Portland House – Block D
New Bridge Street West
Newcastle upon Tyne
NE1 8AL

Our Ref: ST/MN/Sutton Bridge Solar NMA

0191 5480570
sam.thistlethwaite@identityconsult.co.uk

Mark Niland
Planning Officer
South Holland District Council
Council Offices
Priory Road
Spalding
Lincolnshire
United Kingdom
PE11 2XE

By Email: Mark.niland@sholland.gov.uk

20 November 2024

Dear Mark,

H18-1126-20 – Submission of a Non-Material amendment planning application to amend the level of Biodiversity Net Gain assigned to the existing Solar farm

1. Further to our recent correspondence I am writing to submit a Non-Material Amendment (NMA) Planning application under Section 96A of the Town and Country Planning Act 1990 in relation to the above-mentioned consent.

2. The application seeks to remove a minor parcel of land from an area that were previously identified to deliver Biodiversity Net Gain (BNG) as part of the approved Sutton Bridge Solar Farm (South Holland Planning Application Reference H18-1126-20[1]).

[1] Copy of Decision Notice H18-1126-20 enclosed

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Registered Office: 6 Pickersgill Court, Quay West Business Village, Sunderland SR5 2AQ
Company No: 13612365 VAT No: 393148870

3. The area that is to be removed will then be used as part of a new Battery Energy Storage System (BESS)planning application which will be located within the red line boundary of the wider Sutton Bridge Solar Farm. The planning application for which is due to be submitted to South Holland Council in late 2024.

4. A pre-application request relating to the proposed BESS was submitted to South Holland Council in February 2024, with the Council issuing a response in March 2024 (SDC ref: PE-00042-24). As part of that pre-application process the applicant's ecological advisors, BSG Ecology, engaged with Lincolnshire Wildlife Trust (LWT) and discussed the subdivision of the BNG previously provided through the solar project.

5. It is understood that South Holland Council at the time of the pre-application submission did not have a dedicated ecology officer, therefore relied upon the input from the LWT on relevant matters.

6. The feedback from the LWT was that the principle of the approach of transferring some of the BNG to the BESS project was reasonable approach[2]. Whilst the principle of this approach has been agreed, the planning "mechanics" of securing this were subject to further dialogue between the Council and ourselves.

7. In July I wrote to you setting out our intention of submitting this NMA application to amend the existing solar consent to allow an element of the BNG to be released to support the BESS scheme. I received your response on 19 August 2024, in which you confirmed that through discussions with your Development Manager that the approach of using an NMA was acceptable, subject to the levels of BNG being transferred being "nominal".

8. The following section of this letter and its attachments set out how the changes outlined meet this nominal level and do not go beyond what can be reasonably judged as being a non-material amendment.

Proposed Revised Biodiversity Net Gain Levels

9. This submission is supported by a letter from BSG Ecology (enclosed) who have reviewed the BNG that was set to be delivered through the approved solar project. The letter is accompanied by a series of plans that set out the area to be removed from the solar projects BNG contribution and explain how it will be re-assigned to the new BESS project.

[2] See email dated 26 March 2024 enclosed

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10. Approval is not sought for the details that demonstrate how the proposed BESS site will deliver BNG, these details are supplied to provide reassurance that the BESS scheme will ultimately replace the BNG that would have otherwise been delivered under the approved solar project.

11. The attached information from the BSG Ecology explains the following:

- The approved solar scheme will deliver gain in habitats of 562.01 units, the equivalent of a 195.93% BNG increase;

- The BESS application will incorporate 2.94 ha of land that previously formed part of the solar scheme

- This 2.94ha is the equivalent of 23.53 habitat units that will be removed from the solar consent.

- The 23.53 units to be assigned to the BESS project represents approximately 4% of the overall 562.01 units that were to be delivered by the solar scheme.

- The removal of these units results in the solar scheme still delivering an approximate 191% BNG.

- Whilst not directly subject to this application, the 23.53 habitat units at this draft stage will allow the BESS scheme to achieve a 12.33% BNG when the application is submitted.

12. In order to capture this change, it is proposed that this letter, and the accompanying letter from BSG Ecology and in particular Figure 3 are added to the list of approved documents listed in Condition 2 of planning consent H18-1126-20.

13. I trust that the details contained within this submission are clear, if you have any queries please do not hesitate to get in touch.

Yours sincerely,

Sam Thistlethwaite

Sam Thistlethwaite MRTPI
Managing Director at IC Planning
Mob: 07793679034

Enc.:

Email correspondence with the LWT dated 26 March 2024

BSG Ecology and appendices dated 12 November 2024

Decision Notice H18-1126-20

IC Planning Ltd
Registered Office: 6 Pickersgill Court, Quay West Business Village, Sunderland SR5 2AQ
Company No: 13612365 VAT No: 393148870

Sam Thistlethwaite

From: Hannah Curtis <hcurtis@lincstrust.co.uk>
Sent: 26 March 2024 16:02
To: Katy Stiles
Subject: RE: P23-923 Proposed Walpole Battery Energy Storage Scheme

Good afternoon Katie,

Thanks for the call this morning. I've had the chance this afternoon to look through the plans for the proposal. I had actually already looked at this proposal as we were contacted by the LPA for pre-app advice.

I agree – I think that it is reasonable to use the projected BNG uplift for the overall project to offset the loss from the BESS. The uplift is being delivered in the same area, and impacting the same habitat types. We therefore would not object to the proposed planning application, provided that a BNG management and monitoring plan are included with the application.

Please don't hesitate to contact me if you need any further information.

Kind regards,

Hannah Curtis (she/her)
Conservation Officer
Green Investment in Greater Lincolnshire (GIGL)
Lincolnshire Wildlife Trust

M: 07768 827764

Email: hcurtis@lincstrust.co.uk

Stay in touch with the Lincolnshire Wildlife Trust.



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Lincolnshire Wildlife Trust, safeguarding wildlife and wild places in Lincolnshire and promoting understanding and enjoyment of the natural world from the Humber to the Wash.

please don't print this e-mail unless you really need to.

From: Katy Stiles <k.stiles@bsg-ecology.com>
Sent: 19 March 2024 14:42
To: Hannah Curtis <hcurtis@lincstrust.co.uk>
Subject: P23-923 Proposed Walpole Battery Energy Storage Scheme

Dear Hannah

South Holland District Council granted planning consent to EDF Renewables in March 2021 (planning ref: H18-1126-20) for the following development "*change of use from agricultural land to solar farm and construction and operation of a solar photovoltaic (PV) development with capacity of up to 49.9mw with associated infrastructure and landscaping".* This development has nearly been built out. EDF Renewables have now recently sought pre-application advice from South Holland District Council (reference: PE-00042-24) for the addition of a Battery Energy Storage Scheme within the boundary of the consented solar scheme. The proposed layout of the battery storage and associated infrastructure is shown on the attached plans and will broadly replace the consented temporary compound area and substation.

The area of land in question was previously arable farmland (as detailed in the Preliminary Ecological Appraisal Report produced by Arcus in November 2020) and now comprises sparsely vegetated land as a result of construction related activities (BSG Ecology survey undertaken in January 2024). As part of the consented scheme a temporary compound area and substation surrounded by other neutral grassland was proposed, which is now proposed for battery storage use. Please refer to the consented landscape plan for comparison with the proposed battery storage layout.

A non-mandatory biodiversity gain assessment was completed and approved as part of the consented solar scheme and this is predicted to result in a percentage biodiversity gain change of 195.93%, which is 848.85 biodiversity units. Given that the proposed small scale application for battery storage is not anticipated to significantly change the biodiversity gain outcome, and given the scale of the biodiversity gain predicted, we are getting in touch as part of the pre-application process to propose that the overall biodiversity gain already projected for the consented solar site is allocated in part towards the proposed battery storage application too, rather than there being an additional requirement to undertake a separate biodiversity gain calculation and assessment. This would appear to be a pragmatic and reasonable approach given the extensive biodiversity gain outcome for the non-mandatory scheme that is well over and above the 10% threshold.

I would be grateful for the opportunity to discuss this with you and to agree an approach.

Kind regards

Katy

Katy Stiles MCIEEM
Principal Ecologist

BSG | ecology

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Derbyshire, S32 1DP
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PE11 2XE
Admin 01775 764723
DC Officers 01775 764703
facsimile 01775 762937
planningadvice@sholland.gov.uk
www.sholland.gov.uk

TOWN AND COUNTRY PLANNING ACT 1990

FULL

Reference: H18-1126-20 **Date of Decision:** 12th March 2021

Applicant: EDF Renewables
Alexander House
1 Mandarin Road
Rainton Bridge Business Park
Houghton Le Spring
DH4 5RA

Location: Land To The South Of Centenary Way Sutton Bridge Spalding

Description: Change of use from agricultural land to solar farm and construction and operation of a solar photovoltaic (PV) development with capacity of up to 49.9mw with associated infrastructure and landscaping.

South Holland District Council hereby give notice that this application has been GRANTED (or equivalent) subject to the following condition(s):

1 The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2 The development hereby permitted shall be carried out in accordance with the following approved plans:

3630-DR-LAN-100
3630-DR-LAN-101 Rev D
3630-DR-PLAN_201 Rev 1
3630-DR-PLAN_202 Rev 1
3630-DR-PLAN_203 Rev 1
3630-DR-PLAN_204 Rev 1

3630-DR-PLAN_205 Rev 1
3630-REP-043
3630-REP-006
3630-REP-007
3630-REP-008
3630-REP-009
3630-REP-010
3630-REP-011
3630-REP-012
3630-REP-042
Ecological Appraisal Report (dated November 2020, prepared by Arcus Consultancy Services)
Ecological Appraisal Report Confidential Badger Annex (dated November 2020, prepared by Arcus Consultancy Services)
2020 Breeding Bird Report (dated November 2020, prepared by Arcus Consultancy Services)
2020 Breeding Bird Report Confidential Annex (dated November 2020, prepared by Arcus Consultancy Services)
Aquatic Appraisal Report (dated November 2020, prepared by Arcus Consultancy Services)
Orchid Survey Report (dated November 2020, prepared by Arcus Consultancy Services)
Biodiversity Metric Assessment (dated November 2020, prepared by Arcus Consultancy Services)
Landscape and Biodiversity Management Plan V2 (dated February 2021, prepared by Arcus Consultancy Services)
Arboricultural Report (dated November 2020, prepared by Arcus Consultancy Services)
Planning, Design and Access Statement (dated November 2020, prepared by Arcus Consultancy Services)
Flood Risk Assessment (dated November 2020, prepared by Arcus Consultancy Services)
Heritage Impact Assessment (dated November 2020, prepared by Arcus Consultancy Services)
Solar Photovoltaic Glint and Glare Study (dated November 2020, prepared by Pager Power Limited)
Sequential Test Analysis (dated November 2020, prepared by Arcus Consultancy Services)
Landscape and Visual Appraisal and supporting viewpoint figures (dated November 2020, prepared by Arcus Consultancy Services)
Transport Statement (dated November 2020, prepared by Arcus Consultancy Services)
Agricultural Land Classification (dated 3rd April 2020, prepared by Soil Environment Services Ltd)
Phase 1 Land Contamination Desk Study and appendices (dated February 2021, prepared by Arcus Consultancy Services)

Reason: For the avoidance of doubt and in the interests of proper planning.

3 The planning permission is for a period not exceeding 40 years from the date that the development is first connected to electricity grid. The date of first connection to the grid shall be notified in writing to the Local Planning Authority within 28 days of this event occurring.

DC_FINAL_DECISION - ODB:14

Reason: To limit the long term effects of the development and in recognition of the temporary lifespan of the structures.
This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019.

4 On cessation of the use of the land (or any part of the land) as a solar farm for electricity production through use of solar panels as approved by this permission all buildings, structures, fences, gates, posts, solar panels and fixings shall be removed from the site (or the relevant part of the solar farm that has ceased operation) within 9 months of the cessation of use and the land shall revert back to agriculture.

Reason: The site is located in an area of countryside where development other than agriculture is permitted only by exception and when the site ceases to be used as a solar farm then it will be required to revert back to agriculture.
This Condition is imposed in accordance with Policy 1 of the South East Lincolnshire Local Plan, 2019.

5 A detailed scheme of construction management to minimise disturbance during the construction process through noise, dust, vibration and smoke shall be submitted to and approved in writing by the Local Planning Authority before the development commences and the construction process shall be carried out in accordance with the scheme so approved. It shall also include a method statement, detailing how construction traffic, site personnel vehicles, materials deliveries and site accommodation will be managed to safeguard highway safety, free passage along Centenary Way and residential amenity.

Reason: In the interests of the amenity of local residents. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works.
This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019.

6 Details of the precautions to be taken to prevent the deposit of mud on public highways by vehicles travelling from the site during construction of the development shall be submitted to and approved in writing by the Local Planning Authority before the development commences. These facilities shall include the provision of wheel washing facilities where considered necessary by the Local Planning Authority. These precautions shall be made available before commencement of the construction of the development and be kept available and in full working order until such time as the Local Planning Authority agrees in writing to their withdrawal or the completion of the development.

Reason: In the interests of highway safety during the construction process. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works.
This Condition is imposed in accordance with Policy 3 of the South East Lincolnshire Local Plan, 2019.

7 i) Prior to the commencement of the development hereby permitted, a site investigation shall be carried out to fully and effectively characterise the nature and extent of any land contamination and/or pollution of controlled waters. It shall specifically include a risk assessment that adopts the Source-Pathway-Receptor principle, in order that any

potential risks are adequately assessed taking into account the sites existing status and proposed new use. Two full copies of the site investigation and findings shall be forwarded to the LPA without delay upon completion.

ii) Thereafter, a written method statement detailing the remediation requirements for land contamination and/or pollution of controlled waters affecting the site shall be submitted to and approved in writing by the LPA, and all requirements shall be implemented and completed to the satisfaction of the LPA. No deviation shall be made from this scheme. If during redevelopment contamination not previously considered is identified, then the LPA shall be notified immediately and no further work shall be carried out until a method statement detailing a scheme for dealing with the suspect contamination has been submitted to and agreed in writing by the LPA.

iii) Two full copies of a full closure report shall be submitted to and approved in writing by the LPA. The report shall provide verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post-remediation sampling and monitoring results shall be included in the closure report to demonstrate that the required remediation has been fully met.

Note:
The applicant is advised that the phased risk assessment required by the Contaminated Land Scheme Condition should be carried out in accordance with the procedural guidance of the Environmental Protection Act 1990 Part 11A.
The applicant's attention is also drawn to the document entitled "Developing Land Within Lincolnshire - A guide to submitting planning applications to develop land that may be contaminated", which can be obtained through the Local Environmental Health Department.

Reason: To assess whether the site is polluted and to address any pollution to ensure a satisfactory development. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works.
This Condition is imposed in accordance with Policy 30 of the South East Lincolnshire Local Plan, 2019.

8 Noise from fixed plant and machinery shall not exceed a level of 5 dB(A) above the background noise level when measured as a L(A)eq15min at any residential boundary not within the applicant's ownership.

Reason: To ensure that there is no noise nuisance to nearby residents.
This Condition is imposed in accordance with Policies 2, 3 and 30 of the South East Lincolnshire Local Plan, 2019.

9 Details of the external illumination of all buildings and areas of the site including details of luminance and fields of illumination shall be submitted to and approved in writing by the Local Planning Authority prior to the first use of those buildings and areas and there shall be no external illumination other than that so approved.

Reason: To ensure that the Local Planning Authority retains control over these matters, in the interests of the visual amenity of the overall development, to prevent light pollution and to ensure that the development is adequately lit.

This Condition is imposed in accordance with Policies 2, 3 and 30 of the South East Lincolnshire Local Plan, 2019.

10 The development hereby permitted shall be carried out in accordance with the measures set out in the Flood Risk Assessment (prepared by Arcus Consultancy Services, dated November 2020) forming part of this planning application, unless otherwise agreed in writing by the Local Planning Authority, in particular the following measures shall be fully implemented before the property is first occupied:

- Non-flood sensitive infrastructure (i.e. PV arrays, cabling, inverters and transformer sets) shall be located 300mm above the potential flood depths for the 0.5% (1 in 200 year) overtopping event including for climate change. Stilts are to be utilised where applicable to provide flood protection for the transformer and inverter units.
- The electrically sensitive infrastructure (i.e. the substation compound) shall be located above the 0.1% (1 in 1000 year) breach event including climate change.
- A continuous flood protection bund shall encircle the substation compound with a finished crest level no lower than 2.61 metres above Ordnance Datum (AOD).

Reason: To ensure that the development does not increase the risk of flooding or be at risk of flooding.
This Condition is imposed in accordance with Policies 3 and 4 of the South East Lincolnshire Local Plan, 2019 and national guidance contained in Section 14 of the National Planning Policy Framework, 2019.

11 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no buildings, structures, fences, gates, posts, solar panels, hardstandings, footings, platforms, pavements, bunding, berms, earthworks or other engineering operations shall be constructed, installed or carried out on site other than in accordance with the approved details of this planning permission.

Reason: To protect the character of the countryside and the visual amenities of the locality and also to retain the value of the land for agriculture and wildlife, as the site is located in an area of open countryside where development other than agriculture is only permitted by exception.
This Condition is imposed in accordance with Policies 1, 2 and 3 of the South East Lincolnshire Local Plan, 2019.

12 Within 28 days from the receipt of a written request from the Local Planning Authority following a complaint to it concerning glint/glare, the solar farm operator shall submit details of proposed mitigation measures and timescale for their implementation. Such information shall be provided within 3 months of the date of the written request of the Local Planning Authority. The proposed mitigation measures shall be carried out in accordance with the approved details.

Reason: To safeguard the amenity of nearby residents.
This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019.

13 The development hereby permitted shall be carried out in accordance with the

recommendations set out in the following submitted documents:
Ecological Appraisal Report (dated November 2020, prepared by Arcus Consultancy Services)
Ecological Appraisal Report Confidential Badger Annex (dated November 2020, prepared by Arcus Consultancy Services)
2020 Breeding Bird Report (dated November 2020, prepared by Arcus Consultancy Services)
2020 Breeding Bird Report Confidential Annex (dated November 2020, prepared by Arcus Consultancy Services)
Aquatic Appraisal Report (dated November 2020, prepared by Arcus Consultancy Services)
Orchid Survey Report (dated November 2020, prepared by Arcus Consultancy Services)
Landscape and Biodiversity Management Plan V2 (dated February 2021, prepared by Arcus Consultancy Services)
Arboricultural Report (dated November 2020, prepared by Arcus Consultancy Services)

Reason: In the interest of the natural environment.
This Condition is imposed in accordance with Policies 2, 3 and 28 of the South East Lincolnshire Local Plan, 2019 and national guidance contained in Section 15 of the National Planning Policy Framework, 2019.

14 All cabling shall be installed underground.

Reason: To limit the effects of the development in the interests of the amenities of the locality.
This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019.

Notes:

The Local Planning Authority has acted positively and proactively in determining this application by assessing it against all material considerations, including national guidance, planning policies and representations that have been received during the public consultation exercise, and by identifying matters of concern within the application and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal.

This decision notice, the relevant accompanying report and the determined plans can be viewed online at http://planning.sholland.gov.uk/OcellaWeb/planningSearch



Phil Norman
Planning and Building Control Manager
South Holland District Council

BUILDING REGULATIONS:

This decision refers only to planning permission as granted under the Town and Country Planning Act 1990. The works that you are proposing may also require Building Regulations and this planning permission does not give authority under Building Regulations to commence work. Please contact the Building Control section for further information on 01775 764557 or bcadmin@sholland.gov.uk

RIGHTS OF APPEAL

Appeals to the Secretary of State

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or grant consent subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990 or Section 20 of the Planning (Listed Building and Conservation Areas) Act 1990.

Timescales for appealing

The deadlines for appeals are calculated from the **date of decision** and are as follows for the types of applications below:

12 Weeks	6 Months	8 Weeks
Householder Applications	Planning Permission	Consent to Display Adverts
Minor Commercial Development	Listed Building Consent	
Agricultural Determinations	Other Prior Approval Applications	
Householder Prior Approval Applications		

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planning inspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

Enforcement Notices

If an enforcement notice was served prior to the planning application being determined then the deadline for appealing is 28 days from the date of the **planning refusal**.

If an enforcement notice is served after the planning application is determined then the deadline for appealing is 28 days from the date of the **enforcement notice** OR **the timescales stated above for each application type** from the date of the planning refusal - whichever is sooner.

Appeals can be made online at: https://www.gov.uk/planning-inspectorate. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the

Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under the order.

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grant it subject to conditions the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of the Part VI of the Town and Country Planning Act 1990 or Section 32 of the Planning (Listed Building and Conservation Areas) Act 1990.

Compensation

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in Section 114 and related provisions of the Town and Country Planning Act 1990 and Section 27 of the Planning (Listed Building and Conservation Areas) Act 1990.

BSG ecology

3 Brunel House | Hathersage Park | Station Approach | Hathersage | Derbyshire | S32 1DP
T: 01433 651869 | W: www.bsg-ecology.com | E: info@bsg-ecology.com

Our ref: P23-923 Walpole BESS Letter to accompany Section 96A NMA application

Your ref:

12 November 2024

Sam Thistlethwaite
IC Planning Ltd
Portland House – Block D
New Bridge Street West
Newcastle upon Tyne
NE1 8AL

Dear Sam

Re: H18-1126-20 - Letter to accompany Section 96A Non-material planning application

Planning permission (reference H18-1126-20) was granted by South Holland District Council (SHDC) on 12 March 2021 for "*change of use from agricultural land to solar farm and construction and operation of a solar photovoltaic (PV) development with capacity of up to 49.9mw with associated infrastructure and landscaping".*

Condition 2 relates to the approved plans that the development must be carried out in accordance with. This includes documents relating to ecology and non-mandatory biodiversity gain as follows:

- Ecological Appraisal Report (Arcus Consultancy Service, November 2020).
- Ecological Appraisal Report Confidential Badger Annex (Arcus Consultancy Service, November 2020).
- 2020 Breeding Bird Survey Report (Arcus Consultancy Service, November 2020).
- 2020 Breeding Bird Survey Report Confidential Annexe (Arcus Consultancy Service, November 2020).
- Aquatic Appraisal Report (Arcus Consultancy Service, November 2020).
- Orchid Survey Report (Arcus Consultancy Service, November 2020).
- Biodiversity Metric Assessment (Arcus Consultancy Service, November 2020).
- Landscape and Biodiversity Management Plan V2 (Arcus Consultancy Service, November 2021).

The Biodiversity Metric Assessment (Arcus Consultancy Service, November 2020) identified that the proposed solar farm development would result in a net change in habitat units of +562.01, which represents a 195.93% increase. This Biodiversity Metric Assessment was undertaken in 2020 prior to biodiversity gain being a mandatory requirement.

EDF Energy Renewables are preparing a planning application to SHDC for a proposed battery energy storage system (BESS). The proposed BESS scheme is located within the red line planning application boundary of the wider approved and constructed solar development, as detailed above.

To ensure that the planning application for the proposed BESS can deliver 10% biodiversity net gain (as required under the provisions of the new biodiversity gain statutory framework, as inserted into the Town & Country Planning Act 1990); a Non-Material Amendment (NMA) (Section 96A) application is being submitted to SHDC to make an amendment to the approved biodiversity metric outlined within Condition 2 of the solar farm consent. The amendment would see a reduction in the land area

allocated for biodiversity net gain within the red line boundary of the approved solar development which would then be reallocated and included within the forthcoming planning application red line boundary for the proposed BESS and appropriate biodiversity net gain provided in this area.

This letter and the following documents (attached) provide the necessary information to accompany the NMA:

- Figure 1: Planning Application Boundary for Sutton Bridge Solar Farm
- Figure 2: Proposed BESS planning application boundary.
- Figure 3: Area of land to be taken out of Sutton Bridge Solar Farm and included within Walpole BESS.
- Figure 4: Baseline biodiversity gain plan.
- Figure 5: Proposed development plan.
- Statutory Biodiversity Metric spreadsheet dated 11 November 2024.

To calculate the number of biodiversity units required to be reallocated from the consented solar development to the proposed BESS, we have used the future baseline for the BESS, i.e. we have reasonably assumed that the habitats proposed in the location of the BESS would have been created and reached their target condition, in line with the commitment made under the consented solar development.

Where possible, habitats of biodiversity value have been integrated into the BESS design including other neutral grassland and a drainage basin (SuDs).

In summary, the proposed biodiversity unit and outcome amendments are as follows:

- 2.9411 ha will be incorporated in the red line boundary for the planning application for the proposed BESS from the consented solar scheme, equivalent to 23.53 habitat units.
- After the changes the biodiversity net gain for the solar development will be 538.48 habitat units which still exceeds 10% gain.
- By providing additional enhancements the BESS will deliver 23.53 habitat units/2.9411 ha and achieve a 12.33% biodiversity gain by establishing Other Neutral Grassland in Good Condition (Figure 5).

Please let me know if you require any further information to accompany this NMA application.

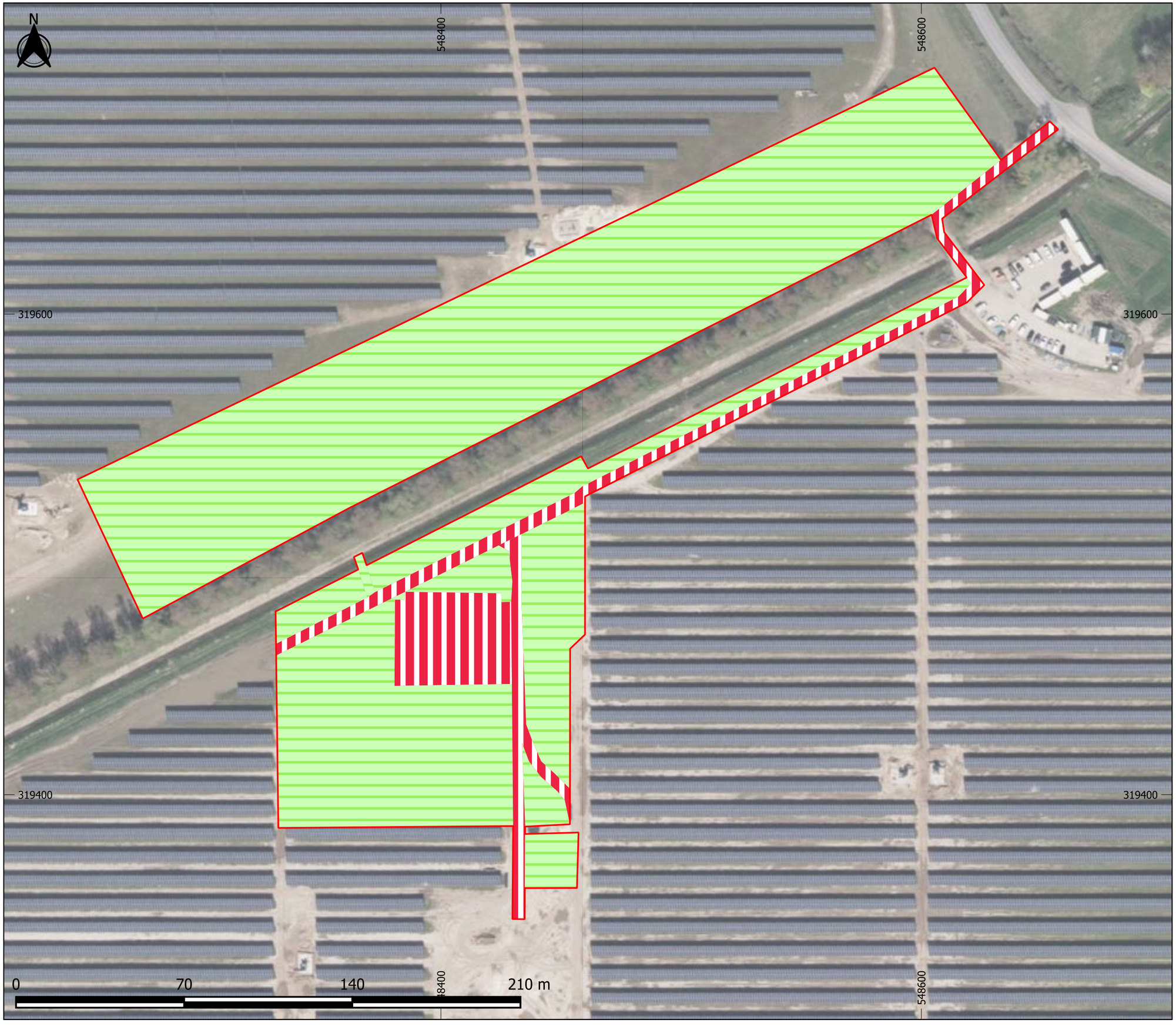
Yours sincerely

Katy Stiles

Katy Stiles

Principal Ecologist

For and on behalf of BSG Ecology



Legend

- Developed land; sealed surface (Condition - N/A)
- Other neutral grassland (Condition - Moderate)
- Site boundary

BSG | ecology

OFFICE: DERBYSHIRE
T: 01433 651869

JOB REF: P23-923

PROJECT TITLE

WALPOLE BESS

DRAWING TITLE

Figure 1: Baseline Biodiversity Gain Plan

DATE: 06/11/2024 CHECKED: KS SCALE: 1:1,500

DRAWN: SP APPROVED: KS VERSION:1.0

Copyright © BSG Ecology

No dimensions are to be scaled from this drawing and are to be checked on site.
Area measurements for indicative purposes only.

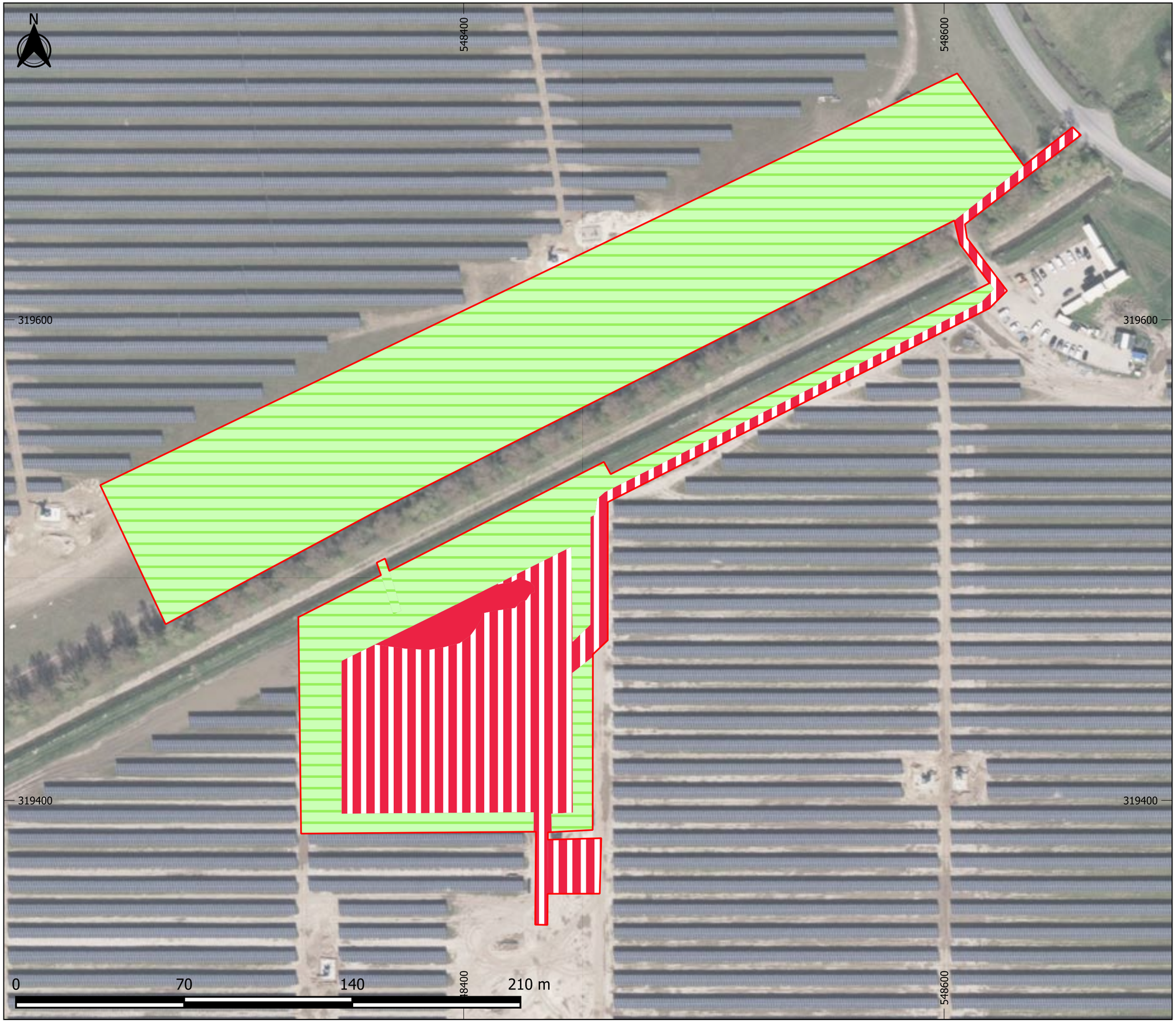
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Legend

- Developed land; sealed surface (Condition - N/A)
- Other neutral grassland (Condition -Good)
- Sustainable drainage system (Condition -Good)
- Site boundary

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Figure 2: Proposed development plan

DATE: 05/11/2024 CHECKED: KS SCALE: 1:1,500

DRAWN: SP APPROVED: KS VERSION:1.1

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Legend

- 2.9411ha to be removed from Sutton Bridge Solar farm and included within Walpole BESS
- Site boundary

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PROJECT TITLE

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DRAWING TITLE

Figure 3: Area of land to be taken out of Sutton Bridge Solar Farm and included within Walpole BESS

DATE: 05/11/2024 CHECKED: KS SCALE: 1:1,500

DRAWN: SP APPROVED: KS VERSION:1.1

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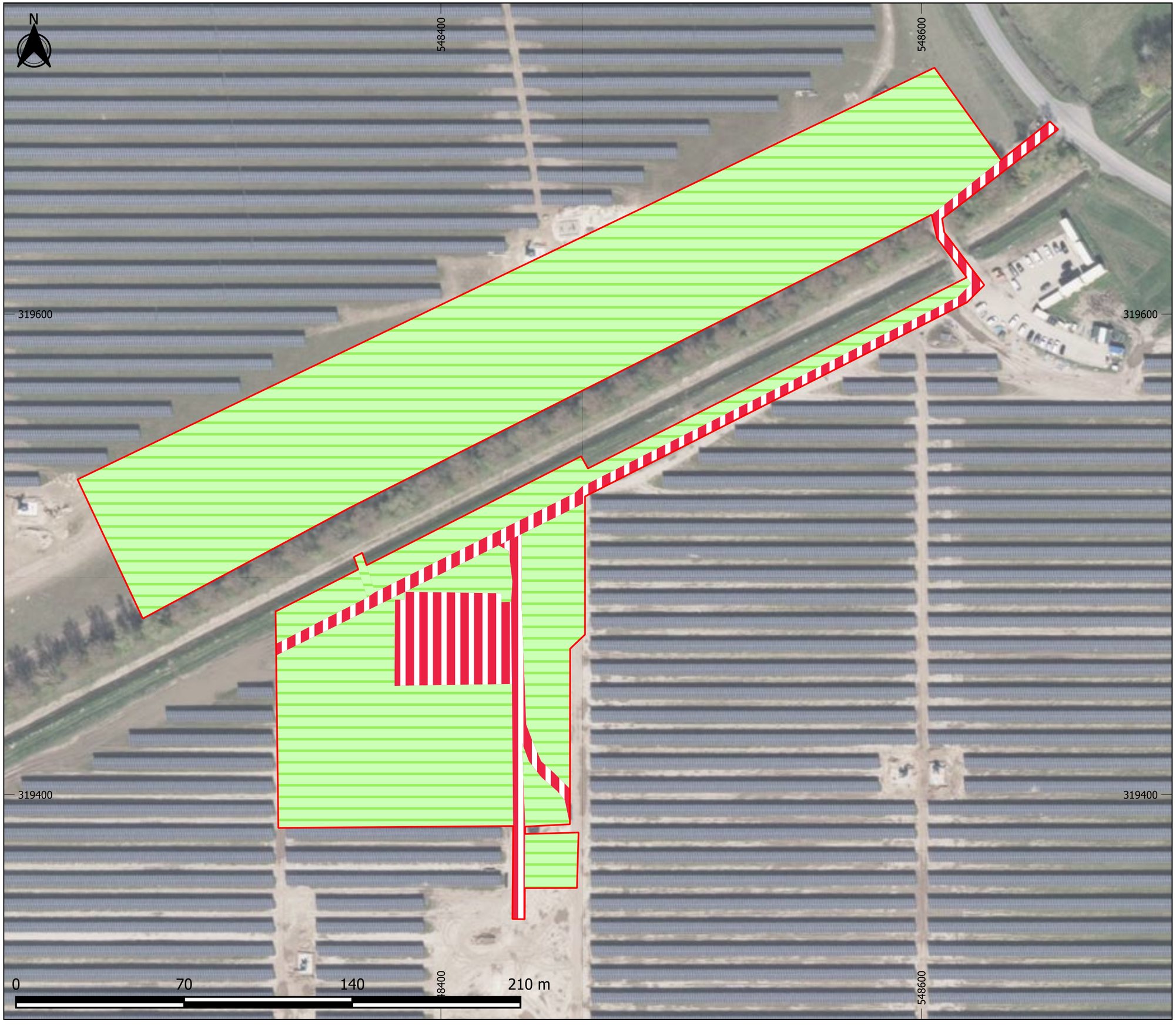
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Legend

- Developed land; sealed surface (Condition - N/A)
- Other neutral grassland (Condition - Moderate)
- Site boundary

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PROJECT TITLE

WALPOLE BESS

DRAWING TITLE

Figure 4: Baseline Biodiversity Gain Plan

DATE: 24/07/2024 CHECKED: KS SCALE: 1:1,500

DRAWN: SP APPROVED: KS VERSION:1.0

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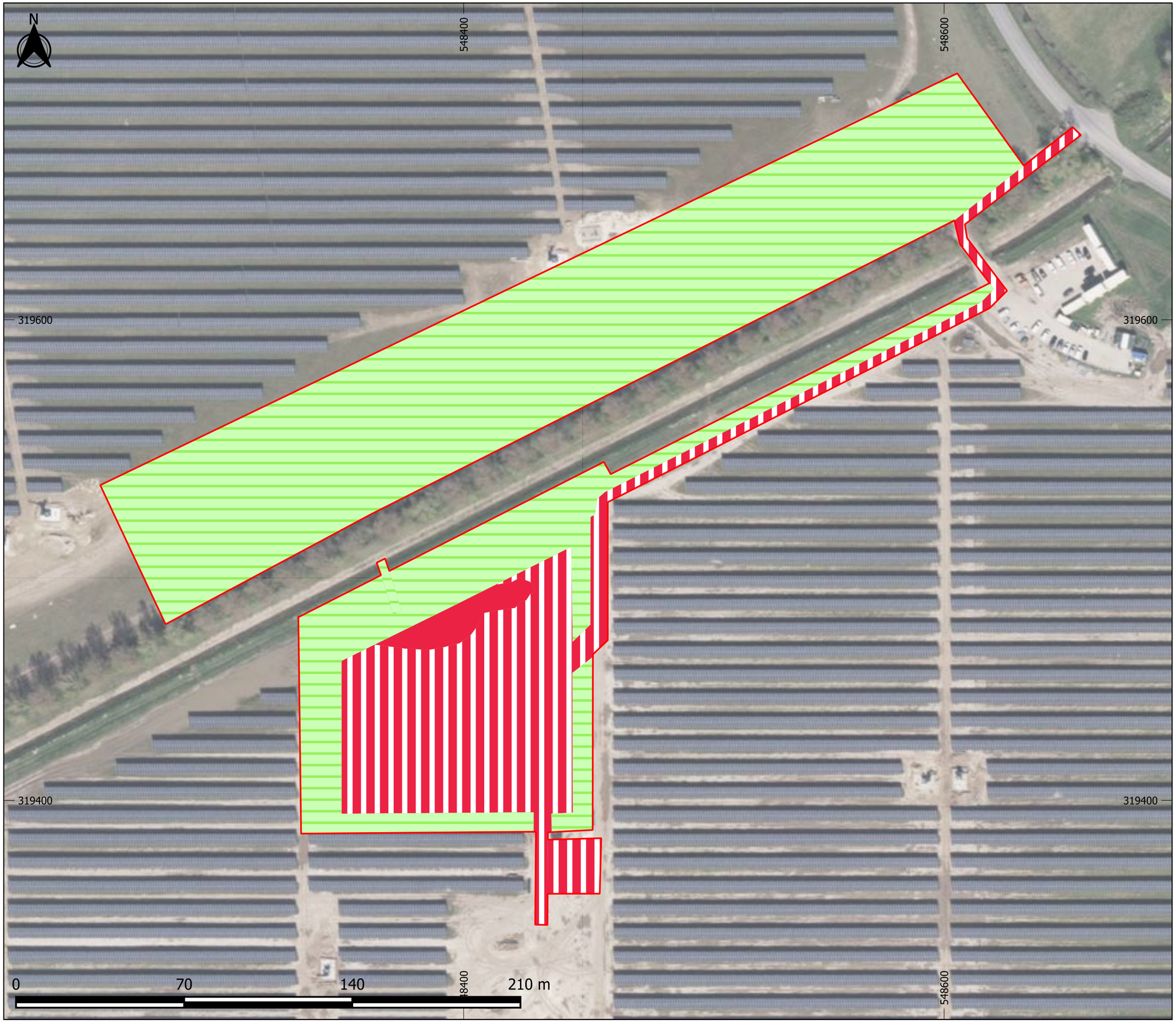
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Legend

- Developed land; sealed surface (Condition - N/A)
- Other neutral grassland (Condition -Good)
- Sustainable drainage system (Condition -Good)
- Site boundary

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JOB REF: P23-923

PROJECT TITLE

WALPOLE BESS

DRAWING TITLE

Figure 5: Proposed development plan

DATE: 05/11/2024 CHECKED: KS SCALE: 1:1,500

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