



## Application by BSSL Cambsbed 1 Limited for East Park Energy

The Examining Authority's written questions and requests for information (ExQ2): Issued on 23 June 2026

**Responses are due by deadline 4: 10 July 2026**

The following table sets out the Examining Authority's (ExA's) written questions and requests for information – ExQ2. If necessary, the examination timetable enables the ExA to issue a further round of written questions in due course. If this is done, the further round of questions will be referred to as ExQ3.

Questions are set out using an issues-based framework derived from the initial assessment of principal issues provided as **annex C** to the Rule 6 Letter dated 17 February 2026. Questions have been added to the framework of issues set out there as they have arisen from representations and to address the assessment of the application against relevant policies.

Column 2 of the table indicates which interested parties (IPs) and other persons each question is directed to. The ExA would be grateful if all persons named could answer all questions directed to them, providing a substantive response, or indicating that the question is not relevant to them for a reason. This does not prevent an answer being provided to a question by a person to whom it is not directed, should the question be relevant to their interests.

Each question has a unique reference number which starts with 2 (indicating that it is from ExQ2) and then has an issue number and a question number. For example, the first question on general and cross-topic issues is identified as Q2.1.1. When you are answering a question, please start your answer by quoting the unique reference number.

### **Use of artificial intelligence (AI) in casework evidence**

If you use AI to create your submission, you should tell us that you have done this. You should specify which systems or tools you have used, the source of the information that the AI system has based its content on, and what information the AI has been used to create or alter. Further information can be found in the Planning Inspectorate's [guidance](#). By following this guidance, you will help the ExA to understand the origin and accuracy of the information submitted, thereby supporting fair and impartial decision-making. **If you do not declare the use of AI in any evidence submission where it has been used or remove evidence such as watermarks, we reserve the right to reject the submission.**

You should respond to the questions by using the **Have your say** function on the [project page of the National Infrastructure website](#) and selecting 'Responses to ExQ2' when asked.



# Planning Inspectorate

If you are responding to a small number of questions, you can submit your answers by choosing 'Make a comment' and entering your answers in the 'Your comments' box. If you are answering a larger number of questions you should download a copy of the Microsoft Word version of the document, enter your answers and save the document using an appropriate file name. You can then submit the completed document by selecting 'Upload files'.

Microsoft Word version: [Examining Authority's Written Questions 2 \(ExQ2\) - Word](#)



## Abbreviations used:

<b>PA2008</b>	Planning Act 2008	<b>LIR</b>	the Local Impact Report
<b>Art</b>	article	<b>LPA</b>	local planning authority
<b>ALA1981</b>	Acquisition of Land Act 1981	<b>MP</b>	model provision (in the MPO, see below)
<b>BESS</b>	Battery Energy Storage System	<b>MPO</b>	The Infrastructure Planning (Model Provisions) Order 2009
<b>BNG</b>	biodiversity net gain	<b>NPS</b>	National Policy Statement
<b>BSU</b>	battery storage units	<b>NSIP</b>	Nationally Significant Infrastructure Project
<b>CA</b>	compulsory acquisition	<b>oBSMP</b>	Outline Battery Safety Management Plan
<b>CEMP</b>	Construction Environmental Management Plan	<b>oDEMP</b>	Outline Decommissioning Environmental Management Plan
<b>CPO</b>	compulsory purchase order	<b>oWMP</b>	Outline Waste Management Plan
<b>dDCO</b>	the draft Development Consent Order	<b>PV</b>	Photovoltaics
<b>EM</b>	the Explanatory Memorandum	<b>R</b>	requirement
<b>ES</b>	the Environmental Statement	<b>SI</b>	statutory instrument
<b>ExA</b>	Examining Authority	<b>TP</b>	temporary possession

## The Examination Library

References in these questions set out in square brackets (for example [[APP-010](#)]) are to documents catalogued in the Examination Library. The Examination Library can be obtained from the following link: [EL web link](#)

It will be updated as the examination progresses.

## Citation of questions

Questions in this table should be cited as follows:

Question reference: issue reference: question number, for example ExQ2 2.1.1 – refers to question 1 in this table.



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ExQ2	Question to:	Question:
<b>1. General and cross-topic questions</b>		
Q2.1.1	The applicant	<p><b>Construction Duration:</b></p> <p>Para 2.5.2 of ES – Vol 1 Chapter 2 [APP-038] states that ‘it is possible the construction phase could be slightly shorter or longer than 30 months, however for the purposes of this ES, a 30-month programme has been assessed’. The Outline CEMP [REP3-048] at para 2.4.1 also suggests ‘approximately 30 months’. Please explain with reference to this whether the ES has assessed a reasonable worst case construction duration? If the construction period were to exceed 30 months would the effects, conclusions, mitigations be different to that which have been concluded in the ES? How will this be secured in the DCO?</p>
Q2.1.2	The applicant	<p><b>Replacement Phase:</b></p> <p>The Technical Note on Replacement Works [REP3-075] assumes the replacement of infrastructure such as the solar panels and battery storage units (BSU) at least once during the lifespan of the project. At that time:</p> <ol style="list-style-type: none"> <li>1) What assurances are there that the frames / solar panels / BSU will be the same size as those being replaced?</li> <li>2) If there is no guarantee of the replacement size, would this mean that there may be a need for additional piling, foundations or other works to be carried out at this time?</li> <li>3) If the output of the solar farm PV is restricted to 400MW and the 100MW of Battery Energy Storage System (BESS) as per the connection agreement, would using more efficient infrastructure or more productive panels result in wasted energy? How would this be managed? Would the connection agreement have to be reviewed or revised as part of the operational phase planned maintenance? Alternatively, would there be a reduction in number of panels or BSU in order to limit the exporting / importing of electricity?</li> </ol>
Q2.1.3	The applicant	<p><b>Outline Battery Safety Management Plan [APP-162]</b></p> <p>During ISH3, there was reference to a site inspection of the BESS on an annual basis, should this be included in the oBSMP [APP-162]? If not, why not? Is an annual occurrence sufficient?</p>
<b>2. Design, parameters and other details of the proposed development</b>		
Q2.2.1	The applicant	<p><b>Design Parameters Clarification:</b></p> <p>The design parameters set out in section 2.0 of the Design Parameters and Principles Statement [REP1-030] includes the maximum dimension for each of the works. In some instances (i.e. the Solar PV modules, substation control building) in the scale specification it states the height / depth is measured ‘above / below ground level’, however for other equipment, including the battery storage units, BESS control building, substation fencing etc, under Works No 2 and Works No 3 this baseline is not stated.</p> <p>Please review the document and for all equipment, where relevant, state the baseline from which the height is measured (e.g. existing ground level, finished platform level, ordnance datum).</p>
<b>3. Biodiversity, ecology and natural environment (including Habitats Regulations Assessment (HRA))</b>		
Q2.3.1	The applicant	<p><b>BNG Trading</b></p> <p>With respect to the proposed compulsory acquisition of land for BNG, would the proposed BNG provision exclusively serve the proposed development or would some of it be used to facilitate the trading of BNG credits capable of being traded with and purchased by other developers unable to accommodate onsite BNG provision within their proposed developments?</p>

ExQ2	Question to:	Question:
<b>4. Compulsory acquisition, temporary possession and other land or rights considerations</b>		
Q2.4.1	The applicant	<p><b>BNG and Compulsory Acquisition</b></p> <p>Noting the minimum level of 10% provision which is due to be enacted via s99 and Schedule 15 of the Environment Act 2021. Explain why it is considered the proposals for BNG provision, which would significantly exceed the statutory minimum requirement, when in force, would satisfy the conditions stated in subparagraph (3) of s122 of PA2008 and meet the guidance included in the <i>“Planning Act 2008 Guidance related to procedures for the compulsory acquisition of land”</i> (Department for Communities and Local Government, September 2013), most particularly the condition under s122(3) that there would be a compelling case in the public interest for the land to be acquired compulsorily.</p>
<b>5. The draft Development Consent Order (DCO)</b>		
<b>5.0 Schedule 2 - Requirements</b>		
Q2.5.0.1	The applicant	<p><b>Soil Management Plan:</b></p> <p>Requirement 7 of the dDCO <a href="#">[REP3-009]</a> does not include within the clause any wording to ensure maintenance over the lifetime of the development, such as including at the end of (3) ...and maintained in accordance with the approved plan throughout the relevant phase of the authorised development to which the plan relates. Why is maintenance not a requirement for the lifetime of the development?</p>
Q2.5.0.2	The applicant	<p><b>Surface Water Management Plan</b></p> <p>Requirement 14 (1) of the dDCO <a href="#">[REP3-009]</a> – should this also include consultation with Anglian Water Services? In addition, should part (3) include wording to ensure the development is maintained in accordance with the approved plan, such as ...and maintained for each phase of the authorised development unless... Why is maintenance not a requirement for this plan?</p>
<b>6. Historic environment</b>		
Q2.6.1	The applicant	<p><b>Good Practice Guide:</b></p> <p>The Archaeology and Solar Farms Good Practice Guide was recently published - <a href="#">Archaeology and Solar Farms - Good Practice Guide</a>. Have you reviewed this document, and does it have any implications for the archaeological assessment or the conclusions in the ES? If so, please provide further details and clarification.</p>
Q2.6.2	The applicant	<p><b>Class Consent</b></p> <p>Historic England commented in their written representation <a href="#">[REP1-079]</a> that they consider that the long-term management of the roman town scheduled monument (NHLE 1491190) would benefit from a degree of additional control following decommissioning. A planning obligation would be the most appropriate mechanism to use in their opinion and confirms that it is understood reversion to previous land use would not be automatically possible under current legislation, as within 6 years of the establishment of grassland the land would lose its Class Consent. Has the applicant further considered the use of a planning obligation or Conservation Covenant to be the appropriate control in this instance?</p>
<b>7. Land use and soils</b>		
Q2.7.1	The applicant	<b>Permanent or Temporary Loss:</b>

ExQ2	Question to:	Question:
		<p>It is noted in the Applicant Response to Deadline 2 Submissions – Host Authorities and Statutory Environmental Bodies <a href="#">[REP3-073]</a> at Deadline 3 to BBC-D2-083 and HDC-D2-18 that ‘<i>areas of woodland should not be assessed as a permanent and irreversible loss of land from agricultural use</i>’.</p> <ul style="list-style-type: none"> <li>• Can you clarify the degree of certainty that the land used for woodland, hedgerow, habitat creation would return to agricultural use and how would this be secured at the end of the operational lifespan and why without a secure commitment that this would not be a permanent loss?</li> <li>• If the land is not returned to agricultural use, can you quantify the extent of land affected, and explain how or whether this would alter the assessment of effects outline in ES – Vol 1 Chapter 13 Land and Soils <a href="#">[APP-049]</a>?</li> </ul>
Q2.7.2	The applicant	<p><b>Assessment of Effects:</b></p> <p>ES – Vol 1 Chapter 13 Land and Soils <a href="#">[APP-049]</a>, para 13.8.8 identifies permanent and irreversible impacts to high sensitivity Grade 2 agricultural land during construction, resulting in a moderate adverse, significant effect. However, at decommissioning, the effect is stated to be a similar or lesser magnitude to construction, and it is still assumed that there would be permanent impacts to soil conditions, yet the effect is assessed as negligible and not significant (para 13.8.28). Could you clarify how the permanent residual impacts have been accounted for in the decommissioning phase, and explain further why the decommissioning effects have been assessed as negligible?</p>
Q2.7.3	The applicant Environment Agency	<p><b>Decommissioning:</b></p> <p>The oDEMP <a href="#">[REP3-054]</a> states that ‘infrastructure that is more than 1m below ground level, such as cable conduit and casing will only be left in place where the damage caused by recovering them is considered greater than the environmental benefits of recovering and recycling them’. Please confirm, noting NPS EN-3 paragraph 2.10.60 which sets out an expectation to dig up cabling, whether this would allow for the prior use of the land to continue, including with any potential for future degradation of infrastructure remaining and any subsequent potential for future contamination of the land?</p>
<b>8. Landscape and visual</b>		
Q2.8.1	The applicant	<p><b>Accuracy of document: Environmental Statement - Vol 1 Chapter 2 The Scheme <a href="#">[APP-038]</a></b></p> <p>Table 2.5 of ES - Vol 1 Chapter 2 The Scheme <a href="#">[APP-038]</a> states the scale of the battery storage units would be a maximum height of 4.4m, however para 5.4.20 of ES - Vol 1 Chapter 5 Landscape and Visual <a href="#">[APP-041]</a> refers to 4.0m above ground floor level when considering the zone of theoretical visibility (ZTV) of the BESS, whilst figure 5-3d of ES - Vol 3 Chapter 5 Landscape and Visual Figures - Part 1 of 14 <a href="#">[APP-129]</a> which is referred to in para 5.4.20 of the ES - Vol 1 Chapter 5 Landscape and Visual <a href="#">[APP-041]</a> states 4.4m in the key. Can you review the documents, update any dimensions required and confirm the assessment has been carried out on the worst case?</p>
<b>9. Noise and vibration</b>		
Q2.9.1	Cambridgeshire County Council	<p><b>Noise Mitigation for PRow</b></p> <p>In your LIR <a href="#">[REP1-075]</a> you make reference to construction and decommissioning noise impacting on PRow users. How would you propose for this to be mitigated?</p>

ExQ2	Question to:	Question:
<b>10.</b>	<b>Water environment</b>	
Q2.10.1	The applicant	<p><b>ES – Vol 1 Chapter 8 Hydrology and Flood Risk [REP3-025]</b></p> <p>The first bullet in ES Chapter 8, para 8.2.3 has an <i>'Error!Bookmark not defined'</i> text after the Water Framework Directive Regulations, please review and update as necessary.</p>
Q2.10.2	The applicant	<p><b>ES – Vol 1 Chapter 8 Hydrology and Flood Risk [REP3-025] – Study Area:</b></p> <p>Can you provide further details to those provided in paras 8.6.4 to 8.6.6 of ES – Vol 1 Chapter 8 Hydrology and Flood Risk [REP3-025] on the study area for assessing the water environment, including how this has been devised and the size and radius of the study area or outline where this information is included in the chapter.</p>
Q2.10.3	The applicant	<p><b>Water Supply:</b></p> <p>Anglian Water (AW) in their RR [RR-069] requested further information on the water supply and demand requirements and how these will be sourced. It has been suggested that a piped connection will be secured with AW for the operational phase. Can the applicant update on the progress of securing this connection and if this is not secured how will water be supplied during the operational phase?</p>
Q2.10.4	All Parties	<p><b>Flood Maps – Surface Water Climate Change:</b></p> <p>The Environment Agency updated the Flood Map for Planning on 28 May 2026 to add surface water climate change events and depth layers. Have you reviewed this information, and does it have any implications for the scheme and submitted documentation? If so, please provide further details and comments.</p>
Q2.10.5	The applicant	<p><b>Access Track Crossings - Watercourses:</b></p> <p>With reference to the matter raised by BBC (Matter 38 in their LIR [REP1-071]) could the applicant point the ExA to where the removal of access track crossings over watercourses and drainage ditches would be ensured post-construction or at decommissioning.</p>
<b>11.</b>	<b>Waste</b>	
Q2.11.1	The applicant	<p><b>Waste from Solar PV:</b></p> <p>The figure for waste generated from PV panels during the operational phase in Table 2 of the oWMP [APP-164] exceeds the waste from PV panels during decommissioning. Please explain the basis for this conclusion and does this represent a reasonable worst-case scenario? If the replacement rate and contingency of 10% as set out in the Technical Note on Replacement Works [REP3-075] differs during the operational phase, what would be the implications for waste volumes, waste capacity, transport movements assessed in the ES?</p>