



Theddlethorpe Flexible Generation

Programme Document

V6 September 2025

Document Control:

Document:	TFG Programme Document
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Prepared by:	CP
Checked by:	CP
Approved by:	CP

v1 – Initial version discussed with Planning Inspectorate (Jul 2024)

v2 – Updated to reflect s51 advice received (Nov 2024)

v3 – Updated following meeting with Environment Agency (Dec 2024)

v4 – Updated following meeting with East Lindsey District Council (Jan 2025)

v5 – Updated following meeting with Lincolnshire County Council (Feb 2025)

v6 – Updated to reflect revised project programme (Sep 2025)

Summary:

The purpose of this document is to show the main steps that the project team anticipates taking during the preparation of a future application for development consent. This document will be kept up-to-date and maintained throughout the pre-application stage. A public version of the Programme Document will be published on the applicant's website (Theddlethorpeflexgen.co.uk).

Updates to the Programme Document will be notified to the Planning Inspectorate and relevant statutory bodies, local authorities and other interested stakeholders.

High Level Programme:

	2025	2026				2027			
	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Engagement with Statutory Consultees and Local Authorities >	Meetings to take place with Local Authorities to facilitate production of SoCC ¹ .		Meetings to take place with stakeholders to progress statements of common ground.						
Project Stage >	Site Survey, Drafting DCO ² and PEI ³		Preparation of Application and Completion of EIA ⁴				Pre-Examination	Examination	
	↑ A	↑ B	↑ C				↑ D	↑ E	↑ F

A: Planning Inspectorate Scoping Opinion

B: Consultation with Local Authorities on SoCC / Informal project briefing sessions locally

C: Formal Consultation

D: DCO Application Submission

E: Acceptance of DCO Application by Planning Inspectorate

F: DCO Examination Start

¹ Statement of Community Consultation (**SoCC**): The SoCC is produced by the Applicant to establish the way it will consult with the local community at the Pre-Application stage.

² Development Consent Order (**DCO**): A Development Consent Order is a statutory instrument which provides development consent for Nationally Significant Infrastructure Projects under the 2008 Planning Act. Applications for such a consent is made to the Planning Inspectorate, who consider such applications and makes a recommendation to the Secretary of State, who will ultimately decide on whether development consent should be granted.

³ Preliminary Environmental Information (**PEI**): Preliminary Environmental Information for consultation bodies to develop an informed view of the likely significant environmental effects of the development. PEI may be replaced with different approach if affected by changes to pre-application procedures for NSIPs proposed by government.

⁴ Environmental Impact Assessment (**EIA**): Assessment of environmental impact of project.

Main Issues and Activities:

The project is at an early stage. An initial assessment of main issues is summarised below. These issues have been raised by relevant stakeholders and recorded within the project Scoping Report (Sep 2025). Our approach to addressing the point being raised is provided within the table below:

Main Issue	Resolution Approach ⁵	Programme
Areas at risk of flooding are known to exist within locality and different parts of site sit within floodzones 1, 2 and 3.	Flood risk will be included as a consideration for EIA. A Flood Risk Assessment will be undertaken. Suggested assessment approach is set out within the Scoping Report.	During Q4 2025, Q1 and 2 2026
Sensitive coastal ecological and biodiversity sites exist to the northeast of the Theddlethorpe site.	Sensitive coastal sites and habits are a consideration for EIA and will be assessed as part of this. Suggested assessment approach is set out within the Scoping Report.	During Q4 2025, Q1 and 2 2026
Sensitive marine sites exist to the northeast of the Theddlethorpe site.	Sensitive marine sites and habits are a consideration for EIA and will be assessed as part of this. Suggested assessment approach is set out within the Scoping Report.	During Q4 2025, Q1 and 2 2026
Areas of high quality (best and most versatile) agricultural land known to exist within project extent.	Land use and agricultural land quality is a consideration for EIA and will be assessed as part of this. Suggested assessment approach is set out within the Scoping Report.	During Q4 2025, Q1 and 2 2026
Number of projects within the area identified, including significant infrastructure projects nearby.	Project team to ensure that nearby significant projects are identified and relevant interactions are considered throughout project stages.	Throughout

⁵ subsequent resolutions may be required after initial assessments and / or site survey

Other Matters:

- Financial support agreements are in place between the applicant and significant statutory/regulatory stakeholders. Such further agreements may be sought in the future.
- No significant risk to the achievement of the pre-application stage has yet been identified. A Risk Register has been established for the project to identify and track potential risks to achievement of the pre-application stage. These risks will be reviewed internally by the project team and progressed with external stakeholders where necessary.
- Once SoCC has been finalised (see programme above) activities specified within this programme document will be cross-referenced to the contents of the SoCC as appropriate.
- Meetings with the planning inspectorate will take place to discuss project progress and programme. These meetings will take place in advance of important stages for the project, such as but not limited to:
 - In advance of EIA scoping
 - Before formal consultation
 - In advance of submission of application
- Non-statutory engagement activities or discussions may take place with local communities and stakeholders between EIA scoping and formal consultation.