

Planning Inspectorate
[byersgillsolar@planninginspectorate.gov
.uk]

Our ref: XA/2025/100378/01-L01
Your ref: EN010139

Date: 19 June 2025

Dear Sir/Madam

**COMMENTS ON THE APPLICANT'S RESPONSES TO THE SECRETARY OF
STATE'S CONSULTATION LETTER (DATED 23 MAY 2025) - INTERESTED
PARTY REFERENCE NUMBER: 20048739. MULTIPLE LOCATIONS ACROSS
DARLINGTON, STOCKTON AND DURHAM**

Thank you for consulting us on the 6 June 2025. We have reviewed the following:

- *Byers Gill Solar EN010139 8.40 Impacts of Updated Flood Maps (dated 3 June 2025).*

Environment Agency position

The only area of notable change is outlined in Figure 3 on page 3, within the vicinity of Carlton Village, with an increase in flood risk observed to the south of the village in the new Flood Map for Planning dataset (March 2025) when compared to the previous Flood Map for Planning. The technical note describes how this location covers the location of an existing access route crossing and underground cables and that there will be no ground raising in this area. Drawing *080_ARDG_BGSF_Works_Plans* within document *Byers Gill EN010139 2.2 Works Plans* dated December 2024 shows that this area is the 132kV cable route. We have no concerns regarding the operational phase of the development and this area of increased flood risk shown in the updated Flood Map for Planning as the cables will be underground. However, we request that the applicant provides further information as we need to understand how risk during the construction phase will be managed in the area of increased risk shown in Figure 3. Confirmation is required as to whether there are any construction laydown areas, stockpiles, or materials present in this area. Construction compounds and materials should be located outside of functional flood plain and ideally outside of Flood Zone 3.

Yours faithfully

Mr Lewis Pemberton
Planning Specialist