



Oaklands Farm Solar Park

Consultation Report

Appendix 15.4 - Additional Informal Targeted Consultation Letter
Update 9 March 2023

January 2024

Applicant: Oaklands Farm Solar Ltd

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Author: Thirty4/7 Communications Ltd

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1. Additional Consultation Update Letter to Community Consultees (Section 47 Stakeholders) 8 March 2023



Oaklands Farm Solar Limited | Prospect House | 6 Thistle Street | Edinburgh | EH2 1DF |

Version issued via email

Contact person	Email	Phone	Date
Ashley McInnes	info.oaklands-solarfarm@baywa-re.co.uk	[REDACTED]	08.03.2023

Dear Stakeholder

Oaklands Farm Solar Limited: Targeted consultation and update on proposals

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

The Project will be located on land west of the village of Rosliston, and east of Walton on Trent. The current proposals comprise a solar farm plus energy storage covering approximately 410 acres, connected to the national electricity network by a new underground cable.

As the expected generating capacity of the Project at this stage is 138 megawatts of solar power and 37.5 megawatts of energy storage capacity, the Project is a nationally significant infrastructure project as defined by Section 15(3) of the Planning Act 2008 (as amended) ("the 2008 Act"). The applicant is required to make an application to the Secretary of State for a 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 Energy Security and Net Zero. 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.

Update on the Project and targeted consultation

We are writing to you as a local community consultee to invite you to respond to our additional targeted consultation on certain changes to the Project.

Statutory consultation on the proposals was undertaken between 21 April and 6 June 2022. As a result of feedback received during consultation and other design developments, several changes have been made to the Project proposals. The Applicant is therefore carrying out additional targeted consultation to ensure that all stakeholders are aware of these changes and given the opportunity to comment further on the Project.

This consultation period will run from **Thursday 9th March 2023 and Friday 21st April 2023.**

An updated Consultation Summary Document containing an overview of these changes has been produced and is available from the Project website (further information below).



Changes being consulted upon

The specific changes being consulted upon are summarised below:

- Relocation of the Project substation to the middle of the site adjacent to the energy storage facility/batteries, in order to increase the distance from the nearest residential properties;
- Removal of all the solar panels from the Park Farm site in the north;
- Confirmation that the 132kV grid connection cable from the site substation to Drakelow Substation will be undergrounded for its entire length (approximately 2km) and confirmation of the route this cable will take;
- Access onto site during construction has been revised to include a 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 the change of weight limit on Chetwynd Bridge making southern construction access from Catton unsuitable for HGVs (lighter vehicles will use this route);
- The temporary crossing of Rosliston Road will be managed by temporary traffic lights and/or a manned crossing point;
- Removal of the previously proposed construction access off Burton Road into Park Farm;
- Confirmation of the potential construction traffic routes to site, as a result of other changes on the existing road network;
- Inclusion of a permissive footpath to create a new link to the Cross Britain Way from the public right of way at Catton Lane/Lads Grave in the south-east of the solar farm;
- These changes will result in the overall project footprint and planning boundary being reduced significantly as the panels and supporting infrastructure will now occupy approximately 410 acres / 165 hectares (versus the previous footprint of 540 acres / 218 hectares);
- Additional planting has been confirmed across the site to increase ecological benefits and reduce landscape and visual impacts.

Consultation materials

An updated Consultation Summary Document has been prepared which outlines the changes noted above in further detail. Whilst this targeted consultation is only seeking feedback on these identified areas, additional background information on the proposals is also available from the Project website, listed below.

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

1. Updated plans showing the location of Oaklands Farm Solar
2. Updated Layout Plan
3. Updated Landscape Plan
4. Updated Construction Traffic Management Plans
5. Community Consultation Leaflet
6. Feedback Form

A USB device containing the above noted 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).



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 Project. 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. Responses must be received no later than 11.59pm on 21st April 2023. 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 scheme. 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
- (b) 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, 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: [REDACTED]

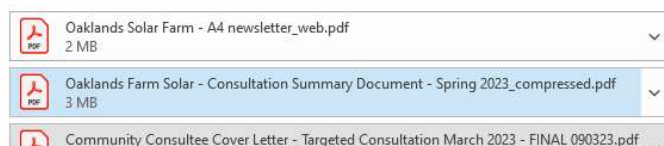
We look forward to hearing from you.

Yours faithfully

[REDACTED]
Ashley McInnes

Oaklands Solar Farm Project Manager
BayWa r.e. UK Limited, on behalf of Oaklands Farm Solar Limited
info.oaklands-solarfarm@baywa-re.co.uk
<https://www.baywa-re.co.uk/en/solar/oaklands-solar-farm>

2. Additional Consultation Update Letter to Community Consultees (Covering Email) 8 March 2023



Dear Stakeholder

Oaklands Farm Solar Limited: Targeted consultation and update on proposals

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

The Project will be located on land west of the village of Rosliston, and east of Walton on Trent. The current proposals comprise a solar farm plus energy storage covering approximately 410 acres, connected to the national electricity network by a new underground cable.

As the expected generating capacity of the Project at this stage is 138 megawatts of solar power and 37.5 megawatts of energy storage capacity, the Project is a nationally significant infrastructure project as defined by Section 15(3) of the Planning Act 2008 (as amended) ("the 2008 Act"). The applicant is required to make an application to the Secretary of State for a 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 Energy Security and Net Zero. 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.

Update on the Project and targeted consultation

We are writing to you to invite you to respond to our additional targeted consultation on certain changes to the Project.

Statutory consultation on the proposals was undertaken between 21 April and 6 June 2022. As a result of feedback received during consultation and other design developments, several changes have been made to the Project proposals. The Applicant is therefore carrying out additional targeted consultation to ensure that all stakeholders are aware of these changes and given the opportunity to comment further on the Project.

Your feedback as part of this targeted 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 period will run from **Thursday 9th March 2023 to Friday 21st April 2023**.

Please find attached a copy of the update letter from the Applicant regarding this additional consultation. Please also find attached a pdf copy of the Consultation Summary Document referenced in the letter, which contains an overview of the updated proposals. A copy of the community newsletter which has been issued to local residents is also attached.

Feedback can be provided via the feedback form, which is available for [download here](#), or to be [completed online here](#).

All other relevant documents are available to view at <https://www.baywa-re.co.uk/en/solar/oaklands-solar-farm>.

Please contact the project team by return email or via info.oaklands-solarfarm@baywa-re.co.uk for any additional queries in relation to the proposals.

Kind regards

Will Morgan

(On behalf of Oaklands Farm Solar Limited).

3. Additional Consultation Update Letter to Section 42 Stakeholders 8 March 2023



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

ADDRESS

Contact person
Ashley McInnes

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

Phone
[REDACTED]

Date
08.03.2023

Dear [SALUTATION]

Oaklands Farm Solar Limited: Targeted consultation and update on proposals

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 ("the Project"). Oaklands Farm Solar Limited is a wholly owned subsidiary of BayWa r.e. UK Ltd.

The Project will be located on land west of the village of Rosliston, and east of Walton on Trent. The current proposals comprise a solar farm plus energy storage covering approximately 410 acres, connected to the national electricity network by a new underground cable.

As the expected generating capacity of the Project at this stage is 138 megawatts of solar power and 37.5 megawatts of energy storage capacity, the Project is a nationally significant infrastructure project as defined by Section 15(3) of the Planning Act 2008 (as amended) ("the 2008 Act"). The applicant is required to make an application to the Secretary of State for a 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 Energy Security and Net Zero. 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.

Update on the Project and targeted consultation

We are writing to you to invite you to respond to our additional targeted consultation on certain changes to the Project. You are being consulted under Section 42 of the 2008 Act, as you have been identified as a prescribed consultee under Regulation 3 of the Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009.

Statutory consultation on the proposals was undertaken between 21 April and 6 June 2022. As a result of feedback received during consultation and other design developments, several changes have been made to the Project proposals. The Applicant is therefore carrying out additional targeted consultation to ensure that all stakeholders are aware of these changes and given the opportunity to comment further on the Project.

Your feedback as part of this targeted 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 period will run from Thursday 9th March 2023 to Friday 21st April 2023.



An updated Consultation Summary Document containing an overview of these changes has been produced and is available from the Project website (further information below). A hard copy of the Consultation Summary Document is available free of charge upon request.

Changes being consulted upon

The specific changes being consulted upon are summarised below:

- Relocation of the Project substation to the middle of the site adjacent to the energy storage facility/batteries, this has increased the distance from the nearest residential properties;
- Removal of all the solar panels from the Park Farm site in the north;
- Confirmation that the 132kV grid connection cable from the site substation to Drakelow Substation will be undergrounded for its entire length (approximately 2km) and confirmation of the route this cable will take;
- Access onto site during construction has been revised to include a 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 the change of weight limit on Chetwynd Bridge making southern construction access from Catton unsuitable for HGVs (lighter vehicles will use this route);
- The temporary crossing of Rosliston Road will be managed by temporary traffic lights and/or a manned crossing point.
- Removal of the previously proposed construction access off Burton Road into Park Farm;
- Confirmation of the potential construction traffic routes to site, as a result of other changes on the existing road network;
- Inclusion of a permissive footpath to create a new link to the Cross Britain Way from the public right of way at Catton Lane/Lads Grave in the south-east of the solar farm.
- These changes will result in the overall project footprint and planning boundary being reduced significantly as the panels and supporting infrastructure will now occupy approximately 410 acres / 165 hectares (versus the previous footprint of 540 acres / 218 hectares);
- Additional planting has been confirmed across the site to increase ecological benefits and reduce landscape and visual impacts;

Consultation materials

An updated Consultation Summary Document has been prepared which outlines the changes noted above in further detail. Whilst this targeted consultation is only seeking feedback on these identified areas, additional background information on the proposals is also available from the Project website, listed below.

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

1. Updated plans showing the location of Oaklands Farm [Solar](#);
2. Updated Layout Plan
3. Updated Landscape Plan
4. Updated Construction Traffic Management Plans
5. Community Consultation [Leaflet](#);
6. Feedback Form;

A USB device containing the above noted 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).



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 Project. 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. Responses must be received no later than 11.59pm on 21st April 2023. 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 scheme. 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.
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- (c) In writing to: FREEPOST TC CONSULTATION (no further address or stamp required)

Further information

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Email: info.oaklands-solarfarm@baywa-re.co.uk
Post: FREEPOST TC CONSULTATION (no further address or stamp required)
Phone: [REDACTED]

We look forward to hearing from you.

Yours faithfully

[REDACTED]
Ashley Molnes

Oaklands Solar Farm Project Manager
BayWa r.e. UK Limited, on behalf of Oaklands Farm Solar Limited
info.oaklands-solarfarm@baywa-re.co.uk
<https://www.baywa-re.co.uk/en/solar/oaklands-solar-farm>

4. Additional Consultation Update Letter to Section 44 Stakeholders 8 March 2023



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

ADDRESS

Contact person
Ashley McInnes

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

Phone

Date
08.03.23

Dear **[SALUTATION]**

Oaklands Farm Solar Limited: Targeted consultation and update on proposals

Section 44 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 ("the Project"). Oaklands Farm Solar Limited is a wholly owned subsidiary of BayWa r.e. UK Ltd.

The Project will be located on land west of the village of Rosliston, and east of Walton on Trent. The current proposals comprise a solar farm plus energy storage covering approximately 410 acres, connected to the national electricity network by a new underground cable.

As the expected generating capacity of the Project at this stage is 138 megawatts of solar power and 37.5 megawatts of energy storage capacity, the Project is a nationally significant infrastructure project as defined by Section 15(3) of the Planning Act 2008 (as amended) ("the 2008 Act"). The applicant is required to make an application to the Secretary of State for a 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 Energy Security and Net Zero. The final decision on the DCO application will be made by the Secretary of State.

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Update on the Project and targeted consultation

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Statutory consultation on the proposals was undertaken between 21 April and 6 June 2022. As a result of feedback received during consultation and other design developments, several changes have been made to the Project proposals. The Applicant is therefore carrying out additional targeted consultation to ensure that all stakeholders are aware of these changes and given the opportunity to comment further on the Project.

This consultation period will run from **Thursday 9th March 2023 to Friday 21st April 2023**.

An updated **Consultation Summary Document** containing an overview of these changes has been produced and is available from the Project website (further information below).



Your interest in the land

We have identified that you may have an interest in land which falls within the proposed development area or which may entitle you to make a compensation claim¹ if Oaklands Solar Farm is 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 red line boundary. In addition, the enclosed plan outlines the revised red line application site boundary.

Whilst this information is considered up to date at the time of this consultation, land referencing is an ongoing process and the identification of all land interests, to which the Project relates, will be kept under review throughout the DCO application process.

Changes being consulted upon

The specific changes being consulted upon are summarised below:

- Relocation of the Project substation to the middle of the site adjacent to the energy storage facility/batteries, in order to increase the distance from the nearest residential properties;
- Removal of all the solar panels from the Park Farm site in the north;
- Confirmation that the 132kV grid connection cable from the site substation to ~~Drakelow~~ Substation will be undergrounded for its entire length (approximately 2km) and confirmation of the route this cable will take;
- Access onto site during construction has been revised to include a 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 the change of weight limit on Chetwynd Bridge making southern construction access from Catton unsuitable for HGVs (lighter vehicles will use this route);
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- Confirmation of the potential construction traffic routes to site, as a result of other changes on the existing road network;
- Inclusion of a permissive footpath to create a new link to the Cross Britain Way from the public right of way at Catton Lane/Lads Grave in the south-east of the solar farm;
- These changes will result in the overall project footprint and planning boundary being reduced significantly as the panels and supporting infrastructure will now occupy approximately 410 acres / 165 hectares (versus the previous footprint of 540 acres / 218 hectares);
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Email: info.oaklands-solarfarm@baywa-re.co.uk

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

Phone: [REDACTED]

We look forward to hearing from you.

Yours faithfully

[REDACTED]
Ashley McInnes

Oaklands Solar Farm Project Manager
BayWa r.e. UK Limited, on behalf of Oaklands Farm Solar Limited
info.oaklands-solarfarm@baywa-re.co.uk
<https://www.baywa-re.co.uk/en/solar/oaklands-solar-farm>