EAST PARK ENERGY

East Park Energy

EN010141

Statement of Common Ground (Draft)

Environment Agency

Document Reference: EN010141/DR/8.17

Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009: Regulation 5(2)(q)

April 2026

Version P01

EAST PARK ENERGY

Planning Act 2008

Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009

Statement of Common Ground (Draft)

between the Applicant
and
Environment Agency

APFP Regulation Reference:	Regulation 5(2)(q)
Planning Inspectorate Scheme Reference:	EN010141
Application Document Number:	EN010141/DR/8.17
Author:	BSSL Cambsbed 1 Ltd / Environment Agency

Version	Date	Status
P01	April 2026	Deadline 1

CONTENTS

1.0 INTRODUCTION

1.1 Purpose of this Document

1.1.1 This is a Statement of Common Ground ("SoCG") made between the following parties:

BSSL Cambsbed 1 Ltd (hereafter referred to as the 'Applicant')

and

Environment Agency (EA)

1.1.2 The purpose and scope of this SoCG is to identify areas of agreement, areas under discussion and, as appropriate, areas of disagreement, between the parties in respect of the assessment of the Applicant's proposals.

1.2 The Scheme

1.2.1 The Scheme comprises a new ground-mounted solar photovoltaic energy generating station and an associated on-site battery energy storage system (BESS) on land to the north-west of St Neots. The Scheme also includes the associated infrastructure for connection to the national grid at the Eaton Socon National Grid Substation.

1.2.2 Subject to the Scheme securing Development Consent in Winter 2026/27 it is anticipated that works would start on site in early 2028 and be completed by mid-to late 2030 (although initial energisation of the Scheme is likely to commence prior to 2030). The Scheme comprises a temporary development with an operational phase of 40 years; decommissioning activities would therefore likely commence in 2070, 40 years after commissioning.

1.3 The Site

1.3.1 The 'Site' is located to the north-west of the town of St Neots, and is across two administrative areas; Bedford Borough Council (BBC) (a unitary authority)

and Huntingdonshire District Council (HDC) (a two-tier authority with Cambridgeshire County Council). The Site location is shown on **ES Vol 3 Figure 1-1: Site Location [APP-120]**. The Site area extends to approximately 773 hectares (ha).

1.3.2 With reference to **ES Vol 3 Figure 1-2: Site References [APP-120]**, for ease of reference the Order Limits have been sub-divided into East Park Sites A to D, in which all of the above ground infrastructure proposed as part of the operational Scheme would be located (excluding works to the Eaton Socon Substation). The Order Limits also cover land outside of East Park Sites A to D which will be required for access, cabling, and the grid connection to the Eaton Socon Substation. East Park Sites A to D can be described as follows:

- **East Park Site A –** covering land west of the B660 between Pertenhall and Swineshead at the western end of the Site. East Park Site A comprises arable fields located to the north, west and east side of a small hill that lies between Pertenhall and Riseley. East Park Site A lies either side of the Pertenhall Brook, with access proposed from the B660 to the east.

- **East Park Site B –** covering land between Pertenhall, Keysoe, and Little Staughton. East Park Site B comprises arable fields located north of an elevated ridgeline which runs between Keysoe and Little Staughton. East Park Site B is crossed by a number of small watercourses, with access proposed from the B660, Great Staughton Road, Little Staughton Road, and an unnamed road between Little Staughton and Great Staughton Road.

- **East Park Site C** – covering land south of Great Staughton. East Park Site C comprises arable fields located south of the River Kym, with access proposed from Moor Road to its south-eastern boundary, and from Little Staughton Road to the north-west.

- **East Park Site D** – covering land around Pastures Farm between Great Staughton and Hail Weston. East Park Site D comprises arable fields with access proposed via a new access from the B645.

1.3.3 With reference to **ES Vol 3 Figure 1-2: Site References [APP-120]**, there are three linear corridors proposed for underground cabling that connect the different parts of the Site and provide a grid connection to the Eaton Socon Substation. These are identified as:

- **Cable Corridor –** Site B to Site C – which connects Site B to Site C across an unnamed road and arable fields.
- **Cable Corridor –** Site C to Site D – which connects Site C to Site D across Moor Road and an arable field.
- **Grid Connection –** Site D to Eaton Socon Substation – which connects Site D to the Eaton Socon Substation and crosses open arable fields, the Duloe Brook, and Duloe Road and Bushmead Road.

1.4 Status of the SoCG

1.4.1 This SoCG is a 'live' document that will be updated and amended as the Examination phase progresses. It identifies the matters relating to the Scheme that have been agreed between the parties, the matters under discussion, together with other matters not agreed. It is intended that it will be finalised and signed by the Applicant and the EA as requested by the Examining Authority during the Examination of the submitted application.

1.5 Structure of the SoCG

1.5.1 This SoCG is structured as follows:

- Section 2.0 – provides a summary of consultation undertaken with the EA; and
- Section 3.0 – sets out whether matters are 'agreed', 'under discussion', or 'not agreed'.

1.5.2 A signing sheet between the Applicant and the EA is provided at Appendix A.

2.0 ROLE OF THE ENVIRONMENT AGENCY IN DCO PROCESS AND SUMMARY OF CONSULTATION

2.1 Role of Environment Agency

2.1.1 The EA is a regulator and statutory consultee as prescribed under Schedule 1 of the Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009 (as amended).

2.1.2 The EA is responsible for managing the risk of flooding from main rivers, reservoirs, estuaries and the sea, and a range of other environmental matters such as waste regulation, treatment of contaminated land, water quality and resources, and fisheries and biodiversity.

2.2 Summary of Consultation Undertaken

2.2.1 The SoCG has been informed by the meetings summarised in Table 1 below:

Table 1: Consultation between the Applicant and the Environment Agency

Date	Method of Consultation	Points of Discussion
01/12/2023	MS Teams	• Introductions • Scheme overview and timescales • EA Development Engagement Protocol
11/09/2025	MS Teams	• Project updates • Draft DCO • Consents and licencing
13/11/2025	MS Teams	• FRAP Disapplication
17/02/2026	MS Teams	• Surface Water Flood Modelling
13/03/2026	MS Teams	• Statement of Common Ground

3.0 MATTERS OF AGREEMENT AND DISAGREEMENT

3.1 Introduction

3.1.1 The matters covered by the SoCG on which agreement between the parties has been sought include (but are not necessarily limited to) the following matters as requested in Annex F of the Examining Authority's **Rule 6 Letter [PD-005]**:

- EIA Methodology;
- Water environment and flood risk, including ground and surface water protection, drainage, geology and soils;
- Climate change effects;
- Various Environmental Management Plans, both during construction and operation;
- Any 'Shadow' licence applications; and
- The dDCO.

3.1.2 The matters that have been agreed, are under discussion, or are not agreed between the Applicant and the EA are set out in Table 2.

Table 2: Position between the Applicant and the Environment Agency on matters of discussion / consultation

Ref.	Summary of Matter	Environment Agency Position	Applicant Position	Status
Topic: Draft Development Consent Order				
01	The Applicant's approach to securing the outline Operational Environment Management Plan (OEMP). *EA Issue ID: 001*	The EA wish to be listed as a named consultee on the discharge of Requirement 9 (relating to the OEMP).	The Applicant agrees, and will amend Requirement 9 in the next revision of the draft DCO to include the Environment Agency as a consultee. The Applicant understands this matter is now resolved and can be marked as agreed at the next deadline.	Under Discussion
02	The Applicant's approach to securing the Battery Safety Management Plan (BSMP). *EA Issue ID: 002*	The EA wish to be listed as a named consultee on the discharge of Requirement 10 (relating to the BSMP) to ensure the mitigation of potential risks to controlled waters.	The Applicant agrees, and will amend Requirement 10 in the next revision of the draft DCO to include the Environment Agency as a consultee. The Applicant understands this matter is now resolved and can be marked as agreed at the next deadline.	Under Discussion
03	The Applicant's approach to securing the Surface Water Management Plan (SWMP). *EA Issue ID: 003*	The EA wish to be listed as a named consultee on the discharge of Requirement 14 (relating to the SWMP) to ensure the mitigation of potential risks to controlled waters.	The Applicant agrees, and will amend Requirement 14 in the next revision of the draft DCO to include the Environment Agency as a consultee. The Applicant understands this matter is now resolved and can be marked as agreed at the next deadline.	Under Discussion
04	The Applicant's approach to including Environment Agency protective	The EA wish for more information on whether the Applicant would either like to apply for Flood Risk Activity Permits or disapply legislation.	The Applicant would require a Flood Risk Activity Permit (FRAP) to cover cable trenching works on the approach to Crossing C01 of the Pertenhall Brook, which is a Main River.	Under Discussion

Ref.	Summary of Matter	Environment Agency Position	Applicant Position	Status
	provisions in the draft DCO. *EA Issue ID 004*		The Applicant is seeking to disapply Regulation 12 (requirement for environmental permit) of the Environmental Permitting (England and Wales) Regulations 2016 in respect of a flood risk activity only. This is included in Article 8(1) of the draft DCO. The Applicant requires the consent of the Environment Agency to disapply this provision and protective provisions in favour of the Environment Agency have been included in Part 4 of Schedule 13 to the draft DCO. Any consent given by the Environment Agency will be subject to the obligations included in these protective provisions. The Applicant is awaiting comments from the Environment Agency on the proposed protective provisions included at Part 4 of Schedule 13 to the draft DCO.	
Topic: Water Quality and Resources				
05	The Applicant's approach to the use of Per and Polyfluoroalkyl Substance (PFAS) in relation to panels. *EA Issue ID: 005*	The EA wish for a commitment to be made by the Applicant to use PFAS free materials in manufacturing materials or anti-reflective coatings. This also applies to drilling activities. The EA wishes the Applicant to ensure bentonite used has not been treated with chemicals containing PFAS.	The Applicant has provided a response on this matter with reference to issue EA005 in Table 6 of the **Applicant Responses to Relevant Representations - Host Authorities, Statutory Environmental Bodies, and Other Interested Parties [as submitted at Deadline 1]**. The Applicant has amended Table 5.8 in each of the **oCEMP, oOEMP, oDEMP [each as submitted at Deadline 1]** to ensure PFAS is avoided wherever reasonably practicable.	Under Discussion

Ref.	Summary of Matter	Environment Agency Position	Applicant Position	Status
			The Applicant believes this adequately addresses the EA's concerns.	
06	The Applicant's approach to foul water in relation to welfare facilities during decommissioning. *EA Issue ID: 006*	The EA requests further information on foul sewer connections within the scheme so as to show groundwater will not be at risk from pollution.	Paragraph 4.1.24 of the **oDEMP [as updated at Deadline 1]** has been amended to include an explicit statement consistent with paragraph 4.1.25 of the oCEMP [APP-125]. This ensures consistency with regard to the storage/collection of foul/wastewater. The **outline Waste Management Plan (oWMP) [APP-164]** confirms waste carriers and receiving facilities (including licencing details) will be recorded in the final WMP. All off-site waste movements will be logged during each phase of the scheme by the Environmental Manager. The Applicant believes this adequately addresses the EA's concerns.	Under Discussion
07	The Applicant's approach to preventing pollution from chemicals, fuels etc during construction and decommissioning. *EA Issue ID: 007*	The EA require confirmation that impermeable areas will be provided for the storage of chemicals, fuels and other hazardous materials during construction and decommissioning, as it is not clear whether the heavy duty matting would be impermeable.	The Applicant confirms that the storage of fuels, oils, chemicals and other potentially polluting liquids during construction will be confined to specifically designed storage areas within the temporary construction compounds (or other controlled locations), and will be provided with an impermeable base and appropriate secondary containment (for example bunding and/or drip trays), with access controls and weather protection as appropriate. The Applicant believes this adequately addresses the EA's concerns.	Under Discussion

Ref.	Summary of Matter	Environment Agency Position	Applicant Position	Status
08	The Applicant's approach to the decommissioning of cabling infrastructure. *EA Issue ID: 008*	The EA has concerns around the risk of contamination to controlled waters from cabling left in situ following decommissioning. Although the EA notes that this is current standard practice, the EA believes that allowance should be made for all elements to be removed if this then becomes best practice. As a result, the EA requests a commitment that best practice guidance be followed at the time of decommissioning. This should be informed by an assessment completed at a time in order to choose the lowest impact option.	The Applicant notes this comment and has amended the **oDEMP [as updated at Deadline 1]** in accordance with the EA's suggestion to take into account contemporary best practice and regulatory guidance at the point of decommissioning, whilst assessing the environmental implications of removing versus retaining sub-surface infrastructure. The Applicant understands this matter is now resolved and can be marked as agreed at the next deadline.	Under Discussion
09	The Applicant's approach to land management and the use of chemicals. *EA Issue ID: 009*	The EA has concerns around the introduction of contaminants to groundwater during research into the co-location of agriculture and solar generation (e.g. herbicibes, pesticides).	The **oOEMP [as updated at Deadline 1]** has been updated to include a new sub-section in Section 4.0 to provide controls on 'Management of Agricultural Inputs and Protection of Groundwater'. The Applicant understands this matter is now resolved and can be marked as agreed at the next deadline.	Under Discussion
10	The Applicant's approach to water supply strategy. *EA Issue ID: 012*	The EA does not have confidence that a sustainable and reliable water supply has been identified to meet construction demands that have not yet been evaluated properly.	The Applicant is proposing to tanker water to site from a commercial or licenced source during construction for uses such as dust suppression, earthworks, concrete mixing, wheel washing, etc. Rainwater harvesting will also be used where practicable.	Under Discussion

Ref.	Summary of Matter	Environment Agency Position	Applicant Position	Status
11	The Applicant's assessment of impacts to Private Water Supplies. *EA Issue ID: 018*	The EA has concerns about the potential for adverse impacts to existing private water supplies and requires evidence there is no hydraulic link between the development and private water supplies.	The private water supplies (PWS) confirmed by Bedford Borough Council were assessed for potential impacts from the development. The Site is within the River Kym valley, while the PWS locations are on the opposite side of a prominent topographic ridge. This creates a hydrological divide where surface runoff and shallow groundwater from the Site are directed toward the River Kym, while the PWS are served by a different sub-catchment. The Applicant is not proposing any groundwater abstractions.	Under Discussion
12	The Applicant's approach to water quality monitoring. *EA Issue ID: 019*	The EA has concerns that if a water quality monitoring plan is not suitably designed then it may not be able to detect relevant trends, if any, on water quality during the construction and operation phases.	The **outline Construction Environmental Management Plan [APP-155]**, **outline Operational Environmental Management Plan [APP-157]**, and **outline Decommissioning Environmental Management Plan [APP-158]** commit to the preparation of a detailed water quality monitoring plan as part of the final approved version of each document. The EA are listed as consultees prior to the approval of each of the above documents against each relevant Requirement in Schedule 2 of the **draft DCO [AS-008]**. The Applicant therefore considers the EA has appropriate oversight to review, comment and approve water quality monitoring plans post-consent once precise construction methodologies and phasing are known. The Applicant is not proposing to provide detailed versions of these documents at this stage.	Under Discussion

Ref.	Summary of Matter	Environment Agency Position	Applicant Position	Status
13	The Applicant's approach to assessing private water supplies in the ground conditions chapter of the ES. *EA Issue ID: 023*	The EA requests that the Applicant ensures risks to private water supplies are assessed for each phase of the works in ES Vol 1 Chapter 12 Ground Conditions [APP-048].	Paragraph 12.4.2 of **ES Vol 1 Chapter 12 Ground Conditions [APP-048]** states: *The study area is the Site plus 50m beyond the Site boundary. For consideration of landfills. This is the Site plus the area within 500m of the Site boundary.* It is clarified in para 12.8.33 **[APP-048]** that there are no PWS within the Site nor within 50m radius of the Site. It is noted that within paragraph 8.6.5 of **ES Vol 1 Chapter 8 Hydrology and Flood Risk [APP-048]** that impacts upon water quality are considered on a catchment basis and within Tables 8.12 and 8.13, PWS have been discounted as are not considered to be hydraulically connected to the Site. Table 12.14 of **ES Vol 1 Chapter 12 Ground Conditions [as updated at Deadline 1]** has been updated to reflect only construction phase receptor sensitivity.	Under Discussion
14	The Applicant's approach to groundwater monitoring. *EA Issue ID: 024*	The EA has concerns that shallow groundwater, if present may affect foundation options, the requirement for dewatering, or act as a pathway for migration of contamination. The EA request a groundwater monitoring programme during the construction phase.	The Applicant has updated Table 5.8 of the **outline Construction Environmental Management Plan [as updated at Deadline 1]** to include reference to a groundwater monitoring programme.	Under Discussion
15	The Applicant's approach to mitigating impacts from	The EA has concerns that there are currently no mitigations in place for concrete in the Outline Construction	The ES recognises the specific risk of pollution from concrete during construction within **ES Vol 1 Chapter 8 Hydrology and Flood Risk [APP-044]**	Under Discussion

Ref.	Summary of Matter	Environment Agency Position	Applicant Position	Status
	concrete on water quality during construction. *EA Issue ID: 031*	Environmental Management Plan (oCEMP). The EA requests the Applicant updates the oCEMP to ensure that risks of pollution as a result of concrete are adequately managed.	with mitigation secured through the **outline Surface Water Management Plan (oSWMP) [APP-165]**. Paragraph 3.1.4. of the **oSWMP [APP-165]** identifies 'Oils, Hydrocarbons, Concrete and Other Chemicals' as a construction pollution hazard and sets out measures for controlling spillage risks, including at paragraph 4.1.26 that concrete batching and any onsite washout would occur in designated areas which would be lined to prevent infiltration of high alkaline flow and covered to minimise rainwater ingress. Notwithstanding these existing commitments, the Applicant has updated the **oCEMP [as updated at Deadline 1]** to include a '*Concrete and Cement-Based Materials*' sub-section within Section 4 to ensure that the pollution risks from concrete are managed, as requested by the Environment Agency. The final CEMP to secure the detail on these matters will be provided in accordance with Requirement 5 of the **draft DCO [AS-008]**.	
16	The Applicant's approach to the storage of fuel, oil and chemicals in relation to water quality. *EA Issue ID: 032*	The EA has concerns that, if refuelling and storage of fuels, oils and chemicals is not suitably managed then there is an increased risk of pollutants entering the water environment and decreasing the water quality.	The Applicant has updated the **oSWMP [as updated at Deadline 1]** and the **oCEMP [as updated at Deadline 1]** to include the additional mitigation measures requested by the EA.	Under Discussion

Ref.	Summary of Matter	Environment Agency Position	Applicant Position	Status
17	The Applicant's approach to managing washout water. *EA Issue ID: 033*	The EA has concerns that if wash water is not managed correctly, it can enter surface watercourses and decrease water quality due to any contamination that may be present.	The oSWMP states at paragraph 4.1.26: 'that washout would occur in designated areas, which would be lined to prevent infiltration of high alkaline content flow and would be covered to minimise the ingress of rainwater to the containment areas' Accordingly, there is commitment to containment of wash water preventing any leaching to groundwater. The Applicant has updated the **oSWMP [as updated at Deadline 1]** and the **oCEMP [as updated at Deadline 1]** to include the additional mitigation measures requested by the EA.	Under Discussion
18	The Applicant's approach to BESS design and management in relation to fire safety and decommissioning. *EA Issue ID: 035*	The EA is unclear how batteries will be removed, stored at the end of life, or after a fire-event, and how the impermeably lined areas will be thoroughly cleaned after a fire-event. Further details of post-incident recovery, isolation valves and maintenance should be updated in the oBSMP.	The Applicant has provided clarifications on the points raised by the EA with reference to EA035 in Table 6 of the **Applicant Responses to Relevant Representations - Host Authorities, Statutory Environmental Bodies, and Other Interested Parties [as submitted at Deadline 1]**.	Under Discussion
19	The Applicant's approach to the WFD assessment. *EA Issue ID: 036*	The EA is concerned that relevant management plans are not referenced in the WFD Assessment.	The WFD assessment considers the mitigation measures set out in the framework of environmental management plans. These management plans are secured by Requirements of the **draft DCO [AS-008]** and therefore the mitigation within them must be delivered. The WFD assessment should be read alongside the framework of environmental management plans.	Under Discussion

Ref.	Summary of Matter	Environment Agency Position	Applicant Position	Status
Topic: Flood Risk and Drainage				
20	The Applicant's approach to assessing the impacts of flood risk, accounting for climate change. *EA Issue ID: 013*	The EA has concerns that climate change impacts on flood risk have not been appropriately assessed within the submitted FRA. The assessment of flood risk to the development could be inaccurate and underestimated.	The Applicant has undertaken additional pluvial hydraulic modelling for the Scheme, applying climate change allowances for the 2080s epoch. It was agreed at a meeting with the EA that pluvial modelling can be taken as representative of the flooding mechanisms from the minor watercourses through the Site. The Applicant has shared the hydraulic modelling report with the EA for review and is awaiting confirmation they are satisfied with the results.	Under Discussion
21	The Applicant's approach to assessing the credible maximum scenario flood event. *EA Issue ID: 014*	The EA has concerns that the assessment of flood risk to the development could be inaccurate and underestimated.	The Applicant has undertaken additional pluvial hydraulic modelling for the Scheme, applying climate change allowances for the 2080s epoch. It was agreed at a meeting with the EA that pluvial modelling can be taken as representative of the flooding mechanisms from the minor watercourses through the Site. The Applicant has shared the hydraulic modelling report with the EA for review and is awaiting confirmation they are satisfied with the results.	Under Discussion
22	The Applicant's approach to solar panel freeboard. *EA Issue ID: 015*	The EA has concerns as to whether the flood risk to Solar PV panels could be underestimated which could lead to some panels not operating during times of flooding.	The hydraulic modelling has produced detailed flood level mapping which has been used to identify locations where panels the bottom edge of panels would need to be greater than the current 800mm	Under Discussion

Ref.	Summary of Matter	Environment Agency Position	Applicant Position	Status
			minimum secured in Table 1 of the **Design Parameters and Principles Statement [APP-153]**. The Applicant has confirmed with the EA that the minimum freeboard will be increased from 200mm to 300mm. A small number of panels will require raising above the minimum 800mm height to provide a 300mm freeboard above the maximum modelled flood level. The Applicant has updated Table 1 of the **Design Parameters and Principles Statement [as updated at Deadline 1]** to secure this mitigation.	
23	The Applicant's approach to groundwater sensitivity. *EA Issue ID: 016*	The EA has concerns that inconsistencies in sensitivities could lead to inadequate assessments and mitigation measures being proposed. Therefore, the EA requests the Applicant ensures the consistency of sensitivities for groundwater receptors.	Table 8.7 of **ES Vol 1 Chapter 8 Hydrology and Flood Risk [as updated at Deadline 1]** has been updated to reflect the medium sensitivity classification for secondary aquifers to align with Table 12.6 of **ES Vol 1 Chapter 12 Ground Conditions [APP-048]**. Subsequent Tables 8.11, 8.12, and 8.13 of **ES Vol 1 Chapter 8 Hydrology and Flood Risk [as updated at Deadline 1]** have been updated to reflect this change. This does not alter the conclusions of the assessment.	Under Discussion
24	The Applicant's approach to assessing groundwater impacts. *EA Issue ID: 017*	The EA has concerns that the assessment of impacts and effects on groundwater may be incorrect, and residual risks may remain.	The Applicant has updated paragraphs 8.6.25 to 8.6.28 of **ES Vol 1 Chapter 8 Hydrology and Flood Risk [as updated at Deadline 1]** to clarify the wording of the assessment.	Under Discussion

Ref.	Summary of Matter	Environment Agency Position	Applicant Position	Status
Topic: Ground Conditions				
25	The Applicant's approach to assessing maximum parameters. *EA Issue ID: 020*	The EA has concerns that maximum BESS foundation depth given in Chapter 12 exceeds the maximum given in Chapter 2. The description in Chapter 2 was given as a worst case, and Chapter 12 should use this information.	The Applicant notes that the maximum parameters for foundations as set out in **ES Vol 1 Chapter 2 The Scheme [APP-038]** are correct. The Applicant acknowledges the assessment in **ES Vol 1 Chapter 12 Ground Conditions [APP-048]** refers at paragraph 12.8.22 to a maximum depth of 0.5m below ground level, which is greater than the 0.4m secured in the **Design Parameters and Principles Statement [APP-153]**; however, the assessment of 0.5m is correct in relation to the internal access roads of the BESS (as per Table 2-12 of **[APP-038]**) which would extend up to 0.5m below ground level in the BESS area. It is likely this which caused the inconsistency. The Applicant can confirm that the conclusions of the assessment with regard likely impacts and effects are correct.	Under Discussion
26	The Applicant's approach to sensitivity in superficial geology. *EA Issue ID: 021*	The EA considers that the incorrect sensitivity has been used for superficial geology. The EA requests that the Applicant review the ground model and update the relevant discussions in any future documents.	This has been amended within paragraphs 12.8.14 and 12.8.15 of **ES Vol 1 Chapter 12 Ground Conditions [as updated at Deadline 1].** The correct sensitivity is already detailed in Tables 12.14 and 12.15 within **ES Vol 1 Chapter 12 Ground Conditions [APP-048].**	Under Discussion
27	The Applicant's approach to piling risk and groundwater. *EA Issue ID: 022*	The EA has concerns about the potential risk of shallow groundwater (if present) due to piling, and notes that the Applicant proposes to rule out a	The Applicant has updated Table 5.8 of the **oCEMP [as updated at Deadline 1]** to include the requirement for a piling risk assessment prior to construction.	Under Discussion

Ref.	Summary of Matter	Environment Agency Position	Applicant Position	Status
		piling risk assessment prior to determining groundwater conditions.		
28	The Applicant's approach to hardscaping design. *EA Issue ID: 025*	The EA requests clarity about where hardscaping cover will and will not be used.	This has been clarified within paragraph 12.8.30 of **ES Vol 1 Chapter 12 Ground Conditions [as updated at Deadline 1]**.	Under Discussion
29	The Applicant's approach to the Unexpected Contamination Protocol (UCP). *EA Issue ID: 026*	The EA requests the Applicant update Section 12.7.1 of ES Vol 1 Ch 12 to refer to the presence of a UCP in the oOEMP.	This has now been included within paragraph 12.7.3 of the **ES Vol 1 Chapter 12 Ground Conditions [as updated at Deadline 1]**.	Under Discussion
30	The Applicant's approach to mitigation measures regarding ground conditions. *EA Issue ID: 027*	The EA has concerns about the potential that site preparation works, undertaken as Preliminary Works, could impact controlled waters, if suitable controls are not included in the DCO.	The Applicant has updated Table 1 of **ES Vol 2 Appendix 2-3 Site Preparation Works [as updated at Deadline 1]** to include mitigation measures in respect of ground conditions.	Under Discussion
Topic: Land Use and Soils				
31	The Applicant's approach to the Unexpected Contamination Protocol in relation to soils. EA Issue ID: 034	The EA has concerns that contaminated material could be excavated and redeposited if the process for managing unexpected contamination is not followed.	Section 6.3 of the **outline Soil Management Plan (oSMP) [APP-161]** applies to all phases of the Scheme and notes that an unexpected contamination protocol will be followed for any earthworks. The requirement to provide an unexpected contamination protocol is secured for the operational phase (to which paragraph 5.2.2 of the oSMP refers) by the	Under Discussion

Ref.	Summary of Matter	Environment Agency Position	Applicant Position	Status
			outline Operational Environmental Management Plan [APP-157]. The Applicant has therefore not updated paragraph 5.2.2 of the oSMP.	
Topic: Ecology and Biodiversity				
32	The Applicant's approach to otter surveys. *EA Issue ID: 010*	The EA are concerned about the provision for otter surveys and the potential for disturbance of a protected species (as per Schedule 5 of ther Wildlife and Countryside Act 1981).	The **outline Construction Ecological Management Plan (oCEMP) [as updated at Deadline 1]** includes for a pre-construction survey to identify otter holts. Should otter holts be identified and it be considered that otter are likely to be disturbed by works then a licence would be sought from Natural England which would require appropriate mitigation to be provided.	Under Discussion
33	The Applicant's approach to watercourse buffers. *EA Issue ID: 011*	The EA has concerns around the 10m buffer around watercourses outlined in the oCEMP. These may encroach into the riparian zone, and so the EA requests confirmation the 10m buffer is from the bank top.	The Applicant has updated Table 5.3 and 5.4 of the **oCEMP [as updated at Deadline 1]** as well as paragraph 3.4.1 of the **oLEMP [as updated at Deadline 1]** to clarify that the 10m buffer is from the bank top of all watercourses.	Under Discussion
34	The Applicant's approach to ditch creation in relation to Biodiversity Net Gain (BNG). *EA Issue ID: 028*	The EA suggest that, if ditches are being created on site (as per Section 3.5.5 of the oLEMP), these should be included within the BNG metric.	The biodiversity metric user guide advises ditches should only be included if they hold water for >4 months a year. It is not known if ditches would meet this criteria and as such have been discounted from the metric following a precautionary approach.	Under Discussion

Ref.	Summary of Matter	Environment Agency Position	Applicant Position	Status
			Should created ditches and swales be included, this would increase the net gains of watercourse units for the Scheme.	
35	The Applicant's approach to watercourse uplift in relation to Biodiversity Net Gain (BNG). *EA Issue ID: 029*	The EA recommends the Applicant includes further measures to improve and enhance watercourses to achieve a 10% uplift in watercourse units.	Statutory biodiversity net gain is not mandatory for Nationally Significant Infrastructure Projects, however the Scheme has voluntarily demonstrated an uplift in biodiversity units as measured by the statutory biodiversity metric. As discussed in relation to EA028 above, a precautionary approach has been taken and the overall ditch network within the Site will be enhanced.	Under Discussion
36	The Applicant's approach to managing great crested newts. *EA Issue ID: 030*	The EA has concerns about the potential for great crested newts to be negatively impacted by the proposed works and for the works not to comply with great crested newt legislation.	A Letter of No Impediment has been sought from Natural England through a draft licence application. All works potentially affecting Great Crested Newt would be covered under the licence and the Scheme required to comply with the issued licence. The requirement for a great crested newt licence is outlined in paragraph 5.2.19 of the **Outline Landscape and Ecological Management Plan [APP-159].**	Under Discussion
Topic: Waste				
37	The Applicant's approach to management of construction waste.	The EA considers that ES Vol 1 Ch 16 and the oCEMP integrate waste management effectively into construction controls, referencing the outline Waste Management Plan	The Applicant welcomes the EA's confirmation that the waste management framework within the construction controls is effective and aligns with EA	Under Discussion

Ref.	Summary of Matter	Environment Agency Position	Applicant Position	Status
	EA Issue ID: EA-C5/EA-C6	(oWMP) for detailed procedures. It aligns well with EA priorities under the Environmental Permitting Regulations 2016.	priorities under the Environmental Permitting (England and Wales) Regulations 2016.	
38	The Applicant's approach to the management of operational waste. *EA Issue ID: EA-C7*	The EA notes that the oOEMP addresses operational waste succinctly, focusing on low-volume arisings from maintenance, with strong ties to the WMP. It supports sustainable operations under EA waste duty of care principles.	The Applicant welcomes the EA's confirmation that the outline Operational Environmental Management Plan (oOEMP) provides an appropriate framework for managing operational waste, and that it supports the waste duty of care principles. In relation to operational battery replacements and the potential for hazardous WEEE and waste batteries, the **oWMP [APP-164]** already commits that any waste solar PV modules or other electrical equipment replaced during operation will be managed in accordance with the Waste Electrical and Electronic Equipment Regulations 2013, including routing to authorised WEEE collection and recycling routes consistent with producer responsibility requirements. The **oBSMP [APP-162]** sets out at paragraphs 3.2.15 to 3.2.18 that end-of-life disposal obligations will be addressed through procurement, including manufacturer obligations under the Waste Batteries and Accumulators Regulations 2009 and contractual provision of a recycling service and take-back arrangements. In relation to the operational cabling waste estimate and the recycling rate, Table 5.12 of the **oOEMP [APP-157]** requires the volume of operational waste streams to be estimated and monitored and for a register of waste loads to be maintained. In relation to circular economy incentives and producer responsibility, paragraph 3.1.8 of the oWMP	Under Discussion

Ref.	Summary of Matter	Environment Agency Position	Applicant Position	Status
			[APP-164] notes that the WEEE Regulations 2013 place obligations on equipment producers to finance or facilitate take-back and proper treatment of end-of-life devices, including solar photovoltaic panels and associated apparatus. Paragraphs 6.2.9 to 6.2.10 of the **oWMP [APP-164]** also anticipates that take-back and specialist recycling routes will be used for panels and batteries.	
39	The Applicant's approach to managing decommissioning waste. *EA Issue ID: EA-C8*	The EA notes that the oDEMP handles decommissioning wastes comprehensively, emphasizing recovery of valuable materials (e.g., PV modules, cabling), consistent with EA's resource efficiency goals.	The Applicant welcomes the EA's confirmation that the **oDEMP [APP-158]** provides a comprehensive approach to decommissioning wastes and promotes recovery of valuable materials, consistent with the Environment Agency's resource efficiency objectives.	Under Discussion
40	The Applicant's approach to waste management generally. *EA Issue ID: EA-C9*	The EA considers the oWMP, as the core waste document, to be well-structured and directly addresses EA regulatory expectations, providing a blueprint for the final WMP required by the DCO.	The Applicant welcomes the EA's confirmation that the **oWMP [APP-164]** is well-structured and directly addresses EA regulatory expectations.	Under Discussion
41	The Applicant's approach to waste on site from excavated materials. *EA Issue ID: EA-C10*	The EA notes that excavated materials that are recovered via a treatment operation can be re-used on-site under the CL:AIRE Definition of Waste: Development Industry Code of Practice. This voluntary Code of Practice provides a framework for	The Applicant notes this comment. The Applicant intends to use the CL:AIRE Definition of Waste: Development Industry Code of Practice (DoWCoP) framework to support the reuse of suitable excavated materials on-site, including through a Materials Management Plan (MMP)	Under Discussion

Ref.	Summary of Matter	Environment Agency Position	Applicant Position	Status
		determining whether excavated material arising from site during remediation or land development works are waste. The EA notes that developers should ensure that all contaminated materials are adequately characterised both chemically and physically, and that the permitting status of any proposed on-site operations are clear.	prepared at detailed design stage and reviewed and endorsed by a Qualified Person, as described in paragraph 3.2.2 and paragraphs 6.4.1 to 6.4.2 of the **oSMP [APP-161]**. The Applicant agrees that early engagement with the Environment Agency is important; Requirement 7 of the **draft DCO [AS-008]** requires that the soil management plan for each phase is submitted to and approved by the relevant local planning authority in consultation with the Environment Agency.	
42	The Applicant's approach to the movement of waste off site. *EA Issue ID: EA-C11*	The EA notes that contaminated soil that is, or must be disposed of, is waste.	The Applicant notes the Environment Agency's comment and confirms that any contaminated soil that is, or must be, disposed of off-site will be managed as waste in accordance with applicable waste management legislation, as set out in paragraph 3.1.1 of the **oWMP [APP-164]**.	Under Discussion

APPENDIX A

BSSL Cambsbed 1 Ltd

Name: _____

Signature: _____

Position: _____

On behalf of: BSSL Cambsbed 1 Ltd

Date: .....

Environment Agency

Name: _____

Signature: _____

Position: _____

On behalf of: Environment Agency

Date: .....