



# OAKLANDS FARM SOLAR PARK

Applicant: Oaklands Farm Solar Ltd

Environmental Statement

Appendix 8.2 – Water Framework Directive Assessment

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# Oaklands Solar Farm: Water Framework Directive Assessment

P20209\_R4\_REV3  
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## Document Control

### Title

Oaklands Solar Farm: Water Framework Directive Assessment

### Client

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## Table of Contents

1. Introduction.....	4
1.1. Report context.....	4
1.2. Site context.....	4
1.3. Report scope.....	4
1.4. Limitations.....	5
2. Proposed Development.....	6
3. The water bodies.....	7
3.1. Water bodies with which the Proposed Development may interact.....	7
3.2. Current waterbody status.....	7
3.3. Waterbody objectives.....	9
4. Groundwater Classification.....	11
4.1. Current waterbody status.....	11
5. Screening and scoping.....	12
5.1. Screening.....	12
5.2. Scoping.....	12
6. Impact assessment.....	<del>16</del>
6.1. Assessing significance.....	<del>16</del>
6.2. Protected areas.....	<del>18</del>
6.3. Hydro-morphology.....	<del>18</del>
6.4. Biology – habitats and fish.....	<del>19</del>
6.5. Water quality.....	<del>19</del>
7. Conclusions.....	<del>21</del>



## Tables

Table 3-1 Current (2019) waterbody status.....	7
Table 3-2 Status objective for the three water bodies (EA 2019).....	9
Table 3-1 Current (2019) groundwater status .....	11
Table 4-1 Scoping summary.....	<del>15</del> 15
Table 6-1: Sensitivity criteria.....	<del>16</del> 16
Table 6-2: Magnitude criteria.....	<del>17</del> 17
Table 6-3: Significance criteria .....	<del>18</del> 18

## Drawings

P20209\_R4\_D01 Site location and catchment details

## Appendices

Appendix A Report Conditions



## 1. Introduction

### 1.1. Report context

Oaklands Solar Farm Ltd (the Client) is in the process of preparing and submitting a planning application for a large solar farm on land near Rosliston, Derbyshire (the Site). The application is being made under the Nationally Significant Infrastructure Projects (NSIP) development Consent Order (DCO) regime.

As part of ongoing work, Yellow Sub Geo Ltd (Yellow Sub) have been in contact with the Environment Agency (EA) on behalf of the Client to determine the requirement for a Water Framework Directive (WFD) assessment which was confirmed by the EA in an email dated 23<sup>rd</sup> March 2022 in which they request a screening assessment to be undertaken. This report addresses this need for the aforementioned screening assessment of the potential impact of the works under the WFD.

### 1.2. Site context

The location of the Site is presented on drawing P20209\_R4\_DO1. It comprises a series of fields within the catchments of the Rivers Trent and Mease. The majority of the Site drains directly, via a series of ditches and a small watercourse, to the River Trent. A small area in the far north of the Site drains into the catchment of Darklands Brook, itself a tributary of the River Trent. A small area in the very south of the Site is on land that lies in the catchment of the River Mease, which is again a tributary of the River Trent.

The River Mease is designated as a Special Area for Conservation (the River Mease SAC).

### 1.3. Report scope

This report presents an assessment of the potential impacts that the proposed works may have on the water bodies to which the land drains, and whether the proposed works comply with the requirements of the river basin management plan (RBMP). The aim of the report is to determine whether the proposed works will affect the environmental objectives of the WFD, which are;

- to prevent deterioration of the status of surface waters and groundwater;
- to achieve objectives and standards for protected areas;
- to aim to achieve good status for all water bodies or, for heavily modified water bodies and artificial water bodies, good ecological potential and good surface water chemical status;
- to reverse any significant and sustained upward trends in pollutant concentrations in groundwater;
- attain the cessation of discharges, emissions and losses of priority hazardous substances into surface waters; and,



- progressively reduce the pollution of groundwater and prevent or limit the entry of pollutants.

The Humber River Basin District River Basin Management Plan (EA 2015)<sup>1</sup> provides water body objectives and this document assesses the potential impact that the proposed works may have on attaining these objectives.

#### **1.4. Limitations**

This report is written strictly for the benefit of the Client and bound by the conditions presented in Appendix A.

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<sup>1</sup> EA, 2015, Humber River basin District River Basin Management Plan. Part 1



## 2. Proposed Development

The Proposed Development is summarised in the works plan is shown in Appendix 1.3 of the Environmental Statement. It comprises a proposed solar farm with an associated Battery Energy Storage System. The Proposed Development would have a generating capacity of over 50MW and would be situated on 191 hectares of land at Oaklands Farm to the south-east of Walton-on-Trent and to the west of Rosliston in south Derbyshire. The solar farm itself, comprising photovoltaic panel arrays, a central electricity substation and Battery Energy Storage System together with access, landscaping and other works would be located on 135 hectares of agricultural land currently in use for arable production and grazing. A high voltage underground electricity cable would then run through land at Fairfield Farm and Park Farm to the north to connect the solar farm to the national grid via an electricity substation located at the former Drakelow Power Station which sits south of Burton-upon-Trent. The construction of the above infrastructure will involve the formation of construction compounds, access tracks and other temporary works.

With respect to the unnamed watercourse on Site, the Proposed Development also includes:

- 4No. points where the underground 132kV grid connection cable crosses the unnamed tributary of the River Trent;
- 3No. points where the new access track crosses the unnamed tributary of the River Trent; and,
- 1No. location where a new medium voltage cable and access track cross a field ditch which forms a branch of the unnamed tributary of the River Trent. This is positioned in an area where this ditch is already culverted.

The location of proposed watercourse crossings can be seen on the layout drawings in Figure 4.12 of the Environmental Statement,





### 3. The water bodies

#### 3.1. Water bodies with which the Proposed Development may interact

Drawing P20209\_R4\_D01 provides a plan of the Site boundary and the waterbody catchments as defined by the EA Catchment Data Explorer<sup>2</sup>.

As can be seen, the Site is primarily within a catchment that drains directly to the River Trent via an unnamed watercourse that flows through the Site, and an associated network of drainage ditches. This falls within the catchment of the *Trent – Tame to Dover Rivers* waterbody.

In the far north of the Site, the proposed route of the new grid connection cable crosses into land that is part of the catchment of the *Darklands Brook (trib of R Trent)* water body.

In the far south of the Site, the very southern edge of the southernmost field is within the catchment of the *Mease from Hooborough Brook to Trent* waterbody.

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#### 3.2. Current waterbody status

WFD Cycle 3 data is available for all three waterbodies (EA, 2019<sup>2</sup>). This is summarised in Table 3-1.

Table 3-1 Current (2019) waterbody status

	River Trent (R Tame to R Dove)	River Trent Darklands Brook	River Mease (Hooborough Brook to Trent)
Overall waterbody status	Poor	Moderate	Moderate
Ecological status	Poor	Moderate	Moderate
Fish status	Poor	Moderate	N/A
Invertebrates	Moderate	High	Moderate
Macrophytes and phyto-benthos status	Moderate	Moderate	Moderate

<sup>2</sup> EA, 2019. Catchment Data Explorer website, <https://environment.data.gov.uk/catchment-planning/WaterBody/GB104028047180?cycle=3>. Accessed: March 2023



	<b>River Trent (R Tame to R Dove)</b>	<b>River Trent Darklands Brook</b>	<b>River Mease (Hooborough Brook to Trent)</b>
<b>RNAG ecological status</b>	Urbanisation, poor livestock management, sewage discharge	Poor livestock management/ Unknown	Urbanisation, poor livestock management, sewage discharge
<b>Physico-chemical quality elements</b>	Moderate (poor for phosphates)	Moderate	Good
<b>RNAG (physico-chemical)</b>	Phosphates from poor livestock management and sewage discharge. Urbanisation.	Phosphates from poor livestock management and sewage discharge.	N/A
<b>Hydromorphological supporting elements</b>	Supports good	Supports good	Supports good
<b>Chemical status</b>	Fail	Fail	Fail
<b>RNAG (chemical)</b>	Mercury, PBDE, PFOS	Mercury and PBDE	Mercury and PBDE



### 3.3. Waterbody objectives

The objectives for the waterbodies are set out in EA 2019. These are reproduced in Table 3-2.

Table 3-2 Status objective for the three water bodies (EA 2019)

	Objective	Constraint
<b>River Trent (R Tame to R Dove)</b>		
<b>Ecological status</b>	Good by 2027. Low confidence	Disproportionately expensive and disproportionately burdens
<b>Physico-Chemical status</b>	Good by 2027. Low confidence	Disproportionately expensive and disproportionately burdens
<b>Hydromorphological supporting elements</b>	Good by 2015.	None
<b>Chemical status</b>	Good by 2063	Natural conditions: Chemical status recovery time.  No known technical solution is available.
<b>Darklands Brook</b>		
<b>Ecological status</b>	Good by 2027. Low confidence.	Disproportionately expensive and disproportionate burdens.
<b>Physico-Chemical status</b>	Good by 2015.	None
<b>Hydromorphological supporting elements</b>	Good by 2015	None
<b>Chemical status</b>	Good by 2063	Disproportionately expensive and disproportionate burdens.  Natural conditions: Chemical status recovery time



River Mease (Hooborough Bk to Trent)		
<b>Ecological status</b>	Good by 2027. Low confidence.	Disproportionately expensive and disproportionate burdens.  Practical technical constraints prevent implementation by an earlier deadline.
<b>Physico-Chemical status</b>	Good by 2027. Low confidence.	Practical technical constraints prevent implementation by an earlier deadline.
<b>Hydromorphological supporting elements</b>	Good by 2015	None
<b>Chemical status</b>	Good by 2063	Natural conditions: Chemical status recovery time



## 4. Groundwater Classification

Interaction with groundwater beneath Site within the Secondary A and B aquifers should also be considered. The Site lies within the Humber groundwater management catchment, and within the Tame Anker Mease – Secondary Combined operational catchment.

The bedrock beneath the majority of the Site, Edwalton Member, is classified as a Secondary B aquifer which is defined by the EA as 'predominantly lower permeability layers which may store and yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering'.

The Glaciofluvial and Alluvium superficial deposits across the central areas of Site are classified as Secondary A aquifers which are defined by the EA as 'permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers'.

The Thrussington Member diamicton in the south of the Site is classified as a Secondary (undifferentiated) aquifer which is defined as '*aquifers where it is not possible to apply either a Secondary A or B definition because of the variable characteristics of the rock type. These have only a minor value.*'

### 4.1. Current waterbody status

WFD Cycle 3 data is for the groundwater body beneath Site (EA, 2019<sup>3</sup>). This is summarised in Table 3-1.

Table 4-1 Current (2019) groundwater status

	Tame Anker Mease – Secondary Combined
Overall waterbody status	Good
Chemical status	Good

<sup>3</sup> EA, 2019. Catchment Data Explorer website, <https://environment.data.gov.uk/catchment-planning/v/c3-plan/WaterBody/GB40402G990800>. Accessed: May 2024



## 5. Screening and scoping

### 5.1. Screening

The proposed works do not fall within categories that do not require a WFD assessment. As such, the assessment has automatically been taken forward to the scoping stage.

### 5.2. Scoping

Guidance requires that the WFD assessment considers the following receptors:

- Hydro-morphology;
- biology – habitats;
- biology – fish;
- water quality and;
- protected areas.

An assessment is also required if there is a risk of introducing invasive non-native species (INNS) through the proposed works.

In considering whether potential impacts to each of these receptors should be assessed within the scope of this document, the nature of the proposed works and their interaction with the aquatic and fluvial environment was considered. Of particular importance are the following factors:

- 1) The Site is currently used for intensive arable agriculture, with at least 50% of fields ploughed on an annual or rotation basis for arable production. Manure, artificial fertiliser and herbicides are used to facilitate this arable production.
- 2) As fields are regularly ploughed at present, a significant proportion of the land is left with no vegetation for periods between ploughing and crop establishment. This increases the risk of surface-water runoff including sediment into water bodies.
- 3) All three water bodies include agricultural contribution of phosphate as one of the reasons for not achieving good status.
- 4) Once operational, the land will no longer be used for intensive agriculture. Land around and in between the solar array will be used for low intensity grazing with a permanent grass sward. The nutrient input to the land will therefore significantly decrease, as will the risk of surface water run-off (due to the elimination of periods of bare ploughed soil).
- 5) The Proposed Development has been designed to provide a minimum 8 m buffer with no development on either side of the unnamed tributary of the River Trent that crosses the Site. If works are required within 8m and where required, a Flood Risk Activity Permit (FRAP) will be sought from the EA.



- 6) With the exception of the new underground grid connection route, The Proposed Development has been designed to remain outside of the small corridor of Flood Zone 2 and Flood Zone 3 that is present either side of the unnamed tributary of the River Trent.
- 7) The drainage for the Proposed Development includes source control SuDS features to attenuate run-off from areas of hard infrastructure (e.g. substation).
- 8) There is no direct pathway for migration of surface water from the Site to the River Mease or Darklands Brook. In both cases, whilst a small area of the Site is within the respective catchment, no ditch or other drainage feature is present that would provide direct connection to the water bodies.
- 9) Delivery of the construction phase of development will be undertaken in accordance with a Construction Environmental Management Plan (CEMP), including a surface water management plan. This is to be a DCO requirement of any permission granted.
- 10) Where the crossing of the unnamed tributary is required to construct the proposed grid connection and trackways, these shall be controlled under the CEMP and where required, will be undertaken following obtaining Ordinary Watercourse Consent (OWC) from the Lead Local Flood Authority (LLFA). Suitable measures shall be employed to avoid, manage and mitigate impacts to the aquatic environment. Any such impacts will be short-term and local to each crossing location.
- 11) The panels chosen for the photovoltaic array will not be coated in perfluorinated compounds.

In light of these factors, the potential impact on each of the receptors is discussed in [Table 5-1 and used to determine whether an assessment is scoped into this document. Section 6 then provides an assessment of impacts on those receptors scoped into the assessment.](#)



Oaklands Solar Farm: Water Framework Directive Assessment

P20209\_R4\_REV3P20209\_R4\_REV2



~~Table 5-1 and used to determine whether an assessment is scoped into this document. Section 6 then provides an assessment of impacts on those receptors scoped into the assessment.~~

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Table 5-1 Scoping summary

Receptor	Comment	Assessment required?			
		R Trent	Darklands Brook	River Mease	Groundwater
Hydro-morphology	Development infrastructure and construction works remain outside of an 8m buffer from watercourses and outside Flood Zone 2 & 3. <u>Cable crossings will be underground (trenched under watercourses) and track crossings will be culverted with the culvert base below bed level allowing continuation of natural bed material through the culvert. Track and cable crossings will be underground in accordance with Ordinary Watercourse Consent (OWC) and, if required, a Flood Risk Activity Permit will be applied for.</u>	Yes/No	No	No	Yes
Biology – habitats	Watercourses within and adjacent to the Site are deemed to be of low suitability to aquatic species due to their ephemeral low-flowing nature. The watercourses do not contribute to key movement corridors along important watercourses and water catchment areas. Some limited and very short term impact will be seen during construction of watercourse crossings.	Yes	No	No	No
Biology – fish	Three new trackway crossings will lead to the culverting of the watercourse.	Yes	No	No	No
Water quality	Potential for run-off from construction and new watercourse crossing construction into aquatic environment.	Yes	No	No	No
Protected areas	The nearest protected site (River Mease SAC) has no direct hydraulic connection to the Site. The extremely limited area within this catchment does not include a drain or other potential connection.	No	No	No	No
Invasive non-native species	Several species of INNS were identified within the Site boundary including Himalayan Balsam, Rhododendron, Cherry Laurel and Buddleia. Japanese knotweed was also recorded in the woodland off-Site, approximately 400m to the east. However, no INNS were recorded within the	No	No	No	No



Receptor	Comment	Assessment required?			
		R Trent	Darklands Brook	River Mease	Groundwater
	water corridors. The CEMP shall include measures to prevent the spread of or introduction of INNS.				

## 6. Impact assessment

### 6.1. Assessing significance

#### 6.1.1. Sensitivity

Sensitivity has been determined on the basis of the importance of environmental features on or near to the Site, and/ or the sensitivity of potentially affected receptors. Table 6-1 details the criteria used for determining the sensitivity of receptors.

Table 6-1: Sensitivity criteria

Sensitivity of receptor	Description
High	<ul style="list-style-type: none"> <li>■ Land use that is highly sensitive to hydrological change (e.g. peat and blanket bog).</li> <li>■ A large, medium or small waterbody with a water quality classification of 'High' or 'Good'.</li> <li>■ Receptor used for recreational use.</li> <li>■ Receptor and downstream environment have limited capacity to attenuate natural fluctuations in hydrochemistry or absorb further changes without fundamentally altering its baseline characteristics/ natural processes.</li> <li>■ Receptor supports abstractions for public water supply, or private water abstractions for the production of mass-produced food and drinks and/ or supply more than 25 people, or 200 livestock (at any given point in the year).</li> <li>■ Receptor is of high environmental importance (i.e. a Special Area of Conservation, Site of Special Scientific Interest or wetland of international and/ or national importance).</li> <li>■ The local groundwater constitutes a valuable resource because of its high quality and yield.</li> </ul>



Sensitivity of receptor	Description
	<ul style="list-style-type: none"> <li>■ Aquifer classified by the BGS as 'highly productive aquifer' or 'moderately producing aquifer' and is of regional or local importance.</li> <li>■ Statutorily designated nature conservation sites dependent on groundwater either in the form of GWDTEs, or in the form of baseflow to aquatic environments).</li> </ul>
Medium	<ul style="list-style-type: none"> <li>■ Land use that is moderately sensitive to hydrological change (e.g. commercial forestry).</li> <li>■ A large medium, or small waterbody with a water quality classification of 'Moderate'.</li> <li>■ Receptor and downstream environment have moderate capacity to attenuate natural fluctuations in hydrochemistry or absorb further changes without fundamentally altering its baseline characteristics / natural processes.</li> <li>■ Receptor supports abstractions for private water abstractions for less than 25 people, or 200 livestock (at any given point in the year).</li> <li>■ Receptor is of local environmental importance, such as Local Nature Reserves.</li> <li>■ Aquifer classified by the BGS as 'low productive aquifer' as water quality does not allow potable or other quality sensitive uses.</li> <li>■ Groundwater dependent terrestrial ecosystems (GWDTEs) which are highly groundwater dependent and have no or minor functional impairment by man-made influence (such as drainage or forestry).</li> </ul>
Low	<ul style="list-style-type: none"> <li>■ A large medium, or small waterbody with a water quality classification of 'Poor' or 'Bad'.</li> <li>■ Groundwater dependent terrestrial ecosystems (GWDTEs) which are moderately groundwater dependent or, which are highly groundwater dependent and have no or minor functional impairment by man-made influence (such as drainage or forestry).</li> </ul>
Negligible	The receptor is resistant to change and is of little environmental value.

### 6.1.2. Magnitude

The magnitude of change has been assessed using the categories outlined in Table 6-2.

Table 6-2: Magnitude criteria

Magnitude of change	Description
Large	The Proposed Development could result in a significant change in terms of hydrology, hydro-morphology, water quality, hydrogeology, biology, protected areas or other water conditions which will cause irreversible or long term (over 10 years) changes to the receptor.

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Magnitude of change	Description
Medium	The Proposed Development could result in moderate changes to hydrology, hydro-morphology, water quality, hydrogeology, biology, protected areas or other water conditions, which will recover over a medium period of time (5 to 10 years).
Small	The Proposed Development could result in a slight change in terms of hydrology, hydro-morphology, water quality, hydrogeology, biology, protected areas or other water conditions in the short term (1 to 5 years). Conditions will recover within a short period of time (1 to 5 years).
Negligible	No effect detectable.

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### 6.1.3. Significance

The predicted significance of the effect was determined through a standard method of assessment based on professional judgement, considering both sensitivity and magnitude of change as detailed in Table 6-3 below.

Table 6-3: Significance criteria

Sensitivity of receptor	Magnitude of Impact			
	Large	Medium	Small	Negligible
High	Major	Major	Moderate	Minor
Medium	Major	Moderate	Minor	Negligible
Low	Moderate	Minor	Minor	Negligible
Negligible	Negligible	Negligible	Negligible	Negligible

## 6.2. Protected areas

### 6.2.1. Sensitivity

Whilst a very small area of the Site falls within the catchment of the River Mease SAC, there are no ditches or watercourses connecting the Site directly or indirectly to this watercourse nor any of its tributaries. It is therefore concluded that no meaningful pathway exists between the Site and protected sites.

### 6.3. Hydro-morphology

~~Potential impacts to hydro-morphology have been scoped out of the assessment as there is no potential for significant impacts to the natural functioning of water bodies on Site. The installation of culverted crossings at three locations has potential to affect the unnamed tributary of the Trent during the excavation period – this will be short-term and temporary. Mitigation measures will include phasing of these works during dry~~



periods as the watercourse is ephemeral. Further mitigation measures shall be agreed with under the terms of an Ordinary Watercourse Consent for the works and delivered via the CEMP.

The culverts have been designed to be set below the bed level to allow continuation of the natural bed material through the culverted section. Details of the design of the culverted crossings, is presented in the Flood Risk Assessment and Drainage Strategy report (P20209\_R2\_REV7). The burying of the culvert into existing bed material will minimise any longer-term impacts during the operational phase as it will allow the natural migration of bed material through the culvert.

Whilst the installation of new underground cabling across Site has the potential to affect groundwater bodies during the excavation, this will be a short-term and temporary effect mitigated with measures included within the CEMP.

#### **6.4. Biology – habitats and fish**

Impacts to fish and aquatic vertebrates have been scoped out of the assessment as there is no potential for significant effects to occur to these species. Watercourses within and adjacent to the Site are of low suitability for these species as they are low flowing and ephemeral habitats that do not contribute to key movement corridors along important watercourses and water catchment areas. Alongside this, the Proposed Development has been designed from the outset to provide embedded avoidance and mitigation measures, which provide certainty that any effects to these watercourses will be avoided.

New underground cables are to be installed beneath the watercourse in 4No. locations. In one of these (adjacent to the point of the existing culvert beneath Rosliston Road), horizontal directional drilling (HDD) shall be used to facilitate the crossing. In this location, all construction works for the cable crossing will remain outside of the 8 m buffer either side of the watercourse.

In the case of the other 3No. cable crossings (installed via trenching), and also the 3No. proposed new trackway crossings, mitigation measures will include phasing of these works during dry periods, as the watercourse is ephemeral, and burying of the culverted sections by a minimum of 300mm into the existing bed material. This will ensure the culverts do not present a barrier to fish passage and maintain a hydrological connection. Further mitigation measures shall be agreed with under the terms of an Ordinary Watercourse Consent for the works and delivered via the CEMP.

#### **6.5. Water quality**

##### **6.5.1. Construction phase**



During the construction phase, there is potential for a short-term impact on water quality. This is considered likely to impact the unnamed tributary of the River Trent only and so is not relevant for the Darklands Brook or River Mease catchments.

Any such construction-phase impacts can be properly and effectively controlled through the design and implementation of the CEMP and surface water management plan (SWMP). A CEMP, with SWMP as an appendix (see **ES Appendix 4.3**), will form a DCO requirement upon any permission granted.

Standard and well-established construction methods can be deployed to control potential impacts on water quality during construction. As such, it is considered that this receptor can be suitably protected.

### **6.5.2. Operational phase**

The current use of the land is for intensive agriculture, with approximately 50% of the land given over to arable. There is a nutrient and artificial pesticide input to this operation.

Phosphate loading is one of the reasons that the water bodies are not attaining Good status at present.

Under the Proposed Development, the land beneath and around the solar arrays will be used for low intensity grazing. Nutrient and pesticide input will therefore be significantly reduced.

It is therefore considered that the Proposed Development can positively contribute to the process of attaining Good water quality with respect to nutrient loading in the three water bodies, particularly the River Trent (R Tame to R Dove) catchment, in which the vast majority of the Site is situated.



## 7. Conclusions

The Proposed Development has been designed such that the vast majority of new infrastructure is set back from the watercourse on Site and hence will have very limited interaction with it.

Standard and well-established construction methods can be deployed to control potential impacts on water quality during construction.

Where construction-phase interaction with a watercourse is required, this only affects the River Trent (R Tame to R Dove) waterbody catchment. The new trackway and cable crossings of the unnamed tributary of the River Trent have been designed and can be constructed in a manner that suitably controls potential impacts on [hydro-morphology](#), habitats, fish and water quality.

The requirement for a CEMP and SWMP is to be secured via DCO requirement to any permission granted and construction-phase interactions with the unnamed tributary will be further controlled under the requirements of OWC and, if required, a FRAP.

In the light of these factors, it is concluded that the construction phase of the Proposed Development will not affect the aims and objectives of the RBMP.

During the operational phase of the Proposed Development, it is considered that potential positive contributions to the improvement of chemical water quality may be possible due to the removal of the development area from intensive agriculture.

The overall conclusion is therefore that:

- a) The short-term construction-phase impacts are of sufficiently short duration and can be sufficiently well avoided, minimised and mitigated such that there will be no adverse effect on the status of the water bodies, nor the aims and objectives of the RBMP; and,
- b) The long-term operational phase impacts are considered likely to contribute to an improvement in the status of the River Trent (R Tame to R Dove) waterbody status through the reduction in nutrient and pesticide input that the Proposed Development will provide.



## Figures





## Appendices



## Appendix A: Report Conditions



## Report Conditions

This report has been prepared by Yellow Sub Geo Ltd. (Yellow Sub Geo) in its professional capacity as soil and groundwater specialists, with reasonable skill, care and diligence within the agreed scope and terms of contract and taking account of the manpower and resources devoted to it by agreement with its client, and is provided by Yellow Sub Geo solely for the internal use of its client.

The advice and opinions in this report should be read and relied on only in the context of the report as a whole, taking account of the terms of reference agreed with the client. The findings are based on the information made available to Yellow Sub Geo at the date of the report (and will have been assumed to be correct) and on current UK standards, codes, technology and practices as at that time. They do not purport to include any manner of legal advice or opinion. New information or changes in conditions and regulatory requirements may occur in future, which will change the conclusions presented here.

Where necessary and appropriate, the report represents and relies on published information from third party, publicly and commercially available sources which is used in good faith of its accuracy and efficacy. Yellow Sub Geo cannot accept responsibility for the work of others.

Site investigation results necessarily rely on tests and observations within exploratory holes only. The inherent variation in ground conditions mean that the results may not be representative of ground conditions between exploratory holes. Yellow Sub Geo take no responsibility for variation in ground conditions between exploratory positions.

This report is confidential to the client. The client may submit the report to regulatory bodies, where appropriate. Should the client wish to release this report to any other third party for that party's reliance, Yellow Sub Geo may, by prior written agreement, agree to such release, provided that it is acknowledged that Yellow Sub Geo accepts no responsibility of any nature to any third party to whom this report or any part thereof is made known. Yellow Sub Geo accepts no responsibility for any loss or damage incurred as a result, and the third party does not acquire any rights whatsoever, contractual or otherwise, against Yellow Sub Geo except as expressly agreed with Yellow Sub Geo in writing. Yellow Sub Geo reserves the right to withhold and/ or negotiate the transference of reliance on this report, subject to legal and commercial review.