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The following is a sample Othersphere solar PV site assessment, including all sections and details delivered for any global location requested by users.

The purpose of these assessments is to help you:

- Conduct infrastructure diligence in days, not months
- Avoid costly research and investment by identifying viability risks early
- Evaluate more opportunities and focus on the locations that work
- Deliver higher-performing, more sustainable infrastructure assets

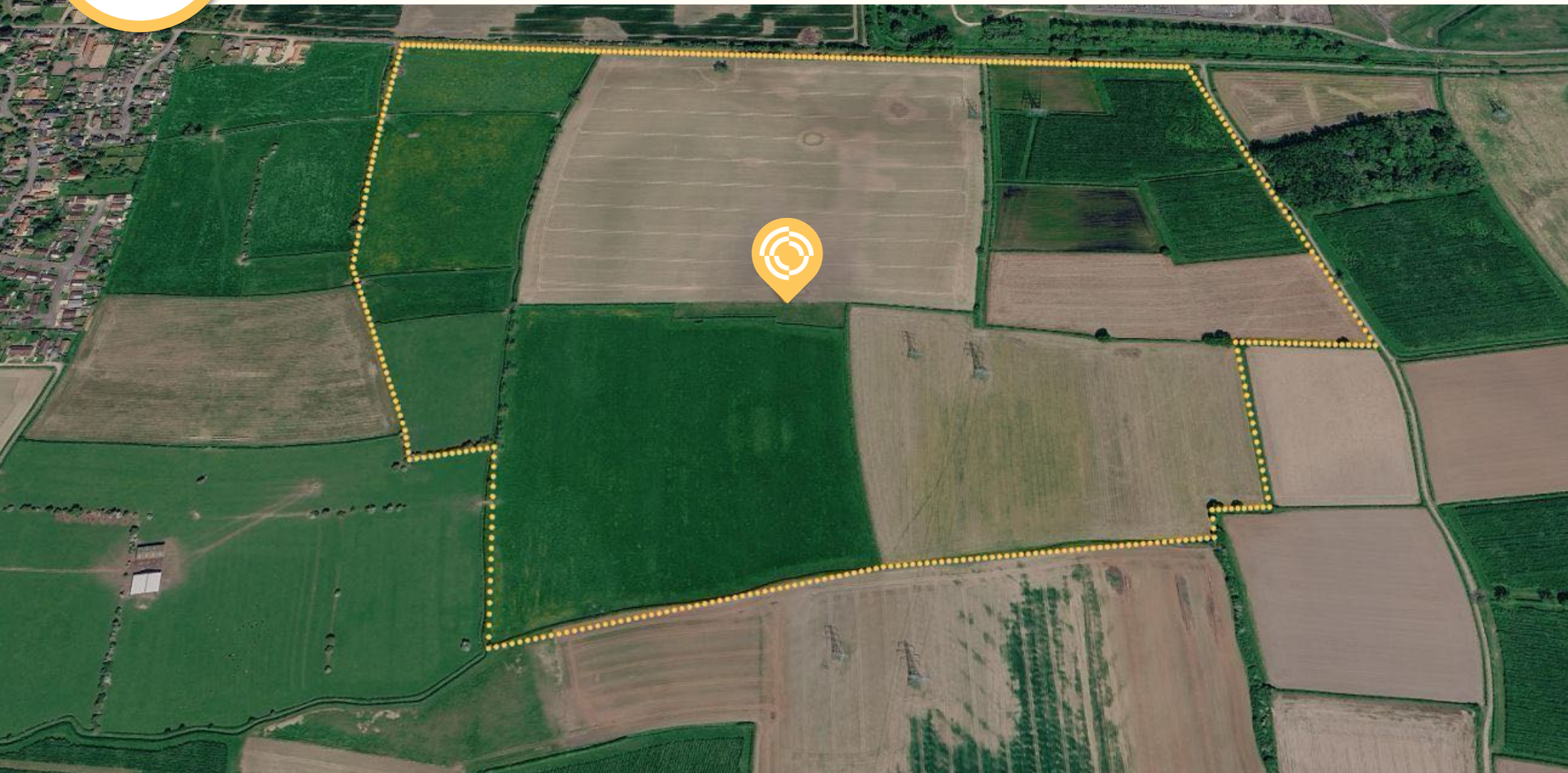
To order your own report or learn more, please contact explore@othersphere.io

61.4 /100

ADVANCE WITH
CONDITIONS

Land between Cottam and Rampton, north of Helenship Lane, Retford, United Kingdom

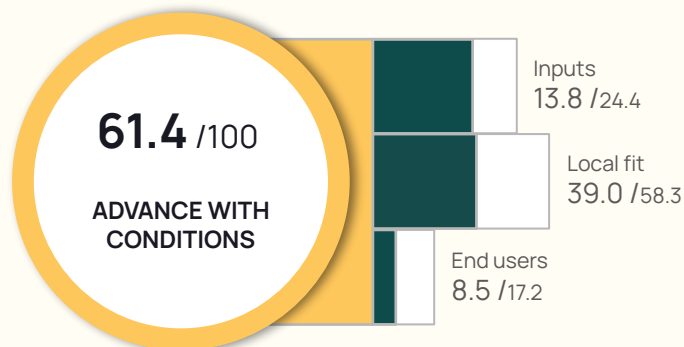
Exceptional logistics and non-BMV land, offset by a consented 500 MW battery taking 27% of the assembly and Flood Zone 3 throughout



Solar PV site assessment

Othersphere | September 2026 | Othersphere location ID: mohair-boar-dewy-shallot





Exceptional logistics and no best-and-most-versatile land objection, but a consented 500 MW battery on the anchor parcel cuts the developable area to 43.5 ha and roughly 27 MWp, and the entire assembly sits in Flood Zone 3 below the modelled design flood level.

Recommendation: Advance with caution contingent on:

1. Confirm the decision notice, Section 106 status and variation 26/00919/VOC for the Trent BESS, and approach its promoter (sets developable area).
2. Submit a 30 MWac connection application to NGED, sized to carry the co-located battery, to secure the Gate 2 offer required to bid into the CfD (4 to 5 months).
3. Open behind-the-meter and private-wire discussions with the proposed Cottam data centre, the only route escaping regional capture-price cannibalisation
4. Commission a topographical survey and geotechnical investigation across the unsurveyed 43.5 ha to set plinth heights above 6.11 m AOD and pile design

Inputs (13.8 / 24.4) - Supply, cost, and environmental considerations relating to key feedstocks

- +** The 43.5 ha net developable area is flat, open arable land requiring minimal grading or vegetation clearance, with a long-term capacity factor of 11.4% and a 1.3 km heavy-haul route from the Cottam jetty, subject to a structure-level survey of the bridges and culverts on that leg.
- The entire assembly lies within Flood Zone 3 with a modelled overtopping level of 6.11 m AOD, requiring elevated plinths for sensitive equipment, while shallow groundwater and compressible alluvium complicate pile design and trenching.

Local fit (39.0 / 58.3) - Human and environmental factors that impact local project viability

- +** The anchor parcel is confirmed Grade 3b agricultural land, removing the primary refusal risk, and local planning policy ST49 explicitly supports renewable energy development subject to standard mitigations.
- Community opposition is highly organized and politically supported, evidenced by a narrow one-vote approval margin for the adjacent battery scheme, while the cumulative infrastructure burden from gigawatts of nearby solar projects exacerbates local friction.

End users (8.5 / 17.2) - Size and characteristics of markets and end users the asset will serve

- +** The site sits within 1 km of the Cottam 400 kV substation and a proposed 1 GW data centre, the substation approximately 0.15 km from the assembly boundary, offering a potential private-wire offtake route that bypasses grid constraints entirely.
- The transmission queue at Cottam is congested until the mid-2030s, forcing reliance on a curtailable distribution connection or a private wire, while heavy regional solar concentration threatens severe capture-price cannibalisation. The CfD that would stabilise against both is worth roughly eight times every other incentive combined and cannot be bid for without a Gate 2 offer, so the connection timeline sets the project's economics.

Every location within the Othersphere platform is assessed and scored based on location-specific criteria that are grouped into project inputs, local fit, and end users. Please see the full assessment for more details on the Othersphere score.

Site overview

Parcel address

Torksey Ferry Road, Rampton, Retford
DN22 0NP, United Kingdom
Parcel IDs: Not resolved (require titles)
Lat/long: 53.29632, -0.7879

Jurisdiction

Bassetlaw District Council

Current use

Agricultural (Arable farmland)

Target land unit size

59.8 ha (43.5 ha net developable)

Zoning

Open Countryside / Agricultural Land

Power utility provider

National Grid Electricity Distribution
(NGED) East Midlands

Grid infrastructure

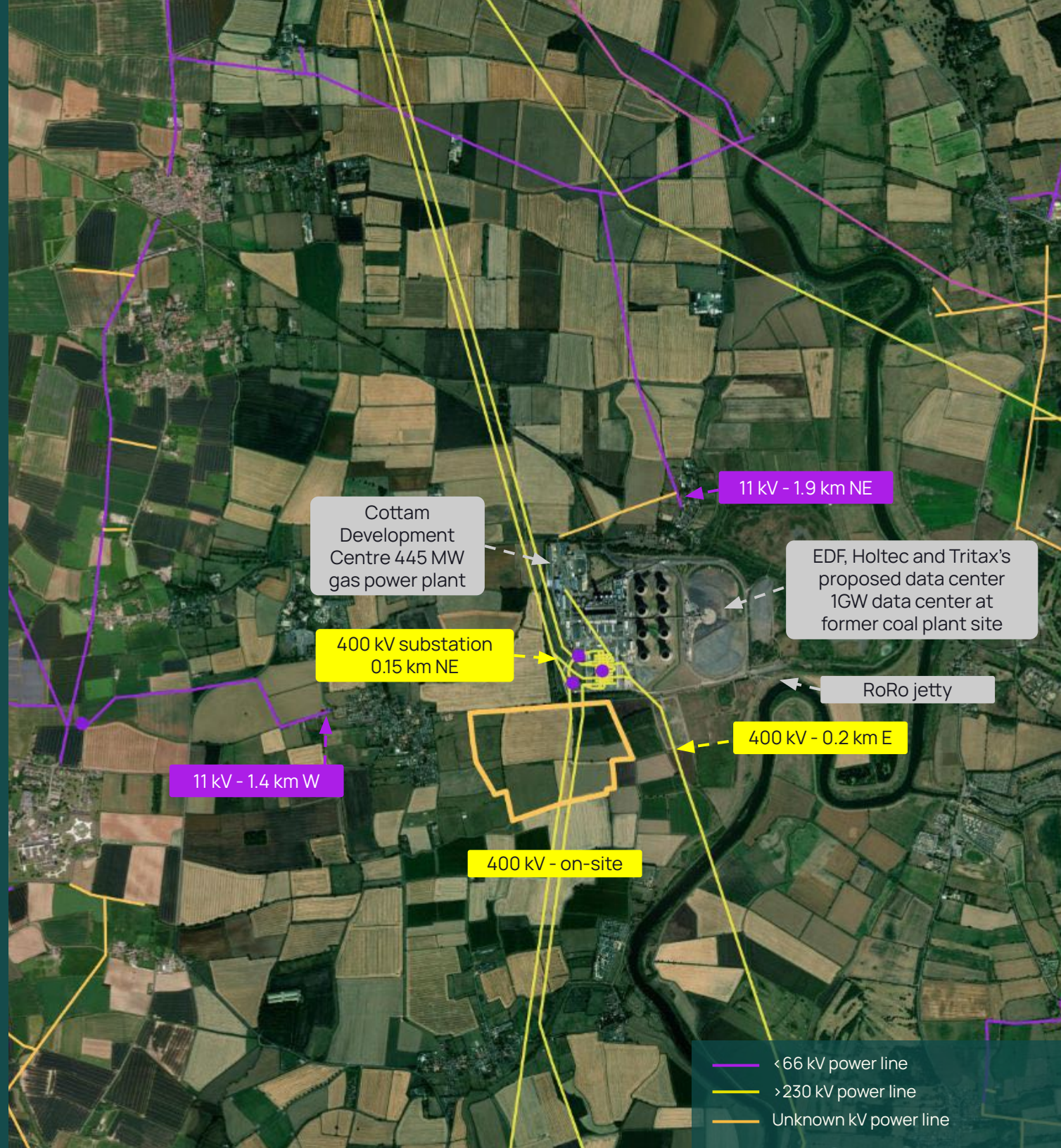
1x 400kV substation ~0.15km NE;
2x 400kV lines on-site.

Solar resource

983.3 kWh/m2 annual GHI; 11.4%
long-term capacity factor

Water infrastructure

Severn Trent Water; shallow
groundwater requires dewatering



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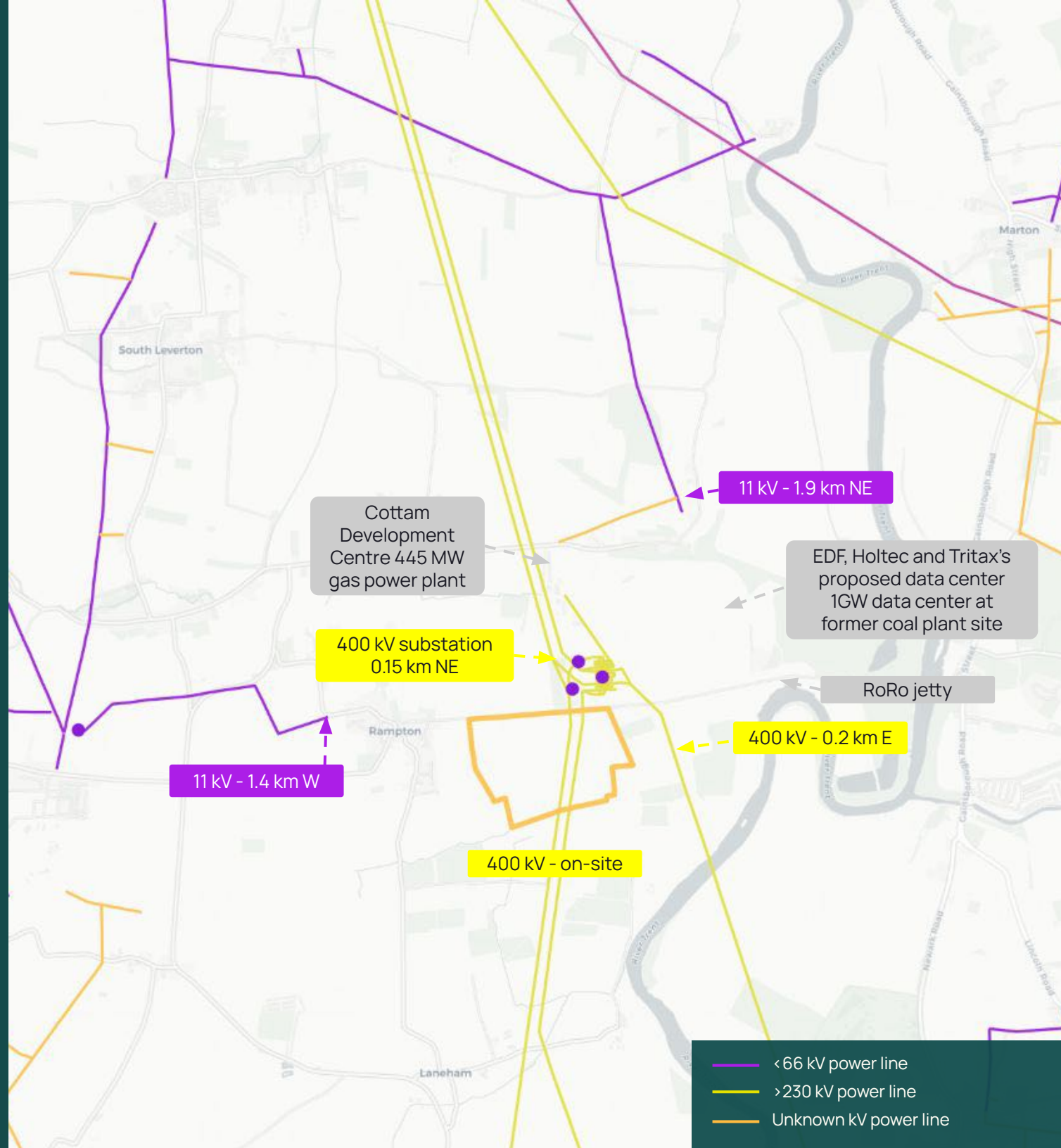
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Key characteristics

The elements that form the Othersphere score can also be divided into thematic factors that help determine the fundamentals of a particular location or asset. At this location these include:

Factor	RAG	Summary	Recommendation (if proceeding)
General site viability		Flat, open arable land requiring minimal preparation, offset by Flood Zone 3 throughout and an encumbered anchor parcel.	Confirm the decision notice and Section 106 status for the Trent BESS (24/01470/FUL).
Land zoning and valuation		The land is zoned agricultural but the anchor parcel is encumbered by the consented 500 MW Trent BESS.	Pull HM Land Registry title extracts to confirm ownership fragmentation and 400 kV easement widths.
Permitting and regulation		The approximately 27 MWp scheme follows a standard local planning route but requires comprehensive environmental and flood assessments.	Request an EIA screening opinion from Bassetlaw District Council.
Community and political sentiment		Active local opposition and political realignment against net-zero infrastructure present a severe consenting risk.	Benchmark a voluntary community benefit fund against the Trent BESS Section 106 agreement.
Environment		The site avoids statutory ecological designations but requires mitigation for boundary hedgerows and functionally linked land.	Commission a Preliminary Ecological Appraisal and seasonal protected species surveys across the balance parcels.
Power		The Cottam transmission node is queued beyond 2033, forcing a curtailable distribution connection or private wire.	Submit a 30 MWac connection application to NGED, sized for the optional battery, to secure the Gate 2 offer the CfD requires.



Green: advantage or standard compliance, no major hurdles



Amber: manageable risk, requires mitigation or further study



Red: severe constraint, deal-breaker, or high-friction hurdle

Key characteristics (cont.)

The elements that form the Othersphere score can also be divided into thematic factors that help determine the fundamentals of a particular location or asset. At this location these include:

Factor	RAG	Summary	Recommendation (if proceeding)
Water and wastewater		No mains supply on site against a three-month Severn Trent statutory backstop, and drainage consents run through the Trent Valley Internal Drainage Board, not the county council.	Confirm with the Trent Valley Internal Drainage Board which watercourses fall inside its district, fixing the drainage consenting route.
Resource assessment		The 11.4% capacity factor is viable, with no horizon shading and minimal winter snow losses.	Procure a bankable P50/P90 yield assessment against the final array layout.
Natural disaster risk		Flood is the governing peril, with modelled overtopping reaching 6.11 m AOD and requiring freeboard allowances.	Commission a topographical survey to establish ground levels across the 43.5 ha balance parcels.
Logistics and supply chain		The site sits 1.3 km by road from the 300-tonne-capable Cottam river jetty, an exceptional heavy-haul position.	Commission a structure-level route survey of the 1.3 km local road leg from the jetty.
Labor availability		The 18 to 27 peak headcount is easily absorbed regionally, but four Midlands contractor failures in eight months bear on subcontract selection.	Specify parent company guarantees for civil subcontractors given recent regional firm failures.
End users and market		Heavy regional solar concentration threatens severe capture-price cannibalisation during summer generation peak.	Explore a private-wire corporate PPA with the proposed 1 GW data centre at Cottam.
Incentives		Capital allowances are standard; the CfD is worth eight times the rest combined but cannot be bid without a Gate 2 offer.	Monitor Allocation Round 8 strike prices and secure the Gate 2 connection offer required to bid.



Green: advantage or standard compliance, no major hurdles



Amber: manageable risk, requires mitigation or further study



Red: severe constraint, deal-breaker, or high-friction hurdle

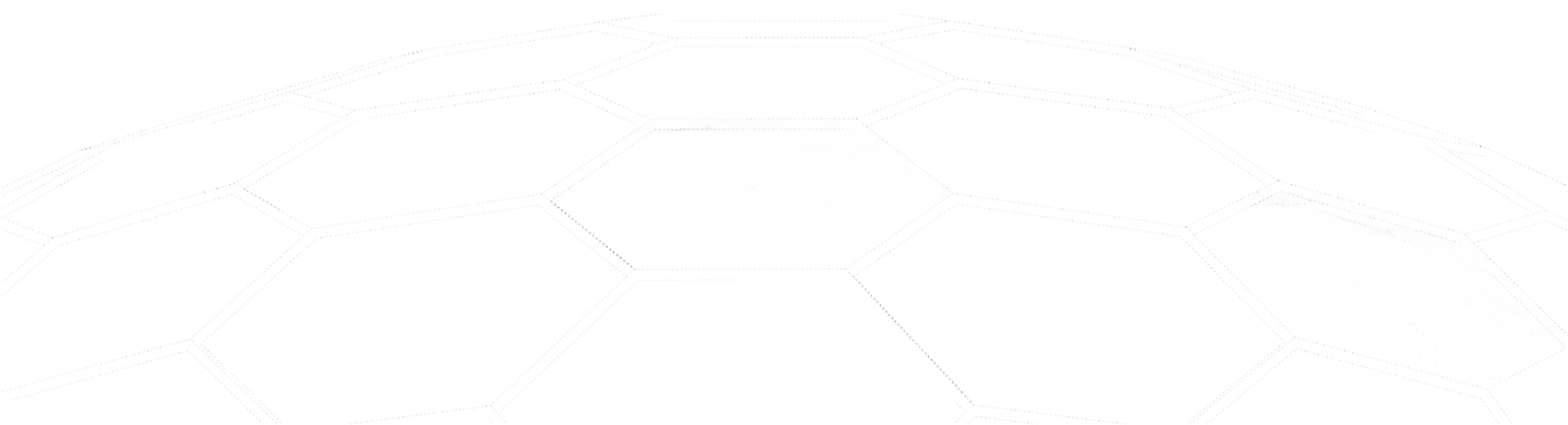
Asset modelling

Optional module not included in this site assessment. This module adds asset-level financial analysis to site assessments, using either standard Othersphere models or user-provided models. Please reach out to explore@othersphere.io to learn more.

Data confidence

Data quality is high for the anchor parcel due to the adjacent planning application, but critical gaps remain for the balance parcels. Outstanding items include title extracts, a topographical survey, and a formal grid connection offer.

Full solar PV site assessment



Introduction

This solar PV site assessment considers the development viability of an approximately 27 MWp solar PV plant on a parcel assembly between Cottam and Rampton, west of Cottam village, north of Helenship Lane, Retford, United Kingdom (Lat/long: 53.29632, -0.7879). The assessment evaluates the parcels' suitability across inputs, local fit, and end users, highlighting key opportunities and constraints.

This analysis is powered by Othersphere's proprietary data and modelling platform, which models existing and potential infrastructure assets in advance at global scale. Each location and asset combination is assessed in detail, including feedstock inputs, fit with local human and environmental factors, and economic value to end users. This is enhanced with insights from Othersphere's agentic research system, which dynamically investigates unstructured or uncertain topics to deepen analysis and conclusions.

These reports can be generated for any location worldwide and customized for specific asset types. The same underlying approach used for this single site can be applied across portfolios to support rapid, data-driven prioritization of development or investment opportunities.

These Othersphere assessments are continually improving based on customer feedback; please reach out to explore@othersphere.io with any comments, questions, or suggestions.

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Source overview

A range of structured datasets from the Othersphere data platform were used in the creation of this assessment; please see the [Sources appendix](#) for details.

These Othersphere datasets have been supplemented by the automated review of thousands of documents, webpages, and videos. All research-based sources in this report are cited in-line using the format:

[Source ID - Date of publication or access, Confidence level]

In addition to each source being linked in-line, all sources are also listed in the [Sources appendix](#), numbered by their Source ID. Sources are automatically classified into the following confidence levels:

- **High** — official or independently verified data from government, utilities, or reputable media within the past five years.
- **Medium** — partially verified or older media, social, or crowd-sourced content.
- **Low** — outdated or proxy data used where higher-quality sources are unavailable.

As sourcing is fundamental to effective due diligence, we are continuously evolving our source verification and classification systems for full transparency and maximum analytical rigor.

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General site viability

Summary

FACTOR	RAG	SUMMARY	RECOMMENDATION (IF PROCEEDING)
General site viability		Flat, open arable land requiring minimal preparation, offset by Flood Zone 3 throughout and an encumbered anchor parcel.	Confirm the decision notice and Section 106 status for the Trent BESS (24/01470/FUL).

Location and administrative context

- **Coordinates:** 53.29632, -0.7879
- **Planning status:** The anchor parcel is not undeveloped land. On 10 December 2025 Bassetlaw District Council's Planning Committee resolved to "Grant Planning Permission Subject to Conditions and a Section 106 Agreement" for application 24/01470/FUL, a battery energy storage system of up to 500 MW with associated plant, access improvements and landscaping on a 16.29 ha field south of Torksey Ferry Road [1 - 10 Dec 2025, High][2 - 10 Dec 2025, High]. A variation of condition application on the same land, reference 26/00919/VOC, remains undetermined [3 - 09 Sep 2026, High]. A section 73 variation cannot extinguish the parent permission, so its outcome affects the terms on which the adjacent scheme proceeds rather than whether it proceeds. The decision notice for 24/01470/FUL, the status of the Section 106, and the outcome of 26/00919/VOC must all be confirmed from the Bassetlaw planning register before any land position is taken.
- **Administrative jurisdictions:** Bassetlaw District Council is the local planning authority for a ground-mounted solar scheme on this land. Nottinghamshire County Council is the highway authority and lead local flood authority [1 - 10 Dec 2025, High]. The statutory development plan is the Bassetlaw Local Plan 2020-2038, adopted 29 May 2024. The policies applied to an energy scheme on this specific land are ST35 (landscape character), ST38 and ST39 (trees, hedgerows and biodiversity), ST40 and ST41 (heritage), ST46 (noise), ST47 (ground conditions and contamination), ST48 (climate change resilience), ST49 (renewable and low carbon energy), ST50 (flood risk and drainage) and ST52 (transport) [1 - 10 Dec 2025, High].
- **Parcel geometry and shape efficiency:** The site comprises a 59.8 ha (147.8 acres) assembly of adjoining arable fields. The anchor parcel is resolved as a rectangular field of approximately 16.29 ha measuring about 500 m east to west by 380 m north to south, bounded by Torksey Ferry Road along the northern boundary and Nightley's Road, a cul-de-sac carrying public footpath Rampton FP20, along the eastern boundary, with hedges and drainage ditches to the east and west and a substantial hedge line with intermittent trees to the north [1 - 10 Dec 2025, High]. The anchor parcel is encumbered by the resolution to grant consent for 437 battery containers, 130 inverters and a 1.4 m high perimeter flood bund, which removes 16.29 ha, or 27% of the assembly, from the available envelope unless that scheme is acquired, lapses or is varied. Net

developable area is therefore approximately 43.5 ha, supporting an array of approximately 27 MWp within the 30 MWac connection envelope. Capacity, yield, workforce and revenue figures throughout this report are sized on 43.5 ha and 27 MWp; the 59.8 ha assembly figure is used only where the planning application boundary is the relevant quantity. The number and area of the remaining parcels in the assembly are not resolved. The buildable area east of the anchor parcel is reduced by a road running north to south situated between two 400 kV power lines [Othersphere data - 09 Sep 2026, High].

Terrain and topography

- **Elevation range and general relief:** Surveyed levels on the anchor parcel range from approximately 4.8 m to 6.3 m AOD and the ground is described as generally flat [1 - 10 Dec 2025, High]. Othersphere's platform returns approximately 5 to 7 m across the wider parcel assembly [Othersphere data - 09 Sep 2026, High]. The Environment Agency's modelled 1 in 100 year plus 39% climate change flood level for this land is 6.11 m AOD [1 - 10 Dec 2025, High]. Because the modelled design flood level of 6.11 m AOD sits near the top of the surveyed range of 4.8 to 6.3 m AOD, the greater part of the anchor parcel lies below it. Sampling confirms the whole assembly lies within the same mapped Environment Agency flood zone [4 - 09 Sep 2026, High], so the same exposure should be assumed across the balance parcels pending survey. Quantifying the proportion below 6.11 m AOD is the single most valuable output of a LIDAR levels model for this site. The relief is characteristic of the Trent Washlands [5 - 01 Apr 2025, High] [6 - 09 Sep 2026, High].
- **Slope gradient distribution:** No quantified gradient was resolved. The planning case for the anchor parcel describes the topography as flat, consistent with 1.5 m of fall across roughly 500 m, which is within fixed-tilt racking tolerance without grading. A LIDAR-derived slope raster remains outstanding.
- **Micro-topography and surface roughness:** The mapped linear features on the anchor parcel are drainage ditches along the eastern and western field boundaries [1 - 10 Dec 2025, High]. These are field-edge assets rather than cross-field obstructions and are unlikely to constrain tracker alignment, though they carry ecological and hedgerow constraints.

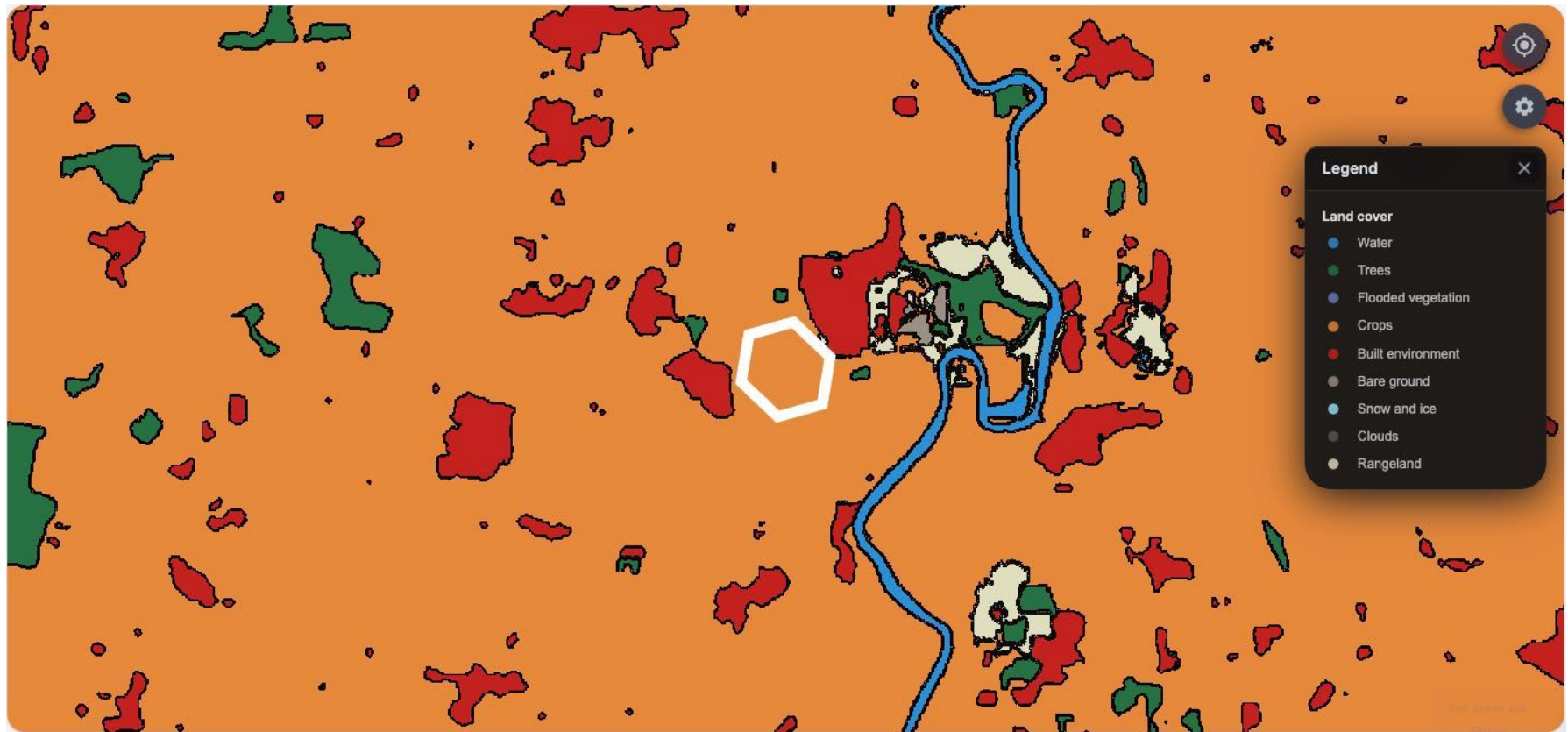
Land cover and historical use

- **Land cover classification:** The physical land cover of the anchor parcel is arable farmland used for crop growth [1 - 10 Dec 2025, High], whilst satellite imagery indicates the same for the broader parcel assembly.
- **Vegetation clearance scope:** Vegetation on the anchor parcel is confined to field boundaries: a substantial hedge line with intermittent trees along the northern boundary and hedges with drainage ditches to the east and west [1 - 10 Dec 2025, High]. The array footprint itself is open arable requiring no stumping. The Trent BESS scheme achieves biodiversity net gain of 14.69% area habitat units, 17.02% hedgerow units and 10.16% watercourse units, demonstrating that the statutory 10% minimum is achievable on this land on site [1 - 10 Dec 2025, High]. Removal of countryside hedgerows 20m or longer requires permission under the 1997 Hedgerows Regulations administered by Bassetlaw District Council

[7 - 09 Sep 2026, High]. Work on these hedgerows must not harm nesting birds, with the main nesting season occurring from 1 March to 31 August [8 - 11 Sep 2014, High].

- **Structural impediments:** The arable fields carry no existing structures, ruins or concrete pads requiring demolition. The material impediment is legal rather than physical: the anchor parcel carries a resolution to grant consent for 437 battery containers, 130 inverters and a 1.4 m perimeter flood bund [1 - 10 Dec 2025, High], which removes it from the developable envelope on the basis set out under parcel geometry above.
- **Agricultural land classification:** 100% of the anchor parcel is Grade 3b and is expressly not best and most versatile agricultural land, as is 100% of the flood compensation area [1 - 10 Dec 2025, High]. This removes the most common ground of refusal for ground-mounted solar in England. Classification across the remaining parcels in the assembly should be verified from Natural England ALC data.
- **Historical land use and legacy disturbance:** Nearby parcels have been flood-prone since the post-Roman period and in continuous agricultural use, with field boundaries little changed from the earliest mapping until the late 1950s [9 - 01 Jan 2022, High]. No extractive, waste or fill operations are recorded on the parcel itself. A resistivity survey at Rampton Quarry is recorded at SK 82000 78700 [10 - 01 Jan 1990, Medium], approximately 0.6 km east of the assembly's eastern boundary and level with its northern edge, between the site and the River Trent. That reference locates the survey rather than the quarry's extent, and the mineral worked is not stated. Two questions follow: whether the workings approached the parcel, which would raise backfill and differential settlement risk; and whether the parcel falls within a Mineral Safeguarding Area under the Nottinghamshire Minerals Local Plan, which would engage Nottinghamshire County Council as mineral planning authority and require the application to address sterilisation of the resource [11 - 09 Sep 2026, High].

Land cover - Othersphere data platform



Notes

- Land cover analysis in the Othersphere platform confirms crop land in the area

Ground conditions and hydrology

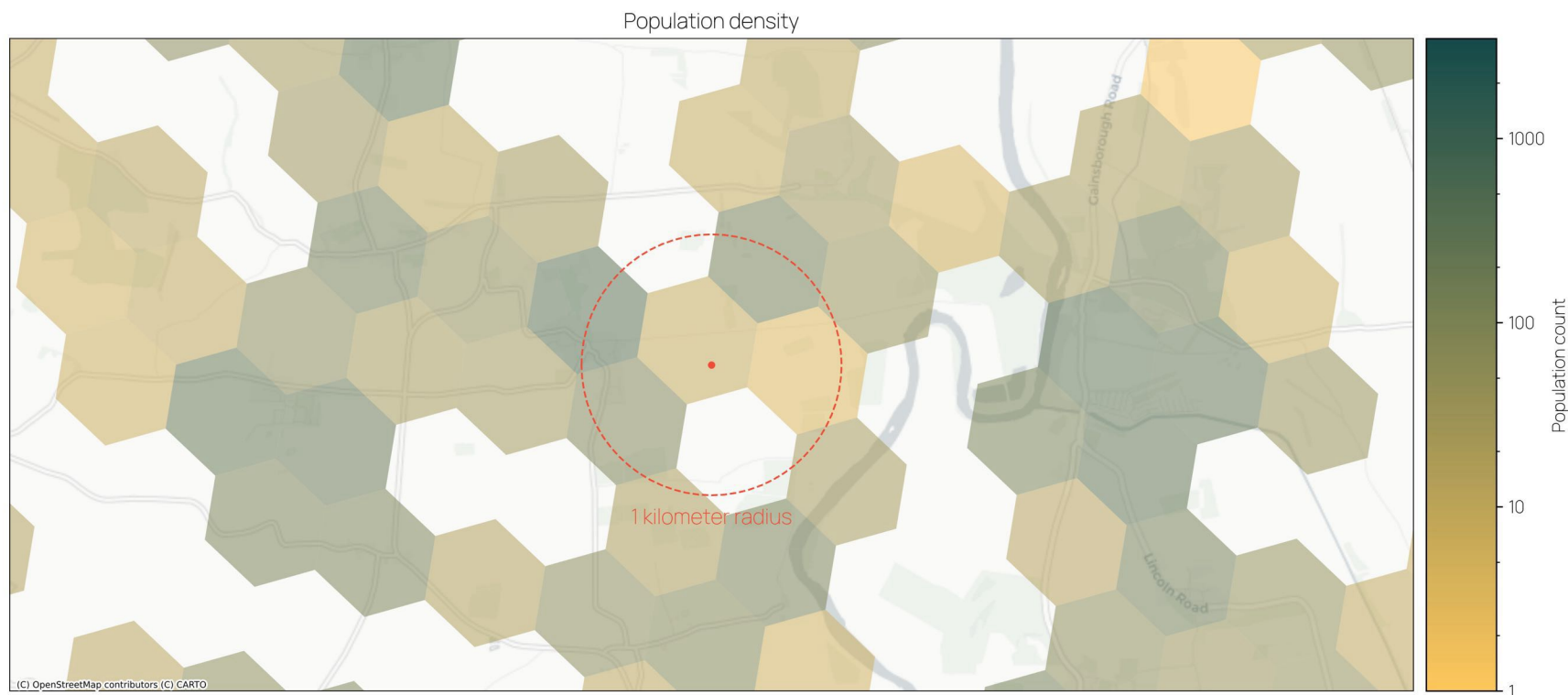
- The Lead Local Flood Authority and the Environment Agency raised no objection to the anchor parcel's BESS scheme subject to conditions, and the applicant's hydraulic modelling was accepted as satisfactory [1 - 10 Dec 2025, High].

- **Soil type and surficial geology:** The mapped surficial deposits comprise Holocene floodplain alluvium and the Holme Pierrepont Sand and Gravel Member, with localized layers of peat [12 - 20 Dec 2023, High]. Alluvium deposits typically range from Very Soft to Stiff or Loose to Dense, which serves as a first screen on pile drivability and internal road subgrade quality [13 - 09 Sep 2026, High].
- **Depth to bedrock and hardpan:** Superficial deposits can completely cover the bedrock to depths of several metres beneath the River Trent floodplain [14 - 12 Jan 2023, High]. This depth exceeds the pile embedment depth and removes bedrock as a refusal mechanism.
- **Bedrock geology:** The bedrock unit beneath the parcel is the Mercia Mudstone Group [12 - 20 Dec 2023, High]. The stone, cobble, and boulder content of the surficial unit is not explicitly quantified, but the presence of sands and gravels poses a potential refusal and misalignment risk for driven piles, potentially forcing pre-drilling or a switch to ground screws.
- **Natural drainage patterns and ponding risk:** No mapped main river crosses the parcel, but historical drainage ditches are present [15 - 01 Jan 2023, High]. See natural disaster risk section for flood risk. The underlying Sherwood Sandstone is a principal aquifer, though it becomes confined by the Mercia Mudstone towards the east [16 - 18 Sep 2018, High].
- **Seasonal groundwater impedance:** The depth to groundwater is not explicitly recorded, but the site's location on a floodplain with alluvium and peat layers suggests a shallow water table [12 - 20 Dec 2023, High]. Saturated ground conditions force dewatering scope on trenching and foundation excavation, and accelerate corrosion on driven steel racking piles, requiring an upgraded pile specification.

Settlement context and demographics

- **Settlement proximity:** The nearest settlement is Rampton, located ~1 km southwest of the coordinates, with a population of 500 [17 - 09 Sep 2026, Medium]. The nearest regional centre is Retford, situated ~10 km west [18 - 01 Nov 2020, High].
- **Population density:** The population density for Cottam Parish (the smallest published statistical unit) was 44 persons per km² in 2021 [19 - 09 Sep 2026, High].
- **Population trends and urban expansion:** Bassetlaw's population is projected to increase by 17.8% by 2037 [20 - 06 Sep 2021, High]. The Rampton and Woodbeck Neighbourhood Plan allocates a 0.66-hectare site northwest of Rampton for up to eleven dwellings [21 - 09 Sep 2026, High].
- **Regional economy and agriculture:** The East Midlands agricultural economy is dominated by grazing livestock (35% of holdings) and cereals (25%), with fresh vegetables and poultry being the largest output values in 2024 [22 - 25 Jan 2023, High].

Population density - Othersphere data platform



Source: Kontur

Notes

- The target site's low population count sits at the bottom of the global range (0 to 40,673) for existing solar PV locations, indicating sparse residential presence across the 59.8 ha arable land assembly [Othersphere data - 09 Sep 2026, High].

Receptor analysis

The land immediately adjoining the parcel is a mixture of arable and pastoral land to the north, west, and south, with the former Cottam Power Station to the east [23 - 01 Jan 2023, High]. The nearest residential area, Rampton, holds an IMD deprivation decile of 2 out of 10, placing it in the high deprivation band nationally for overall deprivation [24 - 09 Sep 2026, High].

Sensitive receptors

Receptor type	Receptor name	Distance & direction	Potential impact analysis
Heritage monument	Fleet Plantation Moated Site	~0.3km E	Woodland screening led the Conservation Officer to find the consented Trent BESS's impact diminutive with no objection, and a lower-profile array should perform no worse, but a setting assessment under ST40 and ST41 and pre-commencement archaeological trenching should be assumed [1 - 10 Dec 2025, High].
Residential	Rampton village (Orchard Drive / The Pastures)	~0.5 km SW	Visual disturbance and construction traffic routing require mitigation due to the settlement's proximity to the southwestern boundary.
Burial ground	Cemetery	~0.7 km WNW	Visual disturbance and construction traffic routing require mitigation due to proximity to the southwestern boundary.
Residential	Cottam village	~1.1 km NE	Glint and glare risks and construction noise pathways must be assessed given the village's position relative to the northern boundary.
Animal care	Cottam Boarding Kennels and Cattery	~1.7 km NE	Owners will want to prevent distress to housed animals.
Hospital	Rampton Hospital	~2.75km WSW	Construction noise, traffic on shared routes, and site security.

Hazardous receptors

Receptor type	Receptor name	Distance & direction	Potential risk analysis
Industrial	Trent BESS (500 MW; 24/01470/FUL)	On-site, anchor parcel	A 500 MW battery facility on the assembly itself raises separation distance, emergency vehicle access and fire water provision against National Fire Chiefs Council (NFCC) guidance for grid-scale storage, and would constrain array layout and cable routing on the remaining 43.5 ha. Its 1.4 m perimeter flood bund also alters local overland flow paths.
Industrial	EDF, Holtec and Tritax data center	< 0.5km N/NE	Near-term risk is concurrency and competition, since a construction programme on 900 acres would share Torksey Ferry Road, Cottam Road and the A57 and would weigh in any cumulative assessment. Holtec SMR-300 reactors proposed for the 2030s would in time introduce nuclear site licensing and emergency planning consultation zones, which should be monitored rather than assumed <i>[25 - 24 Jun 2026, Medium]</i> .
Industrial	Cottam Development Centre 445 MW gas power plant	< 0.5km N/NE	HSE land use planning consultation distances apply but an unmanned array screens through, bearing only on O&M compound siting. Sharing a corridor with the 400 kV lines and Cottam substation, one major accident could hit the array and its export route together.
Watercourse	River Trent	~1 km E	Proximity to the tidal river introduces flood risk and shallow groundwater constraints that dictate racking heights and foundation design.
Airport	Forwood Farm Airstrip	~4 km W	The parcel falls outside immediate safeguarding zones, but glint and glare assessments may be required for approach paths <i>[Othersphere data - 09 Sep 2026, High]</i> .

Data gaps & confidence

Completeness: 65%. Critical outstanding items are the decision notice and Section 106 status for 24/01470/FUL and its red line against the client's assembly, the scope and status of variation application 26/00919/VOC, the number and area of the discrete parcels in the assembly, ALC classification across the non-anchor parcels, depth to groundwater, the extent of the former Rampton Quarry and the mineral worked, whether the parcel falls within a Mineral Safeguarding Area, and a LIDAR-derived levels and slope model to establish the proportion of the assembly below 6.11 m AOD.

Community and political sentiment

Summary

FACTOR	RAG	SUMMARY	RECOMMENDATION (IF PROCEEDING)
Community and political sentiment		Active local opposition and political realignment against net-zero infrastructure present a severe consenting risk.	Benchmark a voluntary community benefit fund against the Trent BESS Section 106 agreement.

Local political and regulatory stance

- **Consenting authority and political climate:** Bassetlaw District Council (BDC) is the consenting authority for renewable energy developments of 100 MW or less installed capacity [\[62 - 09 Jun 2025, High\]](#). The site lies in the Tuxford, Markham & Rampton electoral ward, represented by Councillor Simon Richardson, who defected from the Conservatives to Reform UK in February 2026, making Reform the official opposition on BDC. BDC remains Labour-controlled with 38 of 48 seats; key members are Councillor Julie Leigh (Leader), Councillor Jonathan Slater (Deputy Leader) and Councillor Steve Scotthorne (Cabinet Member for Identity, Planning and Place) [\[98 - 25 Jul 2024, High\]](#). Councillor Richardson proposed a motion noting national concerns about the cumulative concentration of energy schemes and pressures on agricultural land [\[64 - 04 Dec 2025, High\]](#). The ward falls within the Newark parliamentary constituency, whose Member of Parliament is Robert Jenrick; Jenrick lost the Conservative whip and joined Reform UK on 15 January 2026, and became Reform's Treasury Spokesperson on 17 February 2026 [\[99 - 09 Sep 2026, High\]](#). Both the ward councillor and the constituency MP therefore now sit with a party campaigning explicitly against net-zero infrastructure. The next BDC local elections are scheduled for 6 May 2027 [\[100 - 12 Mar 2026, High\]](#), so the determination window falls inside the campaign cycle and the application should be assumed to become a politicised local issue.
- **Higher-tier political stance:** The UK Labour government has outlined an agenda focused on advancing a clean energy transition [\[101 - 09 Sep 2026, High\]](#). The national government has the authority to override local opposition on Nationally Significant Infrastructure Projects, such as the One Earth Solar Farm, where the final planning decision rests with the Secretary of State despite opposition from the local district council [\[102 - 09 Jul 2026, Medium\]](#).
- **Macro-political and foreign investment risk:** The United Kingdom presents a stable macro-political environment with high sovereign ratings, implying low financing risk for the project. No recent abrupt regulatory shifts reaching consented projects in the East Midlands are recorded. Under the UK's National Security and Investment (NSI) Act, investments in 17 sensitive sectors, including energy, are subject to mandatory pre-screening for national security risks [\[89 - 15 Nov 2021, High\]](#). However, as a 30 MWac facility, this project falls below the 100 MW individual asset

Environment

Summary

FACTOR	RAG	SUMMARY	RECOMMENDATION (IF PROCEEDING)
Environment		The site avoids statutory ecological designations but requires mitigation for boundary hedgerows and functionally linked land.	Commission a Preliminary Ecological Appraisal and seasonal protected species surveys across the balance parcels.

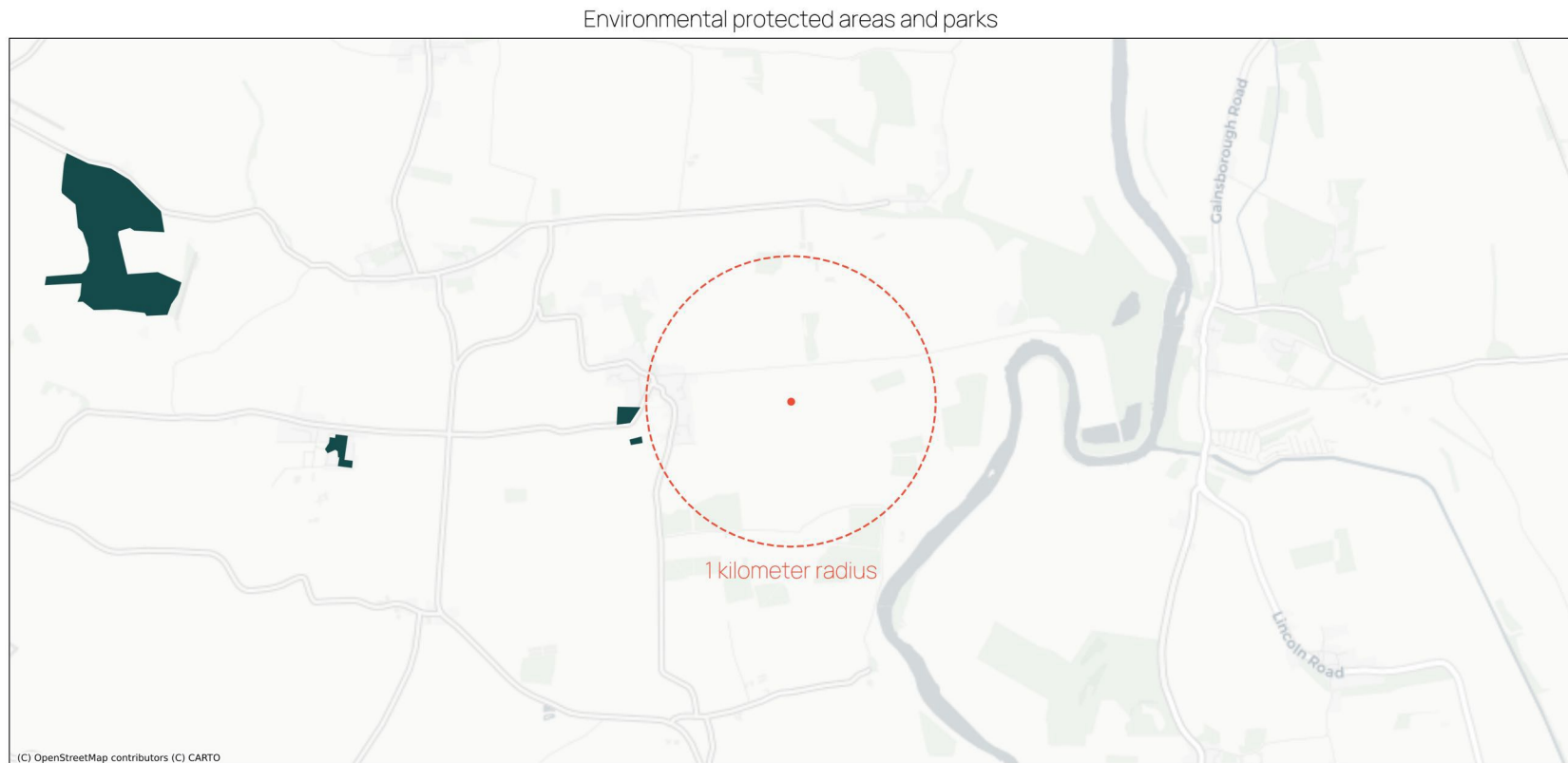
Environmental assessment framework

- **EIA screening thresholds:** Under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 in the United Kingdom, solar developments are assessed against Schedule 2 criteria 3(a) 'Industrial installations for the production of electricity, steam and hot water', which sets an Environmental Impact Assessment (EIA) screening threshold for development areas exceeding 0.5 hectares [145 - 09 Jun 2022, High]. At 59.8 hectares, this project significantly exceeds the 0.5-hectare quantitative threshold. This classification triggers a mandatory requirement to obtain an Environmental Impact Assessment (EIA) screening opinion from the local planning authority. However, exceeding this threshold does not automatically determine that the project is an EIA development; the authority will evaluate the site's specific characteristics, location, and potential for significant environmental effects to determine whether a full Environmental Statement is ultimately required. Furthermore, if any part of a Schedule 2 project sits in a sensitive area such as a Site of Special Scientific Interest (SSSI), size thresholds do not apply and the project must be screened for an EIA [146 - 30 Aug 2026, Medium]. Schedule 3 of the EIA Regulations 2017 also requires that the screening of Schedule 2 developments considers the characteristics and potential impacts of the proposed development, taking into account cumulation with other existing or approved development [147 - 20 Sep 2024, High].
- **Consenting authority jurisdiction:** Bassetlaw District Council is the competent authority that determines the environmental and planning consent for a ground-mounted solar project of this capacity in the primary jurisdiction, as established by the Town and Country Planning Act 1990 [43 - 09 Sep 2026, High]. Under this statute, local planning authorities are responsible for determining applications for renewable and low carbon energy developments of 100 megawatts or less installed capacity [62 - 09 Jun 2025, High]. Competence transfers to the Secretary of State for Energy under the Planning Act 2008 for developments over 100 megawatts capacity, which are classified as Nationally Significant Infrastructure Projects (NSIPs) [62 - 09 Jun 2025, High]. Neither the 35 to 40 MWp use case nor the approximately 27 MWp the net developable area supports comes close to that threshold at a 30 MWac connection, so the project remains under local authority jurisdiction with substantial headroom, with or without a co-located battery.

- **Statutory EIA review timeline:** Whether this is EIA development is settled by the screening opinion, not by site area. If screened in, the statutory decision period is 16 weeks from the day after the application is received; if screened out, the major development period of 13 weeks applies [148 - 09 Sep 2026, High] [149 - 09 Sep 2026, High]. The authority has three weeks from receipt to adopt a screening opinion unless a longer period is agreed in writing [146 - 30 Aug 2026, Medium]. Given the cumulative solar capacity within 10 km and the site's flood zone position, plan on a screened-in determination and a 16-week period.
- **Ecological assessment scope:** Schedule 4 of the EIA Regulations 2017 requires an Environmental Impact Assessment to assess the likely significant direct and indirect effects of a development on biodiversity, land, soil, water, climate, material assets, cultural heritage, and the landscape [150 - 02 Jul 2025, Medium]. Bassetlaw District Council requires an Ecological Appraisal, comprising a Preliminary Ecological Appraisal and an Ecological Impact Assessment, for all major applications, greenfield developments, or developments likely to impact hedgerows, mature trees, woodland, or designated sites [73 - 09 Sep 2026, High].
- **Statutory ecological consultations:** Natural England and the Environment Agency are the statutory consultation bodies for ecological and hydrological matters on this site; the Marine Management Organisation, also named in the Regulations, has no inland role [151 - 28 Jul 2017, High]. Regulation 2(1) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 defines the consultation bodies [152 - 09 Sep 2026, High]. Environmental agencies respond within 21 days or an agreed deadline [153 - 29 Mar 2015, High]. Nottinghamshire County Council as Lead Local Flood Authority and the Trent Valley Internal Drainage Board are also engaged given the site's flood zone position.

Designated sites and habitats

Nearby parks and environmental protected areas - Othersphere data platform



Source: OpenStreetMap

Notes

- The three nearest polygons shown are local parks and green space. These are not statutory designations and carry no ecological or heritage weight in the planning balance; the nearest lies approximately 1 km west of the site.
- The nearest statutory designated sites are three Sites of Special Scientific Interest, all lying to the north-west of the assembly and not all shown at this map extent: Ashton's Meadow SSSI at approximately 2 km (not visible on map), Treswell Wood SSSI at approximately 3.5 km

Power

Summary

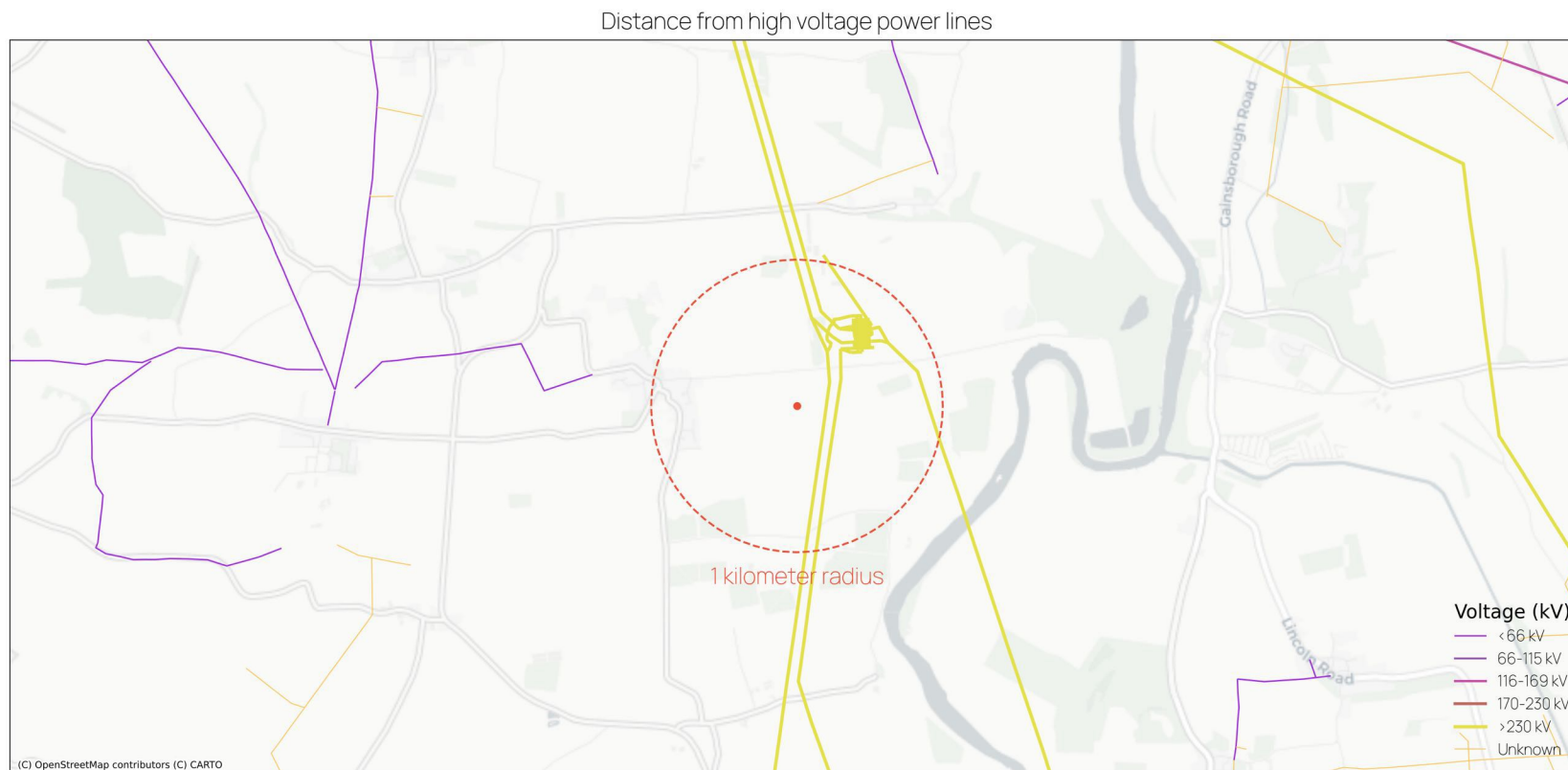
FACTOR	RAG	SUMMARY	RECOMMENDATION (IF PROCEEDING)
Power		The Cottam transmission node is queued beyond 2033, forcing a curtailable distribution connection or private wire.	Submit a 30 MWac connection application to NGED, sized for the optional battery, to secure the Gate 2 offer the CfD requires.

The use case exports all generated power to the grid, so the headroom, queue position, curtailment and generator-side charges below set the project’s revenue ceiling. The use case specifies 30 MWac of contracted export from 35 to 40 MWp of installed DC capacity across the 59.8 ha assembly. The consented Trent BESS removes 16.29 ha, so the design basis assessed here is 30 MWac from approximately 27 MWp on the 43.5 ha that remains. Thirty MWac is retained as the connection figure throughout this section because a connection application is made for a specific MW figure, and because the gap between it and what the array can produce is where the optional co-located battery sits.

Grid infrastructure and point of interconnection

- **Grid connection context:** The local electricity distributor (DSO) for Nottinghamshire is National Grid Electricity Distribution (NGED) East Midlands, and the transmission system operator (TSO) is National Grid Electricity Transmission (NGET), with the National Energy System Operator (NESO) managing the connection process [182 - 09 Sep 2026, High]. The GB Grid Code classifies a station below 50 MW in England and Wales as a Small Power Station, which sets the applicable compliance obligations [183 - 13 Aug 2026, High]. At 30 MWac the project is a Small Power Station. That classification does not itself determine the connection voltage: both a distribution connection at 33 kV or 132 kV and a direct transmission connection remain open in principle, and the choice is driven by available capacity and connection cost rather than by Grid Code class. Because export exceeds the 5 MW threshold, any distribution connection still requires a Transmission Impact Assessment and a NESO interface [184 - 12 May 2025, High]. The alternative design basis evaluates a direct transmission connection at 400 kV, governed under the Connection and Use of System Code (CUSC) [185 - 21 Jan 2026, High].
- **Point of interconnection:** The primary transmission candidate is the Cottam 400 kV substation, located ~0.15 km NE of the parcel boundary [Othersphere data - 09 Sep 2026, High]. This NGET-owned node connects directly to the West Burton, Staythorpe, and Stoke Bardolph GSPs and terminates multiple 400 kV circuits, including Cottam-Keadby 1 and 2, Cottam-Grendon, Cottam-Staythorpe 1 and 2, Cottam-West Burton, and Cottam-Eaton Socon-Wymondley 2 [186 - 01 Apr 2024, High] [187 - 12 Oct 2023, High]. For the distribution design basis, NGED’s Generation Capacity Register contains no Cottam grid supply point; Cottam is transmission-only under NGET. The nearest NGED GSPs are West Burton 132 kV and Staythorpe C 132 kV. West Burton 132 kV already carries 239 MW connected, 377 MW accepted but not yet connected and 114 MW offered, of

Nearby high voltage power lines (1 km radius) - Othersphere data platform

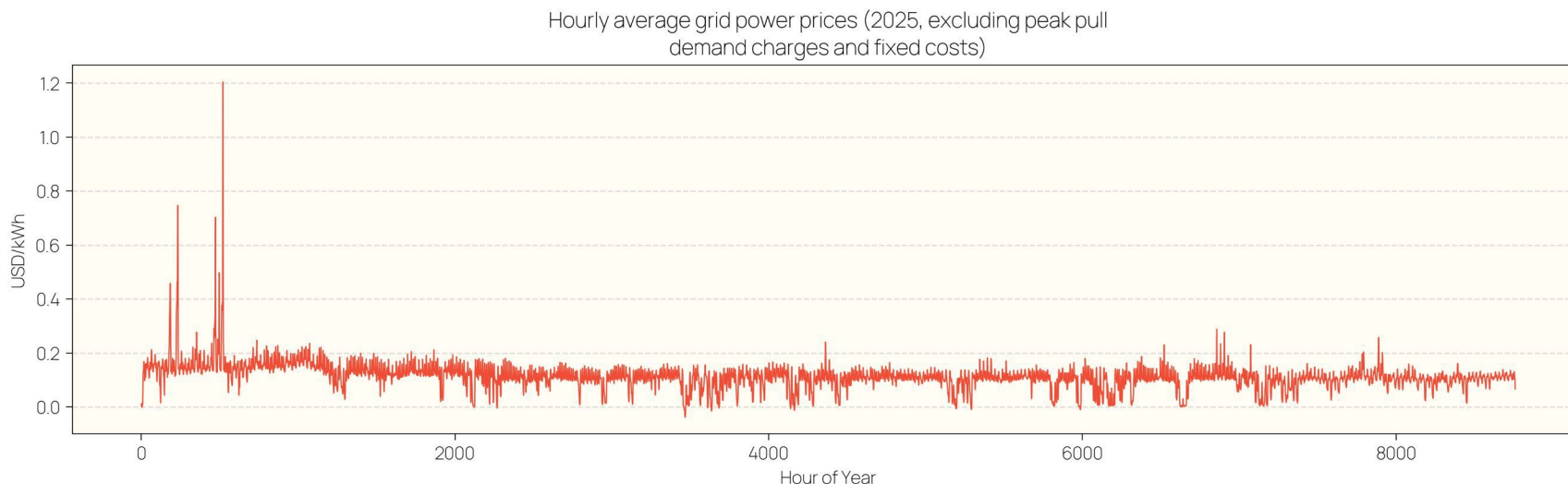


Source: OpenStreetMap

Notes

- Two separate 400 kV lines run through the site, presenting a direct line-tap connection option.

Hourly power prices - Othersphere data platform



Source: Othersphere / Ember

Notes

- The hourly time series chart excludes peak pull demand charges and fixed costs.

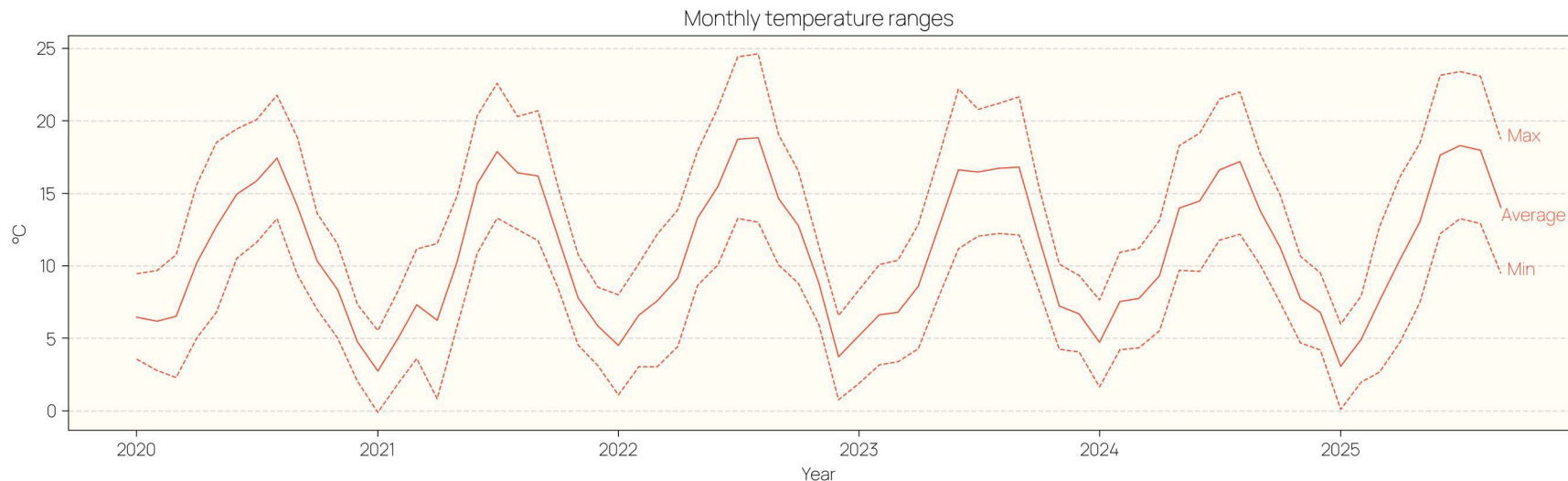
Curtailment risk and firmness of export

- **Export rights and firmness:** NGED offers firm connections, which allow a generating plant to export its full MVA capacity at all times of the year following one outage on any one circuit, and Curtailable Connections, which impose explicit end dates and maximum curtailment limits [224 - 09 Sep 2026, High]. The operator publishes no rule that assigns a class, but issues Curtailable Connection offers where full capacity cannot be provided without reinforcement [225 - 24 Feb 2026, High]. The instrument imposes a Curtailment Limit as a maximum number of hours or percentage of time, but no universal cap is published [226 - 01 Aug 2023, High].
- **Active network management (ANM):** The 33/132 kV NGED point of interconnection (POI) uses an Active Network Management system that allows direct curtailment [227 - 15 Aug 2023, High]. The operator publishes no flexible or limited-access capacity figure at the preferred candidate node in the NGED Connection Queue dataset. The connection policy standardises actively managed capacity at constrained nodes; however, following Ofgem's Access Significant Code Review (SCR), NGED has transitioned new applicants away from Last In, First Out (LIFO) hierarchies.

Average hourly solar PV capacity factor by month (%)												
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
hour of day (UTC)	00-01	0	0	0	0	0	0	0	0	0	0	0
	01-02	0	0	0	0	0	0	0	0	0	0	0
	02-03	0	0	0	0	0	0	0	0	0	0	0
	03-04	0	0	0	0	0	0	0	0	0	0	0
	04-05	0	0	0	0	0	0	0	0	0	0	0
	05-06	0	0	0	0	8	17	10	0	0	0	0
	06-07	0	0	0	12	24	33	23	19	0	0	0
	07-08	0	0	9	29	34	43	32	32	16	3	0
	08-09	0	6	27	44	37	54	38	42	27	17	2
	09-10	8	18	37	50	41	58	45	50	38	26	9
	10-11	18	28	42	51	47	59	44	52	41	31	12
	11-12	20	29	42	52	49	56	45	50	42	31	14
	12-13	18	25	41	52	47	54	46	50	39	28	15
	13-14	17	24	40	53	47	52	48	50	38	27	15
	14-15	19	22	40	53	47	51	47	49	35	26	15
	15-16	18	24	37	51	45	47	46	48	30	25	13
	16-17	13	21	32	45	40	44	42	46	26	21	8
	17-18	1	14	29	36	37	37	40	39	21	12	0
	18-19	0	1	18	28	30	31	36	32	12	1	0
	19-20	0	0	0	14	20	25	26	21	1	0	0
	20-21	0	0	0	0	7	13	12	4	0	0	0
	21-22	0	0	0	0	0	0	0	0	0	0	0
	22-23	0	0	0	0	0	0	0	0	0	0	0
	23-24	0	0	0	0	0	0	0	0	0	0	0

Source: Othersphere / Iain Staffell (Imperial College)

Monthly average ambient temperature range - Othersphere data platform



Source: Berkeley Earth

Notes

- The chart above shows, for each month, the average of that month's daily minimum, daily mean and daily maximum temperatures in the surrounding area (0.25 x 0.25 degree lat/lon, roughly ~28 km x ~17 km at this site). These are monthly averages of daily extremes rather than monthly mean temperatures, which is why the ~18.9°C peak sits above the Solargis coordinate-level July mean of 17.1°C and the ~0.0°C winter minima sit below the Solargis January mean of 4.5°C [249 - 09 Sep 2026, Medium]. The two series are consistent; they measure different quantities. Temporal and spatial aggregation in both can obscure shorter-term extreme weather events or localised microclimatic conditions at the exact site coordinates.
- These ranges are expected to change as long-term climate factors alter temperature/weather at the local level.
- Operational irradiance will push module cell temperatures to 45-60°C on summer days, so thermal derating tracks cell temperature rather than the ambient range shown above. The peak-hour derate at the 40.1°C local maximum is quantified in Meteorological loss factors [Othersphere data - 09 Sep 2026, High].

End users and market

Summary

FACTOR	RAG	SUMMARY	RECOMMENDATION (IF PROCEEDING)
End users and market		Heavy regional solar concentration threatens severe capture-price cannibalisation during summer generation peak.	Explore a private-wire corporate PPA with the proposed 1 GW data centre at Cottam.

The use case states no commercial model, but the approximately 27 MWp capacity and distribution connection imply a utility-scale export project, so the value is the wholesale capture price plus any environmental attribute and support-scheme revenue. At the 11.4% long-term capacity factor established in Resource assessment, annual output is approximately 27 GWh.

Wholesale market structure and price formation

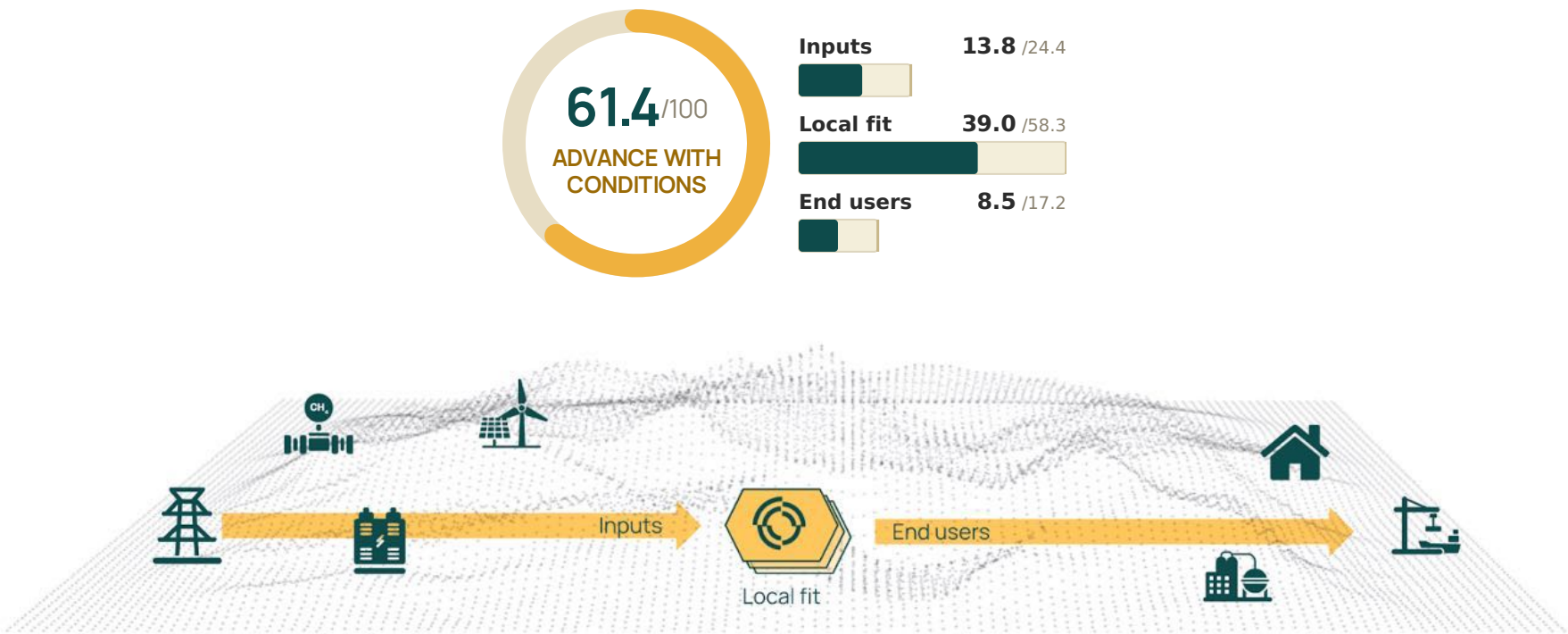
- **Market pricing structure and design:** The site settles in the Great Britain bidding zone [\[384 - 20 Oct 2014, High\]](#). The market time unit for day-ahead settlement is 60 minutes for the EPEX and N2EX 09:20 and 09:50 auctions, and 30 minutes for the EPEX 15:30 auction [\[385 - 13 Nov 2023, High\]](#). The imbalance settlement period is 30 minutes [\[386 - 20 May 2020, High\]](#). Zonal Transmission Network Use of System (TNUoS), which divides Great Britain into 27 generation zones [\[387 - 11 Sep 2023, High\]](#), does not apply to this project for the reasons set out under locational basis below.
- **Historical baseload pricing:** The Low Carbon Contracts Company Baseload Market Reference Price was £83.50/MWh for Summer 2025, £84.75/MWh for Winter 2025 and £75.30/MWh for Summer 2026 [\[388 - 09 Sep 2026, High\]](#). Forward pricing as of 1 September 2026 was £135/MWh for Winter 2026 delivery and £92/MWh for Summer 2027 [\[389 - 04 Sep 2026, Medium\]](#). The seasonal spread matters more than the level here: the site delivers 67.1% of annual output between April and September, so it sells disproportionately into the weaker summer price.
- **Locational basis risk and loss factors:** The project connects at distribution level to National Grid Electricity Distribution, not to the transmission network. At approximately 27 MWp it sits well below the 100 MW threshold for Large generators in England and Wales, so it is a Small Embedded Generator and is exempt from generation TNUoS [\[390 - 11 Nov 2020, High\]](#). Locational network cost is therefore Distribution Use of System, set by the distribution network operator (DNO), and the applicable loss adjustment is the Line Loss Factor for the distribution metering system rather than a Transmission Loss Factor [\[391 - 28 Aug 2026, High\]](#). Both scale metered export volume and are deducted from wholesale revenue before capture price is realised.
- **Balancing exposure:** The project carries balance responsibility for its own output unless it sits inside a supplier's perimeter. In September 2025 the mean System Price was £36.30/MWh when the market was long and £102.70/MWh when short [\[392 - 01 Sep 2025, High\]](#). The asymmetry is the

Othersphere score

The Othersphere score brings together numerous variables to provide rapid insight into data center viability in any given location. This is also a powerful indicator of the comparative strength of fundamentals at the site, and what this will mean for asset competitiveness. The default score provided here can be customized to focus on the priorities of your organization, including non-data center asset types. Scoring reflects a combination of global infrastructure data and site-specific agentic research. While global values enable comparative search, the site-specific findings stated elsewhere in this assessment should be utilized as the primary source in the event of disagreement.

The score is divided into three components:

- **Inputs** – Supply, cost, and environmental considerations relating to key feedstocks.
- **Local fit** – Human and environmental factors that impact local project viability.
- **End users** – Size and characteristics of reachable end users for data center services.



This score is built by reviewing the characteristics of the over 10,000 data centers monitored within the Othersphere platform, then assessing how any given location fits with those characteristics. Each data topic is given a maximum amount of points based on the general importance of that topic relative to overall data center siting and performance. For each topic, the grey bar outline highlights the maximum score possible, and the colored fill shows the actual score achieved at this location. All values are consolidated, then normalized to an index of zero through 100. Finally, a 'deal breaker' function is included to create a combined score of 0 if certain critical data topics exceed problematic thresholds.

This target site in Land between Cottam and Rampton, north of Helenship Lane, Retford, United Kingdom has a score of 61.4 out of 100, with each category summarized as follows:

Inputs (13.8 / 24.4)

The site offers a modest but viable long-term solar capacity factor of 11.4% and benefits from exceptional heavy-haul logistics via the nearby Cottam Power Station jetty, minimising abnormal load road miles. However, the governing input constraint is grid access. The Cottam 400 kV node is severely congested with over 2.5 GW of contracted capacity, pushing realistic transmission dates beyond 2033. Distribution alternatives at West Burton or Staythorpe are heavily loaded, making a private-wire connection to adjacent load the most viable immediate pathway.

Local fit (39.0 / 58.3)

Local viability faces severe headwinds despite Policy ST49 support for renewable generation and strong statutory tax incentives. Community sentiment is deeply fragile, marked by highly organised opposition and local representatives actively campaigning against net-zero infrastructure. Permitting is hampered by 100% Flood Zone 3 coverage, requiring sensitive equipment to be raised 1.3 metres, and by interconnection delays projecting transmission dates out to 2033. A tight regional labour market is mitigated by the project's small 18 to 27 peak workforce requirement. Furthermore, accessing the highly lucrative CfD incentive is strictly gated behind securing an elusive Gate 2 connection offer.

End users (8.5 / 17.2)

The project's wholesale revenue is highly exposed to solar price cannibalisation, generating 67% of its annual output during peak summer daytime hours when Great Britain frequently sees negative pricing. Without an immediate Gate 2 connection to bid for a stabilising Contract for Difference, merchant risk is elevated. However, the site's location provides a distinct advantage: a proposed 1 GW data center and an operational 445 MW gas plant sit roughly 1 km from the site coordinate and under 0.5 km from the assembly boundary. Establishing a private-wire or sleeved corporate PPA with these adjacent massive loads could bypass queue congestion and mitigate balancing asymmetry.

Site details

Score topic	Site points		Site value	Units	Comparison with all locations where data centers are present worldwide	
	Points at site	Maximum points			Global minimum value	Global maximum value
Inputs						
Annual average solar PV capacity factor	14.2	50.0	15.7%	%	10%	30%
Distance from high voltage power line (66kV and above)	24.2	25.0	0.5	km	0.0	35
Distance from nearest power substation	9.7	10.0	0.7	km	0.0	50
Local fit						
Average location slope	24.6	25.0	0.3%	%	0%	15%
Potentially available footprint (km2)	25.0	25.0	141.9	km2	1	50
Land cost	13.9	25.0	24,543	US\$/ha	49.0	61,750,385
Distance from nearest protected area or park	0.6	10.0	1.6	km	0	3,528
Population at location	8.2	10.0	7	#	0	40,673
Distance from nearest major road	4.6	5.0	1.2	km	0.0	50
Water as % of land cover	5.0	5.0	0%	%	0%	100%
Flooded vegetation as % of land cover	5.0	5.0	0%	%	0%	100%
Flood risk depth for 500-year return period	5.0	5.0	0	cm	0	4,121
Population count within ~2 kilometers	2.5	5.0	915	#	0	760,920

- [21] <https://bassetlaw.gov.uk/media/6194/rampton-woodbeck-02-neighbourhood-plan-final.pdf> (09 Sep 2026, High)
- [22] <https://gov.uk/government/statistics/agricultural-facts-england-regional-profiles/agricultural-facts-east-midland-region> (25 Jan 2023, High)
- [23] <https://her.nottinghamshire.gov.uk/Event/ENT5117> (01 Jan 2023, High)
- [24] <https://www.crime-statistics.co.uk/postcode/DN220DP> (09 Sep 2026, High)
- [25] <https://www.world-nuclear-news.org/articles/holtec-and-edf-submit-uk-smr-project-proposal> (24 Jun 2026, Medium)
- [26] <https://data.gov.uk/dataset/c83f57ac-46cb-4d43-8774-ba0aa064b614/national-polygon-dataset> (14 Dec 2020, High)
- [27] <https://gov.uk/government/statistical-data-sets/technical-specification-transaction-unique-identifier-and-inspire-id-look-up-table-dataset> (28 Aug 2026, High)
- [28] <https://nsip-documents.planninginspectorate.gov.uk/published-documents/EN010133-001252-C9.1%20Change%20Request%20Notification.pdf> (21 Nov 2023, High)
- [29] <https://ariadne-portal.d4science.org/resource/685f4dbd6f65a544750950a07cf8ac3e99fd8b79f23d0852cbd7066af0658112> (28 Jun 2024, High)
- [30] <https://gov.uk/get-information-about-property-and-land/search-the-register> (09 Sep 2026, High)
- [31] <https://use-land-property-data.service.gov.uk/> (09 Sep 2026, High)
- [32] <https://nationalgrid.com/document/349291/download> (09 Sep 2026, High)
- [33] <https://howespercival.com/articles/mines-and-minerals-how-do-they-affect-my-development-land> (09 Sep 2026, Medium)
- [34] <https://lexisnexis.com/en-gb/legal/q-a/what-issues-need-to-be-considered-when-purchasing-a-land-for-development-where-mines-minerals-are> (21 Jul 2026, Medium)
- [35] <https://nottinghamshire.gov.uk/media/110628/chapter-12-coal.pdf> (09 Sep 2026, High)
- [36] <https://her.nottinghamshire.gov.uk/Event/ENT4790> (01 Jan 2023, High)
- [37] <https://nsip-documents.planninginspectorate.gov.uk/published-documents/EN010131-001439-Final%20-%20Reg%209%20Certificate%20of%20Compliance.pdf> (20 Nov 2023, High)
- [38] https://nsip-documents.planninginspectorate.gov.uk/published-documents/EN010133-001336-C6.3.14.3_C_CR%20Appendix%2014.3%20Public%20Rights%20of%20Way%20Management%20Plan%20Rev%20C%20Change%20App.pdf (01 Dec 2023, High)

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