



Programme Document

June 2025



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1. Introduction

1.1 Document purpose

This Programme Document has been prepared by Kingsway Solar Farm Ltd (the Applicant) in accordance with the National Infrastructure Planning Guidance [Planning Act 2008: Pre-application stage for Nationally Significant Infrastructure Projects](#) (the Guidance) and the [Nationally Significant Infrastructure Projects: 2024 Pre-application Prospectus \(the Prospectus\)](#) in relation to a proposed Development Consent Order (DCO) application for Kingsway Solar Farm (the Scheme).

The Applicant is a subsidiary of United Kingdom (UK)-based investment manager Downing Renewable Developments LLP founded by Downing LLP.

The Applicant proposes to update the Programme Document proactively as proposed timeframes become known or require amendment, and if new meeting requirements are identified.

1.2 Scheme description

The Scheme would comprise the construction, operation (including maintenance) and decommissioning of photovoltaic (PV) solar panels and an approximate 14 km overhead line connection into National Grid's planned Burwell South substation (the exact location to be determined by National Grid). The Scheme will also include associated infrastructure, including co-located battery energy storage system (BESS) and inter-array connections to link together land parcels where the solar panels are located.

Further information about the Scheme can be found at:

<https://kingswaysolarfarm.co.uk/>

The Scheme falls under Sections 14(1)(a) and 15(2) of the Planning Act 2008 (PA 2008), as an onshore generating station exceeding 50MW and under Sections 14(1)(b) and 16 of the PA 2008 as it involves the installation of an electric line above ground. The Scheme therefore constitutes a Nationally Significant Infrastructure Project (NSIP) under the PA 2008. The Applicant will accordingly submit a DCO application to the Secretary of State for Energy Security and Net Zero for the Scheme.

An Environmental Impact Assessment (EIA) is being undertaken in accordance with the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 (as amended).

1.3 Project programme

The Applicant has already progressed through some pre-application milestones including non-statutory consultation and submission of an EIA Scoping Report. The Applicant is continuing to progress the Scheme and the pre-application/EIA process.

Table 1 sets out the indicative project programme for the Scheme, with key milestones linked to dates at which they were completed or, if not yet completed, indicative timeframes for completion. The Applicant will be proactive in providing updates to the Planning Inspectorate as the programme develops and specific milestone dates become more certain, providing sufficient advance notice in accordance with the Prospectus. These timeframes will inform the timing of the proposed pre-application activities set out in Section 2.

The Applicant notes the requirement under the Guidance to identify an appropriate consultation milestone during the pre-application stage to enable the Planning Inspectorate to test the progress of the consultation being undertaken in respect of the Scheme. This milestone is identified within Table 1.

The Applicant acknowledges the importance of engaging with the Planning Inspectorate on the approach to the Preliminary Environmental Information Report (PEIR), as noted in the Guidance. The Applicant intends to discuss the approach to the PEIR at the post-scoping meeting set out in Table 2.

Table 1: indicative project programme

Activity / Milestone	Indicative timeframe
Project inception meeting	Completed 27 September 2023
Non-statutory consultation	October to December 2024
Scoping submission	December 2024
Preliminary Environmental Information Report and Statutory Consultation	Q3 2025
Adequacy of consultation statement	Q4 2025
Submission of draft documents	Q4 2025
DCO Submission	Q1 2026

The Applicant intends to hold project update meetings with the Planning Inspectorate at key milestones in the pre-application process, as set out in Table 2 below, facilitate the review of certain draft application documents by the Planning Inspectorate, and develop an embedded risk review process in order to mitigate potential acceptance issues and enhance the decision-making process.

The Applicant has undertaken early risk assessment activities to identify a range of risks to achieving key milestone dates, which will be monitored with mitigation plans throughout the pre-application stage. Some of these risks include:

- Legislative or policy change
- Unexpected finds during survey investigations
- Unexpected feedback received during statutory consultation
- Delays associated with stakeholder engagement
- Scheme design changes requiring additional investigations or consultation

2. Programme for pre-application activities

The Applicant proposes to engage with the Planning Inspectorate throughout the duration of the pre-application programme to raise and identify issues, risks and opportunities and integrate Section 51 advice received into an iterative Scheme development process leading up to submission. The key planned meetings between the Applicant and the Planning Inspectorate are outlined in Table 2. It is acknowledged that the indicative programme does not yet provide specific dates for most of the listed pre-application activities, however, the Applicant will proactively update this programme when dates become more certain, providing sufficient advance notice to the Planning Inspectorate in accordance with the Prospectus.

The Applicant proposes to share a selection of draft submission documents with the Planning Inspectorate for review and comment prior to DCO submission. This review will form the basis of the Draft documents feedback meeting (referred to in Table 2 below) and the Applicant will advise the Planning Inspectorate of the planned submission date of these draft documents once it is known.

Table 2: proposed pre-application activities

Meeting	Indicative timeframe
Project inception meeting	27 September 2023
Project update meeting	5 September 2024
Section 51 advice meeting	13 November 2024
Post-Scoping, pre-section 42 consultation meeting	13 June 2025
Post-section 42 consultation/ post-Preliminary Environmental Information Report meeting	Q4 2025
Draft DCO documents feedback meeting	Q1 2026
Pre-submission meeting	Q1 2026

3. Other engagement activities

The Applicant is actively engaging with Statutory Bodies and Local Authorities via formal service and cost recovery arrangements that are either agreed or pending agreement. These are summarised below in Table 3.

The Applicant is committed to working with the host local authorities in developing the programme details for its next iteration as part of ongoing engagement.

The Applicant may also request multiparty meetings between the Planning Inspectorate and the below Statutory Consultees and/or Local Authorities, with

adequate notice (a minimum of six weeks) to be provided in accordance with the Prospectus and in consultation with the respective parties proposed to be involved. The Applicant will update this Programme Document with this information on a proactive basis.

Table 3: agreements with Statutory Consultees and Local Authorities

Statutory Consultee / Local Authority	Agreement type
Cambridgeshire County Council	Planning Performance Agreement
Greater Cambridge Shared Planning Service (Cambridge City Council, South Cambridgeshire District Council)	Planning Performance Agreement
East Cambridgeshire District Council	Planning Performance Agreement
Natural England	Discretionary Advice Service (pre-app) and Charged Advice Service
Environment Agency	Planning Agreement
Historic England	Discretionary Advice Service
Anglian Water	Cost Recovery Agreement

The Applicant prepared a Scoping Report which was submitted to the Planning Inspectorate in December 2024. Non-statutory consultation was undertaken between October and December in 2024. The Scoping Opinion was received in January 2025 and has been reviewed in parallel to feedback received during non-statutory consultation. The range of potential issues for resolution in multi-party forums will be better understood through ongoing engagement with key stakeholders. The Applicant will update the Programme Document to summarise those matters and set out an approach to addressing them when possible.

As part of the PEIR and Statutory Consultation to be carried out for the Scheme the Applicant will also prepare a Statement of Community Consultation (SoCC), which will be cross-referenced as appropriate in a future iteration of the Programme Document.