



# OAKLANDS FARM SOLAR PARK

Applicant: Oaklands Farm Solar Ltd

Application Guide

January 2024

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**The Infrastructure Planning  
(Applications: Prescribed Forms and  
Procedure) Regulations 2009**

## OAKLANDS FARM SOLAR PARK

## APPLICATION GUIDE

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# 1 INTRODUCTION

## 1.1 OVERVIEW

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- 1.1.1 Oaklands Farm Solar Limited ("the Applicant") is applying to the Secretary of State for Energy Security and Net Zero for a Development Consent Order ("DCO") under Section 37 of the Planning Act 2008 ("PA 2008") for the construction, operation, maintenance and decommissioning of ground mounted solar photovoltaic arrays and a Battery Energy Storage System ("BESS") on land west of the village of Rosliston and east of Walton-on-Trent in South Derbyshire ("the Proposed Development").
- 1.1.2 This document has been prepared as part of that DCO application ("the Application") and should be read in conjunction with the other documents submitted with the Application.

## 1.2 PURPOSE OF THIS DOCUMENT

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- 1.2.1 This Application Guide provides an ease of reference guide and summary of the application. It provides an accessible guide to the Proposed Development, Applicant and Application to assist those reviewing the application documents.
- 1.2.2 As the examination of the DCO application progresses this document will be updated in order to record any revisions made to the original Application documents and any new documents submitted during the course of the examination, together with providing explanatory notes as required.

## 1.3 STRUCTURE OF THIS DOCUMENT

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- 1.3.1 This document comprises the following sections:
- Chapter 1: Introduction;
  - Chapter 2: An overview of the proposed development;
  - Chapter 3: The Applicant – an introduction to Oaklands Farm Solar Limited
  - Chapter 4: Overview of the application documents; and
  - Subsequent Chapters: Application documents explained – further detail is provided on the application documents submitted for each Volume.

## 1.4 THE APPLICANT – OAKLANDS FARM SOLAR LIMITED

- 1.4.1 Oaklands Farm Solar Limited is a wholly owned subsidiary of BayWa r.e UK Ltd (BayWa). BayWa is a global developer of large-scale renewable energy projects. The company has delivered 625 solar projects worldwide totalling approximately 1900MW, including 31 solar projects in the UK totalling approximately 536MW. The Applicant has previously developed ground mounted solar schemes at Vine Farm, in Cambridge, as well as Bann Road in Northern Ireland.

## 1.5 THE PROJECT TEAM

- 1.5.1 The project team acting on behalf of the Applicant includes the following:

ENTITY	ROLE/SPECIALISM
<b>Oaklands Farm Solar Limited</b>	Applicant and developer
<b>3Adapt</b>	GHG Emissions
<b>Air Quality Assessments Ltd</b>	Air Quality
<b>Arcus</b>	Ecology Surveys
<b>Atkins</b>	Utility searches
<b>Barton Hyett</b>	Arboriculture
<b>Burges Salmon</b>	DCO drafting and legal representation
<b>Cairn Risk</b>	Risk and Civils Design
<b>Dalcour Maclaren</b>	Compulsory purchase
<b>DHA</b>	Planning consultant
<b>Integrated Transport Planning</b>	Transport consultant
<b>ITPEnergised (now SLR)</b>	CEMP and operational matters
<b>Kernon Consulting</b>	Agricultural and Land Use
<b>LUC</b>	EIA Co-ordination and GIS mapping
<b>LUC</b>	Technical environmental consultant for landscape, ecology, socio-economics, climate change and cultural heritage
<b>Pager Power</b>	Glint and Glare
<b>Pell Frischmann</b>	Civils Design
<b>Sevenside</b>	Traffic Surveys
<b>Soil Environment Services Ltd</b>	Soil surveying
<b>Sustainable Acoustics</b>	Noise and Vibration
<b>Thirty 4/7</b>	Public Relations consultant
<b>Wessex Archaeology</b>	Archaeology Surveys
<b>Yellow Sub Geo</b>	Ground conditions and hydrology

## 2 THE PROPOSED DEVELOPMENT

### 2.1 THE PROPOSED DEVELOPMENT

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- 2.1.1 The Proposed Development comprises a solar farm with an associated Battery Energy Storage System. The Proposed Development would have a generating capacity of over 50MW and would be situated on 191 hectares of land at Oaklands Farm to the south-east of Walton-on-Trent and to the west of Rosliston in south Derbyshire (the Site). The solar farm itself, comprising photovoltaic panel arrays, a central electricity substation and Battery Energy Storage System (BESS) together with access, landscaping and other works would be located on 135 hectares of agricultural land currently in use for arable production and grazing.
- 2.1.2 A high voltage underground electricity cable would then run through land at Fairfield Farm and Park Farm to the north to connect the solar farm element of the Proposed Development to the national grid via an electricity substation located at the former Drakelow Power Station which sits to the south of Burton-upon-Trent. As the Proposed Development would be an onshore generating station with a generating capacity of over 50MW it constitutes a Nationally Strategic Infrastructure Project (NSIP) for which an application for a DCO is being made under the Planning Act 2008 (The Act) to the Planning Inspectorate, for determination by the Secretary of State for Energy Security and Net Zero.
- 2.1.3 A full description of the development is set out in Chapter 4 of the Environmental Statement [Document 6.1] and the Planning Statement [Document 7.1].

### 2.2 THE SITE AND SURROUNDINGS

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- 2.2.1 The Site is shown on the Site Location Plan [Document 2.1] and sits between the villages of Walton-on-Trent to the west, Rosliston to the east and Coton-in-the-Elms to the south-east, with the larger town of Burton upon Trent to the north. The M42 is some 10km to the east, before becoming the A42 as it runs north. The A38 between Burton upon Trent in the north and Lichfield in the south is some 3km to the west.
- 2.2.2 The Site covers an area of approximately 191 hectares (ha), comprising two key parcels. The southern parcel, of 135ha, is to the south of Rosliston Road and would provide the solar arrays, BESS and substation on land at Oaklands Farm. The Oaklands Farm Area comprises agricultural land in pastoral and arable use to the south of Rosliston Road, northwest of Catton Lane and northeast of Coton Road.
- 2.2.3 The northern parcel, of the remaining 56 hectares, lies to the north of Rosliston Road and consists of agricultural land within Fairfield Farm (in the centre of the Site) and Park Farm (in the north of the Site). This land will host the underground electrical cabling to connect the Proposed Development to National Grid's Drakelow transmission substation, located on the site of the former Drakelow Power Station to the north, together with temporary construction and decommissioning access tracks for construction and decommissioning of the Proposed Development. The cable route in the northern parcel would leave the

Proposed Development at Rosliston Road and then run north, crossing Walton Road before entering the former Drakelow Power Station.

- 2.2.4 There are no listed buildings, Scheduled Monuments or registered parks and gardens within the Site. None of the land within the Site is covered by any statutory landscape designations, such as National Parks, or Areas of Outstanding Natural Beauty (AONB). Figures 1.5, 6.1 and 6.2 of the ES [Document 6.1] illustrate the environmental features and constraints present on and around the site.

## 2.3 THE DRAFT DEVELOPMENT CONSENT ORDER

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- 2.3.1 The draft DCO makes provision for specific works 1 – 10 within the DCO boundary. The DCO consists of the following works:

- **Work No. 1** – a ground mounted solar photovoltaic generating station;
- **Work No. 2** – a battery energy storage system compound;
- **Work No. 3** – works in connection with a new 132/33kV onsite substation;
- **Work No. 4** – works to trench and lay 132 kilovolt electrical cables connecting Work No. 3 and Work No. 5;
- **Work No. 4A** – crossing Rosliston Road with electrical cabling;
- **Work No. 4B** – temporary stopping up of watercourses to trench and lay cables, installation of culverts, drainage and other features to cross watercourses;
- **Work No. 4C** – crossing Walton Road with electrical cabling;
- **Work No. 4D** - crossing Coton Road with electrical cabling;
- **Work No. 5** – connection and installation works to the existing transmission network substation including works to trench and lay 132 kilovolt electrical cables connecting to Work No. 4C;
- **Work No. 5A** – construction, operational maintenance and decommissioning access for Work No. 5;
- **Work No. 5B** - access to National Grid operational land for the construction, operational maintenance and decommissioning for Work No. 5;
- **Work No. 6** - temporary construction and decommissioning of access track and compounds;
- **Work No. 7** – general works;

- **Work No. 8** – works to facilitate access for all works excluding Work No. 5;
- **Work No. 9** – works for areas of habitat management; and
- **Work No. 10** – works to implement new permissive path through Order limits.

2.3.2 The locations of the above Works are shown on the Works Plans [Document 2.3]. Chapter 4 of the Environmental Statement [Document 6.1] and the Design Statement [Document 7.2] provide design parameters for each of the individual Works.



## 3 OVERVIEW OF THE APPLICATION DOCUMENTS

### 3.1 CONTENT OF THE APPLICATION

3.1.1 The documents submitted as part of the Application have been grouped into volumes as summarised below. The detailed list of documents is then provided later in this Application Guide. The documents provided meet the requirements of the Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009 and accord with the Planning Inspectorate’s (PINS) Advice Note Six: Preparation and submission of application documents (version 11).

VOL	NAME	CONTENT
1	Application documents	The formal application, introductory documents and reference guides to the proposed development.
2	Plans/drawings/sections	Plans and technical drawings to illustrate the proposed development and geographical information.
3	Draft Development Consent Order	The legal document which provides consent and makes provision for the proposed development, including a document to explain the provisions of the Order.
4	Compulsory Acquisition Information	Provides evidence and justification for the legal powers of compulsory acquisition as well as information on funding and other land interests.
5	Consultation Report	Provides details of the pre-application consultation that has been undertaken during the project and how this has been taken into consideration.
6	Environmental Impact Assessment	An assessment of the likely significant effects of the proposed development on the environment and the proposed mitigation measures.
7	Reports and Statements	Additional documents to support the DCO including the Design Statement, Grid Connection Statement and Planning Statement.
8	Statements of Common Ground	Sets out the agreements and disagreements with Interested Parties.

TABLE 3.1: CONTENT OF APPLICATION

## 3.2 TIMELINE

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3.2.1 This section of the Application Guide records the different stages of the Application from the point of its submission.

### **(1) Submission of the DCO Application – February 2024**

(Volumes 1, 2, 3, 4, 5, 6 and 7)

Submission of an Application for development consent for the construction and operation of a solar farm with a generating capacity in excess of 50MW with an associated Battery Storage System (“Oaklands Farm Solar Park”).

## 4 VOLUME 1: APPLICATION DOCUMENTS

VOL.	DOCUMENT REFERENCE	EXA REFERENCE	DOCUMENT TITLE	AUTHOR	VERSION	STATUS	DATE
1	1.1		Cover Letter	DHA	1	Submission Version	January 2024
	1.2		Application Form	DHA	1	Submission Version	January 2024
	1.3		Section 55 Checklist	DHA	1	Submission Version	January 2024
	1.4		Application Guide	DHA	1	Submission Version	January 2024
	1.5		Electronic Index	DHA	1	Submission Version	January 2024

TABLE 4.1: VOL. 1 APPLICATION DOCUMENTS

- 4.1.1 The **Covering Letter (1.1)** provides an introduction to the proposed application and background information. The **Application Form (1.2)** is the standard form that is required to be completed and provides a high-level summary of the proposed scheme and the documents that have been submitted.
- 4.1.2 The **Section 55 Checklist (1.3)** is not a statutory document but demonstrates how the Applicant considers the Application to fulfil the conditions for acceptance by the Planning Inspectorate to accord with section 55 of the PA 2008. The **Application Guide (1.4)** is this document which provides a companion guide to the Application and which will be updated as the Examination of the Application progresses.
- 4.1.3 The **Electronic Application Index (1.5)** is the list of electronic file names, document reference numbers and regulation numbers for all documents provided in each volume submitted with the Application.

## 5 VOLUME 2: PLANS

VOL	DOCUMENT REFERENCE	EXA REFERENCE	DOCUMENT TITLE	AUTHOR	VERSION	STATUS	DATE
2	2.1		Site Location Plan	LUC	1	Submission Version	January 2024
	2.2		Land Plan	Dalcour Maclaren	1	Submission Version	January 2024
	2.3		Works Plan	Pell Frischmann	1	Submission Version	January 2024
	2.4		Streets, Access and Rights of Way Plan	Pell Frischmann	1	Submission Version	January 2024
	2.5a		Sites and Features of Nature Conservation - Statutory	LUC	1	Submission Version	January 2024
	2.5b		Sites and Features of Nature Conservation - Non-Statutory	LUC	1	Submission Version	January 2024
	2.6		Habitats Plan	LUC	1	Submission Version	January 2024
	2.7		Water Bodies Plan	LUC	1	Submission Version	January 2024
	2.8		Historic Environment Plan	LUC	1	Submission Version	January 2024
	2.9		Important Hedgerows Plan	LUC	1	Submission Version	January 2024

TABLE 5.1: VOL. 2 PLANS

- 5.1.1 The **Site Location Plan (2.1)** shows the location of the proposed development within the local context. The **Land Plan (2.2)** shows the land that is to be affected by the DCO and relates to the Book of Reference (Document 4.3). The **Works Plan (2.3)** shows the extent of the works necessary for the construction and operation of the Proposed Development, as listed in the draft DCO.
- 5.1.2 The **Streets, Access and Rights of Way Plan (2.4)** identifies the streets, accesses and public rights of way in relation to the site and provides a spatial location for those features when identified in the Schedules of the draft DCO. The **Sites and Features of Nature Conservation Plans (2.5a and b)** identify the site in relation to statutory and non-statutory environmental designations within the wider area where relevant. The **Habitats Plan (2.6)** maps particular habitats and species present in the Site and surrounding area.

- 5.1.3 The **Water Bodies Plan (2.7)** identifies the site in relation to local water bodies in a river basin management plan. The **Historic Environment Plan (2.8)** identifies the site in relation to heritage assets which includes listed buildings, Conservation Areas and Scheduled Monuments. The **Important Hedgerows Plan (2.9)** identifies the hedgerows with the vicinity of the Site and links to the Schedules within the draft DCO.

## 6 VOLUME 3: DEVELOPMENT CONSENT ORDER

VOL.	DOCUMENT REFERENCE	EXA REFERENCE	DOCUMENT TITLE	AUTHOR	VERSION	STATUS	DATE
3	3.1		draft Development Consent Order	Burges Salmon	1	Submission Version	January 2024
	3.1		Draft Development Consent Order – Validation Report	Burges Salmon	1	Submission Version	January 2024
	3.2		Explanatory Memorandum	Burges Salmon	1	Submission Version	January 2024
	3.3		Consents and Agreements Position Statement	DHA/BayWa/LUC	1	Submission Version	January 2024

TABLE 6.1: VOL. 3 DEVELOPMENT CONSENT ORDER

- 6.1.1 The **draft Development Consent Order (3.1)** provides the consent that would enable Oaklands Farm Solar Ltd to undertake the proposed development subject to the provisions and requirements of the Order. It sets out the powers being sought by the Applicant, the Works to deliver the Proposed Development and Requirements, amongst other matters. A Validation Report is provided which demonstrates that the draft DCO is in compliance with the Statutory Instrument template and capable of becoming a legal document.
- 6.1.2 The **Explanatory Memorandum (3.2)** is effectively a companion guide for the DCO and should be read alongside it. This document describes the purpose and effect of each article of and each Schedule to the draft Development Consent Order as required by Regulation 5(2)(c) of the Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009.
- 6.1.3 The **Consents and Agreements Position Statement (3.3)** identifies other Consents, Agreements and Licences which may be required by the Applicant in order to deliver and operate the Proposed Development.

## 7 VOLUME 4: COMPULSORY ACQUISITION INFORMATION

VOL.	DOCUMENT REFERENCE	EXA REFERENCE	DOCUMENT TITLE	AUTHOR	VERSION	STATUS	DATE
4	4.1		Statement of Reasons	Burges Salmon	1	Submission Version	January 2024
	4.2		Funding Statement	BayWa	1	Submission Version	January 2024
	4.3		Book of Reference	Dalcour Maclaren	1	Submission Version	January 2024

TABLE 7.1: VOL. 4 COMPULSORY ACQUISITION INFORMATION

- 7.1.1 The **Statement of Reasons (4.1)** sets out the justification as to why there is a public interest for the Applicant to exercise the use of powers of compulsory acquisition of land and rights both permanently and temporarily for the construction, operation and decommissioning of the Scheme. The **Funding Statement (4.2)** provides details of how the Scheme would be funded to ensure it is deliverable and viable. The **Book of Reference (4.3)** records all the parties that have an interest in land affected by the Scheme as either an owner/occupier or right over the affected land and /or who may be entitled to make a relevant claim.

## 8 VOLUME 5: CONSULTATION REPORT

VOL.	DOCUMENT REFERENCE	EXA REFERENCE	DOCUMENT TITLE	AUTHOR	VERSION	STATUS	DATE
5	5.1		Consultation Report	Thirty 4/7	1	Submission Version	January 2024
	5.2		Appendix 8.1 - Key Stakeholder List	Thirty 4/7	1	Submission Version	January 2024
	5.2		Appendix 8.2 - Project Launch Letter to Stakeholders 20 August 2022	Thirty 4/7	1	Submission Version	January 2024
	5.2		Appendix 8.3 - Project Launch Letter to Stakeholders List of Recipients 20 August 2022	Thirty 4/7	1	Submission Version	January 2024
	5.2		Appendix 8.4 - Project Launch Press Release and resulting coverage 2 September 2022	Thirty 4/7	1	Submission Version	January 2024
	5.2		Appendix 8.5 - Introductory Project Launch Presentation Slides (Autumn 2021)	Thirty 4/7	1	Submission Version	January 2024
	5.2		Appendix 8.6 - Informal Consultation Newsletter No 1 January 2022	Thirty 4/7	1	Submission Version	January 2024
	5.2		Appendix 8.7 - FAQ Documents	Thirty 4/7	1	Submission Version	January 2024
	5.2		Appendix 8.8 - Social Media Updates	Thirty 4/7	1	Submission Version	January 2024
	5.2		Appendix 8.9 - Informal Consultation Newsletter Covering Letter for hard-to-reach stakeholders	Thirty 4/7	1	Submission Version	January 2024
	5.2		Appendix 10.1 - Prescribed Bodies Consulted under Section 43	Thirty 4/7	1	Submission Version	January 2024
	5.2		Appendix 10.2 - Unknown Landowners Site Notice	Thirty 4/7	1	Submission Version	January 2024
	5.2		Appendix 10.3 - Section 42 Letter to Landowners, occupiers and those with an interest 20 April 2023	Thirty 4/7	1	Submission Version	January 2024



5.2	Appendix 10.4 - Section 46 Notification Letter	Thirty 4/7	1	Submission Version	January 2024
5.2	Appendix 10.5 - PINS Section 46 Acknowledgement	Thirty 4/7	1	Submission Version	January 2024
5.2	Appendix 10.6 - Section 42 Letters 20 April 2023	Thirty 4/7	1	Submission Version	January 2024
5.2	Appendix 11.1 - Draft SoCC and Cover Letter 16 December 2022	Thirty 4/7	1	Submission Version	January 2024
5.2	Appendix 11.2 - Final Published Statement of Community Consultation (SoCC)	Thirty 4/7	1	Submission Version	January 2024
5.2	Appendix 11.3 - Section 47 Notice 7 April 2023	Thirty 4/7	1	Submission Version	January 2024
5.2	Appendix 11.4 - Section 47 Notice published in situ in relevant papers	Thirty 4/7	1	Submission Version	January 2024
5.2	Appendix 11.5 - Signed receipts of hard copy SoCC at deposit points	Thirty 4/7	1	Submission Version	January 2024
5.2	Appendix 11.6 - List of Stakeholders issued letter detailing publication of the SoCC	Thirty 4/7	1	Submission Version	January 2024
5.2	Appendix 11.7 - Copy of letter issued to stakeholders regarding publication of the SoCC 7 April 2023	Thirty 4/7	1	Submission Version	January 2024
5.2	Appendix 11.8 - Copy of electronic mailings regarding publication of the SOCC and start of Statutory Consultation	Thirty 4/7	1	Submission Version	January 2024
5.2	Appendix 12.1 - Section 48 Notice	Thirty 4/7	1	Submission Version	January 2024
5.2	Appendix 12.2 - Section 48 Notice in situ in relevant publications	Thirty 4/7	1	Submission Version	January 2024
5.2	Appendix 12.3 - PEIR Deposit locations signed receipt forms	Thirty 4/7	1	Submission Version	January 2024

5.2	Appendix 13.1 - Section 42 copies of responses and summary of feedback and regard had	Thirty 4/7	1	Submission Version	January 2024
5.2	Appendix 14.1 - Section 47 and Section 48 Feedback Summary Report	Thirty 4/7	1	Submission Version	January 2024
5.2	Appendix 15.1 - Additional Consultation – Consultation Summary Document March 2024	Thirty 4/7	1	Submission Version	January 2024
5.2	Appendix 15.2 - Additional Consultation Plan and correspondence with the Local Authority	Thirty 4/7	1	Submission Version	January 2024
5.2	Appendix 15.3 - Additional Consultation Website Updates March 2024	Thirty 4/7	1	Submission Version	January 2024
5.2	Appendix 15.4 - Additional Consultation Letter Update 9 March 2023	Thirty 4/7	1	Submission Version	January 2024
5.2	Appendix 15.5 - Additional Consultation Newsletter March 2024	Thirty 4/7	1	Submission Version	January 2024
5.2	Appendix 15.6 - Additional Consultation Feedback Form March 2024	Thirty 4/7	1	Submission Version	January 2024
5.2	Appendix 16.1 - Targeted Update Letter 5 October 2024	Thirty 4/7	1	Submission Version	January 2024
5.2	Appendix 16.2 - Targeted Update Letter 5 October 2023 List of recipients	Thirty 4/7	1	Submission Version	January 2024

TABLE 8.1: VOL. 5 ENVIRONMENTAL IMPACT ASSESSMENT

8.1.1 The **Consultation Report (5.1)** and supporting **appendices (5.2)** provides a detailed review of the pre-application consultation undertaken as part of the DCO process including consultation with the local community, specifically prescribed bodies, local authorities and other interested parties in accordance with the requirements set out under Sections 42, 47 and 48 of the Planning Act 2008. It also sets out how the applicant has responded to the consultation responses received prior to the application being made.

8.1.2 The **Consultation Report** is accompanied by appendices which support the document and illustrates the materials on which the pre-application consultation was based. It also provides a record of the correspondence with the required parties and local community including copies of published notices and statutory consultations.

## 9 VOLUME 6: ENVIRONMENTAL STATEMENT

VOL	DOCUMENT REFERENCE	EXA REFERENCE	DOCUMENT TITLE	AUTHOR	VERSION	STATUS	DATE
	6.1		Environmental Statement	LUC	1	Submission Version	January 2024
	6.1		<b>Chapter 1 Introduction</b>	LUC	1	Submission Version	January 2024
	6.1		Figure 1.1 Site Location	LUC	1	Submission Version	January 2024
	6.1		Figure 1.2 Aerial Photo of the Order Limits	LUC	1	Submission Version	January 2024
	6.1		Figure 1.3 Areas of the Site	LUC	1	Submission Version	January 2024
	6.1		Figure 1.4a Field Numbers North	LUC	1	Submission Version	January 2024
	6.1		Figure 1.4b Field Numbers South	LUC	1	Submission Version	January 2024
	6.1		Figure 1.5 Site Constraints	LUC	1	Submission Version	January 2024
	6.1		Appendix 1.1 Statement of Expertise	LUC	1	Submission Version	January 2024
	6.1		Appendix 1.2 Glossary and Abbreviations	LUC	1	Submission Version	January 2024
6	6.1		Appendix 1.3 Work Plans	LUC	1	Submission Version	January 2024
	6.1		<b>Chapter 2 Methodology</b>	LUC	1	Submission Version	January 2024
	6.1		Figure 2.1 Cumulative Schemes	LUC	1	Submission Version	January 2024
	6.1		Appendix 2.1 Scoping Report	LUC	1	Submission Version	January 2024
	6.1		Appendix 2.2 Scoping Opinion	Planning Inspectorate	1	Submission Version	January 2024
	6.1		Appendix 2.3 Summary of Consultation Responses	LUC	1	Submission Version	January 2024
	6.1		Appendix 2.4 Schedule of Mitigation	LUC	1	Submission Version	January 2024
	6.1		<b>Chapter 3 Site Selection and Design Strategy</b>	LUC	1	Submission Version	January 2024
	6.1		Figure 3.1 Areas of the Site (PEIR)	LUC	1	Submission Version	January 2024
	6.1		Figure 3.2a Original Layout February 2021 (south)	LUC	1	Submission Version	January 2024

6.1	Figure 3.2b	Original Layout February 2021 (north)	LUC	1	Submission Version	January 2024
6.1	Figure 3.2a	Scoping Layout August 2021 (north)	LUC	1	Submission Version	January 2024
6.1	Figure 3.2b	Scoping Layout August 2021 (south)	LUC	1	Submission Version	January 2024
6.1	Figure 3.4	PEIR Layout April 2022	LUC	1	Submission Version	January 2024
6.1	Figure 3.5	Updated Site Layout March 2023 (Additional Consultation)	LUC	1	Submission Version	January 2024
6.1	Appendix 3.1a	Agricultural Land and Sequential Study	LUC	1	Submission Version	January 2024
6.1	Appendix 3.1b	Agricultural Land and Sequential Study Addendum	LUC	1	Submission Version	January 2024
6.1	<b>Chapter 4</b>	<b>Project Description</b>	LUC	1	Submission Version	January 2024
6.1	Figure 4.1a	Illustrative Concept Design (North)	LUC	1	Submission Version	January 2024
6.1	Figure 4.1b	Illustrative Concept Design (South)	LUC	1	Submission Version	January 2024
6.1	Figure 4.2	Work No 1 - Solar array area reference numbers	LUC	1	Submission Version	January 2024
6.1	Figure 4.3a	Indicative Battery Energy Storage System Arrangement	LUC	1	Submission Version	January 2024
6.1	Figure 4.3b	Indicative Battery Energy Storage System Section A-A	LUC	1	Submission Version	January 2024
6.1	Figure 4.3c	Indicative Battery Energy Storage System Section B-B	LUC	1	Submission Version	January 2024
6.1	Figure 4.3d	Indicative Substation Arrangement	LUC	1	Submission Version	January 2024
6.1	Figure 4.4	Site Access Points	LUC	1	Submission Version	January 2024
6.1	Figure 4.5	Illustrative Drakelow Access Design	LUC	1	Submission Version	January 2024
6.1	Figure 4.6	Park Farm Entrance Junction Design	LUC	1	Submission Version	January 2024
6.1	Figure 4.7	Park Farm Exit Junction Design	LUC	1	Submission Version	January 2024
6.1	Figure 4.8	Rosliston Road Crossroads Design	LUC	1	Submission Version	January 2024

6.1	Figure 4.9	Coton Road Crossroads Design	LUC	1	Submission Version	January 2024
6.1	Figure 4.10a	Access Tracks - permanent and temporary (North)	LUC	1	Submission Version	January 2024
6.1	Figure 4.10b	Access Tracks - permanent and temporary (South)	LUC	1	Submission Version	January 2024
6.1	Figure 4.11	Indicative Access Track Cross-section	LUC	1	Submission Version	January 2024
6.1	Figure 4.12	Location of watercourse crossings	LUC	1	Submission Version	January 2024
6.1	Figure 4.13	Indicative watercourse crossing reinforcement	LUC	1	Submission Version	January 2024
6.1	Figure 4.14	Indicative Underground Cabling Installation	LUC	1	Submission Version	January 2024
6.1	Figure 4.15a	132 kV Cable Trench Sections Option A	BayWa	1	Submission Version	January 2024
6.1	Figure 4.15b	132 kV Cable Trench Sections Option B	BayWa	1	Submission Version	January 2024
6.1	Figure 4.15c	132kV Joint Bay Details	BayWA	1	Submission Version	January 2024
6.1	Appendix 4.1	Indicative Construction Programme	LUC	1	Submission Version	January 2024
6.1	Appendix 4.2	Indicative Construction Resource Plan	LUC	1	Submission Version	January 2024
6.1	Appendix 4.3	Outline Construction and Environmental Management Plan	ITPE	1	Submission Version	January 2024
6.1	Appendix 4.4	Outline Operational Environmental Management Plan	ITPE	1	Submission Version	January 2024
6.1	Appendix 4.5	Outline Decommissioning Environmental Management Plan	ITPE	1	Submission Version	January 2024
6.1	Appendix 4.6	Outline Battery Safety Management Plan	Cairns Risk Consulting	1	Submission Version	January 2024
6.1	Appendix 4.7	Detailed Site Access Engineering Drawings	ITPE	1	Submission Version	January 2024
6.1	Appendix 4.8	Crossing Schedule	LUC	1	Submission Version	January 2024

6.1	<b>Chapter 5</b>	<b>Landscape and Visual</b>	LUC	1	Submission Version	January 2024
6.1	Figure 5.1	LVIA Study Area	LUC	1	Submission Version	January 2024
6.1	Figure 5.2	Site Context	LUC	1	Submission Version	January 2024
6.1	Figure 5.3	Existing Topography within the Study Area	LUC	1	Submission Version	January 2024
6.1	Figure 5.4a	National Character Areas	LUC	1	Submission Version	January 2024
6.1	Figure 5.4b	Landscape Character Types	LUC	1	Submission Version	January 2024
6.1	Figure 5.5a	PV Panels Zone of Theoretical Visibility (Bare Earth) and Viewpoints.	LUC	1	Submission Version	January 2024
6.1	Figure 5.5b	PV Panels Zone of Theoretical Visibility (Screened) and Viewpoints	LUC	1	Submission Version	January 2024
6.1	Figure 5.5c	Substation and Battery Storage Zone of Theoretical Visibility (Bare Earth) and Viewpoints	LUC	1	Submission Version	January 2024
6.1	Figure 5.5d	Substation and Battery Storage Zone of Theoretical Visibility (Screened) and Viewpoints	LUC	1	Submission Version	January 2024
6.1	Figure 5.6a	Viewpoint Locations	LUC	1	Submission Version	January 2024
6.1	Figure 5.6b	Viewpoint Locations (zoomed in version)	LUC	1	Submission Version	January 2024
6.1	Figure 5.7a	Visual Receptors Scoped in and Assessed in the LVIA	LUC	1	Submission Version	January 2024
6.1	Figure 5.7b	Visual Receptors Scoped in and Assessed in the LVIA (zoomed in version)	LUC	1	Submission Version	January 2024
6.1	Figure 5.8	Developments included in the Cumulative Assessment	LUC	1	Submission Version	January 2024
6.1	Figure 5.9	Property Locations within 0.25km	LUC	1	Submission Version	January 2024
6.1	Figure 5.10a-q	Viewpoint 1 – Coton Road	LUC	1	Submission Version	January 2024

6.1	Figure 5.11a-p	Viewpoint 2 – Cross Britain Way	LUC	1	Submission Version	January 2024
6.1	Figure 5.12a-p	Viewpoint 3 – Cross Britain Way (near Walton Hill Farm)	LUC	1	Submission Version	January 2024
6.1	Figure 5.13a-e	Viewpoint 4 – Rosliston Road / Footpath (near Fairfield)	LUC	1	Submission Version	January 2024
6.1	Figure 5.14a-d	Viewpoint 5a – The Chase, Rosliston	LUC	1	Submission Version	January 2024
6.1	Figure 5.15a	Viewpoint 5b – Footpath west of The Chase, Rosliston	LUC	1	Submission Version	January 2024
6.1	Figure 5.16a-j	Viewpoint 6 – Bridleway / Footpath by Borough Fields	LUC	1	Submission Version	January 2024
6.1	Figure 5.17a-e	Viewpoint 7 – Footpath south of Hill Covert	LUC	1	Submission Version	January 2024
6.1	Figure 5.18a-d	Viewpoint 8 – Church Street (near Coton in the Elms)	LUC	1	Submission Version	January 2024
6.1	Figure 5.19a-c	Viewpoint 9 – Cauldwell Road / Bridleway to Manor Farm	LUC	1	Submission Version	January 2024
6.1	Figure 5.20a-c	Viewpoint 10 – National Forest Way (at Park Farm)	LUC	1	Submission Version	January 2024
6.1	Figure 5.21a-d	Viewpoint 11 – Sunnyside, Newhall	LUC	1	Submission Version	January 2024
6.1	Appendix 5.1	Landscape and Visual Impact Assessment (LVIA) and CLVIA Methodology	LUC	1	Submission Version	January 2024
6.1	Appendix 5.2	Zone of Theoretical Visibility (ZTV) Mapping and Visualisation Methodology	LUC	1	Submission Version	January 2024
6.1	Appendix 5.3	Landscape Assessment Tables	LUC	1	Submission Version	January 2024
6.1	Appendix 5.4	Visual Assessment Tables	LUC	1	Submission Version	January 2024
6.1	Appendix 5.5	Residential Visual Amenity Assessment	LUC	1	Submission Version	January 2024
6.1	Appendix 5.6	Outline Landscape and Ecological Management Plan	LUC	1	Submission Version	January 2024



6.1	<b>Chapter 6</b>	<b>Ecology</b>	LUC	1	Submission Version	January 2024
6.1	Figure 6.1	Statutory Sites	LUC	1	Submission Version	January 2024
6.1	Figure 6.2	Non-Statutory Sites	LUC	1	Submission Version	January 2024
6.1	Figure 6.3	Indicative location of proposed mammal gaps	LUC	1	Submission Version	January 2024
6.1	Figure 6.4	Ecological Features – Study Areas	LUC	1	Submission Version	January 2024
6.1	Appendix 6.1	Consultation Responses	LUC	1	Submission Version	January 2024
6.1	Appendix 6.2	Report to Inform HRA	LUC	1	Submission Version	January 2024
6.1	Appendix 6.3	Preliminary Ecological Appraisal	Arcus	1	Submission Version	January 2024
6.1	Appendix 6.4	Breeding Bird Survey Report	Arcus	1	Submission Version	January 2024
6.1	Appendix 6.5	Phase 1 Habitat Survey Report	LUC	1	Submission Version	January 2024
6.1	Appendix 6.6	Bat Survey Report	LUC	1	Submission Version	January 2024
6.1	Appendix 6.7	Badger Survey Report CONFIDENTIAL	LUC	1	Submission Version	January 2024
6.1	Appendix 6.8	Otter and Water Vole Survey Report	LUC	1	Submission Version	January 2024
6.1	Appendix 6.9	Breeding Bird Survey Report	LUC	1	Submission Version	January 2024
6.1	Appendix 6.10	Great Crested Newt Survey Report	LUC	1	Submission Version	January 2024
6.1	Appendix 6.11	Reptile Report	LUC	1	Submission Version	January 2024
6.1	Appendix 6.12	Biodiversity Net Gain Report	LUC	1	Submission Version	January 2024
6.1	Appendix 6.13	River Conditions Assessment Report	LUC	1	Submission Version	January 2024
6.1	Appendix 6.14	Arboricultural Survey Report	Barton Hyett Associates	1	Submission Version	January 2024
6.1	Appendix 6.15	Important Hedgerow Assessment	LUC	1	Submission Version	January 2024
6.1	<b>Chapter 7</b>	<b>Historic Environment</b>	LUC	1	Submission Version	January 2024
6.1	Figure 7.1	Heritage Assets Identified as Potentially	LUC	1	Submission Version	January 2024

Susceptible to Effects						
6.1	Appendix 7.1	Historic Environment Assessment	LUC	1	Submission Version	January 2024
6.1	Appendix 7.2	Geophysical Survey Report	Wessex Archaeology	1	Submission Version	January 2024
6.1	<b>Chapter 8</b>	<b>Water Resources and Flood Risk</b>	LUC/Yellow Sub Geo	1	Submission Version	January 2024
6.1	Figure 8.1	River Mease Catchment Plan	Yellow Sub Geo	1	Submission Version	January 2024
6.1	Figure 8.2	Water Resources Study Are	Yellow Sub Geo	1	Submission Version	January 2024
6.1	Figure 8.3	River Basin Management Plan Catchment Areas	Yellow Sub Geo	1	Submission Version	January 2024
6.1	Appendix 8.1	Flood Risk Assessment and Outline Drainage Strategy	Yellow Sub Geo	1	Submission Version	January 2024
6.1	Appendix 8.2	Water Framework Directive Assessment	Yellow Sub Geo	1	Submission Version	January 2024
6.1	<b>Chapter 9</b>	<b>Ground Conditions</b>	LUC/Yellow Sub Geo	1	Submission Version	January 2024
6.1	Figure 9.1	Field and Historic Map Observations	Yellow Sub Geo	1	Submission Version	January 2024
6.1	Appendix 9.1	Land Quality Desk Study and Preliminary Coal Mining Risk Assessment	Yellow Sub Geo	1	Submission Version	January 2024
6.1	<b>Chapter 10</b>	<b>Transport and Access</b>	LUC	1	Submission Version	January 2024
6.1	Figure 10.1	Automatic Traffic Count Locations	LUC	1	Submission Version	January 2024
6.1	Figure 10.2	Scenario 1 – Preferred Construction Vehicle Routing	LUC	1	Submission Version	January 2024
6.1	Figure 10.3	Scenario 2A – Likely Construction Vehicle Routing	LUC	1	Submission Version	January 2024

6.1	Figure 10.4	Scenario 2B – Back-up Construction Vehicle Routing	LUC	1	Submission Version	January 2024
6.1	Figure 10.5	Locations of Sensitive Receptors	LUC	1	Submission Version	January 2024
6.1	Figure 10.6	Study Area	LUC	1	Submission Version	January 2024
6.1	Figure 10.7	Assessed Construction Vehicle Routes (Southern Access)	LUC	1	Submission Version	January 2024
6.1	Figure 10.8	Assessed Construction Vehicle Routes (Northern Access)	LUC	1	Submission Version	January 2024
6.1	Figure 10.9	Assessed Construction Vehicle Routes (Central Access)	LUC	1	Submission Version	January 2024
6.1	Appendix 10.1	Outline Construction Traffic Management Plan	ITP	1	Submission Version	January 2024
6.1	Appendix 10.2	Personal Injury Collision Data	LUC	1	Submission Version	January 2024
6.1	Appendix 10.3	Traffic Survey Data	Sevenside	1	Submission Version	January 2024
6.1	Appendix 10.4	TEMPro Growth Factors	ITP	1	Submission Version	January 2024
6.1	Appendix 10.5	Average Annualised Daily (AADT) and Weekly (AAWT) Traffic Survey Analysis	ITP	1	Submission Version	January 2024
6.1	Appendix 10.6	Oaklands Construction Movements and Resource Plan	ITP	1	Submission Version	January 2024
6.1	Appendix 10.7	Indicative Abnormal Load Swept Path Analysis	ITP	1	Submission Version	January 2024
6.1	<b>Chapter 11</b>	<b>Noise</b>	LUC	1	Submission Version	January 2024
6.1	Figure 11.1	Survey measurement positions and noise receptors of interest	LUC	1	Submission Version	January 2024
6.1	Figure 11.2	Predicted worst-case daytime noise levels (at 1.5m above ground)	LUC	1	Submission Version	January 2024
6.1	Figure 11.3	Predicted worst-case night-time noise levels (at 4.5m above ground)	LUC	1	Submission Version	January 2024

6.1	Appendix 11.1	Baseline Noise Survey Report	Sustainable Acoustics	1	Submission Version	January 2024	
6.1	Appendix 11.2	Construction Source Noise Data	LUC	1	Submission Version	January 2024	
6.1	Appendix 11.3	Operational Source Noise Data	LUC	1	Submission Version	January 2024	
6.1	<b>Chapter 12</b>	<b>Socio-Economics, Tourism and Recreation</b>	LUC	1	Submission Version	January 2024	
6.1	Figure 12.1	Recreation and Tourism Receptor	LUC	1	Submission Version	January 2024	
6.1	Figure 12.2	PRoW Network and Permissive Path	LUC	1	Submission Version	January 2024	
6.1	Appendix 12.1	Recreation Questionnaires	LUC	1	Submission Version	January 2024	
6.1	<b>Chapter 13</b>	<b>Climate Change</b>	LUC	1	Submission Version	January 2024	
6.1	<b>Chapter 14</b>	<b>Glint and Glare</b>	LUC	1	Submission Version	January 2024	
6.1	Appendix 14.1	Solar Photovoltaic Glint and Glare Study	Pager Power	1	Submission Version	January 2024	
6.1	<b>Chapter 15</b>	<b>Agriculture and Soils</b>	LUC	1	Submission Version	January 2024	
6.1	Figure 15.1	Agricultural Land Classification Results	LUC	1	Submission Version	January 2024	
6.1	Appendix 15.1	Agricultural Land Classification Survey for Oaklands Farm	Soil Environment Services Ltd	1	Submission Version	January 2024	
6.1	Appendix 15.2	Agricultural Land Classification Survey for Park Farm	Kernon Countryside Consultants	1	Submission Version	January 2024	
6.1	Appendix 15.3	Photographs of Soils Across the Site	LUC	1	Submission Version	January 2024	
6.1	Appendix 15.4	Photographs of Farm Building	LUC	1	Submission Version	January 2024	
<b>6</b>	6.1	Appendix 15.5	Analysis of UK Food Security	Kernon Countryside Consultants	1	Submission Version	January 2024
6.1	<b>Chapter 16</b>	<b>Other Issues (incl. Major Accidents and Risk)</b>	LUC	1	Submission Version	January 2024	

6.1	Figure 16.1a	Existing Utilities and Infrastructure Identified during Consultation	LUC	1	Submission Version	January 2024
6.1	Figure 16.1b	Existing Utilities and Infrastructure Identified during Consultation	LUC	1	Submission Version	January 2024
6.1	Appendix 16.1	Air Quality Assessment	Air Quality Assessments	1	Submission Version	January 2024
6.1	Appendix 16.2	Utility Search Report	Atkins	1	Submission Version	January 2024
6.1	<b>Chapter 17</b>	<b>Summary of Effects</b>	LUC	1	Submission Version	January 2024
6.1	Appendix 17.1	Schedule of Mitigation	LUC	1	Submission Version	January 2024
6.2	<b>Non-Technical Summary</b>		LUC	1	Submission Version	January 2024

TABLE 9.1: VOL. 6 ENVIRONMENTAL IMPACT ASSESSMENT

- 9.1.1 An Environmental Impact Assessment (EIA) has been undertaken as the Scheme is of a type listed in part 10 Schedule 1 of the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 (hereafter the EIA Regulations). The EIA assesses potential significant effects the proposed development is likely to have on the environment and ensures these are fully understood and taken into account before development is allowed to proceed. The **Environmental Statement (ES) (6.1)** reports the findings of the EIA which are summarised in the **Non-Technical Summary (6.2)**.
- 9.1.2 The EIA and ES are legal requirements and have been produced in accordance with the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 and current guidance. A **Scoping Opinion (Appendix 2.2)** was obtained from the Planning Inspectorate and has informed the content of the ES.
- 9.1.3 The ES comprises introductory chapters as follows:
- Chapter 1 – Introduction
  - Chapter 2 – Methodology
  - Chapter 3 – Site Selection and Design Strategy

- Chapter 4 – Project Description

9.1.4 The following chapters then assess the likely significant effects of the proposed development in relation to the following topics:

- Chapter 5 – Landscape and Visual
- Chapter 6 – Ecology
- Chapter 7 – Historic Environment
- Chapter 8 – Water resources and Flood Risk
- Chapter 9 - Ground Conditions
- Chapter 10 – Transport and Access
- Chapter 11 – Noise
- Chapter 12 - Socio-Economics, Tourism and Recreation
- Chapter 13 – Climate Change
- Chapter 14 – Glint and Glare
- Chapter 15 – Agriculture and Land Use
- Chapter 16 – Other Issues (Incl. Major Accidents and Risks)

9.1.5 The following reference chapters are then provided:

- Chapter 17 – Summary of Effects
- Chapter 18 - Glossary

9.1.6 The ES is accompanied by figures which supports the content and findings of the EIA. A list of the accompanying figures are provided in table 9.1 above alongside their relevant chapters. The ES is accompanied by appendices which supports the content and findings of the EIA. The accompanying appendices are listed above in Table 9.1 alongside their relevant chapters.

## 10 VOLUME 7: REPORTS AND STATEMENTS

VOL.	DOCUMENT REFERENCE	EXA REFERENCE	DOCUMENT TITLE	AUTHOR	VERSION	STATUS	DATE
7	7.1		Planning Statement	DHA	1	Submission Version	January 2024
	7.2		Design Statement	DHA	1	Submission Version	January 2024
	7.3		Grid Connection Statement	DHA	1	Submission Version	January 2024
	7.4		Statutory Nuisance Statement	LUC	1	Submission Version	January 2024

TABLE 10.1: VOL. 7 REPORTS AND STATEMENTS

- 10.1.1 The **Planning Statement (7.1)** assesses the compliance of the proposed development with the policies set out within the relevant National Policy Statements (NPS's) and discusses other relevant and important national and local planning policy and any other factors which would constitute other relevant and important matters under S104 of the Planning Act 2008.
- 10.1.2 The **Design Statement (7.2)** provides details of how the Scheme's location, design concept and overall project as evolved to the point of submission with consideration given the local constraints, national and local policies and consultation responses. The **Grid Connection Statement (7.3)** outlines the details for connecting the solar PV arrays to the National Electricity Transmission System (NETS). The **Statutory Nuisance Statement (7.4)** identifies the matters set out in Section 79 of the Environmental Protection Act 1990 in respect of statutory nuisances and considers whether the Scheme would engage one or more of those matters. Where matters are engaged the Statement sets out how it intends to mitigate or limit them.



## 11 VOLUME 8: STATEMENTS OF COMMON GROUND

VOL.	DOCUMENT REFERENCE	EXA REFERENCE	DOCUMENT TITLE	AUTHOR	VERSION	STATUS	DATE
8	8.1		South Derbyshire District Council / Derbyshire County Council	DHA		Being prepared	
	8.2		Environment Agency	DHA		Being prepared	
	8.3		Natural England	DHA		Being prepared	
	8.4		National Highways	DHA		Being prepared	
	8.5		Historic England	DHA		Being prepared	
	8.6		National Grid	DHA		Being prepared	
	8.7		Emergency Services	DHA		Being prepared	

TABLE 11.1: VOL. 8 STATEMENTS OF COMMON GROUND

- 11.1.1 The **Statements of Common Ground (SoCG)** set out the factual information to be agreed by the Applicant and specific parties and the matters agreed between the parties, matters where discussions are ongoing and matters not agreed. This enables the Examining Authority to understand where there is agreement and where there are differences at an early stage in the Examination process.
- 11.1.2 As the Examination progresses the **SoCG** will be updated and submitted at each deadline, where necessary, as discussions continue. At the point of submission, the preparation of the SoCGs are ongoing and those listed above comprise those bodies with whom the Applicant intends to discuss a SoCG. This list will be updated to reflect the position as the Examination proceeds, including to include any other bodies identified by the Examining Inspector, when appointed, as parties with whom the Applicant should seek a SoCG.

ENDS.