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E. [info@exagen.co.uk](mailto:info@exagen.co.uk)

[www.exagen.co.uk](http://www.exagen.co.uk)

Sent via email only: [robert.wordsworth@planninginspectorate.gov.uk](mailto:robert.wordsworth@planninginspectorate.gov.uk)

1<sup>st</sup> December 2025

Dear Mr Wordsworth

**TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 APPEAL ON BEHALF OF  
EXAGEN DEVELOPMENT LTD  
OLD WOOD ENERGY PARK, SITE WEST OF WYSALL, NOTTINGHAMSHIRE  
RBC REF: 24/00161/FUL  
SUMMARY OF CONSULTATION UNDERTAKEN ON AMENDMENTS TO THE PROPOSALS**

Following the refusal of planning application 24/00161/FUL by Rushcliffe Borough Council (RBC), the Appellant proposed some minor modifications to the project in parallel with the appeal being submitted. Subject to the Inspector agreeing, the appeal will be considered on the basis of the resulting slightly modified project.

This letter is to notify PINS of the consultation undertaken and provide a summary of the consultation responses.

**Summary of Changes**

The key changes to the proposals were as follows:

- Re-location of some electrically sensitive/ vulnerable solar farm infrastructure in a number of isolated locations in response to the latest surface water flooding data published by the Environment Agency in March 2025. These have typically been microsited within 10-20 m in most cases to avoid potential areas of shallow surface water flooding. Specifically this includes 2 inverters towards the centre of field 1 which have moved west, the connection compound in field 9 which has moved north, an inverter in the west of field 12 which has been rotated 90 degrees and moved east and an inverter in field 15 which has been rotated 90 degrees and moved fractionally east. These changes have resulted in the loss of 72 solar panels.
- Provision of two dedicated above ground Fire Water Storage Tanks at the BESS compound;
- Inclusion of additional retained arable land managed for nesting skylark in fields to the east of fields 6 and 10 towards Bradmore Road. This land is outside the planning application boundary but within land under the control of the Applicant which has been shown by a blue line added to the Enhanced Landscape Strategy Plan.
- A number of changes with regards to landscape mitigation enhancement (further detail included in the Landscape Hearing Statement) but generally additional hedgerow, hedgerow trees or woodland copse and the alignment of a public right of way south of fields 5 and 6 was corrected to follow the definitive route and the route on-site, which is along the existing track. In addition a section of internal access track south of fields 5 and 6 was removed and access to field 6 is now proposed by a crossing of the footpath using existing gaps in the hedgerow.

The revised plans and documents were available for inspection and to download from the project website: [www.exagen.co.uk/projects/old-wood-energy-park/](http://www.exagen.co.uk/projects/old-wood-energy-park/)

These mainly substituted for some (but not all) of the plans and documents submitted with the planning application. The planning application drawings and documents remain available on the RBC website:

[RBC Application Link](#)

The changes to the design prompted the following updates/ new plans and reports which have been prepared:

- Revised Layout Plan – WLL02A-EXG-04-00-D-K001-P07 replacing WLL02A-EXG-04-00-D-K001-P05.
- Revised Layout Plan with flood risk areas - WLL02A-EXG-04-00-D-K003-P07 (new plan).
- Enhanced Landscape Strategy Plan P25-1631\_EN\_02E replacing P21-2533\_EN\_06E.
- Summary of Changes Comparison Plan – P25-1631\_03C, new drawing not previously submitted.
- Water Tank Elevations Plan - WLL02A-EXG-05-ZZ-D-K014-P01, new drawing not previously submitted.
- Summary of Changes document, prepared by Exagen, October 2025
- Updated Ecological Impact Assessment with updated Biodiversity Net Gain Assessment – Clarkson and Woods, October 2025 (replaces the original EclIA produced by Clarkson and Woods, last updated October 2024).
- Updated Flood Risk Assessment and Surface Water Drainage Strategy – Pegasus, October 2025 (replaces the original FRA and Drainage Strategy produced by Pegasus, January 2024).
- Flood Risk Sequential Assessment and Exception Test – Pegasus, October 2025 (new report).
- National Fire Chief Councils (NFCC) Compliance Report, ARC, August 2025 (new report submitted in addition to the original Outline Battery Safety Management Plan, Exagen, January 2024).

### **Overview of Consultation Undertaken**

It is important that all with an interest in the appeal have an opportunity to make comments on the modified proposals so that the Planning Inspector may be aware of all views and information in deciding whether to accept the proposed changes and whether to grant planning permission.

Comments were requested by the 28<sup>th</sup> November 2025 and notifications were sent by letter, email and notices placed in local newspapers and around the site. Written responses were requested:

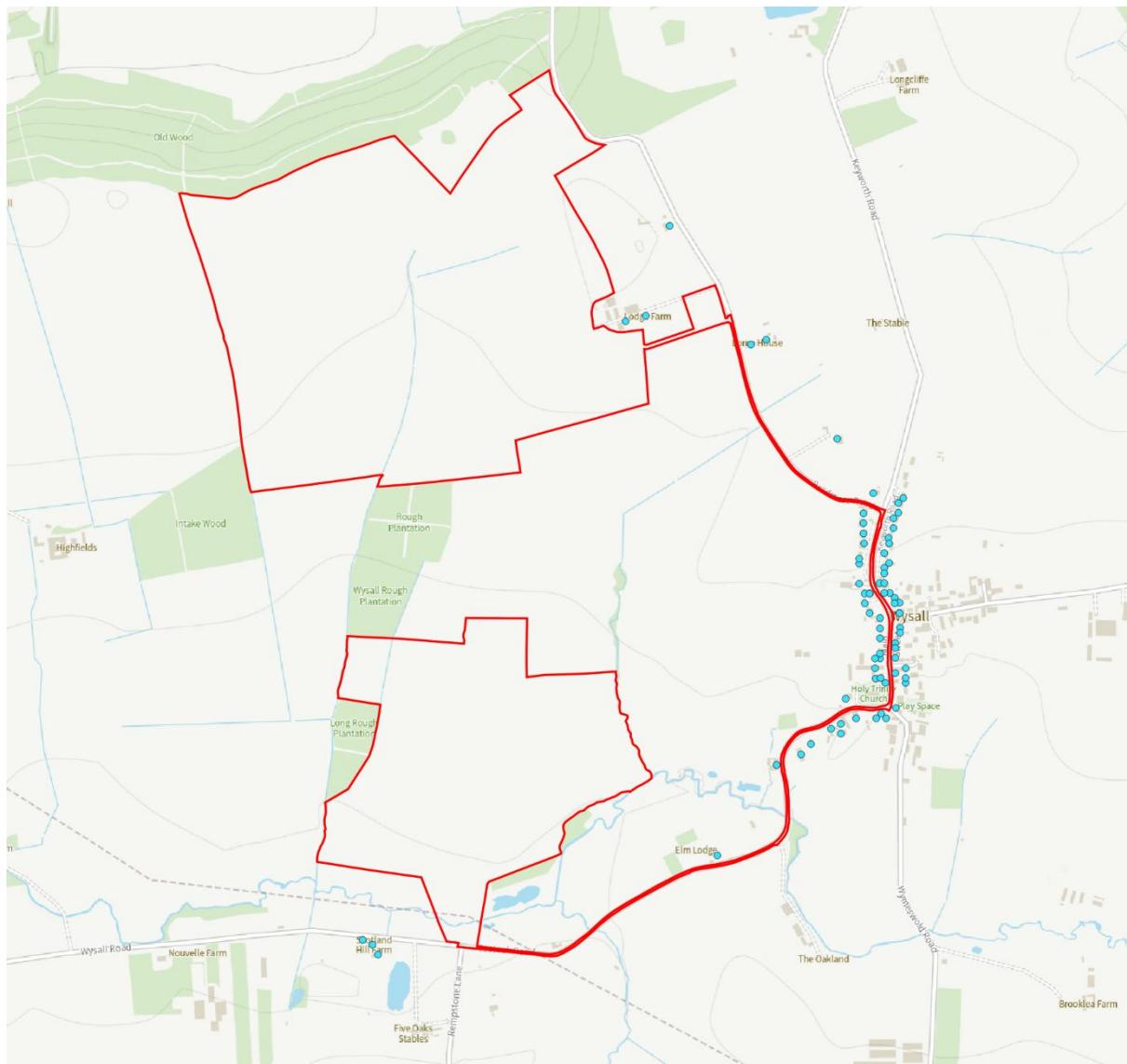
- By email to – [oldwoodenergypark@exagen.co.uk](mailto:oldwoodenergypark@exagen.co.uk)
- or
- By post to –  
Old Wood Energy Park Consultation,  
Exagen, 2nd Floor, Coachworks, 9-10 Charlotte Mews, London, W1T 4EF

The consultation was undertaken between the 24<sup>th</sup> October and 28<sup>th</sup> November 2025 (circa 5 weeks) and was widely advertised via the following methods.

### **Postal Letter**

A letter was posted to 75 addresses that adjoined the red line boundary and shown on the plan as Figure 1 on the following page. In addition all public representations received on the planning application were reviewed and cross checked with the above addresses. In total comments were received from 137 different addresses, 29 of which were in the list of adjoining properties. So in

total letters were sent to 183 addresses; the full list can be provided to PINS if required. These letters were dated 24<sup>th</sup> October 2025.



*Figure 1 – Properties adjoining the red line who were consulted. These were part of the total 183 letters that were sent*

#### Emails to Consultees

Emails were sent to consultees interested in or who were consulted on the original planning application. There were a total of 44 addresses which were checked and confirmed by RBC; the full list can be provided to PINS if required. The emails were sent on the 24<sup>th</sup> October 2025.

#### Site Notices

Site notices (replicating the newspaper notice) were posted around the Site on the 24<sup>th</sup> October. Whilst there are no public rights of way on the southern parcel a notice was put up along the southern boundary along Wysall Road (location 5) and on a public right of way to the north between the two land parcels (location 4). Notices were placed along the public rights of way which crossed the northern parcel (locations 1 and 3) with a notice also placed on a gate off Bradmore Road in the northeast corner (location 2). In total 5 notices were placed around the Appeal Site and generally notices were placed on access gate posts or field access gates. Locations of the notices

were as illustrated on Figure 2 (blue dots); further evidence on these notices (photographs in situ) is provided on the following page.



Figure 2 – Site Notice and Locations



**Notice Location 1**



**Notice Location 2**



**Notice Location 3**



**Notice Location 4**



**Notice Location 5**

## Newspaper Advert

Notice was placed in a local newspaper that also had electronic copies. The notice was published in the printed version of the Nottingham Post on the 28<sup>th</sup> October 2025, on page 30. The notice and extract of this advert are included below. The notice was run for 28 days on the Public Notice Portal as is standard for all public notices.

30 NOTTINGHAM POST TUESDAY, OCTOBER 28, 2025

@nottslive

## Public Notices

### Traffic & Roads

THE NOTTINGHAMSHIRE COUNTY COUNCIL  
(MIDDLETON STREET AND STAMFORD STREET,  
AWSWORTH) (PROHIBITION OF WAITING)  
(TEMPORARY REGULATION ORDER 2025) (N25-177)

NOTICE IS HEREBY GIVEN that the Nottinghamshire

County Council proposes to make an Order under the

Road Traffic Regulation Act 1984, as amended, Traffic

Management Act 2004, as amended, and The Civil

Engineering and Construction (Temporary Works) (England and

Wales) Regulations 2008 (SI 2008 No.

1086), as amended, the effects of which will be, in respect

of road A153, Awsworth:

1. Proposed prohibition of Waiting At Any Time along the

following length of road:

Middleton Street, Awsworth (north-east side)

- From a point 10 metres north-west of its junction with

Stamford Street in a north-westerly direction to a point 10

metres south-east of its junction with

Middleton Street, Awsworth (west-side)

- From a point 10 metres north-west of its junction with

Stamford Street in a north-westerly direction to a point 11

metres south-east of its junction.

Stamford Street, Awsworth (both sides)

- From a point 10 metres north-west of its junction with

Middleton Street in a south-westerly direction to a point 10

metres south-west of that junction.

Relevant documents may be inspected at during opening

hours:

a) The Nottinghamshire County Council, County Hall,

Loughborough Road, West Bridgford, NG2 7QP

b) Kennedy Library, Main Street, Kimberley, Nottingham, NG16 2LY

Or by visiting the County Council's Website (<http://consult.nottinghamshire.gov.uk>).

NOTICE IS HEREBY GIVEN that the Nottinghamshire

County Council has made an Order, under Section 14(1)

of the Road Traffic Regulation Act 1984, as amended, in respect

of roads A153, Awsworth:

1. Vehicles are prohibited from proceeding in the

following length of road as listed in paragraph 3.

2. Vehicles are prohibited from Waiting, Loading and

Unloading (both sides) (at any time) in the following

length of road as listed in paragraph 3.

3. Drummond Drive, Nuthall - From its junction with

Highfield Road to its junction with Temple Drive.

4. All existing permanent restrictions will be temporarily

suspended as required.

5. The restrictions specified above shall only be in effect

when the signs are in place.

IT IS INTENDED that the prohibitions respecting the above

order shall come into force on 29th October 2025

and any prohibition it shall apply on that day and any

subsequent day when necessary to enable works to be

carried out. The Order shall continue in force until the

works are completed (within a maximum period of 18

months).

The prohibition is intended to enable VIA East Midlands

on behalf of Nottinghamshire County Council to carry out

Footway resurfacing works.

Corporate Director - Place

Bilsthorpe Business Park, Bilsthorpe, Nottinghamshire,

NG22 8ST, or by email [imconsulation@viamens.co.uk](mailto:imconsulation@viamens.co.uk)

NOTICE IS HEREBY GIVEN that the Nottinghamshire

County Council intends not less than seven days from the

date of this Notice to make an Order under Section 14(1)

of the Road Traffic Regulation Act 1984, as amended, in respect

of roads at Stapleford in the Borough of

Broxtowe:

The effects of the Order will be:

1. Vehicles are prohibited from proceeding in the

following length of road:

a) Peatfield Road, Stapleford - From its junction with

pasture Road for the full length.

2. Vehicles are prohibited from waiting, loading and

unloading (both sides) (at any time) in the following

length of road:

b) Peatfield Road, Stapleford - From its junction with

pasture Road for the full length.

3. All existing permanent restrictions will be temporarily

suspended as required.

4. The restrictions specified above shall only be in effect

when the signs are in place.

IT IS INTENDED that the prohibitions respecting the above

order shall come into force on 29th October 2025

and any prohibition it shall apply on that day and any

subsequent day when necessary to enable works to be

carried out. The Order shall continue in force until the

works are completed (within a maximum period of 18

months).

The prohibition is intended to enable VIA East Midlands

on behalf of Nottinghamshire County Council to carry out

carriageway repair works.

Corporate Director - Place

Nottinghamshire County Council, County Hall, West

Bridgford, Nottingham, NG2 7QP, Tel: 0300 500 8090

NOTICE IS HEREBY GIVEN that the Nottinghamshire

County Council intends not less than seven days from the

date of this Notice to make an Order under Section 14(1)

of the Road Traffic Regulation Act 1984, as amended, in respect

of roads at Lowdham in the District of Newark &

Sherwood:

The effects of the Order will be:

1. No vehicle shall proceed at a speed exceeding 40

metres per hour in the following length of road:

a) Lambley Road, Lowdham & Ashfield - From its junction

with Lambley Lane for a distance of 110 metres

in an easterly direction.

2. All existing permanent restrictions will be temporarily

suspended as required.

3. The restrictions specified above shall only be in effect

when the signs are in place.

IT IS INTENDED that the prohibitions respecting the above

order shall come into force on 29th October 2025

and any prohibition it shall apply on that day and any

subsequent day when necessary to enable works to be

carried out. The Order shall continue in force until the

works are completed (within a maximum period of 18

months).

The prohibition is intended to enable Jackson Civil

Engineering to carry out drainage and surfacing works;

Corporate Director & Place:

Nottinghamshire County Council, County Hall, West

Bridgford, Nottingham, NG2 7QP, Tel: 0300 500 8090

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County Council intends not less than seven days from the

date of this Notice to make an Order under Section 14(1)

of the Road Traffic Regulation Act 1984, as amended, in respect

of roads at Lowdham in the District of Newark &

Sherwood:

The effects of the Order will be:

1. No vehicle shall proceed at a speed exceeding 40

metres per hour in the following length of road:

a) Cliff Nook Lane - Sheaford Gate - Sheaford Road and vice

versa - Lawrence Street - Newcaston Avenue and vice versa

The Order will come into force on 6th November 2025

and any prohibition it shall apply on that day and any

subsequent day when necessary to enable works to be

carried out. The Order shall continue in force until the

works are completed (within a maximum period of 18

months).

The prohibition is intended to enable VIA East Midlands

on behalf of Nottinghamshire County Council to carry out large

bespoke carriageway patching repairs;

Corporate Director - Place

Bilsthorpe Business Park, Bilsthorpe, Nottinghamshire,

NG22 8ST, Tel: 0300 500 8090

NOTICE IS HEREBY GIVEN that the Nottinghamshire

County Council intends not less than seven days from the

date of this Notice to make an Order under Section 14(1)

of the Road Traffic Regulation Act 1984, as amended, in respect

of roads at Lowdham in the District of Newark &

Sherwood:

The effects of the Order will be:

1. No vehicle shall proceed at a speed exceeding 40

metres per hour in the following length of road:

a) Lawrence Street - Newcaston Street - Lawrence Place -

Cliff Nook Lane - Appleton Gate - Sheaford Road and vice

versa - Lawrence Street - Newcaston Avenue and vice versa

The Order will come into force on 6th November 2025

and any prohibition it shall apply on that day and any

subsequent day when necessary to enable works to be

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works are completed (within a maximum period of 18

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bespoke carriageway patching repairs;

Corporate Director - Place

Bilsthorpe Business Park, Bilsthorpe, Nottinghamshire,

NG22 8ST, Tel: 0300 500 8090

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Bilsthorpe Business Park, Bilsthorpe, Nottinghamshire,

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versa - Lawrence Street - Newcaston Avenue and vice versa

The Order will come into force on 6th November 2025

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Corporate Director - Place

Bilsthorpe Business Park, Bilsthorpe, Nottinghamshire,

NG22 8ST, Tel: 0300 500 8090

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Sherwood:

The effects of the Order will be:

1. No vehicle shall proceed at a speed exceeding 40

metres per hour in the following length of road:

a) Lawrence Street - Newcaston Street - Lawrence Place -

Cliff Nook Lane - Appleton Gate - Sheaford Road and vice

versa - Lawrence Street - Newcaston Avenue and vice versa

The Order will come into force on 6th November 2025

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subsequent day when necessary to enable works to be

carried out. The Order shall continue in force until the

works are completed (within a maximum period of 18

months).

The prohibition is intended to enable VIA East Midlands

on behalf of Nottinghamshire County Council to carry out large

bespoke carriageway patching repairs;

Corporate Director - Place

Bilsthorpe Business Park, Bilsthorpe, Nottinghamshire,

NG22 8ST, Tel: 0300 500 8090

NOTICE IS HEREBY GIVEN that the Nottinghamshire

County Council intends not less than seven days from the

date of this

## **Summary of Responses**

No telephone calls were received and no written letters were received regarding the consultation.

Written email responses to the consultation were received from the following:

- Costock Parish Council;
- Historic England;
- NCC Highways.

It is further noted that the Council Environmental Sustainability Officer and Nottinghamshire Fire and Rescue Service provided comments directly to RBC regarding the proposed changes and these have also been included in this document.

The main comments are summarised below with the full responses appended.

### **Costock Parish Council**

Advised of a new email address being used by the parish council but provided no specific comments on the changes.

### **Historic England**

Confirmed that as a statutory consultee, they are unable to comment on amended plans at appeal stage unless consulted by the local planning authority or the Planning Inspectorate directly. In either case, we would decide whether to engage with the amended proposal depending on the impact of the changes on previous concerns.

The Appellant contacted RBC to confirm if they had consulted Historic England and if so if any responses received could be provided. No response to this has been received.

### **NCC Highways**

NCC Highways confirmed that the proposals do not appear to have any implications in relation to highway safety or impacts on the local Highway network and so the Highway Authority comments on the planning application remain unchanged.

The County Councils Rights of Way department considered the amendments and confirmed that as there were no rights of way diversions and the Development has accommodated the paths in an acceptable way, there are no concerns with the proposal.

### **RBC Environmental Sustainability Officer**

Confirmed that the consultation comments sent by email on 30/05/2024 as part of the planning application remain pertinent, and no further comments are made at this time.

### **Nottinghamshire Fire and Rescue Service**

Confirmed that as final details are yet to be confirmed, a pre commencement condition is still appropriate.

NFRS then provide feedback and discussion on a number of points including water supplies, site access, distance between units, signage and environmental impact. These will all be addressed in the Proof of Evidence of Mr Jim Tough of Abbott Risk Consulting and covered at the inquiry.

Please note that this letter summarises the responses received to date (after the proposed end of the consultation on the 28<sup>th</sup> November 2025), and if any further comments are subsequently received these will be forwarded on to PINs.

We trust this summary clearly sets out the consultation undertaken on the changes but please let us know if you have any specific questions or require any clarification on any matters set out.

Yours faithfully,

Andrew Mott

On behalf of  
*Exagen Development Ltd*



Cc.

Rushcliffe Borough Council

[acullen@rushcliffe.gov.uk](mailto:acullen@rushcliffe.gov.uk)

[abaxter@rushcliffe.gov.uk](mailto:abaxter@rushcliffe.gov.uk)

[gelliott@rushcliffe.gov.uk](mailto:gelliott@rushcliffe.gov.uk)

## **Appendix A**

### **Consultation from Costock Parish Council**



## RE: Old Wood Energy Park - Appeal and Consultation Notification

From clerk@costockparishcouncil.gov.uk <clerk@costockparishcouncil.gov.uk>

Date Thu 06/11/2025 12:30

To Exagen Site - Old Wood Energy Park <oldwoodenergypark@exagen.co.uk>

You don't often get email from clerk@costockparishcouncil.gov.uk. [Learn why this is important](#)

**CAUTION:** This email originated from outside of Exagen. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Sir or Madam

Thank you for this email. Please could I ask that you update your records to amend our email address as we have moved over to a .gov.uk domain and email.

Many thanks

Lucy Brazenadale, Clerk to Costock Parish Council

---

**From:** Exagen Site - Old Wood Energy Park <oldwoodenergypark@exagen.co.uk>

**Sent:** 24 October 2025 16:50

**To:** Undisclosed recipients:

**Subject:** Old Wood Energy Park - Appeal and Consultation Notification

**TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 APPEAL ON BEHALF OF EXAGEN DEVELOPMENT LTD**

**OLD WOOD ENERGY PARK, SITE WEST OF BRADMORE ROAD AND NORTH OF WYSALL ROAD, WYSALL**

**RUSHCLIFFE BOROUGH COUNCIL APPLICATION REF: 24/00161/FUL**

**CONSULTATION ON AMENDMENTS TO THE PROPOSALS AND ON UPDATED INFORMATION WHICH HAS BEEN SUBMITTED CONSIDERING THESE CHANGES**

You are being contacted as an individual or organisation that should be notified of planning applications affecting the above land or because you have previously responded to or were consulted by Rushcliffe Borough Council (RBC), the Local Planning Authority, in respect of the planning application for Old Wood Energy Park; for the construction, operation and subsequent decommissioning of a renewable energy park comprising ground mounted Solar Photovoltaics (PV) with co-located Battery Energy Storage System (BESS) at the Point of Connection (POC), together with associated infrastructure, access and landscaping. The application was refused by RBC in June 2025.

Exagen Development Ltd has now lodged a planning appeal with the Planning Inspectorate. The appeal is against the refusal of planning permission.

We are proposing some minor modifications to the project prior to the appeal being determined. Subject to the Inspector agreeing, the appeal will be considered on the basis of the resulting slightly modified project and any resulting planning permission would include the changes now proposed.

The attached letter is to notify you of consultation on these changes, and on related updated plans and documents, and to inform you of how you can find out more and make comments.

***Exagen Development Ltd***



Email: [oldwoodenergypark@exagen.co.uk](mailto:oldwoodenergypark@exagen.co.uk)  
Website: [www.exagen.co.uk/projects/old-wood-energy-park](http://www.exagen.co.uk/projects/old-wood-energy-park)

## **Appendix B**

### **Consultation from Historic England**



**Fw: Old Wood Energy Park – Consultation on Changes to the Appeal Scheme (Application Ref: 24/00161/FUL)**

**From** Will Philips <will@exagen.co.uk>  
**Date** Mon 10/11/2025 14:07  
**To** Exagen Site - Old Wood Energy Park <oldwoodenergypark@exagen.co.uk>

Please see this consultation response from Historic England.

Kind regards,

**Will Philips**  
Senior Development Planner

**M** +44 7340 500 372



Transforming energy  
for good



exagen.co.uk

2nd Floor, Coachworks  
9-10 Charlotte Mews  
London W1T 4EF

The information in this e-mail is intended only for the named recipient and may be confidential. If you are not the intended recipient, please notify us immediately and do not copy, distribute or take action based on this e-mail.

**From:** Jenkinson, Jess <Jessica.Jenkinson@HistoricEngland.org.uk>  
**Sent:** 04 November 2025 10:54  
**To:** Will Philips <will@exagen.co.uk>  
**Cc:** Allen, Tim <Tim.Allen@HistoricEngland.org.uk>; Mountford, Kaylee <Kaylee.Mountford1@HistoricEngland.org.uk>  
**Subject:** Old Wood Energy Park – Consultation on Changes to the Appeal Scheme (Application Ref: 24/00161/FUL)

You don't often get email from jessica.jenkinson@historicengland.org.uk. [Learn why this is important](#)

**CAUTION:** This email originated from outside of Exagen. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Will,

Thank you for sharing amended plans for the proposed solar farm on Land West of Bradmore Road and North of Wysall Road, Wysall, Nottinghamshire (Application Ref: 24/00161/FUL).

At application stage we previously commented on how the scheme would impact the Wysall Conservation Area and the Grade I listed Church of the Holy Trinity.

As a statutory consultee, we are unable to comment on amended plans at appeal stage unless we are consulted by the local planning authority or the Planning Inspectorate directly. In either case, we would decide whether to engage with the amended proposal depending on the impact of the changes on our previous concerns.

Kind regards,

Jess

Jessica Jenkinson | Inspector of Historic Buildings and Areas (Nottinghamshire and Derbyshire)

Mobile: 07765 774553

Historic England | Floor 4 The Atrium Canon Bridge House

25 Dowgate Hill | London | EC4R 2YA

[www.HistoricEngland.org.uk](http://www.HistoricEngland.org.uk)



Ensuring our heritage lives on and is loved for longer.  
[historicengland.org.uk](http://historicengland.org.uk)

This e-mail (and any attachments) is confidential and may contain personal views which are not the views of Historic England unless specifically stated. If you have received it in error, please delete it from your system and notify the sender. Do not use, copy or disclose the information in any way nor act in reliance on it. Any information sent to Historic England may become publicly available. For information about our use of your personal data please visit: [historicengland.org.uk](http://historicengland.org.uk)

## **Appendix C**

### **Consultation from NCC Highways**



## RE: Old Wood Energy Park - Appeal and Consultation Notification

**From:** Daniel Sullivan <daniel.sullivan@nottsc.gov.uk>  
**Date:** Wed 26/11/2025 11:13  
**To:** Exagen Site - Old Wood Energy Park <oldwoodenergypark@exagen.co.uk>  
**Cc:** Gareth Elliott <gelliott@rushcliffe.gov.uk>

2 attachments (5 MB)

OWEP\_ConsultationonChangesLetter\_20251022.pdf, P25-1631\_EN\_03C Summary of Changes Comparison Plan.pdf;

**CAUTION:** This email originated from outside of Exagen. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

I have had a look at the proposed changes to the proposal and they do not appear to have any implications in relation to highway safety or impacts on the local Highway network. In view of this, the Highway Authority comments on the planning application remain unchanged.

The County Councils Rights of Way department have looked at the amendments and commented as follows:  
*As you are not diverting any RoW and have accommodated the paths in an acceptable way, we have no concerns with the proposal.*

Regards,

Daniel Sullivan

Principal Development Control Officer |Highways Development Control  
Place Department | Nottinghamshire County Council  
County Hall | West Bridgford | Nottingham | NG2 7QP  
Tel: 0115 9773991

---

**From:** Exagen Site - Old Wood Energy Park <oldwoodenergypark@exagen.co.uk>  
**Sent:** 24 October 2025 16:50  
**Subject:** Old Wood Energy Park - Appeal and Consultation Notification

**CAUTION: This email was sent by an external email address. Please do not click on any links or download any attachments unless you know it originates from a trusted source.**

**TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 APPEAL ON BEHALF OF EXAGEN DEVELOPMENT LTD**

**OLD WOOD ENERGY PARK, SITE WEST OF BRADMORE ROAD AND NORTH OF WYSALL ROAD, WYSALL**

**RUSHCLIFFE BOROUGH COUNCIL APPLICATION REF: 24/00161/FUL**

**CONSULTATION ON AMENDMENTS TO THE PROPOSALS AND ON UPDATED INFORMATION WHICH HAS BEEN SUBMITTED  
CONSIDERING THESE CHANGES**

You are being contacted as an individual or organisation that should be notified of planning applications affecting the above land or because you have previously responded to or were consulted by Rushcliffe Borough Council (RBC), the Local Planning Authority, in respect of the planning application for Old Wood Energy Park; for the construction, operation and subsequent decommissioning of a renewable energy park comprising ground mounted Solar Photovoltaics (PV) with co-located Battery Energy Storage System (BESS) at the Point of Connection (POC), together with associated infrastructure, access and landscaping. The application was refused by RBC in June 2025.

Exagen Development Ltd has now lodged a planning appeal with the Planning Inspectorate. The appeal is against the refusal of planning permission.

We are proposing some minor modifications to the project prior to the appeal being determined. Subject to the Inspector agreeing, the appeal will be considered on the basis of the resulting slightly modified project and any resulting planning permission would include the changes now proposed.

The attached letter is to notify you of consultation on these changes, and on related updated plans and documents, and to inform you of how you can find out more and make comments.

*Exagen Development Ltd*



Email: [oldwoodenergypark@exagen.co.uk](mailto:oldwoodenergypark@exagen.co.uk)  
Website: [www.exagen.co.uk/projects/old-wood-energy-park](http://www.exagen.co.uk/projects/old-wood-energy-park)

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## **Appendix D**

### **Consultation from RBC Environment and Sustainability Officer**

**From:** [Paul Phillips](#)  
**To:** [PlanningAndGrowth Email](#)  
**Subject:** Re. 24/00161/FUL - Notification of Appeal  
**Date:** 25 November 2025 08:24:14  
**Attachments:** [2400161FUL - Notification of Appeal.msg](#)

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OFFICIAL

Dear Case Officer

Thank you for notifying me about the appeal against the decision of Rushcliffe Borough council to refuse planning permission on Land West Of Bradmore Road And North Of Wysall Road Land West Of Wysall, Wysall

My comments sent by email on 30/05/2024 remain pertinent, and I make no further comment at this time.

Yours Sincerely

Paul Phillips (CEnv, MCIEEM, MSc)  
Senior Ecology and Sustainability Officer  
(Mon - Thur)

Please think before printing this message  
For energy advice contact **Greater Nottingham Healthy Housing Service** - a service operated by Nottingham Energy Partnership. tel 0115 947 2207, [www.nottenergy.com](http://www.nottenergy.com) or visit <https://www.simpleenergyadvice.org.uk/>

Rushcliffe Borough Council seeks to protect and enhance wildlife and is a member of the Nottinghamshire Biodiversity Action Group (<http://www.nottsbag.org.uk>) and the Rushcliffe Nature Conservation Strategy Group ([www.facebook.com/RNCSIG](http://www.facebook.com/RNCSIG))

## **Appendix E**

### **Consultation from Nottinghamshire Fire and Rescue Service**



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## RE: Old Wood Energy Park - Appeal and Consultation Notification

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**From** Luke Vere <Luke.Vere@notts-fire.gov.uk>

**Date** Wed 19/11/2025 13:04

**To** Exagen Site - Old Wood Energy Park <oldwoodenergypark@exagen.co.uk>

**CAUTION:** This email originated from outside of Exagen. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Andrew,

Thanks for your email. I can confirm I have already sent a response to the planning authority regarding this.

Kind regards

**Luke Vere**  
**Watch Manager**  
Fire Protection South  
Nottinghamshire Fire & Rescue Service  
01158 388949

### ***Creating Safer Communities***

Website: [www.notts-fire.gov.uk](http://www.notts-fire.gov.uk)

Twitter: @NottsFire

Facebook: NottsFRS

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**From:** Exagen Site - Old Wood Energy Park <oldwoodenergypark@exagen.co.uk>

**Sent:** 19 November 2025 10:43

**To:** Luke Vere <Luke.Vere@notts-fire.gov.uk>

**Subject:** Fw: Old Wood Energy Park - Appeal and Consultation Notification

Good morning Luke

I wanted to check you had received the below email. I know you were not involved in the planning application where comments were provided by Tom Clark but we were advised by Andrea Baxter at Rushcliffe Borough Council to direct any consultation requests to you.

The consultation period we are running extends until the 28th November so if you could respond with any comments by this date to: [oldwoodenergypark@exagen.co.uk](mailto:oldwoodenergypark@exagen.co.uk)

If you would like to discuss anything please feel free to contact me.

Kind regards,

**Andrew Mott, MRTPI,**

**PISEP**

Head of Planning and  
Environment



Transforming energy  
for good

**T** +44 3300 100 545

**M** +44 7385 261 099



2nd Floor, Coachworks,  
9-10 Charlotte Mews  
London W1T 4EF

[exagen.co.uk](http://exagen.co.uk)

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*Exagen have moved to our new offices at Coachworks, 9-10 Charlotte Mews, London.  
Please update your records accordingly.*

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**From:** Exagen Site - Old Wood Energy Park <[oldwoodenergypark@exagen.co.uk](mailto:oldwoodenergypark@exagen.co.uk)>

**Sent:** Friday, October 24, 2025 16:49

**Subject:** Old Wood Energy Park - Appeal and Consultation Notification

**TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 APPEAL ON BEHALF OF EXAGEN  
DEVELOPMENT LTD**

**OLD WOOD ENERGY PARK, SITE WEST OF BRADMORE ROAD AND NORTH OF WYSALL ROAD,  
WYSALL**

**RUSHCLIFFE BOROUGH COUNCIL APPLICATION REF: 24/00161/FUL**

**CONSULTATION ON AMENDMENTS TO THE PROPOSALS AND ON UPDATED INFORMATION  
WHICH HAS BEEN SUBMITTED CONSIDERING THESE CHANGES**

You are being contacted as an individual or organisation that should be notified of planning applications affecting the above land or because you have previously responded to or were consulted by Rushcliffe Borough Council (RBC), the Local Planning Authority, in respect of the planning application for Old Wood Energy Park; for the construction, operation and subsequent decommissioning of a renewable energy park comprising ground mounted Solar Photovoltaics (PV) with co-located Battery Energy Storage System (BESS) at the Point of Connection (POC), together with associated infrastructure, access and landscaping. The application was refused by RBC in June 2025.

Exagen Development Ltd has now lodged a planning appeal with the Planning Inspectorate. The appeal is against the refusal of planning permission.

We are proposing some minor modifications to the project prior to the appeal being determined. Subject to the Inspector agreeing, the appeal will be considered on the basis of the resulting slightly modified project and any resulting planning permission would include the changes now proposed.

The attached letter is to notify you of consultation on these changes, and on related updated plans and documents, and to inform you of how you can find out more and make comments.

***Exagen Development Ltd***



Email: [oldwoodenergypark@exagen.co.uk](mailto:oldwoodenergypark@exagen.co.uk)

Website: [www.exagen.co.uk/projects/old-wood-energy-park](http://www.exagen.co.uk/projects/old-wood-energy-park)

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## RE: 24/00161/FUL Solar Farm/BESS Appeal

From Luke Vere <Luke.Vere@notts-fire.gov.uk>

Date Fri 14/11/2025 18:08

To Andrea Baxter <ABaxter@rushcliffe.gov.uk>

Cc Andrew Cullen <ACullen@rushcliffe.gov.uk>; Gareth Elliott <GElliott@rushcliffe.gov.uk>

You don't often get email from luke.vere@notts-fire.gov.uk. [Learn why this is important](#)

Dear Andrea,

I have reviewed the amendments and additional information supplied with particular focus on the Abbott Risk Consulting Limited NFCC Compliance Report. Please consider the comments below in addition to those you have already received from ourselves.

### **Pre Commencement Condition**

As final details are yet to be confirmed, I'd suggest a precondition is still appropriate. The NFCC's Grid Scale Battery Energy Storage System Planning Guidance (November 2022) is due for imminent update so I'd advise any condition accounts for this.

### **Water Supplies**

NFCC guidance advises, hydrant supplies for boundary cooling purposes be located close to BESS containers (but considering safe access in the event of a fire) and should be capable of delivering no less than 1,900 litres per minute for at least 2 hours.

Where this can not be achieved, we'd ordinarily expect a static supply of water to provide the same capability. This equates to approximately 180,000l of water. The proposed tanks exceed this capacity. Assuming the water is exclusively for boundary cooling purposes then this meets our expectations.

Hard standing may be required to access the water tanks – we would not want our fire appliances getting 'bogged down'.

Tanks should be sited 10M's from BESS units. I was unable to determine the exact distance.

Fixtures/ fittings should be compatible with our vehicles/ pumps. We are happy to liaise with the applicant on this.

The Summary of Changes document informs that BESS units are within 120M of a water supply (two 60 m hoses joined together, not requiring a further pump). The hose we would likely use in this scenario is 20-25M long therefore this distance would likely involve us joining 5-6 lengths of hose together. Again, assuming the water is for the purposes of boundary cooling only and that protective measures are in place to mitigate against unit to unit fire spread, I don't consider this an issue.

### **Site Access**

NFCC guidance advises 2 separate access points. There is a single point of access into this site with alternative routes then branching off from this. Whilst I accept it is unlikely this single entry point will be compromised, it does warrant consideration. Fire crews should not have to drive through vapour clouds/ smoke to access the scene of operations. From NFCC guidance, I am unable to advise on what a suitable safe distance is between a single access

point and BESS units. Technical guidance from an alternative source/ competent person may assist in this respect e.g. plume analysis.

I'd suggest table 15.2 from ADB be used to assure yourselves that fire appliances can travel around the site unimpeded. The fire tender measurements provided on page 7 of the Abbott Risk Consulting Ltd NFCC Compliance report cannot be directly referenced against this.

### **Distance Between Units**

The emergency response plan should assume that the fire will not spread beyond the unit of origin. Current NFCC guidance advises a standard minimum spacing between units of 6 metres unless suitable design features can be introduced to reduce that spacing e.g. the provision of fire-resistant materials. If reducing distances a clear, evidence based, case for the reduction should be shown. Any reduction should still allow us to work unimpeded between units e.g. if required to boundary cool.

Our NFCC guidance advises that any reduction in separation distance should be design based by a competent fire engineer. Whilst the applicant has referenced credible sources, I am not qualified to advise any further.

It is anticipated that the stipulated 6M minimum spacing will be removed from future versions of our NFCC guidance.

### **Signage**

Clear access/ emergency egress signs would assist our crews in making safe entry/ exit.

### **Environmental Impact**

Our NFCC guidance advises that suitable environmental protection measures should be provided. This should include systems for containing and managing water runoff. System capability/capacity should be based on anticipated water application rates, including the impact of water based fixed suppression systems.

Water run-off and potential impact on the environment, along with mitigation measures, should be considered and detailed in the Emergency Response Plan.

As the finer detail is yet to be confirmed, it is difficult to advise what an adequate holding capacity is. Clearly other organisations e.g. Environment Agency will have a vested interest in this. There is scope for us recycling water on site but this would need to be accessible and safe to reuse i.e. not contaminated.

Hope this helps. Please get in touch should you require further information.

Kind regards

**Luke Vere**

**Watch Manager**

Fire Protection South

Nottinghamshire Fire & Rescue Service

01158 388949

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Twitter: @NottsFire  
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---

**From:** Andrea Baxter <ABaxter@rushcliffe.gov.uk>  
**Sent:** 06 November 2025 10:38  
**To:** Luke Vere <Luke.Vere@notts-fire.gov.uk>  
**Cc:** Andrew Cullen <ACullen@rushcliffe.gov.uk>; Gareth Elliott <GElliott@rushcliffe.gov.uk>  
**Subject:** 24/00161/FUL Solar Farm/BESS Appeal  
**Importance:** High

OFFICIAL

Good morning Luke,

We have been advised that the appeal against the refusal of the Solar Farm and Battery Storage Proposal will be dealt with by way of Public Inquiry although we do not have a start date at present. The application details are available to view under the reference number [24/00161/FUL](#). I am aware that you have been contacted directly by the appellant regarding the appeal and additional information however I am now contacting you from Rushcliffe Borough Council, the determining authority.

The application was refused for 4 reasons, with one being related to fire safety impacts associated with the BESS part of the scheme. As part of the appeal, the appellants are proposing to amend the scheme and I attach a copy of the proposed changes and covering letter. You will note that the appellant has provided the following additional information (both attached):

1. CD 3.9 Abbott Risk Consulting Limited ARC-1283-002-R1 National Fire Chiefs Council Planning Guidance for Battery Energy Storage System (BESS) Compliance Report – Old Wood Energy Park Issue 1 – August 2025 . **This is a new report submitted in addition to the original Outline Battery Safety Management Plan.**
2. CD 3.4 'Summary of Changes Report' In which the appellant advises that '**Provision of two dedicated above ground Fire Water Storage Tanks at the BESS compound**'

I would therefore appreciate it if you could review the application, the comments made by your predecessor, together with the additional/ revised information that has been submitted as part of the appeal with a view of providing us with further comments. It would also be useful to have any updated conditions you would wish the Inspectorate to consider as a result of the changes that have been indicated.

Please do not hesitate to contact me on the number below should you want to discuss any of the above.

Kind regards,

Andrea Baxter

Team Manager – Area Planning (West)

Tel: 0115 9148227

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