

Planning Inspectorate

**Our ref:** XA/2025/100441/03

**Alt Ref:** ENVPAC/1/NIT/00019

**Your Ref:** EN010159

[via Planning Inspectorate website &  
[oneearth solar@planninginspectorate.gov.uk](mailto:oneearth solar@planninginspectorate.gov.uk)  
]

**Date:** 12 November 2025

Dear Sir/Madam

## **ONE EARTH SOLAR FARM**

### **RESPONSE TO DOCUMENTS SUBMITTED AT DEADLINE 4**

Thank you for consulting us on the additional documents submitted by the applicant on the 20 October 2025. We have reviewed the submissions and have the following comments to make within appendix 1 (response to submitted documentation). It should be noted that comments made at the last deadline have been included within this response if they are yet to have been addressed. We are in discussions with the applicant around the Statement of Common Ground, we have received an updated version which we will consult with the applicant directly.

We have also reviewed the most recently submitted Flood Risk Assessment and have made comments within appendix 2 below. Please also see our views on the wording of Requirements 22. We have also referred to the other actions points from Issue Specific Hearing 3 and highlight these comments in appendix 2.

Please also see a list of key issues as highlighted below in our Work Package Tracker, Appendix 3, we are in regular consultation with the applicant to work through these issues and we are expecting some of these matters to be agreed following the below alterations made to the recommended documentation.

We trust this advice is useful.

Yours sincerely

**Mr James Cordell**  
**Planning Advisor - National Infrastructure Team**

**Appendix 1** – Response to documents submitted at deadline 3

**Appendix 2** – Responses to Action Points from ISH3

**Appendix 3** – Environment Agency Work Package Tracker

Cont/d..

## Appendix 1

### Water Quality

<b>EAWQ – Water Quality Monitoring</b>		
Outline Construction Environmental Management Plan	Issue:	Whilst we accept that a water quality monitoring regime has been agreed to, there are still minimal details in Table 3.5 of the CEMP, Table 3.5 of the DEMP and section 5.2 of Appendix 7.4. Furthermore, Table 3-4 of the OEMP says “No water quality monitoring is required during the operational period”, however this is incorrect.
	Impact:	If a 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. There will be some monitoring during the first few months of operation to provide confirmation that there are no residual water quality impacts post-construction.
	Solution:	Amend Table 3-4 of the OEMP to acknowledge monitoring will occur during operation.
Outline Operational Environmental Management Plan		
Outline Decommissioning Environmental Management Plan		
Appendix 7.4 – Stage 1 WFD Screening Assessment		<p>We recognise that the applicant states that details of monitoring will be set out within the CEMP and DEMP post consent, therefore we will look forward to reviewing the documents and providing further comments at that stage. In the meantime, see below for what we would expect to be included in a monitoring programme.</p> <p>As per our REP2-094 response, we recognise that section 5.2 of the WFD Assessment says that the Water Management Plan (WMP), which will be submitted as part of the CEMP, will contain details of pre, during and post-construction water quality monitoring. Therefore, we also look forward to reviewing the WMP.</p>
Additional comments:	<p>We support that there is a commitment to include monitoring upstream and downstream of any proposed surface water outfalls and water crossings and look forward to further details of locations post-consent.</p> <p>With regard to frequency, as stated in in REP2-094, the monitoring plan will include enough monitoring samples to detect any variation as a result of seasons or weather conditions. We recommend a frequency of at least once per month, which should start at least six months prior to construction. During construction, we suggest the frequency of sampling should increase, i.e. every two weeks during the first three months of construction, and during any earthworks or concrete work. Monitoring should continue all throughout construction, and for six months after construction. If a monitoring plan is not suitably designed then it may not be able to detect</p>	

	<p>relevant trends, if any, on water quality during the construction and initial operation phases.</p> <p>Site walkovers, and visual inspections of the drainage water, are also encouraged as a regular frequency to support measurements taken with probes and sample collections.</p> <p>Any water samples should be sent to a United Kingdom Accreditation Service (UKAS) accredited laboratory and where applicable Monitoring Certification Scheme for Equipment (MCERTs) accredited testing must be carried out. The results of laboratory analysis of water samples should be tabulated and recorded, and be able to be provided to the Environment Agency if requested, or sent automatically in the event of a pollution incident.</p>
--	--

#### **EAWQ – Surface Runoff**

<p>Outline Construction Environmental Management Plan</p> <p>Appendix 7.2 – Flood Risk Assessment and Outline Drainage Strategy</p>	Issue:	<p>Table 3.5 of the CEMP still contains uncertainty over how surface runoff will be disposed of, i.e. discharged to sewers or under a Water Discharge Activity Permit. Table 4-2 of the FRA and Drainage Strategy also says that Storm water may slowly release to sewers. This is unclear given that there is going to be no foul connection to the sewers.</p> <p>We queried this in in REP2-094, but there doesn't appear to updates on this matter to the CEMP or Chapter 7.</p>
	Impact:	It is hard to assess site drainage until further details are provided especially if it appears to have connectivity that is different from the foul water strategy.
	Solution:	Provide further information about which points of connections for surface drainage water are being considered (if any), and what discharge permits will be applied for.
Additional comments:		

#### **EAWQ – Subbase and Lining in BESS and Substations**

<p>Chapter 5 – Description of the Proposed Development</p> <p>Outline Operational Environmental Management Plan</p>	Issue:	<p>Table 4-2 of Appendix 7.2 is still titled BESS and Sub-station Sustainable Drainage Systems and contains reference to a number of features that will be permeable. The conclusion of the Drainage Strategy also still says “Additional SuDS in the form of permeable sub-base beneath the battery units will also be provided.” However, this is in contradiction to section 5.4.45 of Chapter 5 and section 4.1.3 of Appendix 7.4.</p> <p>Furthermore, no updates on including these lining details have been seen in Chapter 7.</p>
---	--------	--

Appendix 7.2 – Flood Risk Assessment		If gravel substrates are deemed to be included in the final design, there should be provision within the post-incident recovery plan that commits to removing the gravel to be cleaned and/or replaced.
Appendix 7.4 – Stage 1 WFD Screening Assessment	Impact:	Suitable lining and containment should be used in the BESS and Substations drainage systems to prevent any contaminants reaching groundwater or surface waters via runoff.
Outline Battery Safety Management Plan	Solution:	<p>We accept that the BESS sites will be lined with an impermeable membrane to contain contaminants and note that the substations will likely be managed the same, but will await further details of this to be confirmed in the CEMP post-consent. We expect to see reference made to this without the outline management plans.</p> <p>As per our comments in REP2-094 in regard to Table 4-2 of Appendix 7.2, we would still ask for clarification on which SuDS will be impermeably lined when used for the BESS and Substations, and which ones will be used around the rest of the site.</p> <p>Details about lining type used in BESS, Substations and surrounding SuDS should be included in Chapter 7.</p> <p>We recognise that section 4.8.10 of the BSMP states “Post-incident hazards shall be addressed in the pre-fire planning and post-incident recovery plan, including consideration of contaminants remaining within the substrate of with the BESS compound of the fire water storage areas.” Although we would take this opportunity to remind the applicant that it is our position they should be impermeably lined to prevent contamination reaching groundwater or runoff reaching surface waters, we accept that the gravel could be used provided that there is the commitment to removing the substrate for thorough cleaning/replacement. This should be included in the BSMP and post-incident recovery plan. However, as we have not yet been able to review any details of this plan yet we are unable to confirm it’s details.</p>
Additional comments:	We welcome the update in section 5.4.45 of Chapter 5 and Table 3-4 of the OEMP which says that “The Substation Compounds and Sustainable Drainage (SuDs) features serving them would include impermeable lining to prevent infiltration to the ground.” This agrees with Appendix 7.4: Stage 1 Water Framework Directive Screening Assessment, section 4.1.3 says that “It is proposed that the drainage system and SuDS features servicing the BESS and Substation areas will be impermeably lined”.	

#### **EAWQ – Firewater Associated with BESS and Substations**

Outline Construction	Issue:	In the oOEMP, firewater is included in Table 3-11 about ground conditions but is not mentioned in
----------------------	--------	---

Management Plan		Table 3-4 about the water environment. Furthermore, neither of these tables references the Battery Safety Management Plan (BSMP).
Outline Operational Environmental Management Plan	Impact:	Firewater and other chemicals from BESS will deteriorate water quality unless it is contained and removed sufficiently.
	Solution:	Update table 3-4 in the oOEMP to include references to firewater management and the BSMP.  In the event of a fire, we request that methods and frequency of testing of contained surface runoff/ firewater be included in the final OEMP and Battery Safety Management Plan.
Appendix 7.2 Flood Risk Assessment and Outline Drainage Strategy		
Additional comments:	<p>We accept the updates made to documents to include provision for the penstock valve to be automatic and have a manual backup. We note that any polluted runoff will be contained and removed from the site for treatment, which we support. Furthermore, we support the clarification that transformers in the substation will all be banded.</p> <p>We welcome the update in the Maintenance Regime section and table 4-10 in the Drainage Strategy which confirms that the Penstock valve will also have sufficient maintenance</p>	

<b>EAWQ – Septic Tanks</b>		
Chapter 5 – Description of the Proposed Development Section 5.4.44	Issue:	<p>In each of the Environmental Management Plans, it was confirmed that foul water will be tankered away to an appropriate disposal facility by a licensed waste disposal contractor. However, there is still reference to septic tanks in section 5.4.44.</p> <p>Furthermore, in REP2-094, we requested that any foul water strategy is included in Chapter 7: Hydrology and Hydrogeology, as currently the only information associated with this is that there will be “no direct connection to existing foul infrastructure.”, however an updated version was not submitted by the applicant at the last deadline.</p>
	Impact:	<p>There is a requirement to ensure that foul water treatment and disposal is adequate to minimise risk to water quality.</p> <p>There should be consistency across documents to ensure there is confidence in the proposed measures.</p>
	Solution:	<p>Section 5.4.44 needs to be updated to remove mention of possible septic tanks, but please see our response REP2-094 if you require further information on septic tank permits.</p> <p>Please add details to Chapter 7.</p>

Additional comments:	
----------------------	--

EAWQ – WFD References		
Appendix 7.4 – Stage 1 WFD Screening Assessment	Issue:	All Environmental Management Plans for all phases (Construction, Operation and Decommissioning) and the Battery Safety Management Plan (BSMP) should be referenced in the WFD Assessment when providing details of embedded mitigation measures.
	Impact:	Currently only the CEMP is referenced in the WFD Assessment, and this makes it hard to interpret which measures are included to ensure that there are no negative impacts to the existing watercourses and waterbodies.
	Solution:	Section 4 of the WFD Assessment must be updated to reference the OEMP and the BSMP for continuity to understand all measures.  Please add an additional section to the WFD Assessment titled 'Decommissioning Mitigation' which captures which measures will be implemented during decommissioning so that it can be concluded that the decommissioning will not cause or contribute to deterioration of the existing watercourses or groundwater bodies or jeopardise their potential to achieve good status. This may have similarities to the construction section but should reference the DEMP.
Additional comments:		

EAWQ – Testing Post Fire Event		
Outline Battery Safety Management Plan	Issue:	Section 5.1.5 states “There shall be no firewater runoff released to the environment before appropriate testing has been carried out”. However, it is unclear what ‘appropriate testing’ means.
	Impact:	Testing is important to provide information around the quality of water that has been contained after a fire and will ascertain if it contains any contaminants and what level of risk to the water environment the contained firewater has.
	Solution:	Please provide details of what testing is proposed in the event of a fire.  We expect that samples would be taken, when safe to do, which would be sent to a UKAS accredited laboratory for analysis by UKAS and MCERTS (where applicable) accredited methods. The water samples should be checked against the list of surface water specific substances in the surface water pollution risk assessment guide. <a href="https://www.gov.uk/guidance/surface-water-pollution-risk-assessment">Surface water pollution risk assessment for your environmental permit - GOV.UK</a>

Additional comments:	
----------------------	--

<b>EAWQ – Construction Mitigation</b>		
Outline Construction Environmental Management Plan  Appendix 7.4 Stage 1 WFD Screening Assessment	Comments:	<p>We recognise that the requested amendments regarding storage of fuels, oils and chemicals, wash out water management, and concrete management have been updated in the outline CEMP and WFD Assessment. We are satisfied with the mitigation measures that are now included.</p> <p>We acknowledge that the exact measures to manage wash out water and concrete will be detailed in the CEMP post-consent, and we will look forward to reviewing the document and providing further comments.</p> <p>We accept that a site specific frac-out risk assessment will be produced and included in the CEMP prior to drilling the cable crossings. Additionally, we identify that the CEMP will also include a bentonite fluid breakout plan and an emergency spill response procedure.</p> <p>If the Applicant has further drafts of the CEMP and/or bentonite fluid breakout plan ready to be reviewed prior to consent, we would welcome the opportunity to evaluate further details.</p> <p>Table 3.5 of the DEMP says “Where these containment measures are utilised, an oil separator (interceptor), or other device to remove oil from water, may need to be installed. This will be detailed in the CEMP if required” – We wanted to clarify with the applicant if CEMP was correct, or if it should read DEMP?</p>

<b>EAWQ – Herbicides</b>		
Outline Operational Environmental Management Plan  Appendix 7.4 Stage 1 WFD Screening Assessment  Outline Landscape and Ecology	Comments:	<p>Table 3-4 of the OEMP says that “Should any herbicide or other spray chemical be needed in small volumes, a method statement, operating procedure or similar will be prepared prior to the work commencing”, however there is no reference to the oLEMP here. For consistency between documents, we strongly encourage a reference to be added.</p> <p>Section 4.1 of Appendix 7.4 says that “It is not proposed that harsh chemicals or pesticides will be utilised for vegetation management”, which we acknowledge. However, it goes on to say that “Full details of vegetation management will be outlined within the Landscape and Ecology Management Pan (LEMP), post consent”. Whilst we accept that we can</p>

Management Plan		review the final LEMP and provide further comments at that stage, we would like to note that no specific details are currently included in the outline LEMP. Sections 5.4.14 and 5.4.25 only say that “chemical and mechanical control” may be used to maintain a weed free strip either side of the hedgerow.
-----------------	--	--

<b>EAHQ – SuDS Maintenance</b>		
Outline Operational Environmental Management Plan	Comments:	We note that the maintenance of the SuDS features and drainage network may be appointed to third party maintenance contractor, and that some information about SuDS maintenance is included in Table 4-10 of the Drainage Strategy.
Appendix 7.2 Flood Risk Assessment and Outline Drainage Strategy		<p>We welcome updates to Table 3-4 in the OEMP which says “the OEMP will include a detailed SuDS Maintenance Schedule that sets out maintenance tasks and their frequency.” We look forward to reviewing the document and providing further comments when this is finalised.</p> <p>We believe there is one typo in Table 3-4, where it says “The detailed schedule will be based on the principles set out in Table 4-1” we believe this should actually be Table 4-10.</p>

<b>EAHQ – Foul Water</b>		
Outline Construction Environmental Management Plan	Comments:	We note that it has been confirmed that foul water will be tankered away to an appropriate disposal facility by a licensed waste disposal contractor during all phases of the development. We support this, and we would like to remind the applicant that if road transport to an offsite disposal facility is required to remove foul water, then there should be regard for this within the waste management procedures. If these procedures are already contained within other documents, then they should be referenced within the CEMP.

<b>EAHQ – Battery Safety Management Plan</b>		
Outline Battery Safety Management Plan	Comments:	<p>We accept the amendments made to the Outline Battery Safety Management Plan (BSMP), however there are two typos that should be addressed.</p> <ul style="list-style-type: none"> <li>Section 4.8.9 says “contamenentscontaminants”</li> <li>Section 5.1.3 says “cab me closed mauually”</li> </ul>

<b>EAHQ – WFD Screening Assessment</b>		
WFD Screening Assessment	Comments:	<ul style="list-style-type: none"> <li>Section 5.1.5 states ‘CEMPO’ we assume this should read ‘CEMP’</li> </ul>



		Section 5.1.7 is assumed to be referring to the Water Management Plan (WMP), however this is unclear as it is not mentioned.
--	--	--

### **Ground Water & Contaminated Land**

<b>GWCL-007 Contamination Watching Brief</b>		
Chapter 8 Land and Soils  Outline Construction Environmental Management Plan Table 3.10	Issue:	The listed measures do not include a watching brief for sources of contamination in areas where the potential for historic contamination has been identified, such as the former High Marnham Power Station and associated infrastructure and landfilling areas, potentially infilled historic ponds and mineral extraction pits, former railway land, farm developments and historic oil wells.
	Impact:	Potential for sources of existing contamination to be encountered during construction works without adequate measures in place to manage risks to controlled waters.
	Solution:	The Applicant should include a clear commitment to a land and groundwater contamination watching brief during earthworks and confirm that works would be locally halted if unexpected contamination sources are encountered, until the source is adequately investigated and remediation proposals agreed with the Local Authority and Environment Agency.
Additional comments:	<p>We acknowledge that the area of High Marnham Power Station will be subject to investigation post-consent, and that the findings will be used to determine management of soil and groundwater contamination risks during construction.</p> <p>The purpose of the contamination watching brief would be to ensure that if contamination were unexpectedly encountered within areas not previously characterised, the Contractor would halt works locally and seek specialist advice. We acknowledge that the course of action in the event that unexpected contamination is discovered is captured in Table 3.10 of the oCECMP. This should be supported by ensuring the Principal Contractor provides a suitable briefing to earthworks personnel on recognising possible evidence of contamination and the unexpected contamination discovery protocol.</p> <p>Although Table 3.10 includes a statement that development would be locally halted should unidentified contamination be encountered, for consistency and clarity this should also be stated in the relevant part of Table 3.5.</p> <p><b>Sections 5.1.1 and 5.1.2 of the WFD Screening Assessment should include reference to a watching brief for contamination during excavation activities, and a Discovery Protocol in place to manage unexpected contamination if encountered.</b></p>	

<b>GWCL–009 Retention of Buried Cables</b>		
Appendix 7.6 Outline Decommissioning Environmental Management Plan	Issue:	Inconsistency between the DEMP and Chapters 5 and 8 of the ES relating to the proposed retention of buried cables following decommissioning.
	Impact:	Potential for cables left in-situ to act as a source of groundwater contamination.
	Solution:	The Applicant should demonstrate that cables left in-situ indefinitely would not pose a potentially significant source of contamination to controlled waters.
Additional comments:	<p>Chapter 5 of the ES (Section 5.6.2) has been amended to state that buried cables are proposed to be retained in-situ below 0.9m following decommissioning. This is contradicted in part by Section 8.3.18 of Chapter 8 and the DEMP, which both state that the decommissioning approach for underground cables would be subject to review prior to decommissioning, in accordance with the legislation and best practice guidance at that time. The resulting assessment may conclude that retention of cabling is the least environmentally impactful method, or that removal is required. This should remain a commitment for the Proposed Development, and we recommend that the developer consider the potential future need for removal as part of the detailed design process for underground cabling. Note that Chapter 5 also does not refer to the proposed sealing and burial of cable ends, which is mentioned in Chapter 8.</p> <p>Buried cables should be designed and installed in accordance with industry best practice and should have a design lifespan commensurate with that of the Proposed Development. We encourage the Applicant to avoid the use of PFAS compounds in construction materials where possible, inclusive of buried cabling. This was referenced in our previous responses (REP2-094 &amp; REP4-063), however this has not been addressed yet.</p>	

<b>GWCL–013 Firewater Run-off</b>		
Outline Battery Safety Management Plan	Issue:	<p>The Plan states in Section 4.8.7 “At the time of writing there is no clear consensus on the type or quantity of potentially harmful combustion products. The data from the only BESS fire in the UK indicated that firewater run-off contamination was low”</p> <p>The report does not cite the source of the data, however this conclusion differs from that in a 2024 paper ‘Assessment of Run-Off Waters Resulting from Lithium-Ion Battery Fire-Fighting Operations’ published in March 2024, which concluded that runoff water from large-scale lithium-ion battery fire incidents could be potentially hazardous to the environment.</p>
	Impact:	The statement could potentially be misleading, as there is (non-UK) evidence to suggest that firewater run-off contamination could pose a significant hazard to groundwater.

	Solution:	The Applicant should confirm the source of information cited in the Management Plan and acknowledge that some studies have indicated Lithium-ion battery firefighting water can contain elevated concentrations of ecotoxic contaminants.
Additional comments:	Research paper: Assessment of Run-Off Waters Resulting from Lithium-Ion Battery Fire-Fighting Operations The paper determined that lithium-ion battery firefighting run-off water was susceptible to containing elevated concentrations of several heavy metals including Ni, Mn, Co, Li and Al, in addition to hydrocarbons and sometimes undecomposed solvents used in the battery electrolyte. A second research paper (Ecotoxicity Evaluation of Fire Extinguishing Water from Large-Scale Battery and Battery Electric Vehicle Fire Tests, Environ. Sci. Technol. 2023, 57, 4821-4830) focusing on a comparison between firefighting water composition from petrol and EV vehicles found higher concentrations of Ni, Co, Li, Mn and fluoride in the lithium-ion vehicle firefighting water.	

#### **GWCL – Sentinel Outfall Monitors at BESS**

oOEMP and Outline Battery Safety Management Plan	Comments:	We encourage the Applicant to employ ‘sentinel’ monitoring systems at the BESS outfall to enable early detection and management of spills and leaks entering surface water drainage system during normal operation.
--	-----------	---

#### **GWCL – WFD Screening Assessment**

WFD Screening Assessment	Comments:	If the impermeably lined drainage system is to incorporate a granular drainage layer, the Applicant should also clarify in Section 4.1.3 ‘BESS and Sub-Station Areas’ that contaminated gravel would be removed and replaced as part of decontamination to prevent subsequent re-release of contaminants following a fire event, prior to resuming operation.
--------------------------	-----------	---

#### **GWCL – WFD Screening Assessment**

WFD Screening Assessment	Comments:	The embedded measures listed in Section 5.1 of the Assessment should refer to the requirement for Piling Risk Assessments. Although a statement that <i>“Foundations and services will be designed and constructed to prevent the creation of pathways for the migration of contaminants, and would be constructed of materials that are suitable for the ground conditions and designed use”</i> is included, this specific control should also be included.
--------------------------	-----------	---

#### **GWCL – WFD Screening Assessment**

WFD Screening Assessment	Comments:	The Assessment references the use of a CEMP to set out construction mitigation measures. The report should similarly reference the key mitigation documents for the operation and decommissioning stages (namely the OEMP, OBSMP and DEMP).
--------------------------	-----------	---

<b>GWCL – Battery Fire</b>		
Outline Construction Environmental Management Plan	Comments:	<p>The oCEMP now refers to the firefighting water storage volumes to be held at each BESS area in Section 2.10.3 (emergency response). This infrastructure may not be available during a significant part of the construction phase and thus may not provide mitigation at that time. The Applicant should update the oCEMP to clearly state that BESS firefighting infrastructure and drainage infrastructure (including sealed drainage and penstock valves) will be in place and operable prior to BESS batteries being brought onto site.</p> <p>The oBSMP should specify controls to ensure that a battery fire would not occur during the construction phase prior to the establishment of the full controls outlined in the OBSMP. Details on battery removal during maintenance or post-fire event must be included to ensure these have no adverse effects on the environment.</p>

<b>GWCL – General Comments</b>		
Outline Construction Environmental Management Plan	Comments:	<p>The final two bullet points in the unexpected contamination section of Table 3.10 should include the Environment Agency as a consultee for remediation strategy and verification report approval.</p> <p>The section on Storage of Materials in Table 3.10 should also state that where it is not possible to avoid potential contamination sources away from surface water drains, these will be locally sealed to prevent spills or leaks from entering the drainage system.</p> <p>The Sections on Spillage Risk and Watercourse Crossings in Table 3.10 should refer to the production of a Hydrogeological Risk Assessment for trenchless cable crossings, which would include site specific frac-out risk assessment.</p> <p>The Section on Fire Water in Table 3.10 should clearly state that the bunds used for transformers in the substation will have a capacity in accordance with the Control of Pollution (Oil Storage)(England) Regulations 2001.</p>

<b>GWCL – Penstock Valve</b>		
Outline Battery Safety Management Plan	Comments:	<p>Section 4.8.9 includes an error ‘contamenentscontaminants’. The OBSMP should also state that the penstock valve is not to be reopened until it can be demonstrated that no impacts from residual contamination which may be present in the substrate will occur (see Section</p>

		4.8.10). Details of the proposed testing methodology for firewater should be provided.
--	--	--

<b>GWCL – Extinguishing Agents</b>		
Outline Battery Safety Management Plan	Comments:	Section 3.5.31 refers to the potential use of a ‘Clean agent’ extinguishing system. The Applicant should provide evidence to demonstrate that this agent would not act as a source of contamination if deployed, such as Material Safety Data Sheets for the proposed suppression agent.

<b>GWCL – Damaged Batteries</b>		
Outline Battery Safety Management Plan	Comments:	Section 4.8.4 describes arrangements for the storage of damaged batteries prior to disposal following a battery fire. We request further details of the proposed storage and management arrangements for damaged, defective and end-of-life batteries.

<b>GWCL – Firewater Testing</b>		
Outline Battery Safety Management Plan	Comments:	Details of ‘appropriate testing’ as stated in Section 5.1.5 should be provided. Section 5.1.5 states that “There shall be no firewater runoff released to the environment before appropriate testing has been carried out”. This contradicts statements made elsewhere e.g. Table 3.4 of the OOEMP states “Any polluted runoff will be contained and removed from the Site for treatment”, and “...any runoff generated during a polluting event (e.g. fire) would be isolated before being removed from Site. The outline Drainage Strategy also states on Page 51 in relation to fire water, “Should this occur, contaminated water would be tankered away and would not discharge to any watercourse.” The Applicant should confirm that all polluted runoff would be contained and subsequently removed from site and ensure consistency between documentation.

### **Biodiversity**

<b>EAFBG-001 Fish Species</b>		
Environmental Statement Chapter 6 Section 6.10.4 – 6.1.10	Issue:	The ES has only assessed river lamprey and sea lamprey.
	Impact:	There are records in the River Trent of populations of Atlantic salmon ( <i>Salmo salar</i> ), brown/sea trout ( <i>Salmo trutta</i> ), European eel ( <i>Anguilla anguilla</i> ) and notable coarse fish, including barbel ( <i>Barbus barbus</i> ). By not including all fish in the baseline, impact-pathways may cause damage to fish or habitat
	Solution:	Include all fish species present in the River Trent in the EIA

Additional comments:	<p>Atlantic salmon are an Annex II species of the Habitats Directive. Brown/sea trout are listed as a S41 Priority Species of the NERC (Natural Environment and Rural Communities) Act.</p> <p>European eel are listed as critically endangered on the IUCN Red List of Threatened Species, they are also listed as a species of principal importance under Section 41 of the Natural Environment and Rural communities (NERC) Act 2006. They are also protected under The Eels (England and Wales) Regulations 2009.</p> <p>Barbel are an Annex V species of the Habitats Directive.</p> <p>Note that EMF impacts on additional fish species is detailed in Appendix 2.4: Electromagnetic Fields Impact Report.</p>
----------------------	--

#### **EAFBG-006 Watercourse Classifications BNG**

Environmental Statement Chapter 6  Appendix 6-10 Biodiversity Net Gain Assessment	Issue:	Fledborough Beck is still classified as a ditch along with other named watercourses within the Biodiversity Net Gain Metric.
	Impact:	It cannot be demonstrated that the river elements of the site within the red line boundary have been considered.
	Solution:	Correctly identify Fledborough Beck as 'other rivers and streams' and reassess the BNG watercourse metric.
Additional comments:		

#### **EAFBG – Ditch Enhancement**

REP3-0 Response to D2 Submission  R2R10	Comments:	<p>Viability of assuming ditches can be assumed to be changed to 'good'. In order to achieve 'good condition' the created habitats will need to secure all of the stated condition criteria.</p> <p>Whilst it is accepted that changed management practices will benefit water quality, presumably there are ditches receiving water from offsite areas outside of the applicant's control, and therefore viability of achieving these is open to question. For example, the condition assessment mentions road run off as an issue.</p> <p>The applicant's response points to measure (planting aquatic vegetation) not mentioned in the oLEMP or commitments. To achieve good status, control over the water levels is required which again the applicant may not be able to control.</p> <p>There is no commitment to monitor/control non-native species (accept Mink) in the oLEMP or commitments.</p> <p>Overall, we would be more confident assuming enhancement of ditches to a moderate condition.</p>
--	-----------	--

## **Appendix 2**

### **Flood Risk Assessment Comments**

These comments are based on a Flood Risk Assessment the Environment Agency received on the 26 September 2025, we anticipate this version to be submitted by the applicant at deadline 5.

#### ***Submerged panels***

The applicant has now committed to removing solar panels that were previously inundated during the design flood event (1 in 100-year scenario plus a 39% allowance for climate change), this has been confirmed on page 27. This has been achieved by either adjusting the tilt angles of the solar panels or by removing the bottom row of panels. Given the removal of inundated panels from the design flood this has also reduced the volume of water displaced by inundated panels. The updated flood level change estimates based on the volumetric assessment are now 2.2mm and 3.5mm respectively for the Western and Eastern floodplains of the Trent (table 3.9 page 36 of the updated FRA) which is within the agreed tolerance to have a negligible impact. We have provided more information on modelling tolerances in later sections of this response. Furthermore, within Figure 3-10 the applicant has demonstrated the difference across raised panels across the site to ensure the panels will be above the design level. In addition to the removal of the inundated solar panels from the design flood event, we are in ongoing discussions with the applicant with regards to the impact of the solar panel mounting structures on flood risk. In addition to the volumetric assessment, we have requested supplementary assessment on the impact that the solar panel mounting structures have on flood flow conveyance within the Tidal Trent hydraulic model. This will provide further spatial clarity on the flood risk impact of the solar panel mounting structures and will help to reduce any uncertainties. We are currently waiting on the outcomes of this modelling assessment from the applicant. We ask that the applicant includes these modelling results in the Flood Risk Assessment once they are available.

#### ***Voided structures***

The applicant has assessed the impact the worst-case scenario of inverter stations being with in the design flood on the floodplain capacity and found that the stilts remove 32m<sup>3</sup> Capacity from the floodplain. Additionally, the applicant has provided commentary of why stilts and voids are the best options due to the placement of the inverter stations, section 3.1.5 page 26. The applicant has stated that the area of floodplain which is lost due to the footprint of the inverter stations may be difficult to compensate for on a level for level basis due to the topography of the land and the vast floodplain may mean compensation is not provided within the vicinity of the floodplain lost.

Furthermore, the applicant has added indicative design parameters for the voided structures which show them to be as open span as possible and to minimise the possibility of build-up of materials.

The applicant has committed to reviewing the design of all inverter stations on an inverter by inverter basis at the design stage and minimise the use of voids where possible. Within Requirement 22 the applicant will review the use of voids as flood mitigation for inverter stations and reduce the use of voids where possible. The wording of this requirement is discussed below.

## *Construction Phase and Interactions with Defences*

We are satisfied that the applicant has shown sufficient mitigation has been put in place when working near and/or interacting with flood defences. Specifically, the applicant has committed to undertaking surveys of the existing flood defences at the detailed design phase which will provide additional detail to the condition and composition of the embankments which in conjunction with the proposed construction practice and design parameters will mitigate for any adverse impacts which may occur. Specifically, the surveys will inform the applicant as to whether any remedial works need to be undertaken pre-construction to ensure the embankments are in sufficient condition for work to take place and post-works to restore defences to pre-works condition if required. Additionally, the applicant has committed to monitoring the condition of the embankments for the construction phase to ensure any impacts may be identified as soon as possible and remediation undertaken if required to ensure there is no detriment to the respective flood defences. This information can be found in section 3.1.1, page 18.

### Requirement 22

We are not satisfied with the requirement that has been included within the most recent Flood Risk Assessment that is being submitted at Deadline 5 (dated 26 September 2025). We suggest this requirement is reworded as follows:

*22.-(1) No development shall commence until the detailed design has been submitted to and approved in writing by the local planning authority in consultation with the Environment Agency. Detailed designs to include:*

- (a) the layout of the proposed development and any proposed flood risk mitigation*
- (b) the layout of solar panel areas and associated updated volumetric loss calculations based on the detailed design;*
- (c) details of the lowest leading edge of solar panels and confirmation that solar panels are above the design flood level;*

*The detailed design must accord with the original Flood Risk Assessment unless it can be demonstrated to the satisfaction of the local planning authority in consultation with the Environment Agency that the approval sought would not give rise to any additional flood risk effects in comparison with those reported in the original Flood Risk Assessment unless evidence of a flood risk betterment can be provided.*

### Modelling Tolerances

There is currently no absolute value given in existing Environment Agency guidance on what an acceptable model tolerance is, as this will vary between models and locations. A figure of +/- 10mm has historically been considered a reasonable “rule-of-thumb” for a calculation tolerance but we have moved away from that in recent guidance. Every model, development, and floodplain are different. We consider this when trying to understand impacts, associated assessment methodologies, and their uncertainties. Assessing the impact of solar panel support columns on flood risk presents some technical challenges and limitations which we have described in further detail below and how these relate to the proposed One Earth development.





particularly noting the conservative assessment parameters that the applicant has used as outlined below.

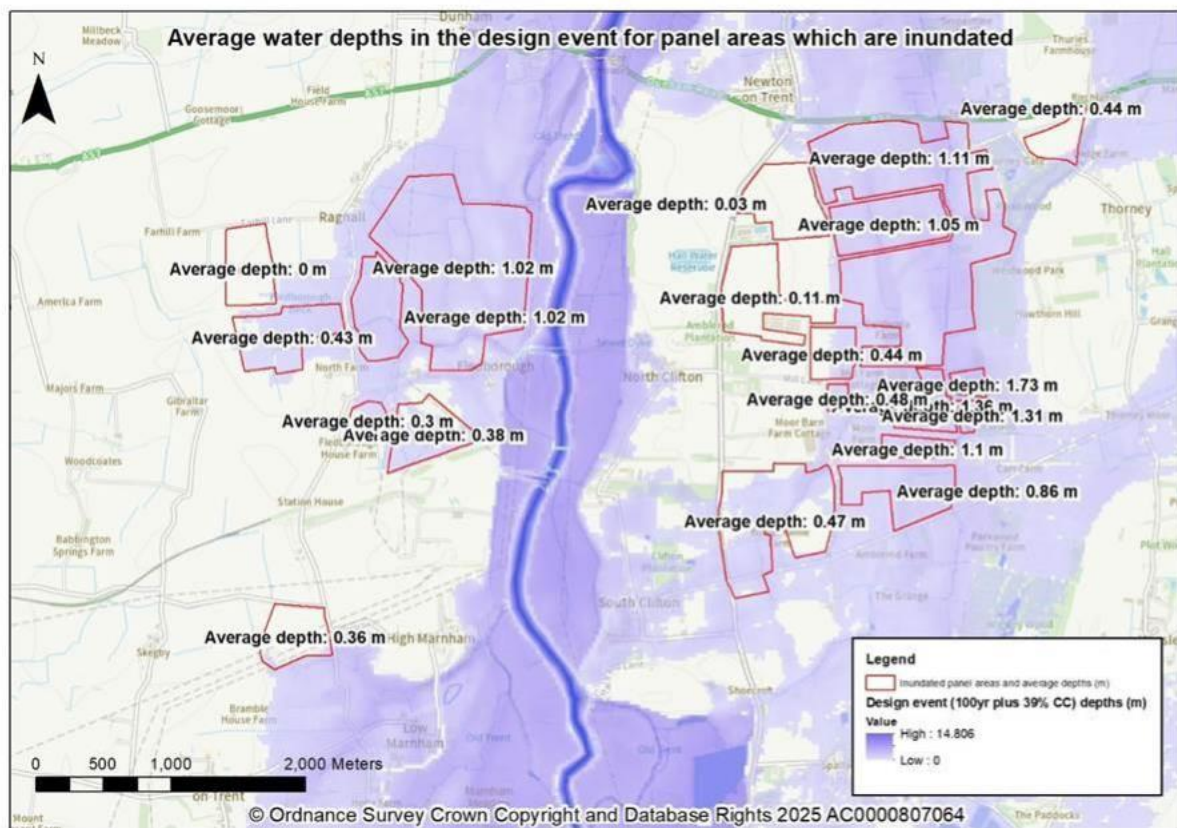
The applicant has undertaken their volumetric assessment using conservative assumptions in terms of inundated water depth (1.8 metres) and panel leg cross section (plan view) support dimensions (0.25 metres by 0.25 metres). The rationale for this approach being firstly simplicity but secondly, as the exact positioning of the solar panel support columns is not yet known it would not be possible for the applicant to determine the actual depths at each column until the detailed design stage. We consider the assumptions that the applicant has made and conservative assessment reasonable for the planning stage.

It should be noted that the average depths across the panel areas are lower than the 1.8 metres used in the applicant's calculations. Water depths are on average 0.5 metres and 0.8 metres (we note a level of 0.7 was described in Issue Specific Hearing 3 on the 6<sup>th</sup> November. This was an error) in the western and eastern floodplains of the River Trent respectively for the design event (figure 2). We expect the true impacts of the panel support frames to be less once this calculation is revisited at the detailed design stage given the outlined conservative assumptions that have been made in the calculations presented within the Flood Risk Assessment by the applicant.

Since the volumetric calculations have been undertaken we have additionally asked the applicant to test the impact of the support frames within the Tidal Trent (2023) hydraulic model. Given the size of the Tidal Trent hydraulic model with respect to the size of the solar panel support frames, it will not be possible to explicitly represent the solar panel column supports themselves, however, we have asked the applicant to represent these by applying a blockage percentage to the floodplain areas which include the solar panels within the hydraulic model. We have asked the applicant to present the outputs of this modelling within the Flood Risk Assessment which we will review once available.

As previously noted, both the volumetric and hydraulic modelling approaches we have requested from the applicant involve some uncertainty, which we consider when reviewing calculations and outputs. We requested that the applicant undertake hydraulic modelling in addition to the volumetric assessment with the aim to strengthen the analysis and reduce uncertainties about how the solar panel support frames may affect flood risk.

*Figure 2: Average water depths for the inundated panel areas in the design event (1 in 100 year plus 39% climate change). Peak water depths for the wider Trent floodplain are also shown. Depth values are in metres (m). Depths are taken from the Tidal Trent hydraulic model (Jacobs, 2023)*



### Why haven't the two level increase estimates for the eastern and western floodplains been added together?

A question was raised in Issue Specific Hearing 3 on November 6<sup>th</sup> 2025 regarding why the two estimated level changes for the eastern and western floodplains have not been combined giving a resultant level increase of 5.7mm. In terms of combining the estimated level increases of 3.5mm and 2.2mm for the eastern and western floodplains respectively, this has not been undertaken because the eastern and western floodplains operate as two distinctive cells. This is evidenced by the peak water levels in metres Above Ordnance Datum (mAOD) that are observed within the respective eastern and western floodplains comparative to the River Trent (figure 3), and the timing of inundation between the eastern and western floodplains (figure 4). During the design flood event, water levels on the eastern Trent floodplain reach their maximum earlier than water levels on the western Trent floodplain. On the eastern floodplain water levels reach their maximum between 82 and 116 hours into the design event simulation and reach a peak level of between 6.2 and 6.9 metres Above Ordnance Datum (mAOD). On the western floodplain maximum levels are reached at around 127 hours and reach a peak level of just over 7 mAOD. The maps in figure 3 and figure 4 below show the difference in maximum peak water levels and differing times of inundation in further detail for the eastern and western floodplains with respect to the design event. Based on this we consider the applicant's approach of separating the volumetric calculations out into respective eastern and western floodplain areas reasonable.

*Figure 3: Peak design event (1 in 100 year plus 39% climate change) water levels for the River Trent in the vicinity of the proposed development. Water levels shown are in metres Above Ordnance Datum (mAOD). Levels are taken from the Tidal Trent hydraulic model (Jacobs, 2023)*



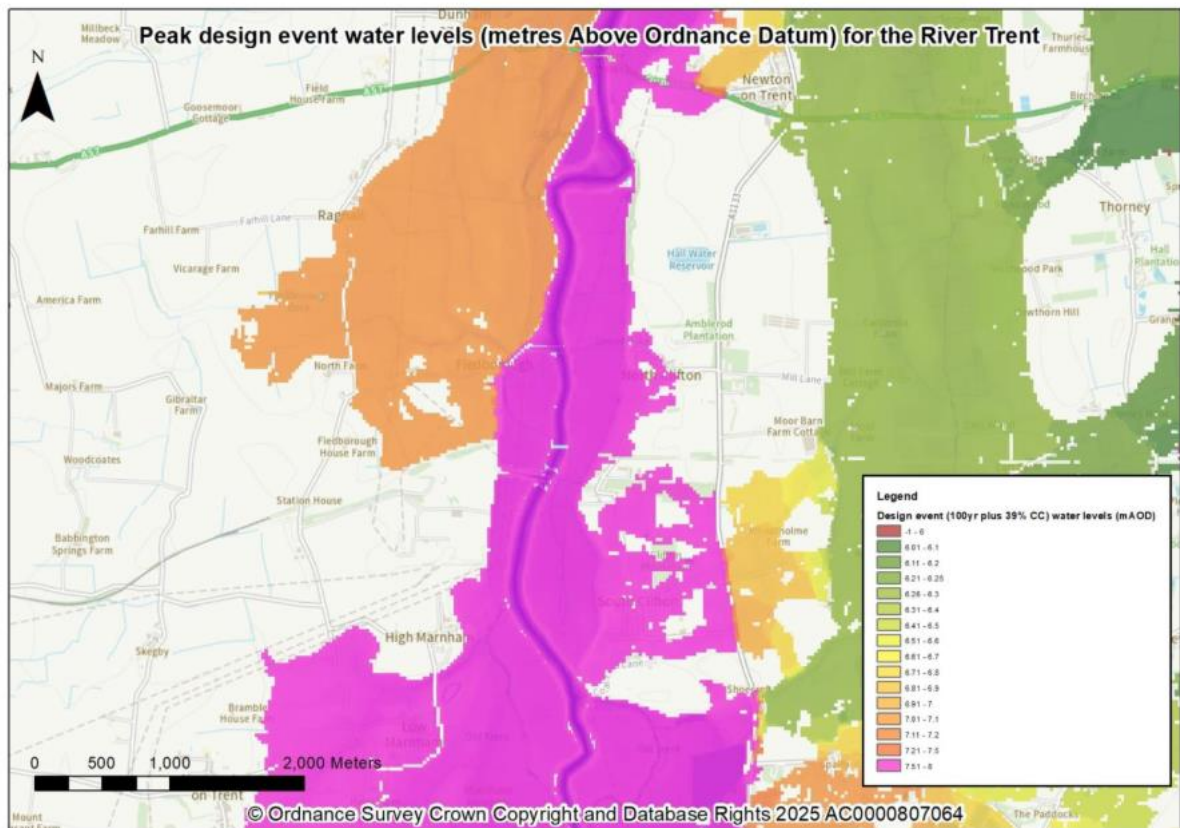
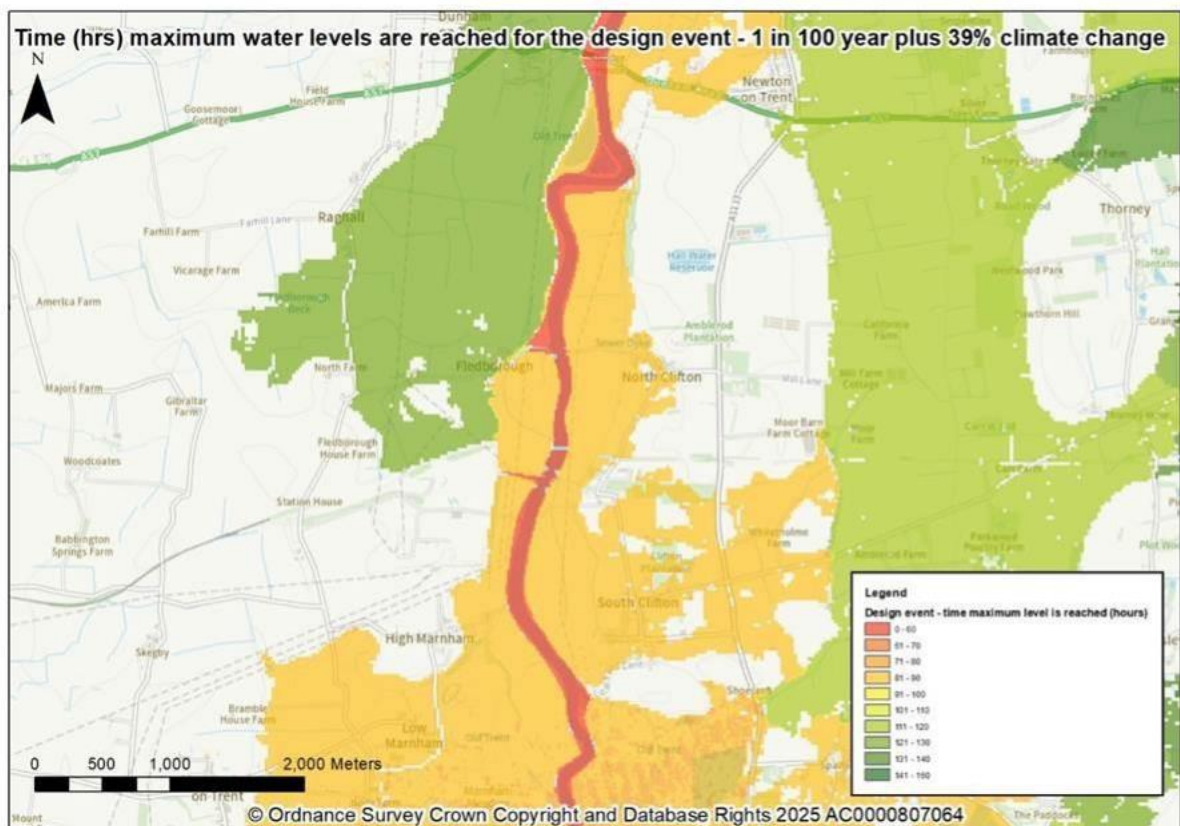


Figure 4: Time (hours) when maximum water level is reached for the eastern and western floodplains on the River Trent in the vicinity of the proposed development for the design event (1 in 100 year plus 39% climate change). Timings are based on the Tidal Trent hydraulic model (Jacobs, 2023)



## Water Resources Assessment

We can confirm we have now received the Water Resource Assessment from the applicant on the 10 November 2025; Up on review of the Water resources  
Cont/d..

assessment undertaken for Anglian Water, the Environment Agency is satisfied that demands have been evaluated and supply options appraised. Whilst non-domestic uses of water do exceed 20m<sup>3</sup>/day as set out by Anglian Water's non-domestic policy, we understand that upon review of the same, AWS have confirmed that they are able to supply all demands assessed. We are generally satisfied therefore that a reliable source of water has been identified but with the following comments:

- Volumes of water required for horizontal directional drilling fluids (bentonite clay mixing) have not been included in the construction demands listed in the Water resources assessment. Can the applicant confirm that this is not required.
- The assessment refers to the use of non-potable water where possible in order to reduce water company demand and in addition to efficiency measures we are pleased to see options considered which include rainwater harvesting.
- The use of existing licences which abstract from the Trent as a potential source of supply has not been evaluated clearly, it is unclear as to which licences this refers to. Licence trading is a viable option for non-potable supply but the applicant should make note of any existing licence conditions which prevent abstraction during periods of low flow in prolonged dry weather when demand for dust suppression is most likely. Construction and permitting programming should also take into account the time required to make changes to any abstraction licences to reflect additional uses if they are not already included on the licence.

#### Lincolnshire Reservoir Cumulative Pollution Impacts

We have been engaging with the Applicant regarding potential contaminant release from the BESS developments in the event of a fire. We are satisfied that the measures which have been committed to by the Applicant in various documents including the Outline Battery Safety Management Plan (OBSMP, REP4-028), Outline Operational Environmental Management Plan (OOEMP, REP3-044), Flood Risk Assessment and Drainage Strategy (REP2-043) and Chapter 8 of the Environmental Assessment (REP3-013/014) will provide sufficient mitigation to avoid the release of firefighting water into the environment in such an event.

Outline measures to manage potential pollution from the Proposed Development during the construction, operation and decommissioning phases are given in the Outline Construction Environmental Management Plan (OCEMP, REP4-022), OOEMP and Outline Decommissioning Environmental Management Plan (ODEMP, REP3-046) respectively. As secured by the Development Consent Order, these will be further developed as the design is developed further, and subject to review and approval by stakeholders including the Environment Agency.

Specific measures to manage water contamination in the event of a BESS fire include:

- The use of impermeable lining to the BESS drainage infrastructure (Section 5.1.3 of REP4-028 and Page 51 of REP2-043);
- The design of BESS drainage will include sufficient impermeably lined storage capacity to hold all anticipated firefighting water. Water would be used for boundary cooling purposes only according to current firefighting procedures (see Table 2.2 of REP4-028) therefore generating less potentially contaminated runoff than from direct application of water;
- Presence of automatic penstock valve with manual override, which would close in the event of a fire, preventing escape of all water entering BESS drainage system (Section 5.1.3 of REP4-028);

- Captured firewater runoff is to be tested and removed by tanker for offsite disposal (Page 51 of REP2-043). This is contradicted in some documents submitted by the Applicant, which we have identified to be resolved.
- Our Deadline 4 representations (REP4-063, EAWQ – Subbase and Lining in BESS and Substations) request that the Applicant commit to the decontamination of the drainage system following a fire event to ensure that no residual contamination would be released following tankering away of contaminated water.

### Appendix 3

#### Work Package Tracker

Subject	Topics	Assessment	Impact	Solution	Agreed requirement/ or updated assessment	Note:
Ecology and Biodiversity	Biodiversity Net Gain	Working on solution	Working on solution	Working on solution	Working on solution	<p>EAFBG-004 - Lack of detail on the creation and management of habitats through BNG processes.</p> <p>EAFBG-005 - Lacking detail in the BNG map in addition no BNG metric calculator is supplied.</p> <p>EAFBG-006 - Clarity needed on the watercourses included within the metric, some may be missed/classified as ditches.</p> <p>EAFBG-007 - Use of culvert as habitat type in post development scenario is not appropriate.</p>
	Decommissioning Management Plan (DMP)	Working on solution	Working on solution	Working on solution	Working on solution	EAFBG-012 - Post decommissioning plan needs putting in place to ensure left in situ cables don't have an

						adverse affect on water quality.
	Ecological Assessment	Working on solution	Working on solution	Working on solution	Working on solution	<p>EAFBG-001 - Fish species missing from EIA, only river lamprey and sea lamprey have been assessed.</p> <p>EAFBG-002 - Protected fish species have not been included within Table 3-1 Extended Habitat Survey.</p> <p>EAFBG-003 - No fish species are included within the desk study (appendix 6.2).</p> <p>EAFBG-008 - Construction phase effects on mammals has not been identified.</p> <p>EAFBG-009 water vole populations/locations need to be considered when undertaking crossings.</p> <p>EAFBG-010 - a biosecurity plan should be developed including an INNS monitoring and eradication plan is developed.</p> <p>EAFBG-011 -</p>



						Water vole survey was undertaken outside of optimal survey season
	<b>Water Environment Report / WFD</b>	<b>Working on solution</b>	<b>Working on solution</b>	<b>Working on solution</b>	<b>Working on solution</b>	
	<b>Flood Risk Assessment</b>	<b>Working on solution</b>	<b>Working on solution</b>	<b>Working on solution</b>	<b>Working on solution</b>	EAFM-02 - Flood flows from areas where the panels sit below the design flood level could have an effect on flow rates which has not been quantified.
	<b>Detailed Flood Modelling (Flood Risk Assessment)</b>	<b>Working on solution</b>	<b>Working on solution</b>	<b>Working on solution</b>	<b>Working on solution</b>	EAFM-02 - Flood flows from areas where the panels sit below the design flood level could

						have an effect on flow rates which has not been quantified.
<b>Geomophology</b>	<b>Water Environment Report / WFD</b>	<b>Working on solution</b>	<b>Working on solution</b>	<b>Working on solution</b>	<b>Working on solution</b>	Referances to the Outline Environmental Management Plans and the BSMP to be added
<b>Groundwater Protection &amp; Contaminated Land</b>	<b>WFD Assessment</b>	<b>Working on solution</b>	<b>Working on solution</b>	<b>Working on solution</b>	<b>Working on solution</b>	Additonal Monitoring to be added to the WFD Assessment
	<b>Decommissioning Management Plan (DMP)</b>	<b>Working on solution</b>	<b>Working on solution</b>	<b>Working on solution</b>	<b>Working on solution</b>	
	<b>Hydrogeology Sensitivities</b>	<b>Working on solution</b>	<b>Working on solution</b>	<b>Working on solution</b>	<b>Working on solution</b>	

	<p><b>Surface water and Groundwater abstractions, pollutions incidents and discharge consents Report</b></p>	Agreed	Agreed	Agreed	Agreed	<p>EAGWCL-002 - No reference to private groundwater abstractions has been made and it is unclear what information sources have been used to identify the discussed groundwater abstractions.</p> <p>EAGWCL004 - Figure 8.7 shows additional groundwater abstraction point which may not be considered.</p>
	<p><b>Contaminated Land</b></p>	Working on solution	Working on solution	Working on solution	Working on solution	<p>EAGWCL-007 - No commitment made to mitigate the risk of unexpected contamination being discovered.</p> <p>EAGWCL-010 - Drilling fluid breakout plan has not been included.</p> <p>EAGWCL-009 - potential for cables left in situ to cause contamination to groundwater.</p>

	<b>Piling Risk Assessment</b>	<b>Working on solution</b>	<b>Working on solution</b>	<b>Working on solution</b>	<b>Working on solution</b>	EAGWCL-005 - no commitment to producing a Foundation Works Risk Assessment (this could be completed through the oCEMP)
<b>Surface Water Quality</b>	<b>Battery Safety Management Plan (BSMP)</b>	<b>Working on solution</b>	<b>Working on solution</b>	<b>Working on solution</b>	<b>Working on solution</b>	EASW-001 - Post Fire Event Management
	<b>Decommissioning Management Plan (DMP)</b>	<b>Working on solution</b>	<b>Working on solution</b>	<b>Working on solution</b>	<b>Working on solution</b>	
	<b>Modelling</b>	<b>Working on solution</b>	<b>Working on solution</b>	<b>Working on solution</b>	<b>Working on solution</b>	
<b>Water Resources</b>	<b>Water Supply Strategy</b>	<b>Working on solution</b>	<b>Working on solution</b>	<b>Working on solution</b>	<b>Working on solution</b>	EAWR-001 - Recommendation of a water resources strategy to ensure demands can be met.
	<b>Water Resources Assessment</b>	<b>Working on solution</b>	<b>Working on solution</b>	<b>Working on solution</b>	<b>Working on solution</b>	EAWR-001 - Anglian Water asks for a Water Resources Assessment to be completed to understand water demands.
<b>Permitting</b>	<b>Consents Strategy</b>	<b>Not Agreed</b>	<b>Not Agreed</b>	<b>Not Agreed</b>	<b>Not Agreed</b>	EAGCC-01 - Delays to the delivery of the scheme where consents and agreements are insufficiently comprehensive, to ensure the EA can effectively deal with permit applications.

