



# Oaklands Farm Solar Park

## Consultation Report

Appendix 15.2 - Additional Informal Targeted Consultation Draft  
Plan and correspondence with the Local Authority

January 2024

**Applicant:** Oaklands Farm Solar Ltd

**Document Reference:** EN010122/APP/5.2

**Date:** January 2024

**Pursuant to:** APFP Regulation: 5(2)(q)

**Author:** Thirty4/7 Communications Ltd

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# 1. Additional Consultation Plan and correspondence with the Local Authority



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**From:** Will Morgan  
**Sent:** 20 December 2022 09:14

**Subject:** RE: **Oaklands** DCO LPA Meeting

Dear all,

As discussed yesterday on the catch up call, please find attached the draft consultation plan. We'd be grateful for any comment or thought once reviewed – as you can see, there are still a few areas to be confirmed, including the timeframes, but the intention is to press ahead with this in January once all agreed.

I'd be very happy to receive any queries or questions via email, or happy to answer any questions on the next call in January.

In the meantime, I wish you all a merry Christmas and Happy New Year.

Very best

Will

## **Oaklands Farm Solar –Targeted Re-consultation Approach (DRAFT)**

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December 2022

### **Context:**

Statutory consultation on the Oaklands Farm Solar project (the ‘Scheme’) took place between April and June 2022. Following close of the statutory consultation, one of the landowners requested to remove the proposed solar panels from the land in the northern part of the site known as ‘Park Farm’. The land will be used for vehicular access during construction as well as the underground cable through to the Drakelow connection point.

A number of other design changes have also been made to the Scheme as a result of consultation feedback and ongoing design development. Oaklands Farm Solar Limited (the ‘Applicant’) intends to inform interested parties and prescribed consultees of the design changes, and undertake further targeted statutory consultation, as appropriate. This document sets out the Applicant’s proposals for re-consultation.

The Statement of Community Consultation (“SoCC”) allows for further targeted consultation and states:

*“Following [statutory consultation], the Applicant may carry out additional geographically targeted consultation with members of the local community, as feedback is received, and the Proposed Development is refined. Wider consultation could also be carried out if considered necessary and appropriate. Any further consultation would be undertaken in accordance with the principles set out in this SoCC.”*

An overview of the changes made is set out below.

Change made since Statutory Consultation	Impact of change	Relevant updated information/document	Requiring feedback? Or just for information?
<p><b>Substation relocation:</b> Substation moved to middle of site adjacent to energy storage facility/batteries to increase distance from residential properties</p>	<p>Noise: The move should result in lower predicted noise levels at the properties closest to the previous substation location. Noise from the substation and adjacent batteries will be considered together in the noise assessment. No additional significant effects are expected.</p> <p>Visual effects: With regards to visual effects, moving the substation closer to the battery storage increases the distance from residential properties on Rosliston Road. The infrastructure will also be located in a topographically, lower area of the site further reducing visual effects. The visual effects will be confirmed following the rerunning of the Zone of Theoretical Visibility (ZTV).</p> <p>There are unlikely to be changes in the assessment findings for the remaining EIA topics in relation to the change to the proposed substation location.</p>	<ul style="list-style-type: none"> <li>- <i>Updated Noise modelling report</i></li> <li>- <i>New red-line plan</i></li> <li>- <i>New layout</i></li> <li>- <i>New landscape plan</i></li> </ul>	<p><i>For information</i></p>
<p><b>Removal of panels from Park Farm site:</b> All panels removed from the Park Farm site, in the north part of the site, in accordance with landowner's revised long term farm plans</p>	<p>Noise: With regards to noise, short-term minor construction noise effects will be removed from some residences (The Chestnuts and Fair View).</p> <p>Visual: This will reduce the visual extent of the development (to be shown in an updated ZTV and effects could change for some receptors assessed in the LVIA/RVAA. This will be confirmed following the update of the ZTV and LVIA.</p>	<ul style="list-style-type: none"> <li>- <i>New Red-line plan</i></li> <li>- <i>New layout</i></li> <li>- <i>New landscape plan</i></li> </ul>	<p><i>For information</i></p>

	For all other topics no additional significant effects are expected.		
<b>Cable Route Undergrounded:</b> 132kV cable route from site substation to Drakelow to be undergrounded for entire length (approx. 2km)	Landscape and Visual Impacts: Reduced as undergrounding the cables removes the need for overhead pylons (and associated landscape and visual impacts)	<ul style="list-style-type: none"> <li>- <i>New Red-line plan</i></li> <li>- <i>New layout</i></li> <li>- <i>New landscape plan</i></li> </ul>	<i>For information</i>
<b>Cable Route confirmed:</b> 132kV cable – assessment of preferred route completed and route confirmed	As above.	<ul style="list-style-type: none"> <li>- <i>New Red-line plan</i></li> <li>- <i>New layout</i></li> <li>- <i>New landscape plan</i></li> </ul>	<i>For information</i>
<p><b>Revision to construction site access locations:</b> Access onto site during construction revised to include new temporary access from Walton Road through land to the north of the site and straight across Rosliston Road into the Oaklands Site. This is due to change of weight limit on Chetwynd Bridge making southern construction access from Catton unsuitable for HGVs (lighter vehicles will use this route).</p> <p>Deliveries via the by-pass would access the site via a temporary access road to be installed on land within the site and to the north of the solar panels and crossing Rosliston Road into the site.</p>	<p>Traffic and Transport: This change will be reflected in the transport assessment</p> <p>Noise: noise assessment to updated in relation to noise from construction traffic. It is anticipated that there may be a minor short-term effect at Corner Farm (and potentially also Park Farm) due to construction activities (the level of significance will be confirmed following the reassessment). Minor effects are likely to be removed at Donkhill Cottages and Catton Farm Cottages.</p> <p>HGVs will no longer pass the National Memorial Arboretum. No additional significant effects are expected.</p>	<ul style="list-style-type: none"> <li>- <i>Updated Traffic Management Plan</i></li> <li>- <i>New layout showing access points</i></li> <li>- <i>New plan showing public roads route to site</i></li> </ul>	<i>For information</i>
<b>Adjustments to Construction Traffic Routes:</b> changes to the planned construction traffic routes to site due to the proposed closure of the Chetwynd Bridge. It is the intention of Staffordshire County Council to impose a weight limit of 7.5T on the Chetwynd Bridge from late 2022 onwards. Heavy goods vehicles (HGVs) would therefore no longer be able to use the bridge to access the solar site from the south. It is however expected that an alternative route across	Traffic and Noise: This change will be reflected in the transport assessment and the noise assessment in relation to noise from construction traffic. As mentioned above noise effects are likely to be removed at properties along routes no longer being considered for construction traffic with new minor short-term effects to be experienced at Corner Farm and possibly Park Farm.	<ul style="list-style-type: none"> <li>- <i>Updated Traffic Management Plan</i></li> <li>- <i>New layout with access points</i></li> <li>- <i>Public roads route to site plan</i></li> </ul>	<i>For consultation - but need to ask specific questions.</i>

<p>the River Trent will be provided by the Walton-on-Trent by-pass which is due to be commissioned by mid-2023 and therefore available for use by HGV's during construction of the solar farm in 2025. This arrangement will ensure the impacts on the public road are minimised. Access for lighter vehicles will still be available over the Chetwynd Bridge via Catton, as set out previously in the PEIR. As a contingency, in the event that the by-pass is not built - in time to accommodate construction traffic in 2025 - Staffordshire and Derbyshire County Councils have agreed, in principle, to deliveries being split over a network of roads to minimise impacts on any one route. During construction it is anticipated that there will be a daily average of 31 vehicles accessing the site with the majority (27) of these being light goods vehicles (LGVs) in the form of vans and cars (all numbers TBC).</p>	<p>HGVs will no longer pass the National Memorial Arboretum.</p> <p>No additional significant effects are expected.</p>		
<p><b>Removal of construction access point from Burton Road:</b> The previously proposed construction access off Burton Road into Park Farm has been removed therefore use of Burton Road will be restricted to LGVs and no HGVs will use this route.</p>	<p>Transport &amp; traffic: Change to be reflected in the transport assessment.</p> <p>Noise: noise assessment to be updated in relation to noise from construction traffic. Likely to see removal of effects at properties along Burton Road.</p> <p>No additional significant effects are expected.</p>	<ul style="list-style-type: none"> <li>- <i>Updated Traffic Management Plan</i></li> <li>- <i>New layout with access points</i></li> <li>- <i>Public roads route to site plan</i></li> </ul>	<p><i>For information</i></p>
<p><b>Footpath:</b> Following consultation on this inclusion of permissive right of way (ROW)/footpath to create new link to Cross Britain Way from public right of way at Catton Lane/Lads Grave in the south-east of the solar farm.</p>	<p>Recreation and land use: Permissive ROW will create a route of access within the site to contribute towards recreation provision in the area. No significant effects are expected.</p>		<p>For consultation</p>
<p><b>Project footprint/redline boundary reduction:</b> These changes will result in the overall project footprint and planning boundary being reduced significantly.</p>	<p>N/A</p>	<ul style="list-style-type: none"> <li>- <i>New Red-line plan</i></li> <li>- <i>New layout</i></li> </ul>	<p><i>For information</i></p>

<p><b>Community Benefit sum confirmed:</b> Confirmed annual community benefit of £100,000 per annum for the life of the project (40 years) to be distributed to local causes via local community foundation.</p>	<p>No impact to the project. Whilst not a planning consideration, the Applicant is keen to understand local thoughts on this issue.</p>	<p>- Consultation Summary Document</p>	<p>For consultation - on method of administering/area eligible etc</p>
<p><b>Additional Planting confirmed:</b> Additional planting across the site to increase ecological benefits and reduce landscape and visual impacts.</p>	<p>Ecology, LVIA &amp; Glint and Glare: This should contribute towards biodiversity net gain. Contribution to screening for mitigation of visual and glint and glare effects.</p>	<p>- <i>New landscape plan</i></p>	<p>For consultation</p>



## Scope of targeted consultation:

The scope of the consultation is to engage with those residents, community groups, stakeholders and statutory consultees that are deemed to have an interest in, or be affected by the changes in, the proposed application.

In summary, these groups are:

- Immediate neighbours to the Park Farm site
- All stakeholders previously consulted under section 47
- All prescribed consultees under section 42, including all landowners under section 44

For completeness, it is proposed that *all* consultees consulted across section 42, 44 and 47 during the statutory consultation are re-consulted and informed of the updated information.

## Activity:

It is proposed that targeted consultation takes the form of:

- A letter with an updated red line, and a summary of the changes following statutory consultation, issued to all S47, S42 consultees with (min) 28-day consultation period on new documents. The letter will contain a summary explanation of the updates and a link to the website where the updated documents can be viewed.
- Updates to the website with latest information and new targeted consultation section with documents linked.
- Social media updates on the project Twitter account.
- An updated Consultation Summary Document setting out the changes made to the scheme with updated plans and commentary. This will be produced and made available in hard and soft copy to statutory consultees. Hard copies will be available upon request to those that received the previous community newsletters during the original statutory consultation.
- A new community newsletter providing an update on the latest proposals, what the changes are, and a link to the updated website issued to all those that received previous newsletter updates.
- Update meetings with stakeholders (ward members, neighbours, landowners) and Parish Councils (Rosliston Parish Council, Walton on Trent Parish Council, Coton in the Elms Parish Council, Drakelow Parish Meeting).

All other means of communication will remain open (Freephone, Freepost and email), as has been advertised throughout the consultation process on all relevant materials and online.

## Timeline:

w/c XXX	w/c XXX	w/c XXXX	w/c XXX	w/c XXX	w/c XXX
Confirm Consultation Plan & Share with LPAs	Design Consultation Summary Document & newsletter	Revisions to Consultation Summary Document & newsletter	Finalise Consultation Summary Document & Newsletter for print	Send Consultation Summary Doc and statutory consultee	Commence statutory consultation (run from 16 <sup>th</sup> Jan to 13 <sup>th</sup> Feb 2023)

Circulate draft of Consultation Summary Document	Draft and agree website updates	Review and agree new mailing radius (incorporating Drakelow)	Section 46 Notice issued to PINS (BW)	letters to mailing house	Offer meetings to Parish Councils and stakeholders
Circulate draft of community update newsletter	Circulate draft S42 and S47 update letters to statutory consultees			Make website & social media updates	