

Site Selection

The site was selected as the most suitable location for the development following a comprehensive site search exercise that prioritised brownfield and industrial land before moving onto greenfield sites. A mapping exercise was then conducted to eliminate areas within historical and environmental designations as well as higher quality agricultural land (Grade 1 & 2).

Sites were then identified, assessed and scored against a number of pre-determined criteria that enabled us to filter out the most unsuitable options and to identify the sites with the least impact on the local environment and communities.

Agricultural land classification

Throughout the site identification process we have prioritised lower quality agricultural land. Soil surveys completed adjacent to the site and high level mapping from Natural England confirms the site avoids higher quality (Grade 1 and 2) agricultural land. A full agricultural land classification survey will be conducted by an independent survey in accordance with industry guidance and submitted as part of our planning application.

Landscape and Visual

Both the site selection and layout have been informed by ongoing landscape surveys and this has led to a site that is:

- Away from densely populated areas.
- Naturally screened by the existing topography and blocks of woodland.
- Strategically located adjacent to the existing East Coast Main Line

A full landscape and visual impact assessment will be prepared and submitted with the application and will include photomontages of the proposed development from sensitive viewpoints.

Noise

The outcome of our noise modelling has shown that no significant adverse noise effects would be created by the proposed development. Noise monitoring and 3D noise modelling has been carried out by our specialist acoustic consultant. This considers the topography, the physical aspects of the proposed equipment installed and other terrain characteristics.

The BESS design has been refined to minimise any potential adverse effects due to noise.

Flood Risk and Drainage

The site is in an area with the lowest risk of river flooding (Flood Zone 1). The layout of the infrastructure has been planned to minimise areas at risk of surface water flooding, and ensure there are no increased impacts on off site surface water flooding.

A flood risk assessment and drainage strategy will be submitted with the planning application.

Fire Safety

All of NatPower's BESS sites comply with all applicable UK Health, Safety & Environmental legislation.

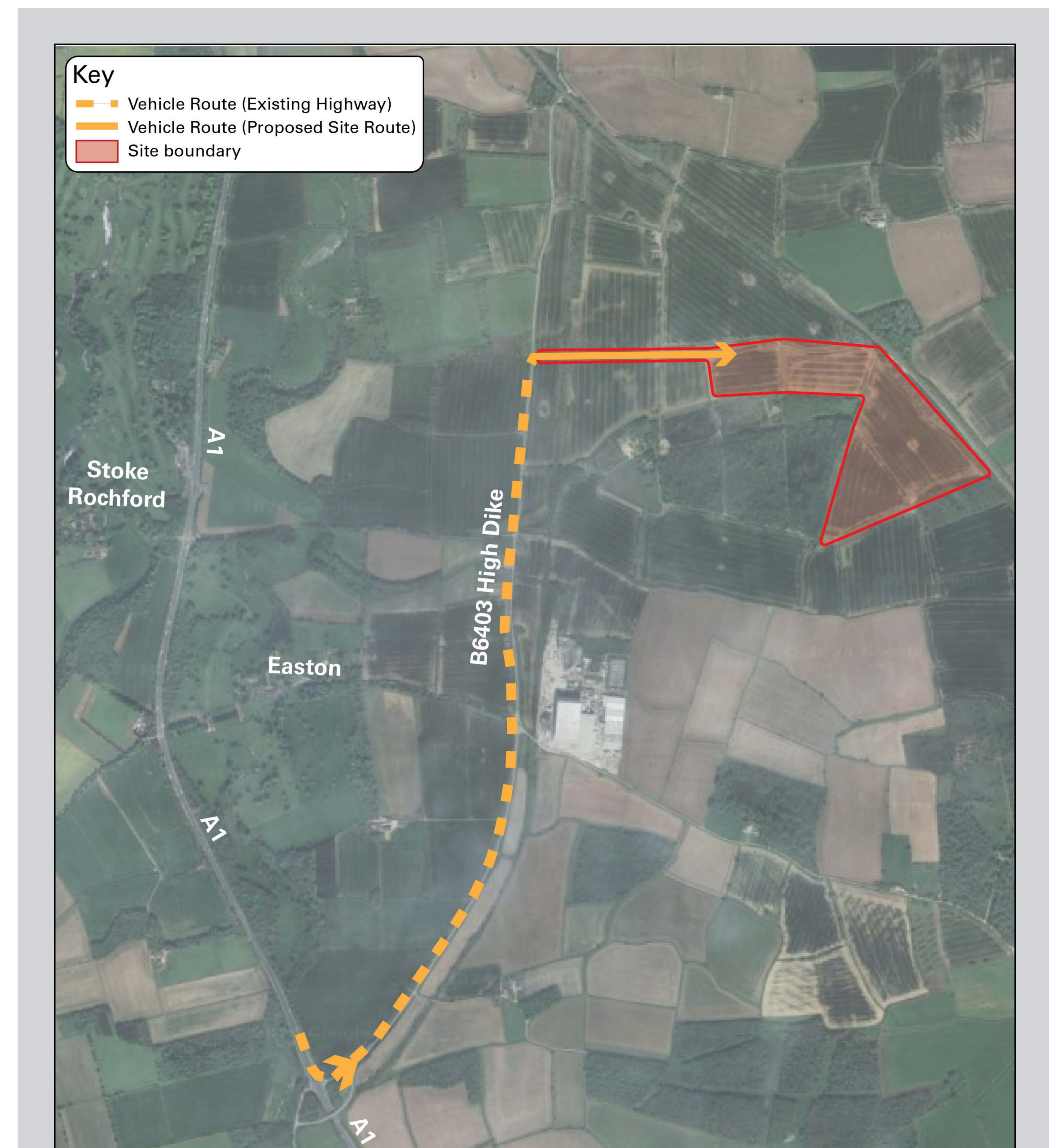
The design integrates all of the recommended guidance from the National Fire Chiefs Council including site design and layout, an on-site emergency water supply, risk mitigation measures, and liaison with fire rescue service.

The batteries are high quality and use the latest battery technology. They fully comply with all recommended industry standards and guidance.

We have employed an independent fire safety expert to ensure the site will accord with the highest standards of fire safety.

Heritage and Archaeology

There are no designated heritage assets or archaeological designations within the site boundary. In addition, the topography of the site, along with existing and proposed landscaping, means the potential for harm to the setting of built heritage assets in the surrounding environment is likely to be limited.



Transport

We are proposing to route construction vehicles from the A1 to the site via the B6403 High Dike. Vehicles would then use new access tracks off the local road network to reach the site.

Detailed transport assessments have been carried out and other access routes assessed for viability.

We would work with local residents and communities to ensure deliveries are restricted to hours that would cause the least disturbance and would endeavour to minimise the number of vehicle movement required. This would be outlined in a Construction Traffic Management Plan which would be secured by a planning condition.

Ecology

We have been conducting ecological surveys on the land to ensure that impacts on existing habitats and wildlife would be kept to a minimum.

We have also looked for opportunities to boost biodiversity, aiming to deliver a 'biodiversity net gain' that substantially exceeds the 10% statutory requirement.

To boost biodiversity and enhance existing habitats, tree planting is proposed along the site's edges, with mitigation areas to be sown with wildflower mixes and managed for pollinators and birds.

Where appropriate, we will also look for opportunities to create temporary scrapes and permanent ponds, and install bird boxes, log piles and bug hotels.

Grid Connection

The site has been chosen due to its proximity to the point of connection into the transmission network.

The project would connect into the overhead line which crosses the site via a transmission substation, developed as part of the project within the site boundary.

NatPower has received a valid grid connection that allows for the import and export of up to 1GW of electricity from this network.

