

**From:**

**To:**

**Cc:**

**Subject:**

FW: Application SMD/2025/0247 - Development of a battery energy storage system (BESS) connecting to the local electricity grid with associated infrastructure, customer substation, cable routing, access, security fencing and landscaping. - Tean Leys Farm ,

**Sent:**

27/10/2025 08:03:36

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From:

Sent: 24 October 2025 17:45

To:

Subject: Re: Application SMD/2025/0247 - Development of a battery energy storage system (BESS) connecting to the local electricity grid with associated infrastructure, customer substation, cable routing, access, security fencing and landscaping. - Tean Leys Farm ,

In the first Instance Checkley Parish Council would refer the planning officer to our previous comments for consideration in reference to Application SMD/2024/0536 being the Environmental Impact Assessment (EIA) Scoping Opinion for the proposed development of Tean Leys BESS and whether all our concerns have been satisfied.

In the Applicants Air Quality Impact Assessment carried out by Tetra Tech they state the Assessment has been based on only short term health impacts as they consider that a BESS fire would only be expected to be short term and unlikely to generate long term air pollutant exposure.

CPC consider this is far from satisfactory as surely any competent Risk Assessment should always be based on the worst case not the best case. The UK Health Security Agency (UKHSA) who prevents, prepares for and responds to infectious diseases, and environmental hazards, to keep all communities safe states " that there is a high probability that a lithium-ion fire will be left to burn for days or weeks... prolonging the potential exposure of nearby residents to toxic gases". The Applicant should therefore be requested to provide a revised Air Quality Impact Assessment based on the worst case scenario which in turn will require a reassessment of the Fire risk Assessment based on the worst case scenario

CPC are also concerned that no detailed Risk Assessments or proposed Plans have been provided for the suggested routes of the cabling to the sub station and minimum account has been taken of the severe and reoccurring flooding that occurs on Riverside Road or the potential impact of the cabling works on the already unstable river bank.

CPC are also concerned with regards to the spacing between battery modules. In accordance with the UKHSA Battery modules should not be packed too close together to prevent the spread of fire in a domino effect (thermal runaway) and spacing should comply with the current National Fire Chiefs Council guidance which suggests a minimum 6m separation to prevent the spread of fire via thermal radiation any reduction will render the air quality modelling unreliable and insufficient to safeguard the community.

CPC would also draw the Planning Officers attention to the UKHSA warning that a failure to contain water used in firefighting could lead to "the release of highly toxic firewater run-off (containing heavy metals and corrosive acids) posing potential contamination risk to land and groundwater, the public water supply and environmental health".

CPC are also concerned that there should be an assessment of the potential impacts on public health of electromagnetic fields.

A Professor who is a lithium-ion battery expert at the University of Newcastle, said cells underwent "thermal runaway" when damaged. When the batteries are overcharged, they can produce an "exothermic" chemical reaction which produce large volumes of explosive and toxic gas and additional heat. "Eventually what you get is the gas venting from the individual cells. "This can ignite to flames or you can actually get an explosion, when heat transfers from cell to cell. It's called thermal propagation."

CPC are therefore of the opinion that the Applicant should be required to provide suitable documents/reports to positively address our concern before any this Application is considered. If the Applicant is unable to provide the required supporting information CPC would fully support the Planning Officer in Refusing the application

Steve Buckley  
Planning Coordinator