



Oaklands Farm Solar Park

Consultation Report

Appendix 10.3 - Section 42 Letter to Landowners, Occupiers and
those with an interest 20 April 2022

January 2024

Applicant: Oaklands Farm Solar Ltd

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Author: Thirty4/7 Communications Ltd

Contents

1. Section 42 Letter to Landowners, occupiers and those with an interest in the land (20 April 2022).....	3
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1. Section 42 Letter to Landowners, occupiers and those with an interest in the land (20 April 2022)



Oaklands Farm Solar Limited | Prospect House | 5 Thistle Street | Edinburgh | EH2 1DF |

Addressee

Contact person	Email	Phone	Date
Ashley McInnes	info.oaklands-solarfarms@baywa-re.co.uk	0800 699 0081	13/04/2022

Dear xxx,

Oaklands Farm Solar Limited

Statutory Consultation – Please respond by Monday 6 June 2022

Section 42 and Section 44 of the Planning Act 2008

This letter is being sent to you as part of a statutory consultation exercise being carried out pursuant to Section 42 of the Planning Act 2008 (the "2008 Act").

Oaklands Farm Solar Limited ("the Applicant") intends to develop a large-scale solar plus energy storage facility, known as Oaklands Farm Solar Park ("the project"). Oaklands Farm Solar Limited is a wholly owned subsidiary of BayWa r.e. UK Ltd.

The facility will be located on land west of the village of Rosliston, and east of Walton on Trent. The proposals comprise a solar farm plus energy storage covering approximately 540 acres, to be connected to the national electricity network at the Drakelow National Grid substation.

As the expected generating capacity of the project at this stage is circa 165 megawatts of solar power and circa 40 megawatts of energy storage capacity, the project is a nationally significant infrastructure project as defined by Section 15(3) of the 2008 Act. The Applicant is required to make an application to the Secretary of State for Development Consent Order ("DCO"). If the DCO application is accepted, the Planning Inspectorate will then process and examine the application and then make a recommendation to the Secretary of State for Business, Energy and Industrial Strategy. The final decision on the DCO application will be made by the Secretary of State.

The DCO application will contain full details of the project and will be accompanied by an Environmental Statement in accordance with the 2008 Act and the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017.

Your interest in the land

Under sections 42 and 44 of the 2008 Act, the Applicant is required to consult with those who have an interest in the land affected by the proposed application or who may be affected by the project. Further to diligent enquiry, the Applicant has identified that you may be a person that is either (1) an owner, lessee, tenant, or occupier of land within the project site boundary, (2) a person who holds an interest in the land or has the power to sell or convey the land or release the land within the project site boundary, or (3) might be entitled to make a relevant compensation claim if Oaklands Farm Solar Park is consented and constructed.

Please refer to the set of plans (provided on the project website (www.baywa-re.co.uk/en/solar/oaklands-solar-farm#project-description) or available free of charge upon request) showing all affected land within the project site boundary. In addition, the enclosed plan shows the project site boundary.

The Applicant is already in discussions with all of the main landowners required to deliver the project. It is possible that the Applicant may seek to include compulsory acquisition powers within the DCO, including powers to acquire land or rights in land together with temporary possession of land. The Applicant is in discussion with those persons who may be affected in this way and is keen to reach agreement, where possible, with those persons prior to submission of the DCO application.

Consultation on Oaklands Farm Solar Park

The project is currently at the pre-application phase of the DCO application process. Your feedback as part of this consultation will be considered before the Applicant finalises its DCO application and will also be reported to the Planning Inspectorate when the application is submitted.

This consultation includes:

- Consultation with prescribed bodies, host and neighbouring authorities and any persons with an interest in the land affected by Oaklands Farm Solar Park (under section 42 of the 2008 Act); and
- Publicity of the proposed application and consultation with the local community in the vicinity of Oaklands Farm Solar Park (under sections 47 and 48 of the 2008 Act). This consultation will run from **Thursday 21st April 2022 to Monday 6th June 2022**.

Section 48 of the 2008 Act requires the Applicant to publicise its proposed application for a DCO. The section 48 notice publicising the proposed application for a DCO will be publicised in local and national press, and a copy is enclosed with this letter.

Consultation materials

The Applicant has prepared a Preliminary Environmental Information Report ("PEIR"), which has been informed by the Scoping Opinion issued by the Planning Inspectorate and which reports the results of the Environmental Impact Assessment ("EIA") that has been carried out to date. The PEIR forms the basis of this consultation and also includes a non-technical summary. The purpose of the PEIR is to enable consultees to understand the likely environmental effects of Oaklands Farm Solar Park and to help inform consultation responses. Further details of the proposed project are provided in Chapter 4 Project Description of the PEIR. It should be noted that the EIA is an ongoing process and the design of Oaklands Farm Solar Park will continue to evolve during the pre-application stage.



Copies of the following documents are available free of charge online at <https://www.baywa-re.co.uk/en/solar/oaklands-solar-farm#project-description>:

1. The PEIR;
2. A non-technical summary of the PEIR;
3. Plans showing the location of Oaklands Farm Solar Park;
4. Community Consultation Leaflet;
5. Feedback Form; and
6. Additional documents including the Statement of Community Consultation and the Phase 1 Consultation Report (which are included for information purposes).

A USB device containing the following documents is available on request free of charge, or hard copies can be provided upon request (some of which are subject to a subsidised payment). Details of how to request these documents and any related charges are set out in the enclosed notice.

In addition to this letter, you may also separately receive additional information about the consultation process, which is being sent to the local community.

How to respond to this consultation

Consultation materials (available from the project website (www.baywa-re.co.uk/en/solar/oaklands-solar-farm#project-description)) explain the specific topics on which the Applicant is seeking feedback. Consultees are not however restricted to commenting on these issues, and the Applicant welcomes feedback on any aspect of the proposals for Oaklands Farm Solar Park. **Responses must be received no later than 11.59pm on Monday 6th June 2022.** Responses received after this time may not be considered.

When providing your response, please include your name and contact details (a postal or email address) and confirm the nature of your interest in the proposed project. Responses must be submitted:

- (a) By completing a feedback form - available online via the project website (<https://www.baywa-re.co.uk/en/solar/oaklands-solar-farm>). Hard copies can also be provided upon request, using the details below.
- (b) By emailing: info.oaklands-solarfarm@baywa-re.co.uk
- (c) In writing to: FREEPOST TC CONSULTATION (no further address or stamp required)



Further information

If you would like further information about this letter, the consultation or Oaklands Farm Solar Park, please contact the project team by using one of the contact methods provided below:

Email: info.oaklands-solarfarm@baywa-re.co.uk

Post: FREEPOST TC CONSULTATION (no further address or stamp required)

Phone: 0800 699 0081

We look forward to hearing from you.

Yours faithfully

[Redacted signature]

Ashley McInnes

Oaklands Farm Solar Park Project Manager
BayWa r.e. UK Limited, on behalf of Oaklands Farm Solar Limited

Encs:

1. Copy of Notice in accordance with Section 48 of the 2008 Act

SECTION 48 PLANNING ACT 2008

REGULATION 4 INFRASTRUCTURE PLANNING (APPLICATIONS: PRESCRIBED FORMS AND PROCEDURE)
REGULATIONS 2009

CONSTRUCTION AND OPERATION OF A SOLAR FARM AND STORAGE FACILITY AT OAKLANDS FARM AND
PARK FARM, SOUTH DERBYSHIRE

NOTICE PUBLICISING A PROPOSED APPLICATION FOR A DEVELOPMENT CONSENT ORDER

Notice is hereby given that Oaklands Farm Solar Limited, a wholly owned subsidiary of BayWa r.e. UK Ltd, (the "Applicant") of 22 Chancery Lane, London, WC2A 1LS, proposes to apply to the Secretary of State under section 37 of the Planning Act 2008 for a Development Consent Order ("DCO") for the construction, operation and maintenance of a solar farm and energy storage (the "Project").

The Project relates to the construction and operation of a solar photovoltaic (PV) electricity generating and storage facility at Oaklands Farm and Park Farm, situated on land between Walton-on-Trent, and Rosliston, South Derbyshire. The Project will connect to the National Grid at the National Grid Electricity Transmission (NGET) substation located to the north of the site on the site of the former Drakelow Power Station.

The Project will cover an area of approximately 540 acres.

The DCO will, amongst other things, authorise:

- Solar Photovoltaic (PV) modules and mounting structures;
- Solar Inverter Units;
- Transformer Units for Solar Output;
- Energy storage facilities;
- Electrical Cabling and Connection to the Grid:
 - Low Voltage and Medium Voltage (up to 33kV) underground cabling to collect the output from solar panels and energy storage and distribute it to the main 132kV Proposed Development principal substation located in the north of the Oaklands Farm area,
 - 132kV grid cabling connecting the Proposed Development principal substation to the National Grid at Drakelow, consisting of new overhead and underground cabling installed by Applicant,
 - 132kV Proposed Development principal substation compound installed by Applicant and located in the north of the Oaklands area,
- Fencing, CCTV and other security measures;
- Access tracks and watercourse crossings where necessary;
- Construction compounds, storage and welfare units

The Project is an Environmental Impact Assessment (EIA) development for the purposes of the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017. This means that the proposed works involved constitute development for which an EIA is required and the application for a DCO will therefore be accompanied by an Environmental Statement (ES).

The consultation on the Project will take place from 21 April 2022 to 6 June 2022. The consultation documents, plans and maps detailing our consultation process and showing the nature and location of the Project, including the Preliminary Environmental Impact Report (PEIR), non-technical summary and Statement of Community Consultation (SoCC) can be accessed free of charge from 21 April 2022 to 6 June 2022 from the Applicant's website: <https://www.baywa-re.co.uk/en/solar/oaklands-solar-farm#oaklands-documents-download>.

USB drives containing copies of these documents will also be made available to the public free of charge between 21 April 2022 and 6 June 2022 at the following locations and public exhibitions:

Deposit Locations	Opening Times*
Swadlincote Library and Information Centre	Monday: 9.30am - 5pm
Swadlincote Library	Tuesday: 9.30am - 5pm

Section 48 Notice wording

Civic Way Swadlincote Derbyshire DE11 0AD Email: swadlincote.library@derbyshire.gov.uk	Wednesday: 9.30am - 5pm Thursday: 9.30am - 7pm Friday: 9.30am - 5pm Saturday: 9.30am - 4pm Sunday: Closed
Barton Under Needwood Community Library Barton Under Needwood Library Dunstall Road Barton-under-Needwood Staffordshire, DE13 8AX Email: barton.library@staffordshire.gov.uk	Monday: 10am - 12pm / 2pm- 5pm Tuesday: Closed Wednesday: 10am - 12pm / 2pm- 5pm Thursday: 10am - 12pm / 2pm- 5pm Friday: 10am - 2pm Saturday: 10am - 1pm Sunday: Closed
Burton Library Burton Library Riverside, Burton upon Trent, Staffordshire, DE14 1AH Email: burton.library@staffordshire.gov.uk	Monday: 9am - 6pm Tuesday: 9am - 5pm Wednesday: 9am - 5pm Thursday: 9am - 7pm Friday: 9am - 5pm Saturday: 8:30am - 4:30pm Sunday: Closed

**The opening times of these organisations are dependent on and are governed by them and may be subject to change. Covid restrictions may apply.*

Public Exhibitions	
Walton-on-Trent Village Hall 34 Main St, Walton-on-Trent, Swadlincote, DE12 8LZ	Friday 6 th May 2022 1pm to 7pm
Rosliston & Cauldwell Village Hall Main Street, Rosliston, Swadlincote, Derbyshire, DE12 8JW	Saturday 7 th May 2022 12noon to 4pm

A full set of consultation documents can also be provided free of charge on a USB drive on request to the Applicant. To request a USB drive please contact the Applicant using the email address, postal address or telephone number provided at the bottom of this notice.

The documents can be made available in hard copy format on request, subject to a fee.

Any person may comment on the Project or otherwise respond to this notice. Any responses to, or other representation in respect of, the Project should be sent to the Applicant by email to info.oaklands-solarfarm@baywa-re.co.uk or by post to FREEPOST TC CONSULTATION (no further address or stamp required).

Responses and representations must be received no later than 11.59pm on Monday 6 June 2022.

Any response or representation in respect of the Project must (i) be made in writing, (ii) state the grounds of the response or representation, (iii) state the nature of the interest in the Project (iv) indicate who is making the response or representation, and (v) provide an address to which any correspondence relating to the response or representation may be sent.

The Applicant will consider and have regard to all responses before submitting its application for a DCO. Responses and representations will form the basis of a Consultation Report that will be one of the factors taken into consideration by the Secretary of State when deciding whether the Application can be accepted for examination. Therefore it should be borne in mind that the contents of any response or representation may be communicated to others as part of the Consultation Report.

If you have any questions about this notice, the consultation, the consultation documents or the Project please contact the project team using the email or postal addresses listed above or by calling 0800 699 0081.