

FAO The Directors
Assured Asset Solar 2 Ltd
Unit 2 & 3 Whiteside Business Park
Station Road
Homes Chapel
Crewe
CW4 8AA

Cc: Adrian Hatton; John Miller; Lucie Muddiman (Email)

Subject: Letter of comfort – Kelham solar farm development – Assured Asset Solar 2 Ltd (AAS2)
Planning Application

Dear Sirs,

In relation to the planning application by Assured Asset Solar 2 Limited (AAS2) for a solar farm, associated battery storage and infrastructure in the vicinity of Kelham and Averham, based on the designs presented in writing / via email to National Highways up to the date of this letter, the National Highways project team responsible for the A46 scheme record no objections at this time to the proposed planning application subject to the proposals complying with:

- a) The A46 technical solution and land boundary requirement recently developed collaboratively in conjunction with AAS2 and the associated landowner (See attached layout drawing ref HE551478 SKAG ELS CONWI_CONW DR LS 03007 P04)
- b) Any accompanying legal agreement (e.g., Land Purchase, Options Agreement, lease and/or Temporary Licence) between the AAS2 and National Highways authorising the purchase and/or use of the land within the Red Line Boundary on the attached drawing ref.
- c) The programme delivery for the planning application being coordinated with the delivery of the A46 Bypass Project to facilitate the installation of the dike/bund/crossings and Redhouse Field element of the proposals in accordance with the A46 Bypass Project after the conclusion of the works to develop the flood compensation facility required by the A46 technical solution if it is ultimately required. It is noted that given the nature of the delivery of the planning application and the dependencies of the planning application with the A46 Bypass Project, definitive dates for the dike/bund/crossings & Redhouse Field works cannot be provided at this time;
- d) The AAS2 solution being developed sympathetically to all design requirements and governance requirements of the Environment Agency and that all necessary licences are sought and secured by AAS2 for the installation of solar & battery energy storage system infrastructure within the Flood Compensation facility in the field to the south of Red House Field.
- e) The maintenance of the two access points and the installation of a service track (including dike crossings / bridges / culverts) along the eastern limit of the solar farm parallel to the A617 be constructed to line and levels required by the technical solution for the A46 Bypass Project. Any works required by National Highways over and above the technical solution required for the solar scheme will be funded by National Highways. The A46 Bypass Project will be responsible for the installation of the dike / Bund (hydraulic link including any

Existing drainage ditch

A617

Existing highway verge

Existing hedge/vegetation

25

5

3

1

2

1

3

Maximum depth of flood alleviation channel, where under-road culvert is located.

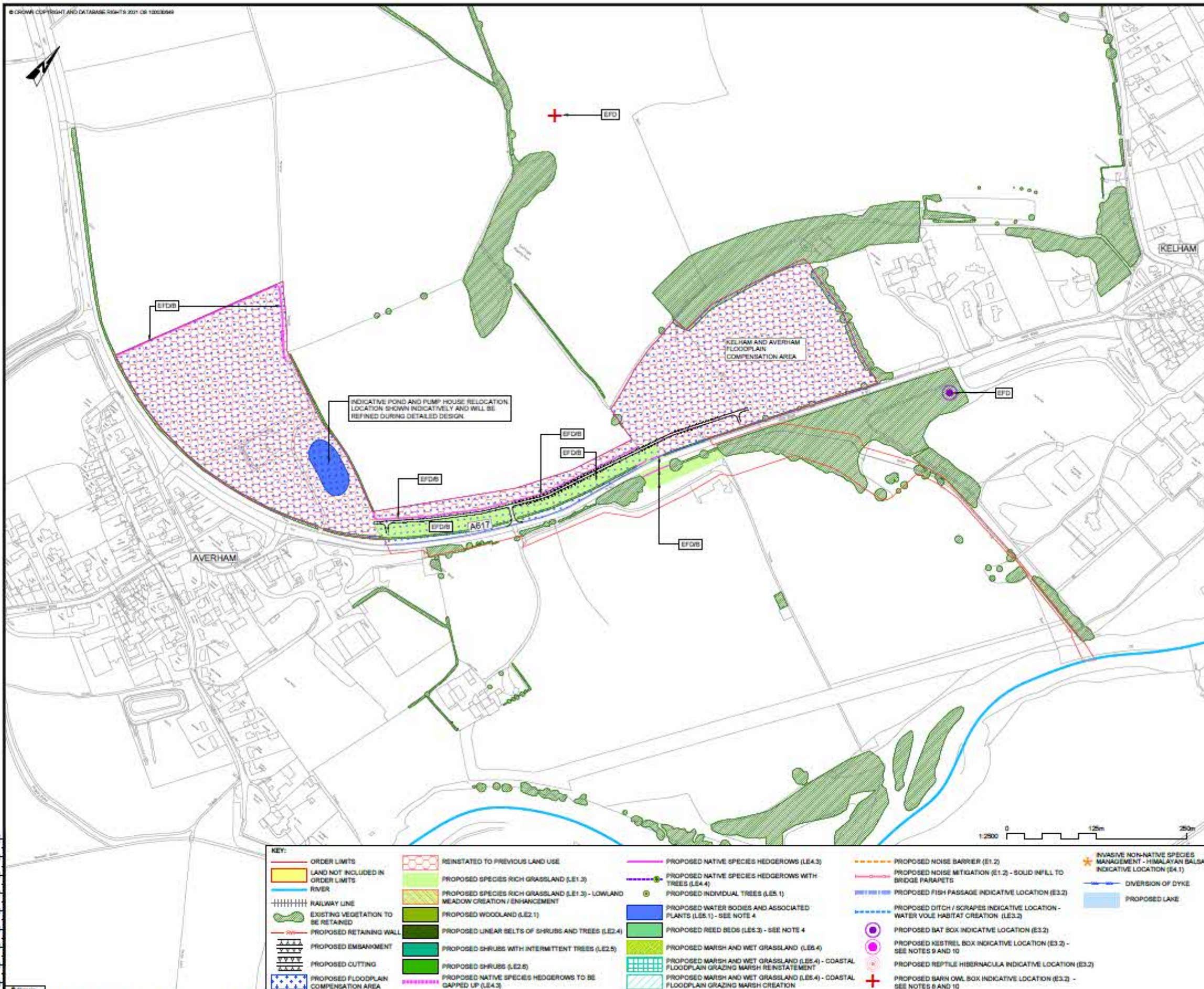
Assumed ditch slope - sands and gravels expected.

Maintenance track on bund to ensure land that currently doesn't flood will continue to be flood free. Putting the track on the bund minimises the width of the cross section.

- f) Key contents of this letter to be included in any legal agreement between the landowner, AAS2 and/or National Highways associated with the development of the A46 Bypass Project
- g) A Glint and Glare assessment be carried out as part of the planning application to ensure no safety hazard arises from the development to users on the Strategic Road network. The assessment must include possible mitigation measures to be agreed with the local planning authority in consultation with National Highways should safety issues be identified.
- h) Construction related traffic associated with the proposed development be assessed and managed during construction by way of a transport assessment and construction traffic management plan to ensure that no more than 30 two-way trips are undertaken during any peak period.

Yours Faithfully
On behalf of National Highways

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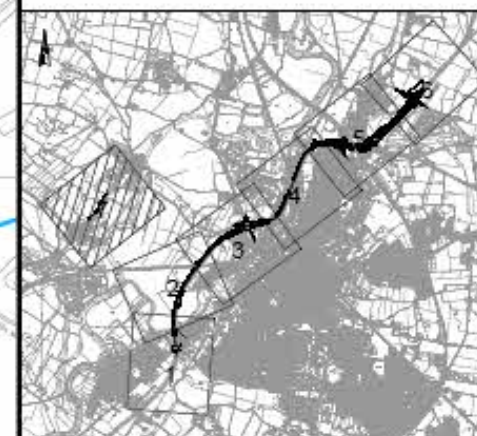
KEY:

- | | | | | |
|---|---|--|--|--|
| <ul style="list-style-type: none"> ORDER LIMITS LAND NOT INCLUDED IN ORDER LIMITS RIVER RAILWAY LINE EXISTING VEGETATION TO BE RETAINED PROPOSED RETAINING WALL PROPOSED EMBANKMENT PROPOSED CUTTING PROPOSED FLOODPLAIN COMPENSATION AREA | <ul style="list-style-type: none"> REINSTATED TO PREVIOUS LAND USE PROPOSED SPECIES RICH GRASSLAND (LE1.3) PROPOSED SPECIES RICH GRASSLAND (LE1.3) - LOWLAND MEADOW CREATION / ENHANCEMENT PROPOSED WOOLAND (LE2.1) PROPOSED LINEAR BELTS OF SHRUBS AND TREES (LE2.4) PROPOSED SHRUBS WITH INTERMITTENT TREES (LE2.5) PROPOSED SHRUBS (LE2.6) PROPOSED NATIVE SPECIES HEDGEROWS TO BE GAPPED UP (LE4.3) | <ul style="list-style-type: none"> PROPOSED NATIVE SPECIES HEDGEROWS (LE4.3) PROPOSED NATIVE SPECIES HEDGEROWS WITH TREES (LE4.4) PROPOSED INDIVIDUAL TREES (LE1.1) PROPOSED WATER BODIES AND ASSOCIATED PLANTS (LE5.1) - SEE NOTE 4 PROPOSED REED BEDS (LE5.3) - SEE NOTE 4 PROPOSED MARSH AND WET GRASSLAND (LE5.4) PROPOSED MARSH AND WET GRASSLAND (LE5.4) - COASTAL FLOODPLAIN GRAZING MARSH REINSTATEMENT PROPOSED MARSH AND WET GRASSLAND (LE5.4) - COASTAL FLOODPLAIN GRAZING MARSH CREATION | <ul style="list-style-type: none"> PROPOSED NOISE BARRIER (E1.2) PROPOSED NOISE MITIGATION (E1.2) - SOLID INFILL TO BRIDGE PARAPETS PROPOSED FISH PASSAGE INDICATIVE LOCATION (E3.2) PROPOSED DITCH / SCRAPES INDICATIVE LOCATION - WATER VOLE HABITAT CREATION (LE3.2) PROPOSED BAT BOX INDICATIVE LOCATION (E3.2) PROPOSED KESTREL BOX INDICATIVE LOCATION (E3.2) - SEE NOTES 9 AND 10 PROPOSED REPTILE HIBERNACULA INDICATIVE LOCATION (E3.2) PROPOSED BARN OWL BOX INDICATIVE LOCATION (E3.2) - SEE NOTES 8 AND 10 | <ul style="list-style-type: none"> INVASIVE NON-NATIVE SPECIES MANAGEMENT - HIMALAYAN BALSAM INDICATIVE LOCATION (E4.1) DIVERSION OF DYKE PROPOSED LAKE |
|---|---|--|--|--|

- NOTES**
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE DRAFT DEVELOPMENT CONSENT ORDER AND ACCOMPANYING APPLICATION DOCUMENTATION (TR010065/APP1).
 - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE FIRST ITERATION ENVIRONMENTAL MANAGEMENT PLAN (TR010065/APP1E).
 - DO NOT SCALE FROM THIS DRAWING. USE ONLY PRINTED DIMENSIONS.
 - ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE SPECIFIED.
 - PROPOSED REED BEDS AND WATER BODIES AND ASSOCIATED PLANTS - EXTENTS TO BE REFINED DURING DETAILED DESIGN.
 - PLANTING AND SEEDING SIZES ARE INDICATIVE ONLY AND WILL BE REFINED DURING DETAILED DESIGN, INCLUDING THE PROVISION OF SUBSIDIES REFLECTIVE OF LOCAL CHARACTER, HABITAT AND GROWING CONDITIONS (I.e. POPULAR AND WILLOW SPECIES ONLY TO BE USED AWAY FROM CARRIAGEWAYS).
 - FOR LANDSCAPE AND ENVIRONMENTAL ELEMENT CODES (I.e. LE1.1 AND E1.1) SEE DESIGN MANUAL FOR ROADS AND HIGHWAYS (DMRH) L.D. 117 LANDSCAPE DESIGN, TABLES 4.2B AND 4.2C.
 - PROTECTED SPECIES MITIGATION: TWO BARN OWL BOXES WILL BE INSTALLED AT EACH INDICATIVE LOCATION WITHIN APPROXIMATELY 100m - 150m OF EACH OTHER (I.e. ONE TERRITORY).
 - PROTECTED SPECIES MITIGATION: TWO KESTREL BOXES WILL BE INSTALLED WITHIN APPROXIMATELY 100m - 150m OF EACH OTHER (I.e. ONE TERRITORY).
 - PROTECTED SPECIES MITIGATION: PAIRED KESTREL BOXES AND PAIRED BARN OWL BOXES WILL BE LOCATED APPROXIMATELY 500m - 1000m BETWEEN TERRITORIES OF THE SAME SPECIES (NEARER IF CLOSURE OF CONFIRMED NEST SITES ARE CLOSER THAN 500m).
 - NOISE MITIGATION: WHERE EXISTING ROADS WOULD BE MODIFIED TO CONNECT WITH NEW SECTIONS OF ROAD, OR WHERE IMPROVEMENTS TO ACCOMMODATE FUTURE TRAFFIC GROWTH ARE REQUIRED, A NEW SURFACE COURSE WILL BE APPLIED. LOW NOISE SURFACING (E1.1) WILL BE PROVIDED ALONG THE PROPOSED DUAL CARRIAGEWAY, SLIP ROADS AND THE FUTURE FARMER LINK, WHERE EXISTING PAVEMENTS ARE RETAINED ALONG THE EXISTING A46 THEN THESE WILL BE RE-SURFACED WITH LOW NOISE SURFACING (E1.1) IF NOT ALREADY PRESENT.

REFERENCE	ENVIRONMENTAL FUNCTION
EFA	VISUAL SCREENING
EFS	LANDSCAPE INTEGRATION
EFC	ENHANCING THE BUILT ENVIRONMENT
EFD	NATURE CONSERVATION AND BIODIVERSITY
EFE	VISUAL AMENITY
EFF	HERITAGE
EFG	AUDITORY AMENITY
EFH	WATER QUALITY

Source: DMRH L.D. 117 Landscape Design



PO4	30/10/23	DCO APPLICATION	PMDC	CU	—
REV	DATE	AMENDMENT DETAILS	ORIG	CHNG	APPR
CLIENT					
national highways					
PURPOSE OF USE					
DCO APPLICATION					
DEVELOPMENT CONSENT ORDER NUMBER					
TR010065					
PROJECT TITLE					
A46 NEWARK BYPASS					
DRAWING TITLE					
FIGURE 2.3 ENVIRONMENTAL MASTERPLAN SHEET 7 OF 7					
ORIGINAL SIZE					
A1					
SCALE					
1:2500					
DRAWING NUMBER					
HE551478					
CONTRIBUTOR					
CONWI CONW					
LOCATION					
DR LS					
03007					
PROJECT REF NO.					
HE551478					
REVISION					
P04					