy infrastructure projects will have adverse effects on the landscape, but there may also be beneficial landscape character impacts arising from mitigation."</p> <p>The Applicant considers that the legacy landscape, post-decommissioning would result in long-term wider benefits.</p>	<p>new, large-scale change.</p>	



	Matter	Details of Matters for Discussion	Applicant Position	Consultee Position	Status
LVIA – 10.3	Embedded Design Mitigation	ES Chapter 8: Landscape and Visual [APP-045]	Vegetation removal, as shown on the Landscape and Ecology Mitigation and Enhancement Plans [REP3-042, REP3-044 REP6-021, REP6-023 , APP-209, REP3-046, APP-211, REP3-048, REP3-050 REP6-025, REP6-027, APP-214, APP-215, REP3-052, APP-217 REP1-113, REP3-054, APP-219 REP6-030] is relatively minimal.	The Council acknowledges that through the Landscape Led approach to the design, vegetation removal is relatively minimal.	Matter Agreed
LVIA-11	Presentation of Assessment Findings	ES Chapter 8: Landscape and Visual [APP-045]	The approach to the assessment is considered acceptable as set out in Section 8.6 of ES Chapter 8: Landscape and Visual [APP-045] . This non-technical summary is to assist readers understand the conclusions of the LVIA and contains a list of potentially affected receptors with summarising narrative to provide context and identify what the key issues are.	The Council agrees that the way information has been presented is appropriate and sufficient to inform the assessment, and that the approach taken is acceptable for the purposes of the Examination.	Matter Agreed



	Matter	Details of Matters for Discussion	Applicant Position	Consultee Position	Status
LVIA-12.1	Landscape and Ecological Management Plan: Landscape and Ecological Improvements	<p>Landscape and Ecology Mitigation and Enhancement Plans (Figures 4.10-4.20) [REP3-042, REP3-044REP6-021, REP6-023, APP-209, REP3-046, APP-211, REP3-048, REP3-050REP6-025, REP6-027, APP-214, APP-215, REP3-052, APP-217REP1-113, REP3-054, APP-219REP6-030]</p> <p>Outline Landscape and Ecological Management Plan [EX5/GH7.4_DREP6-047]</p>	<p>The landscape and ecological improvements are set out in the Landscape and Ecology Mitigation and Enhancement Plans (Figures 4.10 to 4.20).</p> <p>The Landscape and Ecology Mitigation and Enhancement Plans (Figures 4.10 to 4.20) are acceptable and require no further revisions.</p>	This is agreed.	Matter Agreed
LVIA-12.2	Landscape and Ecological Management Plan: Landscape and Ecological Improvements	<p>Landscape and Ecology Mitigation and Enhancement Plans (Figures 4.10-4.20) [REP3-042, REP3-044REP6-021, REP6-023, APP-209, REP3-046, APP-211, REP3-048, REP3-050REP6-025, REP6-027, APP-214, APP-215, REP3-052, APP-217REP1-113,</p>	<p>The Outline Landscape and Ecological Management Plan [EX5/GH7.4_DREP6-047] and are considered acceptable.</p> <p>The Outline Landscape and Ecological Management Plan [EX5/GH7.4_DREP6-047] (the 'OLEMP') is secured by Requirement 7 of Schedule</p>	The Council supports the principle of long-term management as set out in the OLEMP [EX5/GH7.4_D REP6-047] and recognises the opportunities for biodiversity enhancement through hedgerow, woodland and grassland creation.	Matter Agreed



	Matter	Details of Matters for Discussion	Applicant Position	Consultee Position	Status
		<p>REP3-054, APP-219REP6-030</p> <p>Outline Landscape and Ecological Management Plan [EX5/GH7.4_DREP6-047]</p>	<p>2 of Draft Development Consent Order Revision [EX5E EX7/GH3.1_DF]</p>	<p>The Outline Landscape and Ecological Management Plan [EX5/GH7.4_DREP6-047] (the 'OLEMP') is acceptable.</p>	
LVIA-12.3	Landscape and Ecological Management Plan: Landscape and Ecological Improvements	<p>Landscape and Ecology Mitigation and Enhancement Plans (Figures 4.10-4.20) [REP3-042, REP3-044REP6-021, REP6-023, APP-209, REP3-046, APP-211, REP3-048, REP3-050REP6-025, REP6-027, APP-214, APP-215, REP3-052, APP-217REP1-113, REP3-054, APP-219REP6-030]</p> <p>Outline Landscape and Ecological Management Plan [EX5/GH7.4_DREP6-047]</p>	<p>Following further development of the Scheme, more detailed planting plans including detail of areas of landscape mitigation, location and types of planting (species), as well as number, density and specification will be provided prior to any works commencing.</p> <p>The detailed landscape proposals will consist of the area and extent of the Scheme shown on Landscape and Ecology Mitigation and Enhancement Plans (Figures 4.10-4.20).</p>	<p>The Council agrees that the information provided is appropriate and sufficient to inform the detailed planting plans required post consent.</p>	Matter Agreed
LVIA-13.1	Landscape Assessment	<p>ES Chapter 8: Landscape and Visual [APP-045]</p>	<p>The Landscape Assessment set out in ES Chapter 8: Landscape and</p>	<p>The Council agrees that the assessment follows</p>	Matter Agreed



	Matter	Details of Matters for Discussion	Applicant Position	Consultee Position	Status
			Visual [APP-045] follows GLVIA3 and is robust.	GLVIA3 and that the methodology is robust.	
LVIA-13.2	Landscape Assessment	ES Chapter 8: Landscape and Visual [APP-045]	The Landscape Assessment set out in ES Chapter 8: Landscape and Visual [APP-045] for Sites A, A.2 and B individually are considered acceptable.	This is agreed.	Matter Agreed
LVIA-13.3.1	Landscape Assessment	ES Chapter 8: Landscape and Visual [APP-045]	The proposed planting and habitat measures set out on the Landscape and Ecology Mitigation and Enhancement Plans (Figures 4.10 to 4.20) [REP3-042, REP3-044 REP6-021, REP6-023 , APP-209, REP3-046, APP-211, REP3-048, REP3-050 REP6-025, REP6-027 , APP-214, APP-215, REP3-052, APP-217 REP1-113 , REP3-054, APP-219 REP6-030], would deliver ecological and structural improvements across all the Sites.	The proposed planting and habitat measures would deliver ecological and structural improvements.	Matter Agreed



	Matter	Details of Matters for Discussion	Applicant Position	Consultee Position	Status
L VIA-13.3.2	Landscape Assessment	ES Chapter 8: Landscape and Visual [APP-045]	<p>The proposed planting and habitat measures set out on the Landscape and Ecology Mitigation and Enhancement Plans (Figures 4.10 to 4.20) [REP3-042, REP3-044, APP-209, REP3-046, APP-211, REP3-048, REP3-050, APP-214, APP-215, REP3-052, APP-217, REP3-054, APP-219APP-207 to APP-219, REP1-111], would deliver ecological and structural improvements across all the Sites resulting in Significant Beneficial Effects to Landscape Fabric from Year 15 for the remaining duration of the Scheme.</p> <p><u>Applicants' response to Consultee Position</u></p> <p><u>The assessment associated with the introduction of solar infrastructure, fencing, access tracks, substations and other associated paraphernalia is assessed within the assessment of</u></p>	<p>These primarilyThe proposed planting and habitat measures function as mitigation rather than enhancement and would not fully outweigh the landscape fabric change arising from the change in land use. The introduction of solar infrastructure, fencing, access tracks, substations and other associated paraphernalia. As such, it is the Council's judgement that there will still be an adverse effect to Landscape Fabric at Year 15 and for the remaining duration of the scheme would not be outweighed by the proposed planting and habitat measures and therefore cannot be deemed a Significant Beneficial Effect at Year 15.</p>	Matter Under Discussion Disagreed



	Matter	Details of Matters for Discussion	Applicant Position	Consultee Position	Status
			<p>effects on Landscape Character. This matter (LVIA 13.3.2) is regarding the benefits associated with the substantial amount of new planting proposed with the Scheme and long term benefits to the landscape fabric as a result.</p> <p>The LVIA [APP-045] acknowledges a significant adverse effect to landscape character within 1km of the Sites during construction and operation Year 1; relating to the change in landscape character from the addition of solar infrastructure.</p>		
LVIA-13.4.1	Landscape Assessment	ES Chapter 8: Landscape and Visual [APP-045]	<p>The Landscape Assessment set out in ES Chapter 8: Landscape and Visual [APP-045] concludes that prior to the establishment of the mitigation proposals, effects on landscape character associated with Sites A, A.2 and B individually within the Local Study Area during</p>	This is agreed.	Matter Agreed



	Matter	Details of Matters for Discussion	Applicant Position	Consultee Position	Status
			construction and at Year 1 would be Significant.		
LVIA-13.4.2	Landscape Assessment	ES Chapter 8: Landscape and Visual [APP-045]	<p>The Landscape Assessment set out in ES Chapter 8: Landscape and Visual [APP-045] concludes that prior to the establishment of the mitigation proposals, the cumulative effects of the Scheme on landscape character within the Local Study Area during construction and at Year 1 would be Significant.</p> <p><u>Following the establishment of the mitigation proposals, effects on landscape character would reduce and whilst still Adverse, but would no longer be Significant.</u></p>	<p>The Council considers that theThe combined presence of multiple sites across West Northamptonshirethe landscape is likely to give rise to a greater level of significant adverse cumulative effect on landscape character as a whole than set out in the assessment.</p> <p>Local Study Area at both Year 1 and Year 15.</p>	Matter Under Discussion Disagreed .
LVIA-13.5	Landscape Assessment	ES Chapter 8: Landscape and Visual [APP-045]	<p>The Landscape Assessment set out in ES Chapter 8: Landscape and Visual [APP-045] concludes that following the establishment of the mitigation proposals, effects</p>	The Council agrees with this position.	Matter Agreed



	Matter	Details of Matters for Discussion	Applicant Position	Consultee Position	Status
			on landscape character associated with sites individually would reduce and whilst still Adverse, would no longer be Significant.		
LVIA-14.1	Visual Assessment	ES Chapter 8: Landscape and Visual [APP-045]	The methodology used within the visual assessment is appropriate and conforms to GLVIA3.	The Council agrees that the viewpoint assessment methodology is appropriate.	Matter Agreed
LVIA-14.2	Visual Assessment	ES Chapter 8: Landscape and Visual [APP-045]	The submitted Photomontages conform to the requirements of LI TGN 6/19 guidance.	Submitted photomontages are of a good standard and conform to the requirements of LI TGN 6/19 guidance.	Matter Agreed
LVIA-14.3	Visual Assessment	ES Chapter 8: Landscape and Visual [APP-045]	The Visual Assessment set out in ES Chapter 8: Landscape and Visual [APP-045] are considered acceptable	The Council agrees that the viewpoint assessment methodology is appropriate and that the submitted photomontages are of a good standard. However, professional judgement differs	Matter Agreed



	Matter	Details of Matters for Discussion	Applicant Position	Consultee Position	Status
				regarding the extent and duration of residual visual effects on PRoW NN/DF/004.	
LVIA-15	Duration	Scheme duration Decommissioning	<p>The operational life of the Scheme is for no more than 60 years and decommissioning is therefore estimated to be in 2089.</p> <p>Requirement 21 of Schedule 2 to the Draft DCO Revision A [EX5F] [EX7/GH3.1_DF] requires the Scheme to be decommissioned in accordance with a decommissioning plan to be approved by the relevant planning authorities.</p> <p>This time period is assessed in the EIA (and within this LVIA chapter and supporting appendices).</p> <p>The proposed maximum 60-year operational period is not uncommon, several</p>	<p>The Council considers that a 40-year operational period would be materially preferable to the proposed 60-year duration given the earlier establishment of a 'legacy landscape; and the reduced length of time characterised by energy infrastructure. Extending the scheme to 60 years prolongs the period during which the landscape is subject to adverse character effects. Under a 40-year scenario, such effects would remain present for approximately 25 years beyond Year 15. Under a 60-year scenario, the same adverse effects would persist for around 45 years beyond Year 15.</p>	Matter Under Discussion Disagreed



	Matter	Details of Matters for Discussion	Applicant Position	Consultee Position	Status
			consented solar DCO projects provide for the same timescales including the Mallard Pass Solar Farm; Cottam Solar Project; West Burton Solar Project; Gate Burton Energy Park; and Tillbridge Solar Project. The Environmental Statement has not identified any environmental impacts that would warrant a shorter operational period for this Scheme.		
LVIA - 15.1	Duration	Scheme duration Decommissioning	The LVIA ES Chapter 8: Landscape and Visual [APP-045] has correctly undertaken an assessment of effects at all stages of the proposed lifetime of the Scheme. This being: Construction, Year 1, Year 15 and Decommissioning.	The applicant has correctly undertaken an assessment of effects at all stages of the proposed lifetime of the Scheme.	Matter of Agreement



3.9 Ecology and Biodiversity

Table 3.8 Ecology and Biodiversity

	Matter	Details of Matters for Discussion	Applicant Position	Consultee Position	Status
EB-01	Methodology	ES Chapter 9: Ecology and Biodiversity [EX5/GH6.2.10_BREP6-013]	The methodology adopted within Section 9.4 of ES Chapter 9 Ecology and Biodiversity [EX5/GH6.2.10_BREP6-013] has been derived from the information obtained through consultation and engagement with stakeholders and by reviewing relevant guidance and studies and is considered acceptable in so far as it relates to those elements of the Scheme within West Northamptonshire Council.	Methodology acceptable.	Matter Agreed
EB-02	Baseline Conditions	ES Chapter 9: Ecology and Biodiversity [EX5/GH6.2.10_BREP6-013]	The methodology adopted within Section 9.6 of ES Chapter 9 Ecology and Biodiversity [EX5/GH6.2.10_BREP6-013] are representative of the baseline site conditions in so far as they relate to those elements of the Scheme within West Northamptonshire Council.	Methodology acceptable.	Matter Agreed
EB-03	Mitigation	ES Chapter 9: Ecology and Biodiversity [EX5/GH6.2.10_BREP6-013]	The proposed mitigation measures set out within Section 9.8 of ES Chapter 9 Ecology and Biodiversity [EX5/GH6.2.10_BREP6-013] are	Methodology acceptable.	Matter Agreed



	Matter	Details of Matters for Discussion	Applicant Position	Consultee Position	Status
			acceptable in so far as they relate to those elements of the Scheme within West Northamptonshire Council.		
EB-04	Residual Effects	ES Chapter 9: Ecology and Biodiversity [EX5/GH6.2.10_BREP6-013]	The judgements on the likely residual effects and conclusions for the effects to ecology set out within Section 9.9 of ES Chapter 9 Ecology and Biodiversity [EX5/GH6.2.10_BREP6-013] are considered acceptable in so far as they relate to those elements of the Scheme within West Northamptonshire Council.	Methodology acceptable.	Matter Agreed
EB-05	Habitat Regulation Assessment	ES Chapter 9: Ecology and Biodiversity [EX5/GH6.2.10_BREP6-013] Habitat Regulations Assessment (HRA) [EX5/GH7.21_BREP5-079]	A Habitat Regulation Assessment screening has been carried out and outlined in Habitat Regulations Assessment (HRA) [EX5/GH7.21_BREP5-079] with impacts discussed in ES Chapter 9: Ecology and Biodiversity [EX5/GH6.2.10_BREP6-013] . The methodology is considered acceptable and the assessment is considered to have been carried out appropriately.	Assessment is considered acceptable given the dialogue with Natural England that has occurred along its preparation.	Matter Agreed
EB-06	Biodiversity Net Gain	Appendix 9.13: Biodiversity Net Gain [REP1-043]	The approach to assessing and securing BNG as stated in	The approach to assessing and securing BNG as stated in	Matter Under Discussion Agreed.



	Matter	Details of Matters for Discussion	Applicant Position	Consultee Position	Status
			<p>Appendix 9.13: Biodiversity Net Gain [REP1-043] was acceptable.</p> <p>Applicants Response to Consultee Position</p> <p>Requirement 9 of the draft DCO Revision D-[EX5F [EX7/GH3.1_DF] commits the Scheme to delivering a minimum of a +47% net gain in Habitat Units, and minimum of 10 of 10% net gains in each of Hedgerow and Watercourse Units.</p>	<p>Appendix 9.13: Biodiversity Net Gain [REP1-043] is considered acceptable. Some comments are made in respect of the requirements. It would be useful to understand if at a WNC level that at least a 10% Biodiversity Net Gain is to be achieved. and the update in respect of BNG matters is accepted.</p>	
EB-07	Outline Landscape and Ecological Management Plan	Outline Landscape and Ecological Management Plan [EX5/GH7.4_DREP6-047]	The measures in the OLEMP [EX5/GH7.4_DREP6-047] are correctly identified and appropriate	The measures in the Outline Landscape and Ecological Management Plan OLEMP [EX5/GH7.4_D] are as expected brief the majority of the components that would be expected in a full final version of the document are present, however there is a need for some detail of the timing in relation to the removal of habitat and the provision of the compensatory	Matter Under Discussion Agreed



	Matter	Details of Matters for Discussion	Applicant Position	Consultee Position	Status
				<p>habitat in particular where Functionally Linked Land is to be lost, this should not be removed until a suitable compensation area has been created at is at a considered favourable condition to support birds associated with the interest features of the Upper Nene Valley Gravel Pits SSSI/SPA. The Council is in agreement on this matter</p>	

3.10 Hydrology, Flood Risk and Drainage

Table 3.9 Hydrology, Flood Risk and Drainage

	Matter	Details of Matters for Discussion	Applicant Position	Consultee Position	Status
HY D-01	Methodology	<p>ES Chapter 10: Hydrology, Flood Risk and Drainage [EX5/GH6.2.10_BREP6-007]</p>	<p>The methodology adopted within Section 10.4 of ES Chapter 10: Hydrology, Flood Risk and Drainage [EX5/GH6.2.10_BREP6-007] has been derived from the information obtained through consultation with stakeholders and by reviewing relevant guidance</p>	<p>The methodology outlined within Section 10.4 of ES Chapter 10: Hydrology, Flood Risk and Drainage [EX5/GH6.2.10_BREP6-007] is acceptable.</p>	Matter Agreed



	Matter	Details of Matters for Discussion	Applicant Position	Consultee Position	Status
			and studies and is considered acceptable.		
HY D-02	Baseline Conditions	ES Chapter 10: Hydrology, Flood Risk and Drainage [EX5/GH6.2.10_BREP6-007]	The baseline conditions which are detailed within Section 10.5 of ES Chapter 10: Hydrology, Flood Risk and Drainage [EX5/GH6.2.10_BREP6-007] are representative of the baseline site conditions within West Northamptonshire Council.	It is agreed that the baseline conditions outlined within Section 10.5 of ES Chapter 10: Hydrology, Flood Risk and Drainage [EX5/GH6.2.10_BREP6-007] are representative of the baseline site. Green Hill A, A2 and B are currently greenfield sites. Green Hill A, A2 and B lie within the Upper Nene catchment. Several Ordinary Watercourses, including a network of land drainage ditches, flow through the sites.	Matter Agreed
HY D-03	Mitigation	ES Chapter 10: Hydrology, Flood Risk and Drainage [EX5/GH6.2.10_BREP6-007]	The proposed mitigation measures set out within Section 10.8 of ES Chapter 10: Hydrology, Flood Risk and Drainage [EX5/GH6.2.10_BREP6-007] are acceptable.	It is agreed that the associated mitigation measures outlined within Sections 10.8 and 10.9 of ES Chapter 10: Hydrology, Flood Risk and Drainage [EX5/GH6.2.10_BREP6-007] are acceptable.	Matter Agreed
HY D-04	Surface Water	ES Chapter 10: Hydrology, Flood Risk and Drainage [EX5/GH6.2.10_BREP6-007]	It is agreed that Surface Water Flood Risk is appropriately addressed at this stage as set out in ES Chapter 10: Hydrology, Flood Risk and Drainage Appendix 10.1 Flood Risk	It is agreed that the flood risk to the site is appropriately addressed through a site-wide Flood Risk Assessment and Drainage Strategy (Appendix 10.1	Matter Agreed



	Matter	Details of Matters for Discussion	Applicant Position	Consultee Position	Status
			<p>Assessment and Drainage Strategy Report [EX5/GH6.2.10_B]-REP6-007 [REP5-021].</p>	<p>EX5/GH6.3.10.1_B),[REP5-021]), which is supported by individual site assessments (Appendix 10.3 - Annex B: Flood Risk Assessment and Drainage Strategy – Green Hill A [APP-100], Appendix 10.4 – Annex C: Flood Risk Assessment and Drainage Strategy [APP-101].</p>	
HY D-05	Drainage	<p>ES Chapter 10: Hydrology, Flood Risk and Drainage [EX5/GH6.2.10_B]-REP6-007</p>	<p>It is agreed that ES Chapter 10: Hydrology, Flood Risk and Drainage [EX5/GH6.2.10_B]-REP6-007 details that the Scheme is maintaining the existing surface water run-off regime by utilising permeable surfacing for the site accesses, linear infiltration trenches around any proposed infrastructure (substations and batteries) and wildflower planting at the leeward edge of solar panels will ensure that the Scheme is unlikely to generate surface water runoff rates beyond the baseline scenario.</p> <p>The proposed drainage design set out in the included ES Appendix 1: Flood Risk Assessment and Drainage Strategy [EX5/GH6.3.10.1_B]-REP5-021 is</p>	<p>It is agreed that the proposed surface water drainage scheme is appropriate in line with the Flood Risk Assessment (Appendix 10.1 [EX5/GH6.3.10.1_B]-REP5-021) and it is therefore expected that any local impacts would be mitigated. The detailed design of the surface water drainage scheme for Green Hill A, A2 and B will need to be submitted to and approved by West Northamptonshire Council, as part of a Discharge of Requirements application, to ensure it provides adequate mitigation.</p>	Matter Agreed



	Matter	Details of Matters for Discussion	Applicant Position	Consultee Position	Status
			<p>appropriate and is secured through Requirement 11, 'Surface and Foul Water Drainage' is included within Draft Development Consent Order [EX5EX7/GH3.1_DF]. Additional detail regarding the proposed surface water drainage strategies in accordance with SuDS principles for proposed areas of hardstanding will need to be provided to ensure greenfield run-off rates are maintained.</p> <p>Requirement 11 of the DCO secures written details of the surface water drainage scheme and (if any) foul water drainage scheme through an appropriate plan which must be substantially in accordance with the outline drainage strategy.</p>		
HY D-06	Local Lead Flood Authority (LLFA)	Draft Development Consent Order [EX5EX7/GH3.1_DF]	The LLFA has agreed to the DCO disapplying the requirement for ordinary watercourse consent under the Land Drainage Act 1991.	WNC LLFA have reviewed the proposed wording of the draft DCO Protected Provisions for the Protection of the Lead Local Flood Authority as set out/ attached in the email to the Local Authorities dated 20 January 2026 and are satisfied that it covers all the powers that we would lose from S23 LDA, and the provisions	Matter Agreed



	Matter	Details of Matters for Discussion	Applicant Position	Consultee Position	Status
				closely match other DCO's. Importantly, there is: a comprehensive description of what works could require permission, covering works within the sw floodzone as well as to watercourses themselves; 2 months for LLFA to decide, with opportunity for this to restart upon receipt of requested additional information; authority to inspect and enforce remediation (or carry it out ourselves and recharge); and compensation for all costs/expenses incurred by the LLFA in reviewing the applications.	



3.11 Minerals

Table 3.10 Minerals

	Matter	Details of Matters for Discussion	Applicant Position	Consultee Position	Status
MIN-01	Methodology	ES Chapter 11: Minerals [APP-048]	The methodology adopted within Section 11.4 of ES Chapter 11: Minerals [APP-048] has been derived from the information obtained through consultation with stakeholders and by reviewing relevant guidance and studies and is considered acceptable.	Agreement that methodology is acceptable.	Matter Agreed
MIN-02	Baseline Conditions	ES Chapter 11: Minerals [APP-048]	The baseline conditions which are detailed within Section 11.6 of ES Chapter 11: Minerals [APP-048] are representative of the baseline site conditions within West Northamptonshire Council.	Agreement on baseline conditions.	Matter Agreed
MIN-03	Mitigation	ES Chapter 11: Minerals [APP-048]	The proposed mitigation measures set out within Section 11.9 of ES Chapter 11: Minerals [APP-048] are acceptable.	Agreement on Mitigation.	Matter Agreed



	Matter	Details of Matters for Discussion	Applicant Position	Consultee Position	Status
MIN-04	Construction/Operational/Decommissioning Impacts and Effects Sand and Gravel mineral safeguarding	ES Chapter 11: Minerals [APP-048]	It is agreed that the impact on mineral safeguarding resources will be no more than a temporary sterilisation effect. The magnitude of impact is low and minor significance of effect. The assessment of impacts and effects as set out in Section 11.8 of ES Chapter 11: Minerals [APP-048] is accurate.	Agreement on Construction/Operational/Decommissioning Impacts and Effects and Sand and Gravel mineral safeguarding	Matter Agreed
MIN-05	Mitigation Measures: Cable Route Corridor	ES Chapter 11: Minerals [APP-048]	The scheme has been designed to enable impacts on operational quarries to be minimised or avoided. Mitigation set out within Section 11.7 and 11.9 of ES Chapter 11: Minerals [APP-048] . The proposed mitigation measures set out within Section 11.9 of ES Chapter 11: Minerals [APP-048] are acceptable.	Agreement on Mitigation Measures for the Cable Route Corridor.	Matter Agreed



3.12 Cultural Heritage

Table 3.11 Cultural Heritage

	Matter	Details of Matters for Discussion	Applicant Position	Consultee Position	Status
CH-01	Methodology	ES Chapter 12: Cultural Heritage [APP-049]	The methodology adopted within ES Chapter 12: Cultural Heritage [APP-049] has been derived from the information obtained through consultation with stakeholders and by reviewing relevant guidance and studies and is considered acceptable.	Agreement that methodology is acceptable.	Matter Agreed
CH-02	Baseline Conditions	ES Chapter 12: Cultural Heritage [APP-049]	The baseline conditions which are detailed within ES Chapter 12: Cultural Heritage [APP-049] are representative of the baseline site conditions within West Northamptonshire Council.	Agreement on baseline conditions.	Matter Agreed
CH-03	Mitigation	ES Chapter 12: Cultural Heritage [APP-049]	The proposed mitigation measures set out within ES Chapter 12: Cultural Heritage [APP-049] are acceptable.	Agree that the construction and operational mitigation measures that have been proposed to respond to the identified heritage sensitivities are reasonable and proportionate. In some cases, despite the proposed mitigation measures at the construction and operation stages, there will be residual harm to the significance of designated and non-designated heritage	Matter Agreed



	Matter	Details of Matters for Discussion	Applicant Position	Consultee Position	Status
				assets as a result of development within their settings.	
CH-04	Heritage Assessment	ES Chapter 12: Cultural Heritage [APP-049]	<p>The heritage assessment provided in ES Chapter 12: Cultural Heritage [APP-049] is supported by:</p> <ul style="list-style-type: none"> 12.1: Heritage Statement [APP-120] <p>The heritage assessment sufficiently assesses potential impacts to heritage assets. Where impacts have been identified these have been appropriately mitigated.</p>	<p>In some cases, despite the proposed mitigation measures at the construction and operation stages, there will be residual harm to the significance of designated and non-designated heritage assets as a result of development within their settings. This harm should be given considerable weight in the planning assessment. The applicant would need to provide clear and convincing justification for any harm and demonstrate how the harm has been reduced to the lowest achievable levels.</p>	Matter Agreed
CH-05	Archaeological Assessment	ES Chapter 12: Cultural Heritage [APP-049]	<p>The archaeological assessment provided in ES Chapter 12: Cultural Heritage [APP-049] is supported by the results of a programme of archaeological evaluation see the following ES appendices:</p> <ul style="list-style-type: none"> 12.2: Archaeological Desk – Based Assessments [APP-121-127] 	The Council is in agreement on this matter..	Matter Agreed



	Matter	Details of Matters for Discussion	Applicant Position	Consultee Position	Status
			<ul style="list-style-type: none"> • 12.3: Aerial Photographic and LiDAR mapping and interpretation [APP-128] • 12.4: Archaeological Geophysical Survey Reports [APP-129] • 12.5: Archaeological Evaluation (interim reports) [APP-130]. <p>Archaeological evaluation works were undertaken in line with a Written Scheme of Investigation (WSI) agreed with the Local Authority's Planning Archaeologists.</p> <p>Archaeological evaluation has been undertaken in accordance with Paragraph 5.9.10 of NPS EN1, Paragraphs 2.10.113 and 2.10.115 of NPS EN3 and Paragraph 207 of NPPF to ensure the level of detail provided as part of the assessment is proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.</p> <p>The works undertaken as part of the archaeological evaluation is considered appropriate for assessment.</p>		
CH-06	Archaeological Mitigation	ES Chapter 12: Cultural	Appendix 12.6: Archaeological Mitigation Strategy (AMS) [CR2-006] details the mitigation measures to safeguard	The Council is in agreement on this matter.	Matter Agreed



	Matter	Details of Matters for Discussion	Applicant Position	Consultee Position	Status
		Heritage [APP-049]	<p>archaeological assets including preservation in situ (using a non-intrusive construction methodology) and mitigation by record (including strip, map and sample and archaeological monitoring) and is considered acceptable.</p> <p>An Archaeological Written Scheme of Investigation [EX5/GH8.2.17REP5-096] has been prepared and is submitted at Deadline 5. This has been agreed with the County Archaeologist. The final mitigation strategies will be set out in the Final AMS secured through Requirement 12 of the Draft DCO.</p>		
CH-07	Further Archaeological Evaluation	Written Scheme of Investigation	<p>The Written Scheme of Investigation [EX5/GH8.2.17REP5-096] provides sufficient scope for post-determination trenching as detailed in Appendix 12.6: Archaeological Mitigation Strategy (AMS) [CR2-006].</p> <p>Following completion of the trenching the AMS will be updated as required, <u>mitigation WSIs will take into account the findings and be substantially in accordance with the AMS.</u></p>	The Council is in agreement on this matter.	Matter Agreed.



3.13 Transport and Access

Table 3.12 Transport and Access

	Matter	Details of Matters for Discussion	Applicant Position	Consultee Position	Status
TA-01	Methodology	ES Chapter 13: Transport and Access [REP2-003]	The methodology adopted within ES Chapter 13: Transport and Access [REP2-003] has been derived from the information obtained through consultation with stakeholders and by reviewing relevant guidance and studies and is considered acceptable.	WNC questions the application of a 50% discount on worker trips as a result of local hotel accommodation and shuttle transport. Further evidence required.	Matter Under Discussion Agreed.
TA-02	Baseline Conditions	ES Chapter 13: Transport and Access [REP2-003]	The baseline conditions which are detailed within ES Chapter 13: Transport and Access [REP2-003] are representative of the baseline site conditions within West Northamptonshire Council.	The Council is in agreement with this matter.	Matter Agreed
TA-03	Mitigation	ES Chapter 13: Transport and Access [REP2-003]	The proposed mitigation measures set out within ES Chapter 13: Transport and Access [REP2-003] are acceptable.	Cannot be agreed until impact has been fully established and agreed.	Matter Under Discussion Agreed.
TA-04	Abnormal Load Routes	ES Chapter 13: Transport and Access [REP2-003]	The routes identified for the delivery of abnormal loads, as set out in Table 13.14 of Chapter 13: Transport and Access [REP2-003] and the Transport Assessment [REP2-003] are acceptable.	Some detail requires clarification such as the chosen route for AIL movements to BESS and inconsistencies in the documents relating to access arrangements for the cable loads to Cable Route Access 16.	Matter Under Discussion Agreed.



	Matter	Details of Matters for Discussion	Applicant Position	Consultee Position	Status
TA-05	HGV Routes	ES Chapter 13: Transport and Access [REP2-003]	All HGVs associated with the construction phase of the Scheme will follow the designated routes as illustrated in figures 13.13 to 13.17 and are summarised in ES Chapter 13: Transport and Access [REP2-003] Table 13.10.	The Council is in agreement with this matter.	Matter Agreed
TA-06	PRoW	ES Chapter 13: Transport and Access [REP2-003]	<p>ES Chapter 13: Transport and Access [REP2-003] identifies and proposes measures to address the potential impacts and likely significant effects of the Scheme on Transport and Access during the construction, operation and maintenance, and decommissioning phases, including PRoW.</p> <p>The residual effects and conclusions for impacts on PRoW are considered acceptable in so far as they relate to those elements of the Scheme within West Northamptonshire Council.</p>	Impacts and mitigation are agreed. Correction required regarding the route of Footpath CW1 presented in the submission which does not align with the Definitive Map. The Council is in agreement with this matter.	Matter Under Discussion Agreed
TA-07	Permissive Paths	ES Chapter 13: Transport and Access [REP2-003]	Permissive paths are identified and proposed as part of the Scheme. Refer to the Outline Public Rights of Way and Permissive Paths Management Plan [REP1-147REP6-033] which is considered a benefit of the Scheme.	Agreed. The Council is in agreement with this matter.	Matter Under Discussion Agreed .



	Matter	Details of Matters for Discussion	Applicant Position	Consultee Position	Status
TA-08	Site and Cable Route Corridor Accesses	ES Chapter 13: Transport and Access [REP2-003]	A total of 47 access points across the Scheme are proposed for construction and operation purposes for the Sites, Cable Route Corridor and Cable Construction Compounds. The access locations for the northern, central and southern area of the Study Area are presented in Figures 13.13 to 13.17 [APP-432 to APP-438] and summarised in Table 13.10 are considered appropriate.	<p>WNC requires justification of the use of existing field gateways with sub-standard visibility as site access points over providing new, and visibility compliant access points.</p> <p>All site access points and associated mitigation measures must be subject to Road Safety Audit. This has not yet been undertaken.</p> <p>All site and cable route accesses require further design detail.</p> <p>Clarification is required on which site accesses will remain for maintenance/ decommissioning.</p> <p>It is not clear how accesses that have substandard SSD and are proposed to utilise banksmen or other traffic control as mitigation will be able to operate safely following construction and during the operational or maintenance phase. The Council is in agreement with this matter.</p>	Matter Under Discussion Agreed



	Matter	Details of Matters for Discussion	Applicant Position	Consultee Position	Status
TA-09	Traffic and Access Impacts	ES Chapter 13: Transport and Access [REP2-003]	ES Chapter 13: Transport and Access [REP2-003] presents an assessment of the impacts of the construction traffic resulting from the Scheme on sensitive receptors. The associated Transport Assessment [APP-151] considers whether the Scheme will be acceptable in transport and highway terms. The assessment concludes that, following the implementation of mitigation measures, the residual effect would be not significant and is acceptable.	<p>WNC questions the application of a c.50% discount on worker trips as a result of local hotel accommodation and shuttle transport. Further evidence/justification required.</p> <p>Personal Injury Collision clusters require greater analysis.</p> <p>TA provides no information on public transport.</p> <p>No information has been provided on parking demand and parking capacity of compounds. Additionally, it is not clear how workers travel from compounds to the sites themselves.</p> <p>No information is provided on how HGV deliveries will be managed in respect of avoiding conflict in the highway and at site accesses.</p> <p>The TA/ES does not categorically confirm that all routes have been assessed and that tracking assessments are available to confirm the routes can safely accommodate construction and coincident use by the public.</p>	Matter Under Discussion Agreed



	Matter	Details of Matters for Discussion	Applicant Position	Consultee Position	Status
				The Council is in agreement with this matter.	
TA-10	Glint and Glare	Glint and Glare Technical Note [REP2-054]	Glint and Glare Technical Note [REP2-054] presents an assessment and modelling of the impact of glint and glare on the local road network. The assessment is robust and identifies low impact and no further mitigation is required.	This is in agreement.	Matter Agreed

3.14 Noise and Vibration

Table 3.13 Noise and Vibration

	Matter	Details of Matters for Discussion	Applicant Position	Consultee Position	Status
NV-01	Methodology	ES Chapter 14: Noise and Vibration [APP-051] and ES Addendum Chapter 14 Noise and Vibration [REP1-168]	The methodology adopted within ES Chapter 14: Noise and Vibration [APP-051] and ES Addendum Chapter 14 Noise and Vibration [REP1-168] has been derived from the information obtained through consultation with stakeholders and by reviewing relevant	The Council is in agreement with this matter. The Applicant awaits the Council's comments on the ES Addendum.	Matter Agreed



	Matter	Details of Matters for Discussion	Applicant Position	Consultee Position	Status
			guidance and studies and is considered acceptable.		
NV-02	Baseline Conditions	ES Chapter 14: Noise and Vibration [APP-051] and ES Addendum Chapter 14 Noise and Vibration [REP1-168]	<p>The baseline conditions which are detailed within ES Chapter 14: Noise and Vibration [APP-051] and ES Addendum Chapter 14 Noise and Vibration [REP1-168]</p> <p>The baseline noise monitoring detailed within ES Chapter 14: Noise and Vibration [APP-051] and ES Addendum Chapter 14 Noise and Vibration [REP1-168] is representative of the sound levels in the vicinity of the Sites and experienced by nearby sensitive receptors. The selected sensitive receptors represent those locations which would potentially be worst affected by noise and vibration.</p>	<p>The Council is in agreement with this matter.</p> <p>The Applicant awaits the Council's comments on the ES Addendum.</p>	Matter Agreed
NV-03	Mitigation	ES Chapter 14: Noise and Vibration [APP-051] and ES Addendum Chapter 14 Noise	The proposed mitigation measures set out within ES Chapter 14: Noise and Vibration [APP-051] and ES Addendum Chapter 14 Noise and Vibration [REP1-168] are acceptable.	Paragraph 4.4.20 of the report states that "Where background and rating levels are low, BS 4142:2014 states that the absolute level might be as, or more, relevant than the margin by which the rating level exceeds the	Matter Under Discussion Agreed .



	Matter	Details of Matters for Discussion	Applicant Position	Consultee Position	Status
		and Vibration [REP1-168]		<p>background noise. As such, it is proposed that noise limits will be a combination of a margin of 5 dB above the representative background level, subject to a fixed lower threshold of 35 dB, which would apply in low background noise situations."</p> <p>The rural areas as shown by the background noise survey show lower noise levels than 35dB, LA90 so the fixed lower threshold of 35dB LA90 is not considered acceptable. Any noise assessment and mitigation design should take the lower background noise levels into account for the sensitive receptors and not assume that the lowest is 35dB across the whole area.</p> <p>Paragraph 14.8.50 to 14.8.52 advises that this has been considered by using BS8233 internal levels for night time issuing an open window. In this case the noise levels are acceptable. However, later in the operational noise assessment, Table 14.29: Operational Noise</p>	



	Matter	Details of Matters for Discussion	Applicant Position	Consultee Position	Status
				<p>Assessment Table states “* The Representative Noise Level LA90, dB given in this column is the measured background noise level in the relevant period, representative of the sensitive receptor location, except where the background noise level is below 35 dB LA90, and thus 35 dB has been used as the relevant criteria from which to compare the impact, in line with the methodology and criteria set out in 14.4.18 to 14.4.32.”</p> <p>This is confusing, please provide clarity on why this varies in the document. The actual background noise level and not a lower threshold of 35dB should be used when assessing significance.</p> <p>Reversing vehicle alarms tend to cause most complaint on construction sites. Whilst they are needed in some circumstances for health and safety, this should not be the automatic assumption. Any activities near to sensitive receptors should be reviewed and either banksmen used instead or</p>	



	Matter	Details of Matters for Discussion	Applicant Position	Consultee Position	Status
				<p>white noise reversing alarms used that cause less nuisance.</p> <p>14.7.3—“Notices and/or communication with nearby residents to inform them of the works and anticipated construction periods, as occupants of nearby sensitive receptors are likely to be more tolerable of the construction if they are provided with timings and duration of high noise generating events.”. There needs to be a proactive communication plan in place to keep the community and local authorities informed of works in advance, giving good notice, especially for night time works, though these will only be permitted by agreement with the local authorities. Can a Communication Plan be agreed as part of this please? Also for vibration.</p> <p>With regards to construction noise, is the applicant intending to apply to the local authorities for section 61 consents under the Control of Pollution Act 1974?</p>	



	Matter	Details of Matters for Discussion	Applicant Position	Consultee Position	Status
				<p>Operational Environmental Management Plan:</p> <p>2.4.1 Construction activities will be carried out Monday to Friday 07:00-18:00 and between 08:00 and 13:30 on Saturdays, which constitute the core working hours (this doesn't include start up and shut down works). However, some activities may be required outside of these times (such as the arrival and departure of construction workers, the delivery of abnormal loads, night time working for cable construction works in public highways or HDD activities). These Monday to Friday hours are early given the proximity of receptors in some cases. A 730am start time in the week and 8am on Saturday would be preferred, and for this to INCLUDE start up and shut down activities, not just apply to construction. Start up and shut down activities can still cause noise disturbance if audible inside sensitive receptors dwellings. The Council is in agreement with this matter.</p>	



	Matter	Details of Matters for Discussion	Applicant Position	Consultee Position	Status
NV-04	Conclusion	ES Chapter 14: Noise and Vibration [APP-051] and ES Addendum Chapter 14 Noise and Vibration [REP1-168]	The conclusion within ES Chapter 14: Noise and Vibration [APP-051] and ES Addendum Chapter 14 Noise and Vibration [REP1-168] has been derived from the information obtained through consultation with stakeholders and by reviewing relevant guidance and studies and is considered acceptable.	Conclusion not accepted due to the above comments in NV-03 The Council is in agreement with this matter.	Matter Under Discussion Agreed.

3.15 Socio-Economics, Tourism and Recreation

Table 3.14 Socio-Economics, Tourism and Recreation

	Matter	Details of Matters for Discussion	Applicant Position	Consultee Position	Status
STR-01	Methodology	ES Chapter 17: Socio-Economics [APP-054]	The methodology adopted within ES Chapter 17: Socio-Economics [APP-054] has been derived from the information obtained through consultation with stakeholders and by reviewing relevant guidance and studies and is considered acceptable.	The Council are in agreement on this matter.	Matter Agreed



	Matter	Details of Matters for Discussion	Applicant Position	Consultee Position	Status
STR-02	Baseline Conditions	ES Chapter 17: Socio-Economics [APP-054]	The baseline conditions which are detailed ES Chapter 17: Socio-Economics [APP-054] are representative of the baseline site conditions within West Northamptonshire Council.	The Council are in agreement on this matter.	Matter Agreed
STR-03	Mitigation	ES Chapter 17: Socio-Economics [APP-054]	The proposed mitigation measures set out within ES Chapter 17: Socio-Economics [APP-054] are acceptable.	The Council are in agreement on this matter.	Matter Agreed
STR - 04	Conclusion	ES Chapter 17: Socio-Economics [APP-054]	The conclusion within ES Chapter 17: Socio-Economics [APP-054] has been derived from the information obtained through consultation with stakeholders and by reviewing relevant guidance and studies and is considered acceptable.	The Council are in agreement on this matter.	Matter Agreed

3.16 Arboriculture

Table 3.15 Arboriculture

	Matter	Details of Matters for Discussion	Applicant Position	Consultee Position	Status
ARB-01	Methodology	ES Chapter 19: Arboriculture [APP-056]	The methodology adopted within Section 19.4 of ES Chapter 19 Arboriculture [APP-056] has been derived from the information obtained through consultation and engagement with stakeholders and by reviewing relevant guidance and studies and is considered acceptable in so far as it	The Applicant awaits the Council's comments. The Council are in agreement on this matter.	Matter Under Discussion Agreed



	Matter	Details of Matters for Discussion	Applicant Position	Consultee Position	Status
			relates to those elements of the Scheme within West Northamptonshire Council.		
ARB-02	Baseline Conditions	ES Chapter 19: Arboriculture [APP-056]	The methodology adopted within Section 19.6 of ES Chapter 19 Arboriculture [APP-056] are representative of the baseline site conditions in so far as they relate to those elements of the Scheme within West Northamptonshire Council.	The Applicant awaits the Council's comments. <u>The Council are in agreement on this matter.</u>	Matter Under Discussion <u>Agreed</u>
ARB-03	Assessment Outcomes	ES Chapter 19: Arboriculture [APP-056]	The assessment outcomes adopted within ES Chapter 19 Arboriculture [APP-056] are acceptable in so far as they relate to those elements of the Scheme within West Northamptonshire Council.	The Applicant awaits the Council's comments. <u>The Council are in agreement on this matter.</u>	Matter Under Discussion <u>Agreed</u>
ARB-04	Mitigation	ES Chapter 19: Arboriculture [APP-056]	The proposed mitigation measures set out within Section 19.8 of ES Chapter 19 Arboriculture [APP-056] are acceptable in so far as they relate to those elements of the Scheme within West Northamptonshire Council.	The Applicant awaits the Council's comments. <u>The Council are in agreement on this matter.</u>	Matter Under Discussion <u>Agreed</u>



	Matter	Details of Matters for Discussion	Applicant Position	Consultee Position	Status
ARB-05	Residual Effects	ES Chapter 19: Arboriculture [APP-056]	The judgements on the likely residual effects and conclusions for the effects to ecology set out within Section 19.9 of ES Chapter 19 Arboriculture [APP-056] are considered acceptable in so far as they relate to those elements of the Scheme within West Northamptonshire Council.	The Applicant awaits the Council's comments. The Council are in agreement on this matter.	Matter Under Discussion Agreed
ARB-06	Outline Landscape and Ecological Management Plan	Outline Landscape and Ecological Management Plan [EX5/GH7.4_DREP6-047]	The measures in the OLEMP [EX5/GH7.4_DREP6-047] are correctly identified and appropriate	The Applicant awaits the Council's comments. The Council are in agreement on this matter.	Matter Under Discussion Agreed

3.17 Agricultural Circumstances

Table 3.16 Agricultural Circumstances

	Matter	Details of Matters for Discussion	Applicant Position	Consultee Position	Status
ALC-01	Methodology	Chapter 20 Agricultural Circumstances [APP-057]	The assessment methodology detailed within Section 20.4 of ES Chapter 20 Agricultural Circumstances [APP-057] is based on professional bodies' standards and best industry practice guidance and is therefore considered acceptable.	The Applicant awaits the Council's comments. The Council are in agreement	Matter Under Discussion Agreed



	Matter	Details of Matters for Discussion	Applicant Position	Consultee Position	Status
				on this matter.	
ALC-02	Baseline Conditions	Chapter 20 Agricultural Circumstances [APP-057]	The baseline conditions detailed within Section 20.6 of ES Chapter 20 Agricultural Circumstances [APP-057] and within ES Chapter 20 - Appendix 20.1 Agricultural Land Classification Technical Report [APP172APP-172] are representative of the site conditions within West Northamptonshire Council.	The Applicant awaits the Council's comments. The Council are in agreement on this matter.	Matter Under Discussion Agreed
ALC-03	Impacts to ALC graded land and soil quality	Chapter 20 Agricultural Circumstances [APP-057]	Natural England document Agricultural Land Classification: protecting the best and most versatile agricultural land (TIN049) https://publications.naturalengland.org.uk/publication/35012 explains the Agricultural Land Classification (ALC) system and its use in informing land use planning decisions for agricultural land. The Applicant has submitted an ALC assessment for agricultural land within the Sites and Cable Route Corridor showing it is predominantly ALC Grade 3a, which is classed as best and most versatile agricultural land. The land within 15km of Grendon Substation is predominantly Grade 3 and it was not feasible to avoid land that was potentially BMV when undergoing the site selection. The Scheme will not result in the loss of best and most versatile (BMV) agricultural land because:	The Applicant awaits the Council's comments. The Council do not disagree with the ALC grading and that the Scheme will not result in the permanent loss of best and most versatile (BMV)	Matter Under Discussion Disagreed



	Matter	Details of Matters for Discussion	Applicant Position	Consultee Position	Status
			<ul style="list-style-type: none"> The Scheme will be decommissioned at the end of its operational life and restored to previous conditions. Land will retain its existing Agricultural Land Classification (ALC) grade baseline after decommissioning of the Scheme as set out at Section 20.6 of ES Chapter 20 Agricultural Circumstances [APP-057]. The residual effect on soil function would be the same as in the operational phase, the Scheme would have Moderate to Major beneficial effect on soil functions (especially on soil carbon), which is Significant. <p>A Soil Management Plan (SMP) will be included within the detailed Construction, Operational and Decommissioning Environmental Management Plans (CEMP, OEMP, DEMP) with the aim of conserving the soil resource and its functional capacity for support of agricultural production as set out at paragraph 20.8.18 of ES Chapter 20 Agricultural Circumstances [APP-057] which is considered acceptable.</p> <p>Applicant Response to Consultee Position 01/04/2026</p> <p>The loss of BMV land is considered temporary. The land-use change involves converting arable land to grassland to some extent, and the land is not being entirely removed from agricultural use, as sheep grazing</p>	<p>agricultural land.</p> <p>However, the proposed duration of the Scheme at 60 years will result loss of BMV for a significant period of time.</p>	



	Matter	Details of Matters for Discussion	Applicant Position	Consultee Position	Status
			<p>may still take place on most of the Sites, allowing farming activity to continue.</p> <p>The land required for the proposed Scheme represents only 0.01% of the 16.8 million hectares of utilised agricultural area and 0.027% of the 4.4 million hectares of arable land in the UK; therefore, it is not considered to have a significant impact on national food production or food security.</p> <p>In addition, as noted above, the conversion of arable land to grassland will have a beneficial effect on soil functions and agricultural land quality. Taking land out of intensive arable farming (e.g., ceasing tillage) is also a common practice used to improve soil structure. This land can therefore be regarded as long-term fallow and as part of a national strategic reserve.</p>		
ALC-04	Mitigation	Chapter 20 Agricultural Circumstances [APP-057]	The proposed mitigation measures set out within Section 20.9 of ES Chapter 20 Agricultural Circumstances [APP-057] are based on Defra Code of practice for the sustainable use of soils on construction sites., which is industry best practice guidance and is recommended by Overarching National Policy Statement for Energy (EN-1) and is therefore acceptable in so far. And also they relate to those elements of the Scheme within West Northamptonshire Council.	The Applicant awaits the Council's comments. The Council is in agreement on this matter.	Matter Under Discussion agreed
ALC-05	Residual Effects	Chapter 20 Agricultural	The assessment and judgements on the likely residual effects and conclusions for the effects to agricultural land set out within Section 20.10 of ES Chapter 20	The Applicant awaits the Council's	Matter Under Discussion agreed



	Matter	Details of Matters for Discussion	Applicant Position	Consultee Position	Status
		Circumstances [APP-057]	Agricultural Circumstances [APP-057] and in line with the methodology detailed within Section 20.4 of ES Chapter 20 Agricultural Circumstances [APP-057] is based on professional bodies' standards and best industry practice guidance. Therefore they are considered acceptable in so far as they relate to those elements of the Scheme within West Northamptonshire Council.	comments. The Council is in agreement on this matter.	

3.18 Other Environmental Matters

Table 3.17 Other Environmental Matters

	Matter	Details of Matters for Discussion	Applicant Position	Consultee Position	Status
OEM-01	Light Pollution	Chapter 24 Other Environmental Matters [REP1-027]	The information provided within paragraphs 24.3.1 to 24.3.4 of ES Chapter 24 Other Environmental Matters [REP1-027] is sufficient and the good practice measures which will be employed during the construction, operation and maintenance and decommissioning are set out in Outline Construction Environmental Management Plan [EX6EX7/GH7.1_BD] and Outline Decommissioning Statement	The Applicant awaits the Council's comments. The Council are in agreement on this matter.	Matter Under Discussion Agreed



	Matter	Details of Matters for Discussion	Applicant Position	Consultee Position	Status
			[EX5/GH7.3_B REP6-045] and are acceptable.		
OEM-02	Waste Production	Chapter 24 Other Environmental Matters [REP1-027]	<p>The information provided Section 24.4 of ES Chapter 24 Other Environmental Matters [REP1-027] is sufficient.</p> <p>The applicable waste policy is set out within paragraphs Section 24.4 of ES Chapter 24 Other Environmental Matters [REP1-027] is the relevant and applicable planning policy.</p> <p>The scope of the assessment undertaken within ES Chapter 24 Other Environmental Matters [REP1-027] including the identification of likely significant effects has been carried out in a robust and proportionate manner and is considered acceptable.</p> <p>The proposed embedded and additional mitigation measures as set out within Section 24.4 of ES Chapter 24 Other Environmental Matters [REP1-027] are considered proportionate and acceptable.</p>	The Applicant awaits the Council's comments. The Council are in agreement on this matter.	Matter Under Discussion Agreed
OEM-03	Waste Management	Chapter 24 Other Environmental	The preparation of a Site Waste Management Plan which will describe how materials will be managed and	The Applicant awaits the Council's	Matter Under Discussion Agreed



	Matter	Details of Matters for Discussion	Applicant Position	Consultee Position	Status
		Matters [REP1-027]	<p>stored efficiently and disposed of legally during the construction phase. This is secured through the Outline Construction Environmental Management Plan [EX5EX7/GH7.1_BD].</p> <p>A Waste Management Strategy will be developed and agreed with the authority prior to commencement of the operation (including maintenance) as part of the detailed OEMP [EX5/GH7.2_CREP6-043].</p> <p>The decommissioning of the Scheme will adhere to the measures and procedures outlined in the ODS [EX5/GH7.3_BREP6-045], secured through the Development Consent Order (DCO) and this is considered proportionate and acceptable. A Decommissioning Resource Management Plan (DRMP) will be developed by the appointed contractor and will set out how to manage the disposal of waste in accordance with relevant legislative and policy requirements at the time of decommissioning.</p>	<p>comments. The Council are in agreement on this matter.</p>	



	Matter	Details of Matters for Discussion	Applicant Position	Consultee Position	Status
OEM-04	Telecommunication, Utilities and Television	Chapter 24 Other Environmental Matters [REP1-027]	<p>The information set out within Section 24.5 of ES Chapter 24 Other Environmental Matters [REP1-027] is sufficient, and the protective mitigation measures set out in the Outline Construction Environmental Management Plan [EX5EX7/GH7.1_BD] and Crossing Schedule [APP-562] are appropriate and therefore acceptable.</p> <p>Protective provisions for the protection of electricity, gas, water and sewerage undertakers and operators of electronic communications code networks are included in Parts 1 and 2 of Schedule 16 to the Draft Development Consent Order [EX5EX7/GH3.1_DF] and, where relevant, bespoke protective provisions are being negotiated or have been agreed to protect the assets of statutory undertakers that interface with the Scheme.</p>	No comments to make.	No comments to make.



3.19 Assessment of Cumulative Effects

Table 3.18 Assessment of Cumulative Effects

	Matter	Details of Matters for Discussion	Applicant Position	Consultee Position	Status
CE-01	Examination of Cumulative Effects	ES Chapter 25: Cumulative Effects and Effect Interactions [APP-062]	The Applicant discussed the cumulative developments with West Northamptonshire Council through the scoping opinion, the statutory consultation and as part of the regular catch-up meetings and these are agreed as set out in ES Chapter 25: Cumulative Effects and Effect Interactions [APP-062] .	The Applicant awaits the Council's comments. The Council is in agreement on this matter.	Matter Under Discussion Agreed.
CE-02	Cumulative Effects	ES Chapter 25: Cumulative Effects and Effect Interactions [APP-062]	An assessment of the cumulative effects of the Scheme along with these other developments is presented in each technical chapter [APP-52 to APP-0393] . ES Chapter 25: Cumulative Effects and Interactions, provides a summary of the cumulative effects for the Scheme. It is considered that there will not be any new likely significant effects associated with cumulative effects that are not already accounted for by the assessment of the Scheme	The Applicant awaits the Council's comments. The Council is in agreement on this matter.	Matter Under Discussion Agreed.



4 Signatories

4.1 Overview

4.1.1 The above SoCG is agreed between Green Hill Solar Farm Ltd. (the Applicant) and West Northamptonshire Council, as specified below.

4.1.2 Duly authorised for and on behalf of **Green Hill Solar Farm Ltd.**

Name:	[REDACTED]
Job Title:	
Date:	
Signature:	[REDACTED]

4.1.3 Duly authorised for and on behalf of **West Northamptonshire Council.**

Name:	[REDACTED]
Job Title:	Assistant Director Planning
Date:	7th April 2026
Signature:	[REDACTED]