

**Tillbridge Solar Project
EN010142**

**Volume 9
Statement of Common Ground with Alison Wood
and Nicholas Mapstone
Document Reference: EN010142/APP/9.23**

The Infrastructure Planning (Examination Procedure) Rules 2010

**October 2024
Revision Number: 00**

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1. Introduction

1.1 Purpose of this Document

- 1.1.1 This Statement of Common Ground (SoCG) has been prepared to support the application ("the Application") for the Tillbridge Solar Project ("the Scheme") made by Tillbridge Solar Limited ("the Applicant"). The Application was submitted to the Secretary of State for Energy Security and Net Zero ("the Secretary of State") for a Development Consent Order (DCO) ("the Order") under section 37 of the Planning Act 2008 ("PA 2008") and accepted for examination on 8 May 2024.
- 1.1.2 This SoCG does not seek to replicate information which is available elsewhere within the Application documents. All documents are available in the deposit locations and/or on the Planning Inspectorate's website at <https://national-infrastructure-consenting.planninginspectorate.gov.uk/projects/EN010142/documents>.
- 1.1.3 SoCGs are an established means in the planning process of allowing all parties to identify and focus on specific issues that may need to be addressed during the examination. This SoCG has been produced to confirm to the Examining Authority (ExA) where agreement has been reached between the parties and where agreement has not (yet) been reached. The SoCG will be progressed during the pre-examination and examination periods to reach a final position between the Parties and to clarify if any issues remain unresolved. This SoCG will be revised and updated as appropriate and/or required by the ExA at relevant examination deadlines.

1.2 Parties to this Statement of Common Ground

- 1.2.1 This SoCG has been prepared between (1) the Applicant; and (2) Alison Wood and Nicholas Mapstone (jointly referred to as the Parties).
- 1.2.2 The Applicant is a joint venture between Tribus Clean Energy Limited and Recurrent Energy, a subsidiary of Canadian Solar, who are both experienced developers of renewable energy projects.
- 1.2.3 Alison Wood and Nicholas Mapstone are residents who live in the vicinity of the Scheme and have retained the services of Lisa Foster of Richard Buxton Solicitors and Ed Clarke of Clarke Saunders Acoustics. Alison Wood and Nicholas Mapstone have raised a number of issues regarding the Scheme including in respect of noise impacts at East Cottage, Northlands Road, Glentworth.
- 1.2.4 This SoCG focuses on noise effects, with other key topics mentioned within the Relevant Representations made by Alison Wood and Nicholas Mapstone also stated.
- 1.2.5 This version of the SoCG has been prepared by the Applicant at Deadline 1 of the Examination to document discussions between the Parties to date. This version does not yet incorporate comments from Alison Wood and Nicholas Mapstone or their representatives. A draft**

version of this SoCG was issued by the Applicant to representatives of Alison Wood and Nicholas Mapstone on 21 October 2024 for discussion. The document will continue to be revised and updated as discussions progress during the Examination period.

1.3 The Scheme

- 1.3.1 The Order, if granted, would authorise the construction, operation (including maintenance), and decommissioning of ground-mounted solar photovoltaic (PV) arrays. The Scheme will also include associated development to support the solar PV arrays.
- 1.3.2 The Scheme is made up of the Principal Site, the Cable Route Corridor and works to the existing National Grid Cottam Substation. The Principal Site comprises the solar PV arrays, electrical substations, grid balancing infrastructure, cabling and areas for landscaping and ecological enhancement.
- 1.3.3 The associated development element of the Scheme includes but is not limited to access provision; a Battery Energy Storage System (BESS), to support the operation of the ground mounted solar PV arrays; the development of on-site substations; underground cabling between the different areas of solar PV arrays; and areas of landscaping and biodiversity enhancement.
- 1.3.4 The Scheme also includes a 400kV underground Cable Route Corridor of approximately 18.5km in length connecting the Principal Site to the National Electricity Transmission System (NETS) at the existing National Grid Cottam Substation. The Scheme will export and import electricity to the NETS.

1.4 Terminology

- 1.4.1 Section 3 summarises the issues that are 'agreed', 'not agreed' or are 'under discussion'.
- 1.4.2 These terms are used as follows:
 - a. "Agreed" indicates where the issue has been resolved;
 - b. "Under discussion" indicates where these points will be the subject of on-going discussion wherever possible to resolve, or refine, the extent of disagreement between the parties;
 - c. "Not Agreed" indicates a final position where the Parties have agreed to disagree.

2. Record of Engagement

- 2.1.1 A summary of meetings and correspondence that has taken place between the Parties in relation to the Application is outlined in **Table 1**. This includes email correspondence between the Parties to discuss sharing of information, arrangement of meetings and where appropriate to comment on draft documentation. **Table 1** reflects the key meetings and emails of note.

Table 1: Record of Engagement

Date	Attendees	Key topics discussed
July 2023	Response from Alison Wood and Nicholas Mapstone to the Statutory Consultation	Setting out concerns regarding the Scheme including in respect of noise impacts at East Cottage.
20 July 2023	Email from the Applicant to Alison Wood and Nicholas Mapstone	Requesting a meeting to discuss feedback received regarding the Scheme through the Statutory Consultation process.
21 August 2023	Email from Alison Wood to the Applicant	Acknowledging the Applicant's meeting request and requesting noise assessments from the Applicant.
21 August 2023	Email from the Applicant to Alison Wood	Providing details of the preliminary noise assessment and direction to relevant parts of the Preliminary Environmental Information Report as requested.
21 September 2023	Email from Alison Wood to the Applicant	Explaining that an independent noise consultant would be considering the noise assessment report.
23 November 2023	Email from Richard Buxton Solicitors to the Applicant attaching a letter and enclosures	Letter seeking a high level meeting and outlining noise sensitivities at East Cottage.
7 December 2023	Email from the Applicant to Richard Buxton Solicitors	Acknowledging receipt of the 23 November 2023 email and attachments and seeking to make meeting arrangements. The parties continued to liaise and were eventually able to agree a date in the New Year.
17 January 2024	Meeting between the Applicant, Alison Wood and Nicholas Mapstone as well as their advisors, Richard Buxton Solicitors	The meeting covered noise sensitivities at East Cottage, Scheme updates and timescales, key concerns from Alison Wood and Nicholas Mapstone and next steps.

Date	Attendees	Key topics discussed
24 January 2024	Meeting between the Applicant and Clarke Saunders Acoustics	The meeting covered the context of the Scheme and the noise assessment. The Applicant agreed to produce an Acoustics Technical Report to provide further details on noise modelling to aid further discussions.
25 January 2024	Email from Alison Wood to the Applicant	Alison Wood provided feedback to the Targeted Consultation for the Scheme indicating noise concerns and that an independent noise consultant had been instructed to discuss the noise assessment further with the Applicant's noise consultant.
20 February 2024	Email from the Applicant to Richard Buxton Solicitors	Issuing minutes of the 17 th and 24 th January 2024 meetings.
26 February 2024	Email from the Applicant to Richard Buxton Solicitors	<p>Issuing the Acoustics Technical Report. This report provides a summary of the existing noise climate to confirm noise levels without the Scheme and then models noise levels once the Scheme is operational. The report further outlines that in order to seek to address specific comments raised by Alison Wood and Nicholas Mapstone regarding potential noise impacts, the Applicant has amended the Scheme design in order to reduce the associated noise levels with a commitment to be made in the DCO.</p> <p>The Applicant then sought feedback on the Acoustics Technical Report via emails in March 2024. On 15 April 2024, the Applicant updated Richard Buxton Solicitors that the Application had been submitted.</p>
18 April 2024	Email from Clarke Saunders Acoustics to the Applicant	Providing initial comments on the Acoustics Technical Report to the Applicant. These comments primarily comprised points to be expanded upon on in the Acoustics Technical Report.

Date	Attendees	Key topics discussed
13 May 2024	Email from the Applicant to Clarke Saunders Acoustics	Re-issue of the updated Acoustics Technical Report responding to the comments raised by Clarke Saunders Acoustics in the 18 April 2024 email. This updated version of the report forms an appendix to the Relevant Representations Response Report submitted at Deadline 1 of the Examination [EN010142/APP/9.1] .
10 June 2024	Email from the Applicant to Richard Buxton Solicitors	Seeking an update from Alison Wood and Nicholas Mapstone and feedback on the Acoustics Technical Report.
12 June 2024	Email from Richard Buxton Solicitors to the Applicant	Request from Richard Buxton Solicitors for the Applicant to provide the aspects of the DCO Application documentation which explains the steps that have been taken to address the noise concerns at East Cottage.
12 June 2024	Email from the Applicant to Richard Buxton Solicitors	Response from the Applicant providing details of the relevant documentation to address the above point including direction to relevant parts of the Consultation Report [APP-021 to APP-030] and the Noise and Vibration Chapter of the Environmental Statement [AS-006] .
21 June 2024	Meeting between the Applicant and Clarke Saunders Acoustics	The meeting covered a Scheme update and the Clarke Saunders Acoustics review of the 'Acoustics Technical Report'. It was agreed that the Applicant would produce a further Report on the Development Consent Order Process in order to aid understanding of the process overall and how mitigation measures forming part of the Application will be secured and delivered.
12 July 2024	Email from the Applicant to Clarke Saunders Acoustics	Issue of the Report on the Development Consent Order Process to Clarke Saunders Acoustics. This report forms an appendix to the Relevant Representations Response Report submitted at Deadline 1 of the Examination [EN010142/APP/9.1] .

Date	Attendees	Key topics discussed
23 July 2024	Email from the Applicant to Clarke Saunders Acoustics	The Applicant asked if Alison Wood and Nicholas Mapstone would like to enter into a Statement of Common Ground (SoCG) and for any feedback on the Report on the Development Consent Order Process.
22 August 2024	Email from Clarke Saunders Acoustics to the Applicant	Clarke Saunders Acoustics gave further details of their clients' concerns with respect to the mitigation being proposed and relayed a perception from Alison Wood and Nicholas Mapstone that the design has not been changed in response to their concerns.
24 September 2024	Email from the Clarke Saunders Acoustics to the Applicant	Clarke Saunders Acoustics confirmed that Alison Wood and Nicholas Mapstone would consider engaging through an SoCG.
8 October 2024	Meeting between the Applicant and Clarke Saunders Acoustics	The meeting covered noise assessment methodology and areas of commonality between noise consultants.
21 October 2024	Email from the Applicant to Richard Buxton Solicitors.	Issue of draft version of the SoCG by the Applicant for comment.

3. Areas of Discussion between the Parties

3.1.1 **Table 2** below details the areas of discussion and matters that are agreed between the Parties. Alison Wood and Nicholas Mapstone have both separately submitted Relevant Representations as part of the Examination process (**RR-014** and **RR-215**). These representations are a summary of the aspects of the Application which Alison Wood and Nicholas Mapstone agree and disagree with and their reasons why. The Applicant has responded to these points in its **Responses to Relevant Representations [EN010142/APP/9.1]** and a number of points remain under discussion as outlined below.

Table 2: Areas of discussion between the Parties

Ref.	Relevant Application Document	Description of Matter	Status	Likelihood of resolution
1.1	Statement of Need [APP-210] A detailed response to the points raised in this Relevant Representation is located in RR-014 and RR-215 of the Responses to Relevant Representations [EN010142/APP/9.1] issued at Deadline 1 of the examination on 29 October 2024.	Justification for using fields for panels rather than brownfield land and rooftops.	Under discussion	To be determined
1.2	Chapter 3: Scheme Description of the ES [AS-053] and Chapter 7: Climate Change of the ES [APP-038] A detailed response to the points raised in the Relevant Representations is located in RR-014 and RR-215 of the Responses to Relevant Representations [EN010142/APP/9.1] issued at Deadline 1 of the examination on 29 October 2024.	Capacity of the Scheme.	Under discussion	To be determined

Ref.	Relevant Application Document	Description of Matter	Status	Likelihood of resolution
1.3	<p>Chapter 4: Alternatives and Design Evolution [APP-035] and Chapter 15: Soils and Agriculture of the ES [APP-046]</p> <p>A detailed response to the points raised in the Relevant Representations is located in RR-014 and RR-215 of the Responses to Relevant Representations [EN010142/APP/9.1] issued at Deadline 1 of the examination on 29 October 2024.</p>	Site selection.	Under discussion	To be determined
1.4	<p>Chapter 9: Ecology and Nature Conservation of the ES [APP-040] and Biodiversity Net Gain Report [AS-062]</p> <p>A detailed response to the points raised in the Relevant Representations is located in RR-014 and RR-215 of the Responses to Relevant Representations [EN010142/APP/9.1] issued at Deadline 1 of the examination on 29 October 2024.</p>	Ecological effects of the Scheme.	Under discussion	To be determined
1.5	<p>Chapter 11: Human Health within the ES [APP-042]</p> <p>A detailed response to the points raised in the Relevant Representations is located in RR-014 and RR-215 of the</p>	Effects of the Scheme on mental health.	Under discussion	To be determined

Ref.	Relevant Application Document	Description of Matter	Status	Likelihood of resolution
	Responses to Relevant Representations [EN010142/APP/9.1] issued at Deadline 1 of the examination on 29 October 2024.			
1.6	Chapter 12: Landscape and Visual Amenity of the ES [APP-043], Design and Access Statement [AS-031], Framework Landscape and Ecological Management Plan [EN010142/APP/7.17(Rev02)] and Indicative Landscape Masterplan [AS-064] A detailed response to this Relevant Representation is located in RR-014 and RR-215 of the Responses to Relevant Representations [EN010142/APP/9.1] issued at Deadline 1 of the examination on 29 October 2024.	Visual effects of the Scheme.	Under discussion	To be determined
1.7	Chapter 13: Noise and Vibration of the ES [AS-006] A detailed response to the points raised in the Relevant Representations is located in RR-014 and RR-215 of the Responses to Relevant Representations [EN010142/APP/9.1] issued at Deadline 1 of the examination on 29 October 2024. Appendix C of	<u>Noise effects:</u> The ES presents the results of a reasonable worst-case modelling exercise which indicates that there would not be a significant noise effect from the Scheme on Alison Wood and Nicholas Mapstone's property. However, the Applicant acknowledges the specific sensitivity to noise of the residents of the property and specific mitigation has been considered and commitments made as	Under discussion	To be determined

Ref.	Relevant Application Document	Description of Matter	Status	Likelihood of resolution
	<p>[EN010142/APP/9.1] contains an Acoustics Technical Note for East Cottage, Northlands Road</p>	<p>described in RR-014 and RR-215 of the Responses to Relevant Representations [EN010142/APP/9.1].</p> <p>The Applicant has taken the following steps to calculate and contextualise the sound at the property from the Scheme infrastructure:</p> <ol style="list-style-type: none">1. Adopted appropriate sound power levels for the various noise generating items of plant, including the transformers and shunt reactors within the substation and the inverters and BESS units.2. Adopted a worst-case assumption that all plant items would always be operational, when in practice some items are likely to only operate during daylight hours.3. Adopted a reasonable worst-case in which the property is downwind of the operational plant.4. Used an appropriate, recognised international standard to calculate the propagation of the sound from the plant to the house.5. Supplemented the overall sound levels presented in the ES with a technical note presenting the likely frequency content of the sound from the plant, both at source and at the property.6. Compared the calculated sound levels at the property to a range of background sound levels measured in the vicinity of the property over the course of a week.		

Ref.	Relevant Application Document	Description of Matter	Status	Likelihood of resolution
1.8	<p>Chapter 13: Noise and Vibration of the ES [AS-006], Framework OEMP [EN010142/APP/7.9(Rev01)], draft DCO [EN010142/APP/3.1(Rev03)], Outline Design Principles Statement [AS-058], Works Plans [EN010142/APP/2.3(Rev02)]</p> <p>A detailed response to the points raised in the Relevant Representations is located in RR-014 and RR-215 of the Responses to Relevant Representations [EN010142/APP/9.1] issued at Deadline 1 of the examination on 29 October 2024. Appendix D of [EN010142/APP/9.1] contains a Report on the DCO Process.</p>	<p><u>Noise mitigation:</u></p> <p>The following mitigation measures have been implemented by the Applicant to respond to Alison Wood and Nicholas Mapstone’s noise concerns:</p> <ol style="list-style-type: none"> 1. A detailed operational environmental management plan will be prepared prior to operation of the Scheme. <ol style="list-style-type: none"> a. This plan will specify the plant machinery with low noise emissions. Enclosures, local screening, mufflers and silencers will also be used where possible. Plant such as substations and batteries will be designed to have minimal tonal, impulsive or intermittent features. b. Solar Stations and substations, inverters, transformers and cooling fans will be located and orientated away from the property. c. Noise at the property will be no higher than presented in Chapter 13: Noise and Vibration of the Environmental Statement [AS-006]. 2. The Solar Stations, BESS and substation will be located at least 500m from the property. 3. The operational noise levels set out in the Environmental Statement will be complied with and approved by the Local Planning Authority. 	Under discussion	To be determined
1.9	<p>Chapter 14: Socio-economics and Land Use of the ES [APP-045]</p>	Effect of the Scheme on the local economy.	Under discussion	To be determined

Ref.	Relevant Application Document	Description of Matter	Status	Likelihood of resolution
		A detailed response to the points raised in the Relevant Representations is located in RR-014 and RR-215 of the Responses to Relevant Representations [EN010142/APP/9.1] issued at Deadline 1 of the examination on 29 October 2024.		
1.10	Chapter 14: Socio-economics and Land Use [APP-045] and Chapter 18: Cumulative Effects and Interactions of the ES [APP-049] A detailed response to the points raised in this Relevant Representation is located in RR-014 and RR-215 of the Responses to Relevant Representations [EN010142/APP/9.1] issued at Deadline 1 of the examination on 29 October 2024.	Cumulative effects of the Scheme in relation to food production.	Under discussion	To be determined
1.11	Consultation Report [APP-021] A detailed response to the points raised in the Relevant Representations is located in RR-014 and RR-215 of the Responses to Relevant Representations [EN010142/APP/9.1] issued at Deadline 1 of the examination on 29 October 2024.	Adequacy of consultation.	Under discussion	To be determined