

Conditioning Request

By Exagen not fully consulting Nottinghamshire Fire & Rescue Service (NFRS) in regard to 24/00161, Rushcliffe County Council is in effect taking responsibility (and joint liability) for fire safety on this development. There are several concerns which require full consideration

Approval Conditioning:

No development shall take place until a Battery Safety Management Plan (BSMP), in consultation with the Environment Agency **and Nottinghamshire Fire & Rescue Service**, has been submitted to, and agreed in writing by, Rushcliffe County Council planning department.

No development shall take place until proven scientific test data such as 2026 **UL 9540A**, to justify safe BESS separation distances, is lodged, read and approved in writing by the Environment Agency **and Nottinghamshire Fire & Rescue Service and Rushcliffe County Council planning department**.

The BSMP shall detail the type and specification of the batteries to be used, prescribe the measures to be implemented to facilitate safety during the construction, operation and decommissioning of the BESS, measures to be deployed in response to any incident with potential to cause pollution and a fire safety management and risk reduction strategy.

An Emergency Response Plan must also be included.

The BSMP should also set out a methodology detailing how there will be continued engagement with Nottinghamshire Fire & Rescue throughout the lifetime of the development.

The BSMP shall be implemented as approved and all measures shall be retained for the duration of the development.

The BSMP shall also be in accordance with the National Fire Chiefs Council's (NFCC) 'Guidance for Fire Rescue Services' (November 2025 or as subsequently amended).

REASON: In the interests of fire safety, environmental health and the protection of groundwater resources and in accordance with current Rushcliffe Planning Policies and government Frameworks.

File note

NFCC "Safe separation distances" have been cut to 3'
This was likely based on American guidelines NFPA 855 ref the 2023 version **using UL 9540A** which is a **large-scale fire propagation test**
However the safe distance of **3' is only allowed based on testing** AND THAT TESTING in 2026 just got more strict in to include **whole units / bigger unit testing**.

Similar conditions applied to application reference was UTT/25/1742/FUL Land at Parsonage Farm, Stansted.