



Planning Inspectorate Reference: EN0110047

Environmental Impact Assessment Scoping Report
Volume II: Technical Appendices – Appendix 3-1: Commitments Register
September 2026



1. COMMITMENTS REGISTER

- 1.1.1 **Table 1-1** lists the environmental mitigation measures and commitments noted throughout the Scoping Report to be adopted during the Construction, Operation and Decommissioning Phases of the Proposed Development subdivided by relevant environmental topic.
- 1.1.2 There are no specific commitments within the Scoping Report related to Air Quality, and as such this topic is not represented in the table.
- 1.1.3 These measures are draft and will be developed and confirmed as the Proposed Development progresses in response to design development, consultation, technical engagement and emerging good practice. Ultimately, these measures are anticipated to be secured in the Draft Development Consent Order (DCO), although the exact securing mechanism is to be confirmed.
- 1.1.4 This table is aligned with the Planning Inspectorate's guidance on Commitment Registers and Scoping Solar Development [Ref 1-1]. Whilst the naming of columns differs slightly from the Planning Inspectorate's guidance, the information contained is largely the same. Columns are not provided on 'monitoring', 'delivery', 'associated supporting documentation' and 'compliance date and details' as these are not deemed appropriate at this early stage.
- 1.1.5 The phases of the Proposed Development include:
- Construction: anticipated to be 24-48 months in duration;
 - Operation (and maintenance): the Proposed Development is expected to operate for 40 years; and
 - Decommissioning: anticipated to be 24-36 months in duration.
- 1.1.6 Where an outline management plan is to be produced for the DCO Application, a detailed version of this document would be prepared ahead of construction, operation (and maintenance), and/or decommissioning (as relevant). This will be secured by the DCO. The outline management plans anticipated to be provided with the DCO Application, which will act as the securing mechanisms for the commitments set out, are as follows:
- Outline Construction Environmental Management Plan (OCEMP)
 - Outline Operational Environmental Management Plan (OOEMP)
 - Outline Decommissioning Environmental Management Plan (ODEMP)
 - Outline Construction Traffic Management Plan (OCTMP)
 - Outline Operational Traffic Management Plan (OOTMP)
 - Outline Decommissioning Traffic Management Plan (ODTMP)
 - Outline Landscape and Ecological Management Plan (OLEMP)
 - Outline Battery Safety Management Plan (OBSMP)
 - Outline Soil Management Plan (OSMP)
 - Outline Employment, Skills and Supply Chain Strategy (OESSCS)
 - Outline Written Scheme of Investigation (OWSI)
 - Outline Archaeological Management Plan (OAMP)

- Air Quality Plume Assessment to inform the OBSMP
- 1.1.7 All mitigation relating to the detailed design of the Proposed Development will be captured in the Design Principles, Parameters and Commitments (DPPC) document to be submitted with the DCO Application.

Table 1-1 Commitments Register

TOPIC	PHASE OF DEVELOPMENT	COMMITMENTS (MITIGATION MEASURE)	LOCATION	MITIGATION TYPE	LIKELY SECURING MECHANISM
Cultural Heritage	Construction and Operation	The Proposed Development design will avoid impacts to heritage assets where practicable. This will include avoiding direct physical impacts and impacts arising from changes to the setting of designated and non-designated heritage assets through the use of embedded mitigation measures within the Proposed Development design. Such measures may include the use of buffers or exclusion zones surrounding heritage assets, adjustment of the Proposed Development layout and the use of screening or filtering vegetation.	Paragraph 6.6.4	Embedded	Works Plans and DPPC
Cultural Heritage	Construction, Operation and Decommissioning	Where potential impacts on heritage assets cannot be avoided through embedded mitigation, additional mitigation measures may be required. This may include an appropriate programme of archaeological investigation and recording, to be documented within an OAMP. Additional mitigation measures relevant to cultural heritage will be set out in the OCEMP, OOEMP, ODEMP, and OWSI.	Paragraph 6.6.5	Applied and Additional	OAMP, OCEMP, OOEMP, ODEMP and OWSI

TOPIC	PHASE OF DEVELOPMENT	COMMITMENTS (MITIGATION MEASURE)	LOCATION	MITIGATION TYPE	LIKELY SECURING MECHANISM
Cultural Heritage	Construction	Scheduled Monuments are excluded from the development footprint, and an Archaeological Management Plan will be put in place to ensure that the Scheduled Monuments are protected from any physical impacts.	Paragraph 6.7.11	Embedded and Applied	Works Plan, DPPC and Archaeological Management Plan
Landscape and Visual	Construction and Operation	The area of Langford Conservation Area within the DCO Site Boundary will be used for mitigation and enhancement only.	Paragraph 7.3.6	Embedded	Works Plan and DPPC
Landscape and Visual	Construction and Decommissioning	In relation to lighting during Construction and Decommissioning Phases of the Proposed Development, this would be short-term, temporary light and would be limited and controlled through measures, including construction & decommissioning working hours, which would be set out within the OCEMP and ODEMP.	Paragraph 7.3.61	Embedded and Applied	OCEMP and ODEMP
Landscape and Visual	Operation	No lighting is proposed within Solar PV Array areas. Whilst it is likely that lighting will be required around the Main Substation and Collector Substation and other pieces of critical infrastructure, there will be no permanent lighting during the hours of darkness. Operational lighting would be directed to within the security fencing and	Paragraph 3.2.40	Embedded	DPPC & OOEMP

TOPIC	PHASE OF DEVELOPMENT	COMMITMENTS (MITIGATION MEASURE)	LOCATION	MITIGATION TYPE	LIKELY SECURING MECHANISM
		would include features designed to reduce light spill beyond the areas required to be lit.			
Landscape and Visual	Operation	No visible lighting would be required along the perimeter fencing of the Site and Infra-Red (IR) lighting would be provided by the security system to provide night vision functionality for the CCTV.	Paragraph 7.3.63	Embedded	DPPC
Landscape and Visual	Operation	The location and design of lighting would seek to limit adverse impacts on sensitive receptors, for example the use of directional cowl. Such measures would be secured through the OOEMP.	Paragraph 7.3.64	Embedded and Additional	DPPC and OOEMP
Landscape and Visual	Construction	Where practicable, Construction Phase the siting of compounds and storage areas will be in visually less sensitive locations.	Paragraph 7.6.5	Embedded	Works Plans and DPPC
Landscape and Visual	Operation	Existing vegetation that is retained, and the proposed planting within the Site would be maintained during the entire Operation Phase of the Proposed Development through the implementation of the OLEMP secured through the DCO.	Paragraph 7.6.9	Applied	OLEMP
Landscape and Visual	Decommissioning	Following the end of the Operation Phase, the proposed Solar PV Arrays, BESS and Main Substation infrastructure would be dismantled and removed from Site.	Paragraph 7.6.10	Embedded	DPPC, ODEMP and Outline Soils Management Plan.

TOPIC	PHASE OF DEVELOPMENT	COMMITMENTS (MITIGATION MEASURE)	LOCATION	MITIGATION TYPE	LIKELY SECURING MECHANISM
		Underground Cabling below 1.2m is likely to remain in situ to avoid disturbance from removal. The areas of established planting as part of the embedded mitigation may not be removed as part of the Decommissioning Phase.			
Landscape and Visual	Construction and Operation	Mitigation measures to avoid or reduce significant landscape and visual effects will be embedded in the design of the Proposed Development. These will include the following: - Setting back proposed Solar PV Arrays and Main Substation infrastructure from sensitive receptors such as along footpaths, residential properties and the Cotswold National Landscape. - Retention, reinforcement and management of existing field boundary vegetation within the Site, such as hedgerows and tree groups, with new native shrub and tree planting to enhance their screening function, longevity and improve functional and ecological habitats and connectivity, with the exception of crossing locations for	Paragraph 7.6.12	Embedded	Works Plan, OLEMP and DPPC

TOPIC	PHASE OF DEVELOPMENT	COMMITMENTS (MITIGATION MEASURE)	LOCATION	MITIGATION TYPE	LIKELY SECURING MECHANISM
		Underground Cabling, security fencing and Access Tracks. - Supplementing the existing framework of hedges and tree belts with new native shrub and tree planting to reduce the visibility of the proposed Solar PV and Main Substation infrastructure. - Setting back proposed Solar PV and Main Substation infrastructure from watercourses and drains to retain their riparian character.			
Ecology and Biodiversity	Construction	The following habitats will be retained: - water bodies (including ponds); - watercourses (whilst small crossings of minor watercourses may be required, trenchless techniques would be utilised for crossing main rivers); and - existing hedgerows, woodland, and field margins would be retained where reasonably possible within the layout of the Solar PV Arrays, with the exception of small breaks and/or crossings required for new access tracks, security fencing and	Paragraph 8.5.18	Embedded	DPPC

TOPIC	PHASE OF DEVELOPMENT	COMMITMENTS (MITIGATION MEASURE)	LOCATION	MITIGATION TYPE	LIKELY SECURING MECHANISM
		Underground Cabling routes. Any breaks or crossings would be designed to use existing agricultural gateways/tracks between the fields where reasonably possible, and the width of any new breaks will be kept to a minimum.			
	Construction	Standard construction best-practice measures will be documented in an OCEMP, which will be secured through the DCO to ensure compliance with relevant legislation and to reduce potential impacts on ecology and biodiversity receptors.	Paragraph 8.6.8	Applied	OCEMP
Ecology and Biodiversity	Construction	The Proposed Development will avoid, protect and retain notable habitats and species where practicable, embedding such measures into the design of the Proposed Development. This will include retention, avoidance and offsets of: A minimum of 8m from the top of the watercourse and water bodies, extended to a minimum of 10m from where any such watercourses are found to support riparian mammals. Greater buffers are likely to be required where water bodies	Paragraph 8.6.9	Embedded	DPPC and OCEMP

TOPIC	PHASE OF DEVELOPMENT	COMMITMENTS (MITIGATION MEASURE)	LOCATION	MITIGATION TYPE	LIKELY SECURING MECHANISM
		or watercourses support species, such as Great Crested Newt; • A minimum of 10m from any type of woodland features; and • At least 5m from hedgerows without trees, where practicable, noting that there may be small incursions into hedgerows to facilitate Access Tracks, fencing and Underground Cabling. Woodland and retained trees will be protected, in line with British Standard Recommendations with undeveloped buffers concordant with the requirements for each individual tree, (based on their root protection areas). Where protected species (e.g. bat roosts or more significant bat commuting routes) are recorded, then this buffer will be extended as appropriate. Fencing, as appropriate, will be included around working areas.			
Ecology and Biodiversity	Construction	The Proposed Development will also take measures to aim to avoid, protect and retain protected or notable species, where practicable, including:	Paragraph 8.6.10	Embedded	Works Plan, OLEMP and DPPC

TOPIC	PHASE OF DEVELOPMENT	COMMITMENTS (MITIGATION MEASURE)	LOCATION	MITIGATION TYPE	LIKELY SECURING MECHANISM
		- Retaining ponds and watercourses within the DCO Site, particularly those supporting Great Crested Newt; - Retaining boundary features where practicable, supporting breeding and non-breeding birds, commuting and foraging bats and other fauna, with undeveloped zones; - Retaining Badger setts, as far as is practicable, with an undeveloped zone of at least 30 m from the sett and with at least 10m from outlier setts (dependent on the activity); and - Retaining trees with the potential to support roosting bats, with a minimum undeveloped zone concordant with the Root Protection Area (RPA) of the tree and dependent on the bat roost categorisation.			
Ecology and Biodiversity	Construction and Operation	Enhancement measures designed to result in a range of positive environmental outcomes upon completion and ensure that there is no net loss of habitats and	Paragraph 8.6.11	Additional	DCO Requirement, Works Plans and OLEMP

TOPIC	PHASE OF DEVELOPMENT	COMMITMENTS (MITIGATION MEASURE)	LOCATION	MITIGATION TYPE	LIKELY SECURING MECHANISM
		deliver an overall Biodiversity Net Gain include: • The creation and enhancement of permanent grassland habitats with greater floristic diversity than the existing arable farmland, leading to increased abundance and diversity of invertebrate communities. • Improved ecological connectivity within the DCO Site Boundary and to the wider surrounding area through the establishment of new trees and hedgerows. • The creation of new habitats, including field margins and other undisturbed areas, providing valuable nesting and foraging opportunities for farmland birds, small mammals, and reptiles. • Potential increases in the abundance and distribution of species as a result of reduced human disturbance and changes in land management practices within the DCO Site, including the			

TOPIC	PHASE OF DEVELOPMENT	COMMITMENTS (MITIGATION MEASURE)	LOCATION	MITIGATION TYPE	LIKELY SECURING MECHANISM
		cessation of intensive agricultural activities. Indirect ecological benefits arising from a potential reduction in agricultural chemical inputs to local watercourses and decreased pesticide use, which may support greater invertebrate abundance and species diversity within the local area.			
Ecology and Biodiversity	Construction and Operation	Hedgerows will be retained wherever possible and losses will be limited to either widening existing gaps or creating new gaps, rather than expansive removal, to facilitate Underground Cabling and/or Access Track crossings. A minimum buffer of 5m to retained hedgerows without trees will be incorporated where practicable into the design of the Proposed Development, noting that there may be small incursions into hedgerows to facilitate Access Tracks, fencing and Underground Cabling. These areas will have the potential to be used for habitat creation (or retention) including grassland margins. Consideration will be given to enhancing retained hedgerows with gaps of lacking trees by interplanting	Paragraph 8.7.6	Embedded and Additional	DPPC, OCEMP and OLEMP

TOPIC	PHASE OF DEVELOPMENT	COMMITMENTS (MITIGATION MEASURE)	LOCATION	MITIGATION TYPE	LIKELY SECURING MECHANISM
		and establishing wider buffers and removing pressures associated with local agricultural activities (ploughing or excessive flailing). Woodlands will be retained with a buffer which will be available for additional complementary planting such as scrub margins, trees and rough grassland to soften and widen ecotones. Offsets from water bodies and watercourses will also be included, limiting potential impacts to areas identified for crossing points for infrastructure.			
Ecology and Biodiversity	Operation	During the Operational Phase, habitats created will continue to establish and retained habitats will either remain unaffected or will be subject to management likely to increase their value.	Paragraph 8.7.7	Embedded and Additional	OLEMP
	Construction and Operation	The Proposed Development design will aim to achieve BNG levels greater than the minimum 10% required by the Environment Act 2021. The OLEMP will set out the principles for how the land would be managed throughout the Operation Phase, following completion of construction.	Paragraph 8.7.8	Applied and Additional	DCO Requirement & OLEMP

TOPIC	PHASE OF DEVELOPMENT	COMMITMENTS (MITIGATION MEASURE)	LOCATION	MITIGATION TYPE	LIKELY SECURING MECHANISM
Ecology and Biodiversity	Construction	Whilst there is risk of degradation or accidental damage of retained habitats during the Construction Phase, through accidental encroachment, pollution or contamination, the OCEMP will describe the mitigation measures and best practice guidance to be employed during the Construction Phase to avoid, prevent an/or reduce such effects. This includes, for example, avoidance measures such as timing of vegetation cutting, specific mitigation for certain protected species and the need (where necessary) to secure the relevant licences from licensing authorities as well as relevant protection measures for retained habitats.	Paragraph 8.7.9	Applied	OCEMP
	Construction	Whilst other impacts may arise during the Construction Phase, as a result of accidental encroachment, the OCEMP will describe the mitigation measures and best practice guidance to be employed during the Construction Phase to avoid and reduce impacts, i.e. in relation to timing of vegetation cutting and removal as well as relevant protection measures for retained habitats.	Paragraph 8.7.22	Applied	OCEMP

TOPIC	PHASE OF DEVELOPMENT	COMMITMENTS (MITIGATION MEASURE)	LOCATION	MITIGATION TYPE	LIKELY SECURING MECHANISM
Ecology and Biodiversity	Construction	Most habitats of value for amphibians as a foraging or breeding resource (e.g. woodland, tussocky grassland, hedgerow bases and ponds) will be retained. New habitats to be created (e.g. permanent grassland and hedgerows) will likely provide additional foraging opportunities.	Paragraph 8.7.25	Embedded and Additional	Works Plans and OLEMP
Ecology and Biodiversity	Construction	As damaging or removing habitat used by Great Crested Newts would constitute an offence, a District Level Licence will be secured for the Proposed Development. On-site enhancement of habitats and habitat creation will also be implemented.	Paragraph 8.7.26	Applied and Additional	District Level Licence and OLEMP
Ecology and Biodiversity	Construction	Whilst the Proposed Development will result in losses of arable land and modification of some existing grassland, most habitats of value for reptiles as a foraging or breeding resource (e.g. woodland, tussocky grassland, hedgerow bases and ponds) will be retained. In addition, creation of new habitats to be created (e.g. permanent grassland and hedgerows) will likely provide additional foraging opportunities.	Paragraph 8.7.29	Embedded and Additional	Works Plans, DPPC and OLEMP
	Construction and Operation	The watercourses and ponds within the DCO Site Boundary have the potential to	Paragraph 8.7.39	Embedded and Applied	DPPC, OCEMP and OOEMP

TOPIC	PHASE OF DEVELOPMENT	COMMITMENTS (MITIGATION MEASURE)	LOCATION	MITIGATION TYPE	LIKELY SECURING MECHANISM
		support a range of fish species, both within ponds and watercourses. Embedded mitigation measures in the form of offsets from watercourses/waterbodies, combined with measures set out within the OCEMP and OOEMP to control Construction and Operation Phase impacts, is likely to result in the avoidance/prevention of effects on fish species.			
Ecology and Biodiversity	Construction and Operation	The watercourses and ponds within the DCO Site Boundary have the potential to support a range of aquatic invertebrate species, both within ponds and watercourses. Embedded mitigation measures in the form of offsets from watercourses/waterbodies, combined with measures set out within the OCEMP and OOEMP to control Construction Phase impacts, is likely to result in the avoidance/prevention of effects to aquatic invertebrate species.	Paragraph 8.7.41	Embedded and Applied	DPPC, OCEMP and OOEMP
Water Environment	Construction	With regards to risk of flooding, electrically sensitive equipment will be raised at least 600mm above the highest modelled flood level for the 1% AEP event (plus climate change allowance) or flood resilient onsite infrastructure be installed, however	Paragraph 9.5.4	Embedded and Additional	DPPC

TOPIC	PHASE OF DEVELOPMENT	COMMITMENTS (MITIGATION MEASURE)	LOCATION	MITIGATION TYPE	LIKELY SECURING MECHANISM
		avoidance of these areas will be considered as a preferred design solution where practicable.			
Water Environment	Construction	In the event infiltration is not possible, as per the drainage hierarchy, discharge to the nearest watercourses (land drains) will be prioritised.	Paragraph 9.5.10	Embedded	DPPC
Water Environment	Construction	The OCEMP will comprise good practice construction methods and works that are established and effective measures, such as silt traps, settlement lagoons and cut-off ditches.	Paragraph 9.6.9	Applied	OCEMP
Water Environment	Construction	In addition, the following mitigations will apply: - An OBSMP will be produced to manage the potential event of a battery fire. The surface water drainage strategy for the BESS compound will include the capture and attenuation of fire suppression water. - Monitoring of watercourses during the Construction Phase; - Where Underground Cabling is required to cross Main Rivers (Langford Brook, Broadwell Brook),	Paragraph 9.6.12	Embedded and Applied	DPPC, OBSMP and OCEMP

TOPIC	PHASE OF DEVELOPMENT	COMMITMENTS (MITIGATION MEASURE)	LOCATION	MITIGATION TYPE	LIKELY SECURING MECHANISM
		it is assumed that this would be below ground using non-intrusive techniques beneath the bed at a sufficient depth to avoid exposure. • The Proposed Development will include an appropriately designed surface water collection and treatment system based on the principles of SuDS; • The Proposed Development will include design measures to ensure that it does not generate any adverse flood risks to adjacent areas; • Watercourses will be buffered from permanent new infrastructure by 8m from the top of the watercourse and water bodies extending to 10m (where any such watercourses are found to support riparian mammals assessed on a case-by-case basis depending on importance and potential impacts, other than where crossings are required, drainage or other essential infrastructure that has to be located nearer to the watercourse; and			

TOPIC	PHASE OF DEVELOPMENT	COMMITMENTS (MITIGATION MEASURE)	LOCATION	MITIGATION TYPE	LIKELY SECURING MECHANISM
		The more vulnerable elements of the Proposed Development such as the BESS, Main Substation, Collector Substation, Power Conversion Units (PCUs) and PV Panels will be sequentially located to areas of lowest risk of flooding. Where this is not possible, these elements will be designed accordingly with some elements potentially raised above the design flood level.			
Water Environment	Decommissioning	The Decommissioning Phase would apply similar design and mitigation measures as the Construction Phase although it is anticipated that the power cables may be left in situ beneath watercourses and there would be less excavation works required close to watercourses. Standard pollution prevention and construction best practices would be adopted to mitigate potential impacts upon the water environment where required and reasonably practicable. Such measures will be included in an ODEMP.	Paragraph 9.6.13	Embedded and Applied	ODEMP
Water Environment	Construction	Potential impacts during the Construction Phase will be mitigated through standard	Paragraph 16.7.38	Applied	OCEMP

TOPIC	PHASE OF DEVELOPMENT	COMMITMENTS (MITIGATION MEASURE)	LOCATION	MITIGATION TYPE	LIKELY SECURING MECHANISM
		best practice measures which will be included within the OCEMP, include the following: • Refuelling and delivery areas will be located away from surface water drains; • Arisings and temporary stockpiles will be placed away from watercourses and drainage systems, whilst surface water would be directed away from stockpiles to prevent erosion. Where it is not possible to avoid proximity to surface water drains, these drains should be locally sealed to avoid any contaminants entering the drainage system. • Works in close proximity to watercourses will be undertaken in accordance with relevant consents/ permits including Ordinary Watercourse Consent or Flood Risk Activity Permit, which will mitigate potential residual risk to surface water receptors from the mobilisation of historic contamination.			

TOPIC	PHASE OF DEVELOPMENT	COMMITMENTS (MITIGATION MEASURE)	LOCATION	MITIGATION TYPE	LIKELY SECURING MECHANISM
Soils and Agriculture	Construction & Decommissioning	Embedded mitigation measures to avoid or minimise soil damage including the siting and micro-siting of the Main Substation, Collector Substation, BESS or PCUs in areas assessed to be of a lower agricultural grade and/or making specific commitments in relation to how the Proposed Development shall be constructed. For example, the installation of cabling within the Site will be below the depth of agricultural cultivation, with soils reinstated in alignment with the OSMP, such that ploughing and arable farming would still be possible following reinstatement of the land.	Paragraph 10.6.9	Embedded and Applied	DPPC and OSMP
Soils and Agriculture	Construction, and Decommissioning	The Proposed Development will avoid or minimise damage to soils and agricultural land during Construction and Decommissioning Phases, resulting in land retaining its original quality and Best and Most Versatile (BMV) status. Such measures, set out in the SMP, OCEMP and ODEMP, will include maintaining both physical and chemical soil conditions such as texture, structure, drainage, pH, nutrient levels, and organic matter throughout the Construction and Operation	Paragraphs 10.6.10 and 10.6.11	Applied	OCEMP and ODEMP

TOPIC	PHASE OF DEVELOPMENT	COMMITMENTS (MITIGATION MEASURE)	LOCATION	MITIGATION TYPE	LIKELY SECURING MECHANISM
		Phases of the Proposed Development. The OSMP will set out the framework to uphold soil functionality by establishing methods for assessing baseline conditions, mapping soil types, and managing soil handling in line with best practices.			
Soils and Agriculture	Construction and Decommissioning	Soil handling and storage on-site will be undertaken in accordance with the 2009 DEFRA construction code guidance, highlighting the importance of handling soils in dry conditions to prevent compaction and structural damage. The requirements of such handling involve strategic planning around weather and soil moisture to guide the timing of soil handling and vehicular traffic. These measures may include monitoring soil wetness, particularly to avoid working soils at or above their plastic limits and employing temporary haul roads to reduce direct impact. Recommendations will also be made for managing drainage, preventing erosion and contamination, and reducing biosecurity risks during site activities.	Paragraph 10.6.12	Applied	OSMP, OCEMP and ODEMP

TOPIC	PHASE OF DEVELOPMENT	COMMITMENTS (MITIGATION MEASURE)	LOCATION	MITIGATION TYPE	LIKELY SECURING MECHANISM
	Construction, and Decommissioning	The majority of the Proposed Development area will comprise piled Solar PV Mounting Structures, which cause minimal localised disturbance to the soil profile. Where required, disturbance will be managed through best practice construction and decommissioning methods, detailed in the OCEMP, OSMP and ODEMP.	Paragraph 10.7.3	Embedded and Applied	OCEMP, OSMP and ODEMP
Soils and Agriculture	Construction and Operation	Underground Cabling installation will result in the temporary disturbance of agricultural land; however, soils will be reinstated immediately following installation, in line with an OSMP. This will ensure soil resources are appropriately stripped, handled, stored and reinstated, allowing land to return to its existing agricultural use following construction.	Paragraph 10.7.4	Applied	OSMP
Soils and Agriculture	Decommissioning	Decommissioning of the Proposed Development would include the removal of above ground infrastructure including Solar PV Panels, Solar PV Mounting Structures, PCUs, BESS, buildings and fencing. Temporary disturbance would therefore occur as plant and vehicles access the Site and infrastructure is removed. Potential impacts will be	Paragraph 10.7.5	Embedded and Applied	DPPC, ODEMP and OSMP

TOPIC	PHASE OF DEVELOPMENT	COMMITMENTS (MITIGATION MEASURE)	LOCATION	MITIGATION TYPE	LIKELY SECURING MECHANISM
		managed through measures set out in the ODEMP and OSMP. Below ground components of the Proposed Development, i.e. Underground Cabling, may be left in situ below 1.2m, but at a depth below that of agricultural cultivation, such that arable farming is still possible and no permanent effects on agricultural land or permanent significant sterilisation of minerals resources would occur.			
Soils and Agriculture	Operation	Grass cover will be retained beneath and between the Solar PV Arrays. Ground cover would be maintained throughout the Operation Phase of the Proposed Development, with any areas of exposed soil re-seeded as required, where reasonably practicable.	Paragraph 10.7.8	Additional	OOEMP and OLEMP
Soils and Agriculture	Construction	The design of the Proposed Development will seek to avoid interaction between the Proposed Development and any isolated areas of potential contamination identified within the Geo-environmental Desk Study where reasonably practicable, minimising potential associated risks. Where this is not possible, targeted site investigation may be	Paragraph 16.7.41	Embedded	Works Plans DPPC and OCEMP

TOPIC	PHASE OF DEVELOPMENT	COMMITMENTS (MITIGATION MEASURE)	LOCATION	MITIGATION TYPE	LIKELY SECURING MECHANISM
		required prior to the commencement of construction activities.			
Noise and Vibration	Operation	The final detailed design of the Proposed Development, including final plant locations and selections, as well as any additional noise control measures such as screening or acoustic attenuation (if required), will be controlled through a requirement of the DCO on the basis of suitable noise limits determined in line with BS 4142.	Paragraph 11.6.16	Embedded and Additional	DPPC
Noise and Vibration	Operation	Suitable mitigation and management measures for operational traffic noise, including management of the number of associated trips, will be set out in the OOTMP which will be implemented as part of the Operational Traffic Management Plan (OTMP).	Paragraph 11.7.3	Applied	OOTMP
Transport and Access	Construction	Mitigation will primarily focus on reducing the impacts of the Construction Phase. It is anticipated this will primarily be through the development and implementation of an OCTMP, that will detail suitable mitigation measures to help reduce the impacts of construction. This will be supported by an	Paragraph 12.6.2	Applied	OCTMP and OTP

TOPIC	PHASE OF DEVELOPMENT	COMMITMENTS (MITIGATION MEASURE)	LOCATION	MITIGATION TYPE	LIKELY SECURING MECHANISM
		Outline Travel Plan (OTP) to mitigate the impacts of any staff travel to the Proposed Development. The OTP is likely to include measures such as car sharing initiatives, dedicated shuttle bus services, incentives for walking/cycling, and promotion of sustainable travel options to reduce single occupancy vehicle trips.			
Transport and Access	Operation	To ensure that the operational effects remain not significant in terms of Transport and Access, an OOEMP and OOTMP would detail how many operational trips associated with maintenance and replacement would be required annually, as well as providing details of any required mitigation measures such as local road improvements or widening that may be needed to facilitate replacement of the Proposed Development.	Paragraph 12.6.6	Applied and Additional	OOEMP and OOTMP
Transport and Access	Decommissioning	A Decommissioning Traffic Management Plan (DTMP) will be prepared in consultation with stakeholders prior to the commencement of decommissioning. The requirement to prepare a DTMP will be set out in the ODEMP.	Paragraph 12.6.9	Applied	ODEMP

TOPIC	PHASE OF DEVELOPMENT	COMMITMENTS (MITIGATION MEASURE)	LOCATION	MITIGATION TYPE	LIKELY SECURING MECHANISM
Transport and Access	Construction and Decommissioning	Any Large Loads required will be managed by National Highways, the local highway authorities and the Police through the Electronic Service Delivery for Abnormal Loads (ESDAL) system.	Paragraph 12.7.9	Applied	OCTMP
Transport and Access	Construction and Operation	Fields 1-10 are for Mitigation and Enhancement only and will not require HGV access during the Construction Phase, and no/limited staff access during the Operation Phase.	Appendix 12.1, paragraph 1.2.3	Embedded	Works Plan
Transport and Access	Construction	Whilst the level of trip generation during construction is not yet confirmed, it is anticipated that delivery hours will be restricted to avoid the morning and evening peak hours, as well as School drop-off times for any local schools.	Appendix 12.1, paragraph 1.5.1	Applied	OCEMP and OCTMP
Socio-economics	Construction	In relation to local tourism and access to Public Rights of Way (PRoW), the Proposed Development will seek to retain existing PRoW and maintain access where reasonably practicable. Where PRoW pass through or alongside construction or operational areas, appropriate separation measures, including fencing and suitable offsets, would be incorporated into the design.	Paragraph 13.7.7	Embedded	DPPC and OCEMP

TOPIC	PHASE OF DEVELOPMENT	COMMITMENTS (MITIGATION MEASURE)	LOCATION	MITIGATION TYPE	LIKELY SECURING MECHANISM
Socio-economics	Construction, Operation and Decommissioning	In relation to crime and community safety, the Proposed Development would incorporate security measures during the Construction, Operation and Decommissioning Phases, including secure perimeter fencing and CCTV coverage.	Paragraph 13.7.29	Additional	DPPC, OCEMP, OOEMP and ODEMP
Socio-economics	Operation	In relation to crime and community safety, a fencing would enclose the Site, including security fencing around the perimeter of the Main and Collector Substation and BESS area. Perimeter fencing around PV Arrays would comprise wooden post and metal wire stock fencing, driven into the ground at a maximum depth of 1.5m and measuring up to 3.0m in height. Security fencing, expected to be metal palisade fencing, associated with the Main and Collector Substation and other electrical infrastructure may be up to 4.0 m in height. Pole mounted CCTV systems, infrared cameras, and motion sensors are also likely to be deployed around the perimeter of the operational areas of the	Paragraphs 13.7.39 and 13.7.40	Embedded	DPPC

TOPIC	PHASE OF DEVELOPMENT	COMMITMENTS (MITIGATION MEASURE)	LOCATION	MITIGATION TYPE	LIKELY SECURING MECHANISM
		Proposed Development at heights of up to 5m in height.			
Climate Change	Construction	A CEMP will be prepared and implemented by the selected Principal Contractor to include a range of good practice construction measures including measures to reduce carbon emissions, the framework of which will be set out in the OCEMP.	Paragraph 14.6.6	Applied	OCEMP
	Construction, Operation and Decommissioning	Further measures to mitigate Green House Gas impacts during construction, operation and decommissioning will be included in the OCEMP, OOEMP and ODEMP. These may include but are not limited to: - Increasing recyclability by segregating construction waste to be re-used and recycled where reasonably practicable; - Designing, constructing and implementing the Proposed Development in such a way as to minimise the creation of waste and maximise the use of alternative materials with lower embodied carbon, such as locally sourced	Paragraph 14.6.7	Embedded, Applied and Additional	OCEMP, OOEMP, OCTMP and ODEMP

TOPIC	PHASE OF DEVELOPMENT	COMMITMENTS (MITIGATION MEASURE)	LOCATION	MITIGATION TYPE	LIKELY SECURING MECHANISM
		products and materials with a higher recycled content where feasible; - Reusing suitable infrastructure and resources where possible to minimise the use of natural resources and unnecessary materials (e.g. reusing excavated soil for fill requirements); - Liaising with construction personnel for the potential to implement staff minibuses and car sharing options; - Implementing a travel plan to reduce the volume of construction staff and employee trips to the Proposed Development, while encouraging the use of lower carbon modes of transport by identifying and communicating local bus connections and pedestrian/cycle access routes to/from the Proposed Development to all construction staff, and providing appropriate facilities for the safe storage of bicycles; - Switching vehicles and plant off when not in use and ensuring			

TOPIC	PHASE OF DEVELOPMENT	COMMITMENTS (MITIGATION MEASURE)	LOCATION	MITIGATION TYPE	LIKELY SECURING MECHANISM
		construction vehicles conform to current EU emissions standards; and Conducting regular planned maintenance of the construction plant and machinery to optimise efficiency.			
Air Quality	Construction, Operation and Demolition	Dust emissions from Construction and Decommissioning Phase works will be managed through measures to be set out within the OCEMP and the ODEMP. Dust emissions from maintenance and replacement works during operation will be managed through measures to be set out within the OOEMP. The OCEMP, ODEMP and OEMP will adopt activities specific control measures from the Institute of Air Quality Management (IAQM) 'Guidance on the Assessment of Dust from Demolition and Construction' that sets out industry good practice measures.	Paragraph 15.6.5	Applied	OCEMP, OOEMP, ODEMP
Air Quality	Operation	A standalone Air Quality Plume Assessment will be undertaken to inform the OBSMP in the event of a BESS fire.	Paragraph 15.6.2	Applied	OBSMP

TOPIC	PHASE OF DEVELOPMENT	COMMITMENTS (MITIGATION MEASURE)	LOCATION	MITIGATION TYPE	LIKELY SECURING MECHANISM
EMF	Construction	The Proposed Development will include Underground Cabling; no overhead electricity cables and pylons/poles form part of the Proposed Development.	Paragraph 16.2.13	Embedded	DPPC
EMF	Construction	The Proposed Development will be designed so as to mitigate EMF impacts on human health and ecology through separation, i.e. by employing minimum offsets between electrical components and receptors, where practicable.	Paragraph 16.2.15	Embedded	Works Plans and DPPC
Glint and Glare	Construction	The Solar PV Panels will be either Fixed Panels or Tracker Panels. The Fixed Panels will be oriented in a southwards direction to maximise solar gain and will remain in a fixed position throughout the day and during the year (i.e. they will not rotate to track the movement of the sun). The Tracker Panels will be orientated in an east-west arrangement and rotate on a north-south axis to track the movement of the sun.	Paragraph 16.3.26	Embedded	DPPC
Glint and Glare	Construction	The maximum height of the Fixed Panels will be 4m above ground level and have a tilt angle between 10 and 45 degrees. Tracker Panels will be a maximum of 4.5 m above ground level and continuously	Table 3-1 Paragraph 16.3.26	Embedded	DPPC

TOPIC	PHASE OF DEVELOPMENT	COMMITMENTS (MITIGATION MEASURE)	LOCATION	MITIGATION TYPE	LIKELY SECURING MECHANISM
		track the sunlight throughout the day up to an angle of +/- 60 degrees from the horizontal.			
Glint and Glare	Construction and Operation	If vegetation planting is required to mitigate Glint and Glare effects, advanced planting, or similar, would be implemented during the start of the Construction Phase to ensure the mitigation is fully implemented before the Proposed Development is operational.	Paragraph 16.3.56	Embedded / Additional	DPPC
Health	Construction	Potential impacts during the Construction Phase will be mitigated through standard best practice measures which will be included within the OCEMP, include the following: • Health and safety measures for construction workers will include the use of personal protective equipment, training and toolbox talks. Work will be conducted in accordance with relevant Construction Design Management (CDM) Regulations 2015. • A dust suppression/management system will be implemented in order to control the potential risk from	Paragraph 16.7.38	Applied	OCEMP a

TOPIC	PHASE OF DEVELOPMENT	COMMITMENTS (MITIGATION MEASURE)	LOCATION	MITIGATION TYPE	LIKELY SECURING MECHANISM
		airborne contamination migrating off-site to adjacent sites.			
Waste	Construction	Potential impacts during the Construction Phase will be mitigated through standard best practice measures which will be included within the OCEMP, include the following: Waste materials will be disposed of by the contractor(s) to appropriate recycling facilities or appropriately licensed landfills in line with the Site Waste Management Plan (SWMP). The appropriate landfill for the disposal of any contaminated soil off-site will depend on the waste classification determined from the chemical analysis or Waste Acceptance Criteria (WAC) testing as necessary. Where possible, non-contaminated excavated material will be reused. The requirement for a SWMP will be set out within the OCEMP.	Paragraph 16.7.38	Applied	OCEMP
Waste	Construction	Electrical infrastructure, including Solar PV Panels and Mounting Structures, PCUs, BESS and other associated infrastructure, would be manufactured off-site and delivered ready for installation. Any surplus soil arising from Underground Cabling and other excavation activities	Paragraph 16.5.13	Embedded	DPPC and OCEMP

TOPIC	PHASE OF DEVELOPMENT	COMMITMENTS (MITIGATION MEASURE)	LOCATION	MITIGATION TYPE	LIKELY SECURING MECHANISM
		would be reused or stored within the Site, where practicable.			
Waste	Construction	The OCEMP will include measures to minimise waste through the application of the waste hierarchy and will set out procedures relating to waste management, recycling opportunities and off-site disposal.	Paragraph 16.5.14	Applied	OCEMP
Waste	Construction and Operation	Waste would be transported by appropriately licensed waste carriers to waste-management facilities holding the necessary regulatory authorisations or environmental permits.	Paragraph 16.5.15	Additional	OCEMP
Waste	Operation	Replacement of Solar PV Panels, Main Substation, Collector Substation and BESS components would be periodic and within isolated sections of the Proposed Development, repowering of the Proposed Development is not included within the scope of the assessment.	Paragraph 16.5.16	Embedded	OOEMP
Waste	Operation	Waste arising from replacement activities would be managed in accordance with relevant legislation and the waste hierarchy, including applicable producer take-back and recycling arrangements, and in line with the OOEMP.	Paragraph 16.5.17	Applied	OOEMP

TOPIC	PHASE OF DEVELOPMENT	COMMITMENTS (MITIGATION MEASURE)	LOCATION	MITIGATION TYPE	LIKELY SECURING MECHANISM
Waste	Decommissioning	Recycling procedures at the end of the Proposed Development's operational life would accord with good-practice industry guidance applicable at the time. Opportunities to reuse or recycle materials would be explored. Typical materials likely to be suitable for recycling include aluminium, glass, crystalline silicon solar cells and copper wiring.	Paragraph 16.5.19	Additional	ODEMP
Waste	Decommissioning	Waste would be managed in accordance with the relevant legislation and waste hierarchy applicable at the end of the Proposed Development's operational life, with appropriate measures secured through the ODEMP.	Paragraph 16.5.20	Applied	ODEMP
Risk of Major Accidents and Disasters	Construction	Standard industry control measures would be implemented by the appointed contractor in order to handle and dispose of any diseased or invasive plants, and further mitigation measures, if deemed necessary, would be included within the OCEMP and OLEMP.	Table 16-4	Applied	OCEMP and OLEMP
Risk of Major Accidents and Disasters	Construction	The risk of leaks and spillages of hazardous materials will be controlled via standard best practice measures that	Table 16-4	Applied	OCEMP

TOPIC	PHASE OF DEVELOPMENT	COMMITMENTS (MITIGATION MEASURE)	LOCATION	MITIGATION TYPE	LIKELY SECURING MECHANISM
		would form commitments within the OCEMP.			
Risk of Major Accidents and Disasters	Construction & Decommissioning	The risk of cable strike would be controlled through identification of services through desk study and consultation, pre-construction survey, and application of appropriate setback distances for working.	Table 16-4	Applied	DPPC, OCEMP and ODEMP
Risk of Major Accidents and Disasters	Operation	The BESS will include features designed to minimise the risk of fire, which may include: • A Battery Management System to monitor cell voltages, current and temperatures; • Off-gas detectors and aspirating smoke detection systems to identify failures early; • Thermal management systems, using cooling or immersion technologies to regulate operating temperatures; • Automatic fire suppression systems; • Explosion venting and pressure relieve to channel explosive off-gases outwards; and	Table 16-5	Embedded and Applied	DPPC and OBSMP

TOPIC	PHASE OF DEVELOPMENT	COMMITMENTS (MITIGATION MEASURE)	LOCATION	MITIGATION TYPE	LIKELY SECURING MECHANISM
		Passive fire protection and compartmentalisation using fire-resistant boards, non-combustible containers and thermal barriers. Recommendations set out within the NFCC Grid-Scale BESS Planning Guidance will be implemented where practicable.			
Risk of Major Accidents and Disasters	Operation	An OBSMP will set out measures to reduce the likelihood of a BESS fire. The BESS will be designed in accordance with recommendations set out within the NFCC Grid-Scale BESS Planning Guidance. Mitigation measures designed to minimise the likelihood of a BESS fire, outlined above, therefore also minimise the risk of pollution incidents, and any further mitigation required will be outlined within the OOEMP.	Table 16-5	Applied	OBSMP and OOEMP
Risk of Major Accidents and Disasters	Construction, Operation and Decommissioning	Risk of utilities failure would be controlled through identification of services through desk study and consultation, application of appropriate setback distances for working, and through measures set out within the OEMP.	Table 16-6	Embedded and Applied	DPPC, OCEMP, OEMP and ODEMP.

TOPIC	PHASE OF DEVELOPMENT	COMMITMENTS (MITIGATION MEASURE)	LOCATION	MITIGATION TYPE	LIKELY SECURING MECHANISM
Risk of Major Accidents and Disasters	Decommissioning	The risk of leaks and spillages of hazardous materials will be controlled via standard best practice measures that would form commitments within the ODEMP.	Table 16-6	Applied	ODEMP
Ground Conditions	Construction	The Proposed Development will avoid the isolated areas of potential contamination identified within the Geo-environmental Desk Study, where reasonably practicable.	Paragraph 16.7.37	Embedded	DPPC
Ground Conditions	Construction	Potential impacts associated with ground conditions during the Construction Phase, including if isolated areas of potential contamination can't be avoided, will be mitigated through standard best practice measures which will be included within the OCEMP, including the following: - Containment measures will be implemented, including drip trays, bunding or double-skinned tanks of fuels and oils; all chemicals would be stored in accordance with their COSHH guidelines, whilst spill kits would be provided in areas of fuel/oil storage; - An emergency spillage action plan will be produced, which staff would	Paragraph 16.7.38	Applied	OCEMP

TOPIC	PHASE OF DEVELOPMENT	COMMITMENTS (MITIGATION MEASURE)	LOCATION	MITIGATION TYPE	LIKELY SECURING MECHANISM
		have read and understood, and provisions made to contain any leak/spill; - Should any potentially contaminated ground, including isolated 'hotspots' of contamination and/or potential deposits of Asbestos Containing Materials (ACM), be encountered, the contractor(s) will be required to investigate the areas and assess the need for containment or disposal of the material. The contractor(s) will also be required to assess whether any additional health and safety measures are required; - To further minimise the risks of contaminants being transferred and contaminating other soils or water, construction workers will be briefed as to the possibility of the presence of such materials; - In the event that contamination is identified, appropriate remediation measures would be taken to protect construction workers, future site			

TOPIC	PHASE OF DEVELOPMENT	COMMITMENTS (MITIGATION MEASURE)	LOCATION	MITIGATION TYPE	LIKELY SECURING MECHANISM
		users, water resources, structures and services; • It will be ensured that all material is suitable for its proposed use and would not result in an increase in contamination-related risks on identified receptors, including any landscaped areas and underlying groundwater. • Oils and hydrocarbons will be stored in designated locations with specific measures to prevent leakage and release of their contents, include the siting of storage area away from surface water drains, on an impermeable base with an impermeable bund that has no outflow and is of adequate capacity to contain 110% of the contents. Details of appropriate storage and handling measures will be presented within the OCEMP. • Should trenchless crossings be required, the drill profile will be designed to ensure risk of drilling fluid breakout is negligible. The			

TOPIC	PHASE OF DEVELOPMENT	COMMITMENTS (MITIGATION MEASURE)	LOCATION	MITIGATION TYPE	LIKELY SECURING MECHANISM
		design and approach to managing risks of drilling fluid breakout will be included within the detailed CEMP. Piling design and construction works will be completed following the preparation of a piling risk assessment. If required, a piling risk assessment will be undertaken before the start of construction works. This will minimise impacts on groundwater as a result of piling activities.			
Ground Conditions	Operation	The OOEMP will include a spillage Emergency Response Plan (ERP), which maintenance staff will be required to have read and understood. On-site provisions will be made to contain a serious spill or leak through the use of booms, bunding and absorbent material.	Paragraph 16.7.40	Applied	OOEMP
Utilities and Telecommunications	Construction, Operation and Decommissioning	The Proposed Development will, where necessary, apply appropriate buffers from buried and overhead infrastructure to reduce the risk of 'cable strike', with exception of where Underground Cabling or Access Tracks are required.	Paragraph 16.8.14	Embedded	Protective Provisions

References

- Ref 1-1 Planning Inspectorate (2025). Nationally Significant Infrastructure Projects: Technical Advice Page for Scoping Solar Development.