

Policy LP25 Compliance Statement

Land West of Boxted.

On behalf of RES Ltd.

Date: September 2026 | Pegasus Ref: P21-2950 R006v5

LPA Ref: DC/23/05127



Document Management.

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Contents.

1. Introduction.....	1
2. Policy LP25 – Sub Paragraph 1 – Assessment of Development	1
3. Policy LP25 – Sub Paragraph 2 – Temporary use and site restoration / decommissioning	3
4. Policy LP25 – Sub Paragraph 3 – Alternatives Sites Assessment	4
5. Conclusion.....	9

Appendices contents.

Appendix 1 – UKPN Letter	11
Appendix 2 – Brownfield Register	12
Appendix 3 – District Wide Constraints.....	13

1. Introduction

- 1.1. This Statement has been prepared by Pegasus Group on behalf of RES Ltd (“the Applicant”). By way of background, a previous report to address the requirements of Policy LP25 was submitted as part of the February 2025 addendum.
- 1.2. For clarity, this statement replaces the works previously submitted. This is following correspondence with Officers and a request for clarity on the grid position and the connection details and in light of the publication of the revised National Planning Policy Framework in August 2026.
- 1.3. In response to further correspondence with Officers, this statement provides further evidence to support compliance with LP25, particularly with regard to grid connection details.
- 1.4. This report considers the different requirements of Policy LP25 in the following manner:
 - Section 2 – LP25 – Sub Paragraph 1 – Assessment of Development
 - Section 3 – LP25 – Sub Paragraph 2 – Grid Connection
 - Section 4 – LP25 – Sub Paragraph 3 – Alternative Sites

2. Policy LP25 – Sub Paragraph 1 – Assessment of Development

- 2.1. Policy LP25 addresses energy sources, Storage and Distribution. The supporting text to this policy states that the policy

“is aimed at encouraging and facilitating the development of renewable and low carbon energy in the Babergh and Mid Suffolk Districts...

Para 15.54 – This is in line with national policy stating that planning plays a key role in helping shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change, as well as supporting the delivery of renewable and low carbon energy and associated infrastructure. This is central to the economic, social and environmental dimensions of sustainable development.

Para 15.55 – The Plan supports proposals for renewable and low carbon energy development providing that any identified potential harm on Special Protection Areas, Special Areas of Conservation, Sites of Special Scientific Interest, AONB designations or Local Wildlife Designations can be effectively mitigated.”

- 2.2. It is clear that the overall intent of the policy is to support new renewable energy development and that this accords with the Council’s sustainable development objectives. This is clarified within the wording of the policy itself, identifying that proposal will be

supported where in accordance with Policy LP25 Part 1, criterion (a) impacts on (but not limited to) landscape, highway safety, ecology, heritage, residential amenity, drainage, airfield safeguarding and the local community are taken into account and where appropriate effectively mitigated.

- 2.3. A number of these matters have been dealt with elsewhere and the planning application has received no objection from statutory consultees on the majority of points. In addition, it is demonstrated that in heritage and landscape terms, in light of scheme amendments proposed, and as detailed on the Landscape Masterplan (Drawing Ref P21-2950_EN_004 Rev K) that harms identified have been minimised and appropriate mitigation has been included within the scheme.
- 2.4. Criterion (b) of Policy LP25.1 relates to schemes where renewable and low carbon energy designs are incorporated into other development. As a standalone energy generating scheme, this criterion is not relevant to the proposal.
- 2.5. Criterion (c) refers to consideration of the impact of on- and off-site power generation infrastructure being acceptable, with regard to other policies in the plan. No matters of concern have been raised in relation to this matter in either officer comments or comments of statutory consultees on the application. It is also demonstrated in the supporting appendices to this report that UKPN have no concerns regarding the ability to connect the scheme to the wider grid network.
- 2.6. Criterion (d) requires the provision of mitigation, enhancement and compensation measures when necessary. As set out within the covering letter, heritage addendum and landscape addendum, a range of mitigations are provided in the form of ecological and landscape proposals, addressing the landscape and heritage effects of the scheme. These mitigations are entirely appropriate and ensure that the proposal accords with relevant policies.
- 2.7. Criterion (e) requires the approval of connection rights, and capacity in the UK power network, to be demonstrated as part of the planning application (where applicable). This matter is considered in further detail in the Grid Connection Analysis below, concluding that the requirements of the policy are met.

Grid Connection Analysis

- 2.8. In light of Criterion (e), Officers have requested clarification on the Grid Connection Agreement that is in place and how this relates to the locational justification of the Boxted Solar Scheme.
- 2.9. A grid connection agreement for Boxted Solar Farm was obtained in June 2021 following discussions with the Distribution Network Operator (DNO) UKPN. The existing 33kV Overhead Line (OHL) between Boxted Primary and Belchamp Grid was identified by the DNO as having capacity for 20MW of solar generated electricity via a cable connection to a wooden pole within the Application Site. This grid connection agreement was established prior to the adoption of the current local plan, at which time there was no local policy requirement for alternative sites assessment under Policy LP25.
- 2.10. As detailed in the letter included at Appendix 1, the Grid Connection Offer associated with Boxted Solar Farm provides a Point of Connection (PoC) via the existing OHL which is within the red line boundary of the application. Any change to the Point of Supply (PoS) outside of

the site's original grid application red line boundary (within which the planning Application boundary sits), would require a new offer with the queue position reflected accordingly.

- 2.11. The enclosed letter from UKPN confirms that the Applicant is due to receive a Gate 2 Phase 2 connection variation offer as a result of the Connection Reform process. This will allow a final 'firm' connection to be completed between 2031 – 2035. However, this does not restrict the progress of the Technical Limits Solution 'non-firm' connection date of March 2028.
- 2.12. With a viable PoC being located close to the generation of renewable solar electricity, this increases the viability of the Proposed Development as the grid connection can be made whilst:
- Maximising the use of existing grid infrastructure;
 - Minimising disruption to the local community and biodiversity; and
 - Reducing energy losses and overall costs of the connection.

3. Policy LP25 – Sub Paragraph 2 – Temporary use and site restoration / decommissioning

- 3.1. Sub paragraph 2 of Policy LP25 states that:

“The relevant LPA will normally use conditions attached to planning consents for energy development schemes to ensure the site is restored when energy generation ceases or becomes non-functioning for a period of six months.”

- 3.2. The Applicant has confirmed that the proposal seeks planning permission for a limited period of 40 years and that following this period the solar farm and associated infrastructure would be decommissioned and land reverted to its former condition in accordance with a decommissioning strategy to be assessed at the time. This will allow for the accommodation of technological advancement in decommissioning and site restoration methodologies in the intervening period.
- 3.3. The applicant is happy to agree a suitable planning condition to meet this requirement and accord with the policy.
- 3.4. The proposed decommissioning approach, in accordance with a planning condition, requiring the submission of a decommissioning strategy to be submitted and approved shortly before the end of the permitted period, will allow the strategy to take into account methodology and technology available at that time in the future. The approach will take advantage of opportunities for reuse and recycling of the infrastructure and will ensure that the site is fully restored. This approach accords with Policy W3.3 of the recently published NPPF.

4. Policy LP25 – Sub Paragraph 3 – Alternatives Sites Assessment

Requirement for Alternatives Site Assessment

- 4.1. Given the recent statements on the urgent national need for the rapid deployment of renewable energy generation (and solar pv generation in particular) and that the updated NPPF (August 2026) is unequivocal at Policy W3, Part 2 that LPAs should not require applicants to demonstrate the overall need for renewable or low carbon development, there is an emphasis on the urgent need for solar deployment to meet the Government's Clean Power Action Plan 2030 (CP30) objectives.
- 4.2. In this regard it is considered that Policy LP25, Sub Paragraph 3 of the Local Plan is materially inconsistent with the national decision-making policies in the recently published NPPF as it requires a districtwide assessment of alternatives for sites that may impact nature conservation sites, or AONBs (now National Landscapes), or the settings of any heritage assets.
- 4.3. There is no such requirement in the NPPF that necessitates consideration of alternative sites, even in the instance of an impact of harm to a heritage asset, or any other impact. An alternative site assessment is required by the NPPF in respect of flood risk at Policy F5 and/or main town centres uses that are not within an existing centre at Policy TC3, and there is specific Planning Practice Guidance relating to these matters. The omission within the NPPF of a requirement for an Alternative Site Assessment for renewable energy development clearly indicates that this is not a requirement of national policy.
- 4.4. In light of this material inconsistency with the NPPF, paragraph 2 of Annex A of the NPPF is clear that Policy LP25 Sub Paragraph 3 should be given very limited weight.
- 4.5. This approach is confirmed by the Inspector in the Grove Solar appeal (Appeal Reference APP/D3505/W/25/3370515) where, at Paragraph 157, the Inspector states:
- "Although this policy is from a recent plan this does not reflect any requirement in the Framework. It also conflicts with advice in NPS EN-1 at 4.3.24 (although not directly related to this scheme given its size wherein there may be different considerations) which says a scheme should not be refused because fewer adverse effects would arise from developing another suitable site."***
- 4.6. As such, it is considered that there is not a requirement to undertake a sequential assessment of the availability of alternative sites. Even if it were to be shown that additional sites were available, the need is clearly so significant as set out in national policy, that those should come forward in addition to, rather than instead of, the proposed development.
- 4.7. Nevertheless, in response to a request from the Officers, the Applicant addresses the constraints to development across the District.

Consideration of District Wide Constraints

Grid Connection

- 4.8. Policy S5 of the NPPF addresses the principle of development outside of settlements. Part 1 (a) outlines the acceptability of renewable energy development outside of settlements unless the benefits of doing so would be substantially outweighed by adverse effects.
- 4.9. Part 1 (j) of this policy outlines that development which would address an evidenced unmet need should be approved where development would, *"i) be of a scale which can be accommodated taking into account of the existing or proposed availability of infrastructure."*
- 4.10. A viable grid connection is the fundamental starting point of a solar farm scheme, and if this is not available then a scheme does not reach the planning stage. It is noted that the Government's Clean Power Action Plan 2030 advises that *"Wherever renewables can connect to the distribution network, this should be encouraged for reasons of speed and efficiency"*. (CP2030 page 63)
- 4.11. National Policy Statement EN-3, (national policy on DCO proposals but accepted as a significant material consideration for T&CP planning applications), provides a clear indication of the Government's position in delivering renewable energy at pace. Section 2.10 – Solar Photovoltaic Generation sets out at Paragraph 2.10.14 that *'The capacity of the local grid network to accept the likely output from a proposed solar farm is critical to the technical and commercial feasibility of a development proposal.'* The scheme does not get beyond the initial feasibility stage without identifying a viable connection point.
- 4.12. The Application site has an available and deliverable grid connection and grid offer, subject to securing planning permission. Owing to the confirmation from UKPN that the grid connection acquired for the Bosted Solar is solely relating to land contained within the red line boundary, it is clear that a scheme outside of the red line boundary would require a new grid connection offer.
- 4.13. A new grid offer would result in a new queue position and a materially different and later delivery programme. It is also possible that it could result in a different point of connection outside of the existing site boundary, resulting in additional infrastructure and associated environmental impacts.
- 4.14. A site which cannot utilise the available grid connection opportunity, and which would therefore require a new connection application, a new queue position and a materially different delivery programme, cannot reasonably be regarded as a deliverable alternative to the Proposed Development.
- 4.15. As discussed in Section 3 above, the scheme benefits from a Grid Connection Agreement linked to the existing infrastructure within the site. This is the key determining feature in the location of the proposed development.

Brownfield Land

- 4.16. Babergh and Mid-Suffolk's Brownfield Register (2025) details location, size, whether the site benefits from planning permission and the indicative range of dwellings the site is capable of delivering. The brownfield register (found at Appendix 2) contains 25 sites, 8 of which sit

within the Babergh Local Planning Authority and 17 which sit within the Mid Suffolk Local Planning Authority.

- 4.17. Focusing primarily on the Babergh sites, as Babergh is the determining authority for this application, the 8 sites account to a sum total of 34.93 hectares of land, considerably smaller than the 43.7 hectares of land required for the proposed development. As such, taken together this land would not be able to offer a development of a similar scale to that which is proposed. It is also highly unfeasible for land take for a single development to be spread across 8 separate areas over a local authority area.
- 4.18. Taken individually, the largest of these sites is 24 hectares in size, too small to facilitate the development sought.
- 4.19. Therefore, brownfield and previously developed land are not considered a viable alternative for the proposed development.

Environmental Constraints

- 4.20. Sub paragraph 3 of Policy LP25 states:

Where proposals for renewable and low carbon energy impact on nature conservation sites, the Areas of Outstanding Natural Beauty, or the setting of heritage assets (including conservation areas), the applicant must be able to convincingly demonstrate that potential harm resultant from development can be effectively mitigated and that there are no alternative sites available within the District or for community initiatives within the area which it is intended to serve. This includes providing underground power lines and cabling.

- 4.21. Footnote 37 associated with this policy defines nature conservation sites as those including: SSSI, SAC, SPA, NNR, Ramsar Sites, and Local Nature Reserves. As detailed elsewhere within the planning application, the Proposed Development would not impact upon nature conservation sites or Areas of Outstanding Natural Beauty (now termed National Landscapes).
- 4.22. Figure 1a (Appendix 3) shows constraints mapping for the Babergh District Council Area. These constraints are based on knowledge of the parameters that any solar farm development would have to consider and assess to gain approval through the planning system, as well as technical constraints for solar farm development. These include but are not limited to:
- Nature Conservation Sites – SSSI, SAC, SPA, NNR, Ramsar Sites and LNR.
 - Heritage Assets – Listed Buildings, Conservation Areas, Registered Parks and Gardens and Scheduled Monuments
 - Flood Zone 2 and 3
 - Ancient Woodland
 - Areas of Outstanding National Beauty (now National Landscape)
 - ALC Grade 1 and 2

- 4.23. Figure 1b shows the grid network in Babergh District (33kV overhead lines and substations) with a buffer of 3km applied. Figure 1c then shows this overlaid the constraints mapping from Figure 1a. National Policy Statement EN-3 (Section 2.10 – Solar Photovoltaic Generation) sets out at Paragraph 2.10.14 that *'The capacity of the local grid network to accept the likely output from a proposed solar farm is critical to the technical and commercial feasibility of a development proposal.'*
- 4.24. It is understood that a 3km buffer from grid infrastructure for alternatives assessment has been accepted by the Local Planning Authority in the determination of previous applications and appeals including Grove Solar (Appeal Reference APP/D3505/W/25/3370515).
- 4.25. Any additional distance affects the commercial viability of the proposal as it would involve the additional costs of laying cables, requiring further land agreements and causing disruption to the local population and environment whilst additional cables are laid. This is recognised from a planning policy perspective by NPS EN-3 Paragraph 2.10.16 which confirms that the distance of the solar farm from the existing network can 'have a significant effect on the commercial feasibility of a development proposal' and footnote 89 to this confirms that 'the route and type of terrain traversed by the cabling linking the solar project to the grid connection may also have an impact on the project's viability'.
- 4.26. Therefore, any area beyond 3km from the grid does not represent a genuine alternative to the proposed development.
- 4.27. With regards to heritage assets specifically, paragraph 15.30 of the Local Plan states:
- 'The designated heritage assets in Babergh and Mid Suffolk comprise of some 7,000 Listed Buildings, 50 Conservation Areas, 72 Scheduled Monuments and 7 Registered Parks and Gardens.'*
- 4.28. The constraints plan at Figure 1a illustrates the location of listed buildings within the study area. This confirms the large number of heritage assets which are located in the search area.
- 4.29. Given the number of heritage assets, including Listed Buildings within the search area, it is considered from a high level assessment that any sites identified are unlikely to be so distant from heritage assets that no effects would arise. A detailed assessment of the scope for heritage impact from an undefined alternative scheme on any other land would be an unreasonable and overly complex exercise to require of applicants, particularly in the context of the low level of heritage harm identified in relation to the application site.
- 4.30. In relation to heritage assets, it is confirmed that there are no designated heritage assets within the site. It also concludes that there is:
- Low harm to the Grade II Listed Building of Moorhouse Farm and Water Hall;
 - No harm to the Grade II Listed 3 and 4 The Street;
 - No harm to the Grade II Listed Thatched Cottages;
 - No harm to the Grade II Listed Street Farm Cottage;

- No harm to the Grade II Listed Street House;
- No harm to the Grade I Listed Church of All Saints;
- No harm to the Grade II* Listed Boxted Hall, Grade II Listed Stables and Grade II Listed Garden Wall and Pavilions;
- No harm to the Grade II Listed Hare and Hounds;
- No harm to the Grade II Listed Somerton Hall; and
- No harm to the Hartest Conservation Area.

- 4.31. The Inspector at the Stowmarket appeal (Appeal Ref: APP/W3520/W/24/3345132) considered that the implication of policy LP25 is that suitable alternative sites would need to demonstrate that they would result in a less harmful impact than the application proposal.
- 4.32. Such an assessment of the heritage effect of other alternative sites would need to be detailed and complex, for a considerable potential number of assets and would need to be based upon a specific assessment scheme for each alternative site, which is information which is not available at the initial site appraisal stage.
- 4.33. The heritage assessment of alternative sites would also need to run in tandem with a range of other standard technical and environmental assessments, alongside an assessment of the availability of sites and willingness of landowners to engage with the developers. Land discussions and negotiations with multiple potential landowners would be complex and time consuming, resulting in delays to the potential energisation date, due to capacity already being taken up, therefore causing uncertainty over the deliverability of a scheme able to fulfil the opportunity arising from the grid connection that was originally identified. As explained above, the grid opportunity for the application site is specific to the application proposal and cannot be taken up by another site without re-starting the grid application process.
- 4.34. The Applicant considers that the potential harm to the setting of heritage assets (including Conservation Areas) as a result of the development has been minimised as far as possible and can be effectively mitigated; both through design choices as to the extent of infrastructure within the fields and through the proposed planting as detailed on Drawing Ref P212950_EN_004K.
- 4.35. This approach to considering the relevance of mitigating heritage impacts on the third part of Policy LP25 accords with the approach taken by the Inspector in a solar appeal decision at Stowmarket. At paragraphs 35 and 39 to 42 the Inspector does not interpret policy LP25 as requiring consideration of whether there are sites that may have lesser impact but rather that policy compliance can be achieved by “effective measures that demonstrably lessened the severity of the impact”.

Conclusion

- 4.36. Whilst Figure 1c (Appendix 3) shows that there may be additional land within the District which would potentially be suitable for solar development, this conclusion could not be confirmed without a level of detailed heritage assessment which would be unreasonable and

not possible to fully assess in the absence of a defined scheme. No other parcels of land would be able to make use of the grid connection secured for the Proposed Development and would require a new connection offer which would result in later delivery. Therefore, delivery of a scheme on an alternative site utilising this connection is not feasible.

- 4.37. This approach accords with the conclusions of the Inspector at the Stowmarket (Appeal Ref: APP/W3520/W/24/3345132) which states at paragraph 41 that:

"If Part 3 of the policy requires an alternative site assessment, then the appellant has complied insofar as Appendix 17 of Mr Holliday's PoE was submitted to and discussed at the Inquiry. None of the possible alternative sites currently has a grid connection offer. Given the current queue for grid connections there would be likely to be a significant time delay before any of these sites could connect to the grid. That is an important consideration in assessing the availability of alternative sites for a solar farm scheme given the urgent need for new electricity infrastructure and solar being a key part of the Government's strategy for low-cost decarbonisation of the energy sector."

- 4.38. As such, there are no alternative sites that could be delivered under the current grid connection offer tied to the land, and the Proposed Development. Even if such a site were available and deliverable, the need is such that it should be delivered in addition to, rather than as an alternative to, this acceptable planning application scheme.

5. Conclusion

- 5.1. Even if alternative land parcels exist elsewhere within Babergh District, none can utilise the existing and available grid connection opportunity associated with the Application Site. As a consequence, no realistic, available and deliverable alternative site has been identified.
- 5.2. In summary, the reasons are:
- The Application Site allows for a viable connection to the Electricity Network. This will be achieved by connecting to the existing 33kV overhead line running through the site via the substation proposed within the site.
 - The landowner is willing to enter into an agreement to promote this land for a solar farm and the Application Site is therefore available to accommodate the development.
 - The available land and large land holding on which the Application Site is located means that a scheme of a viable scale can be achieved.
 - A review of Babergh and Mid Suffolk Council's Brownfield Register does not identify any land of a sufficient size to accommodate the Proposed Development. As such, there is no unconstrained non-agricultural land on which the scheme could alternately be provided. It is therefore necessary for this development to be located on agricultural land.
 - The Application Site avoids any statutory environmental and planning designations, including Green Belt land. Whilst it is acknowledged that there is a small area of Flood

Zone 2, the scheme has been appropriately designed to account for this constraint, and the development is supported by a Flood Risk Assessment.

- The Application Site can be accessed using roads of sufficient capacity to accommodate vehicles for construction and decommissioning, with site access connecting to the wider Highway network.
- The Proposed Development is specifically designed to be dual purpose. Enabling continued agricultural use, in the form of sheep grazing on species specific-rich neutral grassland, and renewable generation. It should be noted that the project is fully reversible and does not result in any long-term loss of agricultural land.
- The site can be reinstated back to its current state following the operational period. Furthermore, where a solar farm is installed on land which has been previously farmed, it enables the ground underneath to recover, while providing income for the farming business. This means solar farms help to regenerate soil quality, and so are helping to ensure the continued availability of high-quality agricultural acreage for future generations.

5.3. Any suggestion that the proposal conflicts with policy LP25 in respect of heritage harm and a failure to demonstrate there are no alternative sites would depart from the approach adopted by the Inspector on the Stowmarket appeal and within national policy. It would also be an approach that focussed on one aspect of the policy when the proposal meets the overall objective of the policy which supports the delivery of renewable energy where any identified potential harm can be mitigated.

5.4. The proposal is in general accordance with Policy LP25. If the proposal were to be considered in conflict with part 3 of Policy LP25, such conflict should be accorded very little weight in light of NPPF Annex A, due to this part of LP25 being materially inconsistent with the Framework. Consequently, the Planning Application is in accordance with the development plan when read as a whole, having regard to the principles set out in *R (on the application of Corbett) v Cornwall Council* [2020] EWCA Civ 508.



Appendix 1 – UKPN Letter

From: C Wyles
Sent: 03 September 2026
To: C Chamberlain; C Wijeratne
Subject: Boxted Solar Farm UKPN Reference 8600021641

To Whom it may concern

A formal connection offer was provided to RES on 28th June 2021 by UK Power Networks (UKPN) which was formally accepted by RES on 28th September 2021.

The offer provides a Point of Connection to the Distribution network via an existing 33kV overhead line, to the Point of Supply (PoS), which is within the original grid application redline boundary. In accordance with Energy Network Association guidelines, the grid offer is exclusive to the Boxted Solar Farm scheme and relates specifically to this PoS. Any change to the PoS outside of the site's original grid application redline boundary, would require a new offer with the queue position reflected accordingly.

To enable the solar farm's connection to the Distribution network, reinforcement works will be required on the Transmission network. Works on the Transmission network are scheduled for 2031 to 2035, however, UKPN developed the Technical Limits Solution to enable connection to the Distribution network at an earlier date on a "non-firm" basis, with potential additional curtailment required to manage the Distribution and Transmission network constraints.

On 10 May 2024 a variation offer was provided by UKPN to RES for a Technical Limits Solution to enable the energisation of the 20MW Boxted Solar Farm prior to the completion of the Transmission network reinforcement works. This offer was accepted by RES on 3 July 2024. Acceptance of the Technical Limits Solution will allow the solar farm, if consented, to energise and commence generation in March 2028 on a "non-firm" basis.

I can confirm that RES Group are due to receive a Gate 2 Phase 2 connection variation offer as a result of the Connection Reform Gate 2 to Whole Queue process. This Gate 2 Phase 2 variation offer will contain the details of the 'Firm' point of connection and an updated curtailment report and energisation date for the "firm" point of connection. However, this will not supersede the Technical Limits Solution and "non-firm" energisation date of March 2028.

Kind regards

C Wyles

Project Manager | Major Connections

ukpowernetworks.co.uk



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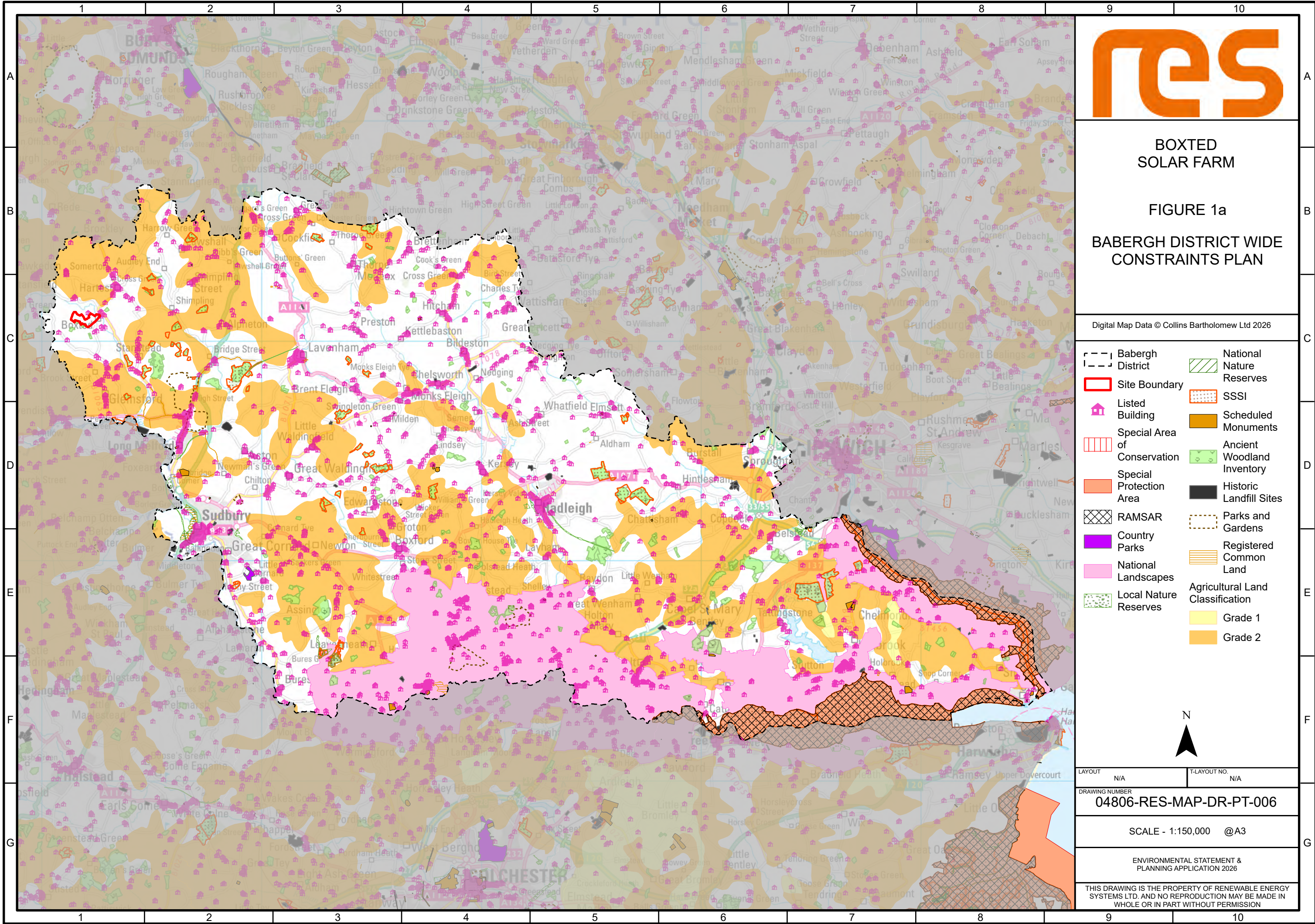
Appendix 2 – Brownfield Register

Babergh and Mid Suffolk District Councils Brownfield Land Register 2025

Planning Authority	Organisation URI	Site Reference	Site Name Address	GeoX	GeoY	Siteplan URL	Hectares	Ownership Status	Planning Status	Permission Type	Permission Date	Planning Reference	Deliverable	Net Dwellings Range From	Net Dwellings Range To	Hazardous Substances	Notes	First Added Date	Last Updated Date
Mid Suffolk	E07000203	BR1	Former Bacton Middle School, Bacton	604668	267348	Site Map	4.3	Owned by public authority	Permissioned	Outline	06/11/2020	DC/17/03799/OUT	Yes	50	50		Site with extant planning permission at 31/03/2025 and Reserved Matters application submitted DC/23/05077	20/07/2023	09/12/2025
Mid Suffolk	E07000203	BR2	Land west of Jacks Green Road, Creeting St Mary	608951	256175	Site Map	1	Not owned by public authority	Permissioned	Reserved Matters	23/12/2022	DC/22/02924/RES	Yes	43	43		Site with extant planning permission at 31/03/2025	20/07/2023	09/12/2025
Mid Suffolk	E07000203	BR3	Former Mid Suffolk District Council Offices and Car Park, Needham Market	608629	255229	Site Map	1.3	Owned by public authority	Permissioned	Full	10/10/2019	DC/18/05104/FUL	Yes	67	67		Site with extant planning permission at 31/03/2025	21/12/2017	09/12/2025
Mid Suffolk	E07000203	BR4	Land south of Wickham Road, Fressingham	606750	269226	Site Map	1.17	Not owned by public authority	Permissioned	Full	11/12/2019	DC/17/06190/FUL	Yes	14	14		Site with extant planning permission at 31/03/2025	20/07/2023	09/12/2025
Babergh	E07000200	BR5	Land west of Bures Road, Great Cornard	588386	239553	Site Map	1.65	Not owned by public authority	Permissioned	Reserved Matters	06/03/2023	DC/21/06977/RES	Yes	46	46		Site with extant planning permission at 31/03/2025	20/07/2023	09/12/2025
Mid Suffolk	E07000203	BR6	Land north of Stoke Road and west of Clint Road, Thorndon	613284	270257	Site Map	1.27	Not owned by public authority	Permissioned	Reserved Matters	25/07/2022	DC/21/06871/RES	Yes	20	20		Site with extant planning permission at 31/03/2025	20/07/2023	09/12/2025
Babergh	E07000200	BR7	Former Babergh District Council Offices, Hadleigh	602237	242924	Site Map	0.6	Not owned by public authority	Permissioned	Full	09/03/2021	DC/18/04966/FUL	Yes	57	57		Site with extant planning permission at 31/03/2025	20/07/2023	09/12/2025
Mid Suffolk	E07000203	BR8	Land between Bramford Road and the A14, Bramford	613134	246147	Site Map	0.9	Not owned by public authority	Permissioned	Reserved Matters	09/06/2022	DC/21/01564/RES	Yes	10	10		Site with extant planning permission at 31/03/2025	20/07/2023	09/12/2025
Mid Suffolk	E07000203	BR9	Land north of Church Street, Eye	614686	273913	Site Map	0.3	Not owned by public authority	Permissioned	Full	30/07/2020	DC/20/01537/FUL	Yes	16	16		Site with extant planning permission at 31/03/2025	20/07/2023	09/12/2025
Mid Suffolk	E07000203	BR10	Land north of Tostock Road, Beyton	594041	263188	Site Map	0.68	Not owned by public authority	Permissioned	Full	07/08/2019	DC/19/02829/FUL	Yes	9	9		Site with extant planning permission at 31/03/2025	20/07/2023	09/12/2025
Mid Suffolk	E07000203	BR11	Former Mid Suffolk District Council Offices and Car Park, Needham Market	608506	255211	Site Map	0.47	Owned by public authority	Permissioned	Full	10/10/2019	DC/18/05104/FUL	Yes	27	27		Site with extant planning permission at 31/03/2025	20/07/2023	09/12/2025
Mid Suffolk	E07000203	BR12	Land north of Pesthouse Lane, Barham	612575	251198	Site Map	1.76	Not owned by public authority	Permissioned	Reserved Matters	03/03/2023	DC/21/01457/RES	Yes	20	20		Site with extant planning permission at 31/03/2025	20/07/2023	09/12/2025
Babergh	E07000200	BR13	Former Chambers Bus Depot, Church Square, Bures St Mary	590748	234088	Site Map	0.32	Unknown	Permissioned	Full	13/10/2022	DC/22/00754/FUL	Yes	10	10		Site with extant planning permission at 31/03/2025	17/01/2024	09/12/2025
Babergh	E07000200	BR14	Former HMS Ganges Site, Shotley Gate	599985	250005	Site Map	24	Unknown	Permissioned	Full	18/12/2015	B/12/00500/FUL	Yes	285	285		Site with extant planning permission at 31/03/2025	17/01/2024	09/12/2025
Babergh	E07000200	BR15	Britannia House, Factory Lane, Brantham	610563	233032	Site Map	0.18	Unknown	Permissioned	Full	15/02/2017	B/16/01493/OFD	Yes	21	21		Site with extant planning permission at 31/03/2025	17/01/2024	09/12/2025
Babergh	E07000200	BR16	Land North Of Ropers Lane, Rodbridge Hill, Long Melford	585836	244084	Site Map	1.9	Unknown	Permissioned	Reserved Matters	02/06/2017	B/16/01581/RES	Yes	77	77		Site with extant planning permission at 31/03/2025	17/01/2024	09/12/2025
Babergh	E07000200	BR17	Sproughton House, High Street, Sproughton	612352	244371	Site Map	4.58	Unknown	Permissioned	Full	27/06/2014	B/14/00636/PRN	Yes	12	12		Site with extant planning permission at 31/03/2025	17/01/2024	09/12/2025
Babergh	E07000200	BR18	Belstead House, Sprites Lane, Pinewood	613155	242173	Site Map	1.7	Unknown	Permissioned	Full	08/04/2016	B/14/01375/FUL	Yes	20	20		Site with extant planning permission at 31/03/2025	17/01/2024	09/12/2025
Mid Suffolk	E07000203	BR19	Land to the East and West of Prentice Road, Stowmarket	605141	258758	Site Map	0.65	Unknown	Permissioned	Full	25/09/2020	DC/19/01482/FUL	Yes	93	93		Site with extant planning permission at 31/03/2025	17/01/2024	09/12/2025
Mid Suffolk	E07000203	BR20	Land South Of The Street, Stonham Aspal	613946	259060	Site Map	4.12	Unknown	Permissioned	Full	24/03/2022	DC/19/02299/FUL	Yes	46	46		Site with extant planning permission at 31/03/2025	17/01/2024	09/12/2025
Mid Suffolk	E07000203	BR21	19-21 Violet Hill Road, Stowmarket	604613	258806	Site Map	0.24	Unknown	Permissioned	Full	14/01/2014	M/3756/12/FUL	Yes	13	13		Site with extant planning permission at 31/03/2025	17/01/2024	09/12/2025
Mid Suffolk	E07000203	BR22	Needham Chalks Ltd, Ipswich Rd, Needham Market	609360	254191	Site Map	14.4	Unknown	Permissioned	Full	14/12/2015	M/3153/14/FUL	Yes	264	264		Site with extant planning permission at 31/03/2025	17/01/2024	09/12/2025
Mid Suffolk	E07000203	BR23	J Breheny Contractors Ltd Flordon Road, Creeting St Mary	609495	255474	Site Map	1.67	Unknown	Permissioned	Reserved Matters	08/08/2019	DC/18/05612/RES	Yes	52	52		Site with extant planning permission at 31/03/2025	17/01/2024	09/12/2025
Mid Suffolk	E07000203	BR24	Land To The West of The Former Bacon Factory, Elmswell	598724	264292	Site Map	3.1	Unknown	Permissioned	Reserved Matters	12/05/2023	DC/22/03966/RES	Yes	65	65		Site with extant planning permission at 31/03/2025	23/12/2024	09/12/2025
Mid Suffolk	E07000203	BR25	Truckeast Limited, Violet Hill Road, Stowmarket	604351	259080	Site Map	1.64	Unknown	Permissioned	Outline	26/10/2023	DC/22/06379/OUT	Yes	65	65		Site with extant planning permission at 31/03/2025	23/12/2024	09/12/2025



Appendix 3 – District Wide Constraints



BOXTED
SOLAR FARM

FIGURE 1a
BABERGH DISTRICT WIDE
CONSTRAINTS PLAN

Digital Map Data © Collins Bartholomew Ltd 2026

- | | |
|------------------------------|----------------------------------|
| Babergh District | National Nature Reserves |
| Site Boundary | SSSI |
| Listed Building | Scheduled Monuments |
| Special Area of Conservation | Ancient Woodland Inventory |
| Special Protection Area | Historic Landfill Sites |
| RAMSAR | Parks and Gardens |
| Country Parks | Registered Common Land |
| National Landscapes | Agricultural Land Classification |
| Local Nature Reserves | Grade 1 |
| | Grade 2 |



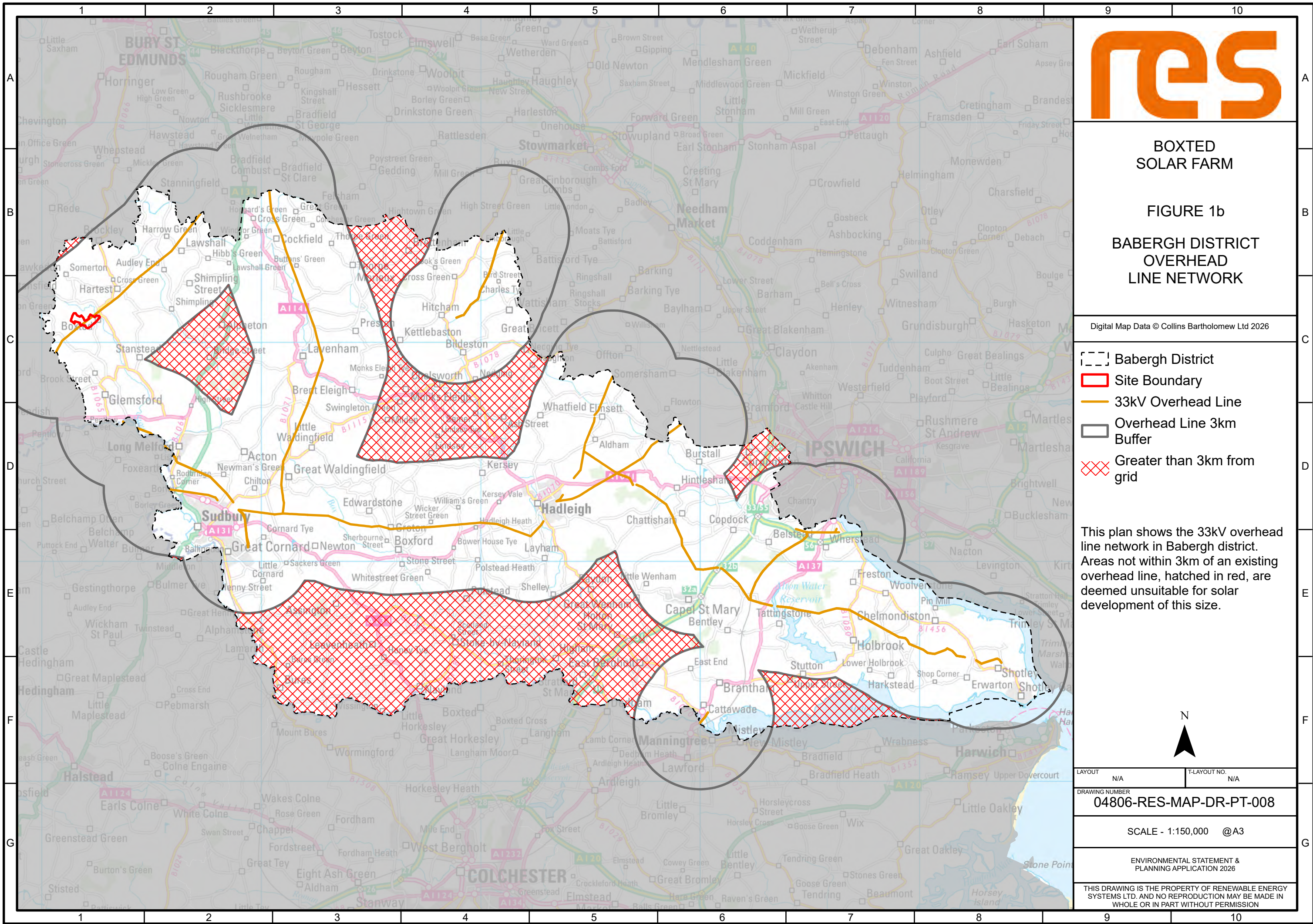
LAYOUT N/A T-LAYOUT NO. N/A

DRAWING NUMBER
04806-RES-MAP-DR-PT-006

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ENVIRONMENTAL STATEMENT &
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**BOXTED
SOLAR FARM**

**FIGURE 1b
BABERGH DISTRICT
OVERHEAD
LINE NETWORK**

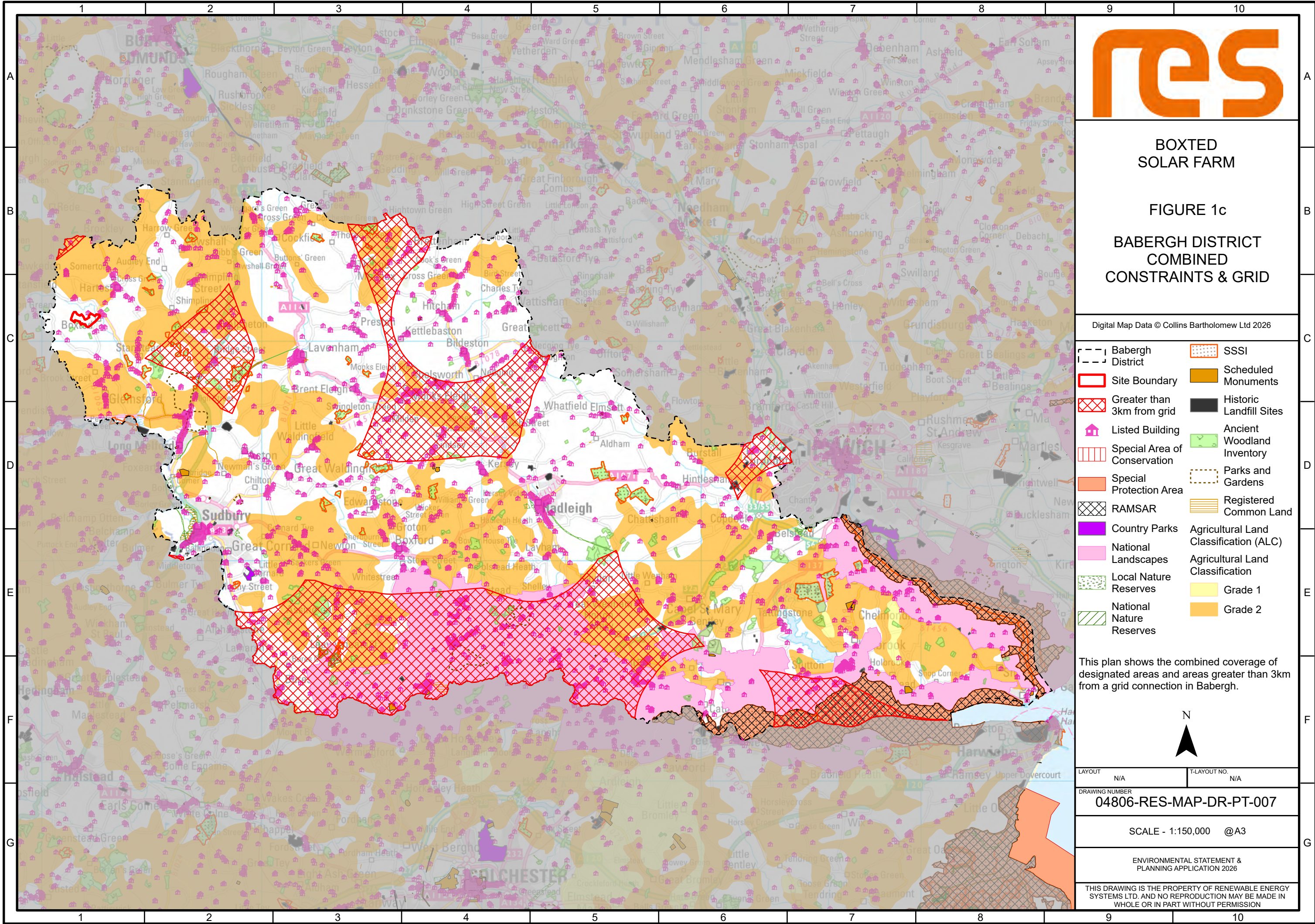
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- Babergh District
- Site Boundary
- 33kV Overhead Line
- Overhead Line 3km Buffer
- Greater than 3km from grid

This plan shows the 33kV overhead line network in Babergh district. Areas not within 3km of an existing overhead line, hatched in red, are deemed unsuitable for solar development of this size.



LAYOUT	N/A	T-LAYOUT NO.	N/A
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**BOXTED
SOLAR FARM**

**FIGURE 1c
BABERGH DISTRICT
COMBINED
CONSTRAINTS & GRID**

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This plan shows the combined coverage of designated areas and areas greater than 3km from a grid connection in Babergh.



LAYOUT	N/A	T-LAYOUT NO.	N/A
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