

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. Following site selection, a full agricultural land quality survey was conducted by an independent surveyor in accordance with industry guidelines. The survey has determined the site is grade 3b, meaning not Best and Most Versatile land.

Landscape and Visual

The site selection and layout have been informed by ongoing landscape surveys. This has led to a site that is:

- Located away from densely populated areas
- Within a landscape already dominated by 2 large overhead power lines
- Visually well contained within the landscape due to the site topography. A full landscape and visual impact assessment will be prepared and submitted with the application and will include photorealistic photomontages of the proposed development from sensitive viewpoints

Noise

The outcome of our noise modelling has shown that no significant adverse noise effects will 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 over a number of iterations to minimise any potential effects due to noise.

Flood Risk and Drainage

The site lies within Flood Zone 1 and we have carried out detailed assessments to better understand the local hydrology. This means we will be able to:

- Better understand and manage any risk of surface water flooding
- Ensure that any watercourses are not affected by the development
- Ensure that the BESS and its infrastructure are sited away from areas that could impact on flooding and drainage

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

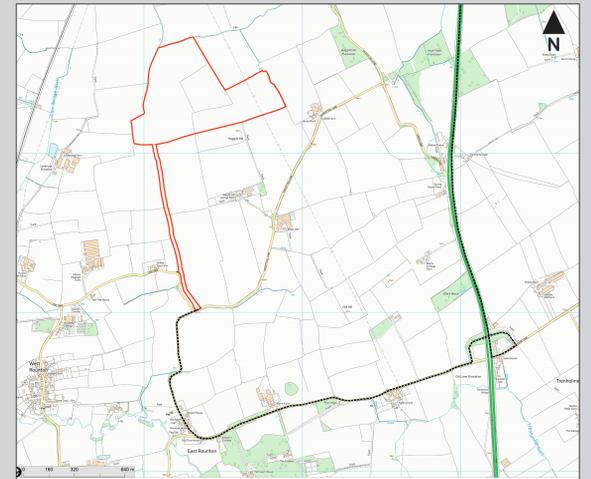
Fire Safety

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

The design integrates 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 North Yorkshire Fire 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.



Transport

- We have chosen the site due to its good access to the strategic road network via the A19
- Access to the site will be from the A19 at the junction with Trenholme Lane, then a short route via East Rounton to a new access junction on Low Lane
- Detailed transport assessments have been carried out and other access routes assessed for viability
- We will work with local residents and communities to ensure deliveries are restricted to hours that will cause the least disturbance and we will endeavour to minimise the number of vehicle movement required. This would be outlined in a Construction Traffic Management Plan that would be secured by a planning condition

Heritage and Archaeology

There are no heritage or archaeological assets within or in close proximity to the site.

We have conducted a geophysical survey that has not identified anything of archaeological value. We have also consulted with the county archaeologist to ensure they approve of our methodology.

Ecology

We have been conducting ecological surveys on the land for over 12 months to ensure that impacts on existing habitats and wildlife will be kept to a minimum.

The enhancements to the site will be designed in collaboration with experts creating a biodiversity net gain substantially above the industry standard.

The proposals will bring the following enhancements:

- New native species hedgerow along the access track
- Existing hedgerows reinforced and gapped up along boundaries
- Native tree planting within the hedgerow
- Native woodland planting
- Species rich grassland planting
- Species rich wetland grass planting
- Installation of bat and bird boxes where appropriate

Grid Connection

- The site was selected in part because the existing overhead line crossing the site would enable a connection into the national grid
- Our proposal also includes a transmission substation to facilitate our connection into the overhead line
- Natpower have accepted a grid connection offer of 1GW from National Grid and subject to reinforcement and outages expect to be able to connect in 2028

