



OAKLANDS FARM SOLAR PARK

Applicant: Oaklands Farm Solar Ltd

Applicant's S55 Acceptance Checklist

January 2024

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Planning Act 2008

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

OAKLANDS FARM SOLAR PARK

S55 CHECKLIST

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1 INTRODUCTION

1.1 OVERVIEW

- 1.1.1 Oaklands Farm Solar Limited (“the Applicant”) is applying to the Secretary of State for Energy Security and Net Zero (“SoS”) 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 an associated Battery Energy Storage System (“BESS”) on land west of the village of Rosliston and east of Walton-on-Trent in South Derbyshire.
- 1.1.2 The Oaklands Farm Solar Park comprises a proposed solar farm with an associated Battery Energy Storage System (‘the Proposed Development’). 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 solar park itself, comprising photovoltaic panel arrays, a central electricity substation and Battery Energy Storage System together with access, landscaping and other works would be located on 135 hectares of agricultural land currently in use for arable production and grazing. New high voltage 132kV underground electricity cabling would be installed by The Applicant from the project substation located within the proposed development on Oaklands Farm through land to the north at Fairfield Farm and Park Farm to connect the Proposed Development to the national grid at Drakelow electricity substation, located at the former Drakelow Power Station which sits south of Burton-upon-Trent.

1.2 THE S55 CHECKLIST

- 1.2.1 This document is a completed Section 55 Acceptance of Applications Checklist which has been submitted by the Applicant as part of the Application. It is recognised that this version of the S55 Checklist does not have any statutory weight; it is intended as signposting tool to assist with the Planning Inspectorate’s own review and checking of the Application during the acceptance period.



The Planning Inspectorate
Yr Arolygiaeth Gynllunio

Section 55

Acceptance of Applications Checklist

Appendix 3 of [Advice Note Six: Preparation and submission of application documents](#)

Version: October 2019

Section 55 Acceptance of Applications Checklist

Section 55 of the Planning Act 2008 can be viewed at [legislation.gov.uk](http://www.legislation.gov.uk), here:

<http://www.legislation.gov.uk/ukpga/2008/29/section/55>

DISCLAIMER: This Checklist is for information only and is not a formal application document. It is a non-statutory checklist for the Planning Inspectorate to complete. Completion or self-assessment by the Applicant does not hold weight at the Acceptance stage. Unless specified, **all references to the Planning Inspectorate are made in relation to functions being carried out on behalf of the Secretary of State for Housing, Communities and Local Government.**

Section 55(2) Acceptance of Applications				
1	Within 28 days (starting day after receipt) the Planning Inspectorate must decide whether or not to accept the application for Examination.	Date received	28 day due date	Date of decision
Section 55(3) – the Planning Inspectorate may only accept an application if it concludes that:			Planning Inspectorate comments	
Section 55(3)(a) and s55(3)(c): It is an application for an order granting development consent				
2	Is the development a Nationally Significant Infrastructure Project ¹ (NSIP) (or does it form part of an NSIP); and does the application state on the face of it that it is an application for a Development Consent Order ² (DCO) under the Planning Act 2008 (the PA2008), or equivalent words? Does the application specify the development to which it relates (i.e. which category or categories in ss14 to 30 does the Proposed Development fall)?	<p>The Oaklands Farm Solar Park project is a nationally significant infrastructure project under Section 14(1)(a) and Section 15(1) and (2) of the Planning Act 2008 by virtue of it being the construction of an onshore generating station in England with a generating capacity of over 50MW.</p> <p>The Covering Letter [Document 1.1] states that the application is an application for a development consent order and specifies the Proposed Development to which the application relates and the specific category of the Act which relates to the Proposed Development.</p>		

¹ NSIP is defined generally in s14 with the detailed thresholds for each of the specified categories being set out in ss15 to 30

² Development consent is required for development to the extent that the development is or forms part of an NSIP (s31 of the PA2008)

	If the development does not fall within the categories in ss14 to 30, has a direction been given by the Secretary of State under s35 of the PA2008 for the development to be treated as development for which development consent is required?	
3	Summary: Section 55(3)(a) and s55(3)(c)	
Section 55(3)(e): The Applicant in relation to the application made has complied with Chapter 2 of Part 5 (pre-application procedure)		
4	In accordance with the EIA Regulations ³ , did the Applicant (prior to carrying out consultation in accordance with s42) either (a) request the Planning Inspectorate adopt a Screening Opinion in respect of the development to which the application relates, or (b) notify the Planning Inspectorate in writing that it proposed to provide an Environmental Statement in respect of that development?	The Applicant submitted a request to the Planning Inspectorate for a Scoping Opinion on the 20 th August 2021. Following that request the Applicant formally notified the Planning Inspectorate in writing on the 14 th April 2022 that the Applicant intends to provide an Environmental Statement in respect of the Oaklands Farm Solar Park project.
5	Have any Adequacy of Consultation Representations ⁴ been received from 'A', 'B', 'C' and 'D' local authorities; and if so, do they confirm that the Applicant has complied with the duties under s42, s47 and s48?	To be addressed by the Planning Inspectorate following submission of the application.
Section 42: Duty to consult		
Did the Applicant consult the applicable persons set out in s42 of the PA2008 about the proposed application?		

³ Regulation 8 of The Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 (2017 EIA Regulations), or where Regulation 37 of the 2017 EIA Regulations applies, Regulation 6 of The Infrastructure Planning (Environmental Impact Assessment) Regulations 2009 (2009 EIA Regulations)

⁴ Section 55(4) of the PA2008 provides that the Planning Inspectorate must have regard to the Consultation Report, and any Adequacy of Consultation Representations received

6	Section 42(1)(a) persons prescribed ⁵ ?	Yes – Appendix 10.1 of the Consultation Report [Document 5.1] lists the prescribed bodies who were consulted about the proposed application.
7	Section 42(1)(aa) the Marine Management Organisation ⁶ ?	Not applicable – the Marine Management Organisation is not relevant to this Application.
8	Section 42(1)(b) each local authority within s43 ⁷ ?	Yes – Section 10.5 of the Consultation Report [Document 5.1] documents the ‘A’, ‘B’, ‘C’ and ‘D’ authorities consulted under Section 43.
9	Section 42(1)(c) the Greater London Authority (if in Greater London area)?	No – the project is not located within the Greater London area
10	Section 42(1)(d) each person in one or more of s44 categories ⁸ ?	Yes. Section 10.6 of the Consultation Report [Document 5.1] explains the actions taken by the Applicant to ensure that each person in one or more of the s44 categories was consulted about the proposed application at the point of the Section 42 consultation from April 2022. Chapter 17 of the Consultation Report then documents and explains the actions taken by the Applicant to consult additional s44 persons who were identified prior to the submission of the Application as having not previously been consulted.
Section 45: Timetable for s42 consultation		
11	Did the Applicant notify s42 consultees of the deadline for receipt of consultation responses; and if so was the deadline notified by the Applicant 28 days or more starting with the day after receipt of the	Yes – as documented in section 10.8 of the Consultation Report [Document 5.1] the S42 consultation ran from 21 st April 2022 to 6 th June 2022; a period of 46 days which was therefore in excess of 28 days.

⁵ Statutory consultees set out in Schedule 1 of The Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009 (APFP Regulations)

⁶ In any case where the Proposed Development would affect, or would be likely to affect, any of the areas specified in s42(2) of the PA2008

⁷ Definition of ‘local authority’ in s43(3) of the PA2008: The ‘B’ authority where the application land is in the authority’s area; the ‘A’ authority where any part of the boundary of A’s area is also a part of the boundary of B’s area; the ‘C’ authority (upper tier) where the application land is in that authority’s area; the ‘D’ authority (upper tier) where such an authority shares a boundary with a ‘C’ authority

⁸ Category 1: owner, lessee, tenant or occupier of land; Category 2: person interested in the land or has power to sell and convey the land or to release the land; Category 3: persons who would or might be entitled to make a relevant claim. There is no requirement on the Planning Inspectorate to check the accuracy of the list(s) provided or whether the Applicant has made diligent inquiry

	consultation documents?	
Section 46: Duty to notify the Planning Inspectorate of proposed application		
12	Did the Applicant supply information to notify the Planning Inspectorate of the proposed application; and if so, was the information supplied to the Planning Inspectorate on or before the date it was sent to the s42 consultees? Was this done on or before commencing consultation under s42?	Yes – the applicant submitted a S46 notification and consultation pack to the Planning Inspectorate on the 14 th April 2022 with receipt of the S46 pack confirmed by the Planning Inspectorate on the 21 st April 2022. Section 10.7 of the Consultation Report [Document 5.1] refers, with a copy of the correspondence to and from the Planning Inspectorate provided in Appendix 10.4 and Appendix 10.5 of the Consultation Report.
Section 47: Duty to consult local community		
13	Did the Applicant prepare a Statement of Community Consultation (SoCC) on how it intended to consult people living in the vicinity of the land?	Yes – Section 11 of the Consultation Report [Document 5.1] explains the preparation of the SoCC.
14	Were ‘B’ and (where relevant) ‘C’ authorities consulted about the content of the SoCC; and if so, was the deadline for receipt of responses 28 days beginning with the day after the day that ‘B’ and (where applicable) ‘C’ authorities received the consultation documents?	Yes – South Derbyshire District (‘B’ authority) and Derbyshire County Council (‘C’ authority) were consulted on the content of the SoCC (alongside various neighbouring authorities) as detailed in Section 11.4 of the Consultation Report [Document 5.1]. The authorities were provided with the SoCC on the 16 th December 2021 and we provided a deadline of the 31 st January 2022, thereby being in excess of 28 days, for a response.
15	Has the Applicant had regard to any responses received when preparing the SoCC?	Section 11.4 and Table 11.2 of the Consultation Report [Document 5.1] summarises the comments made by authorities on the SoCC and describes how the Applicant had regard to those responses when preparing the SoCC.
16	Has the SoCC been made available for inspection in a way that is reasonably convenient for people living in the vicinity of the land; and has a notice been published in a newspaper circulating in the vicinity of the land which states where and when the SoCC can be inspected?	Section 11.6 of the Consultation Report details how the SoCC was made available for inspection. Hard copies of the SoCC were placed on deposit at specific locations in the locality, as well as a copy being made available online via the project website. A digital copy of the SoCC was issued directly to stakeholders and interested parties whose email addresses were held by the Applicant. A newsletter summarising the content of the SoCC was distributed to properties in the vicinity of the Order Limits, as well as tailored

		<p>correspondence being issued to identified harder to reach groups, organisations and representatives.</p> <p>A notice detailing where the SoCC could be viewed in print or digitally was placed in the Burton Mail and Derby Telegraph on the 7th April 2022.</p>
17	Does the SoCC set out whether the development is EIA development ⁹ ; and does it set out how the Applicant intends to publicise and consult on the Preliminary Environmental Information?	Yes – Paragraph 1.22 of the SoCC states that the proposed development is EIA development. Paragraph 1.24 of the SoCC states that a Preliminary Environmental Information Report would be presented at the formal statutory consultation stage which contains the preliminary results of the EIA.
18	Has the Applicant carried out the consultation in accordance with the SoCC?	Yes – Section 17.7 of the Consultation Report [Document 5.1] details how the consultation undertaken was in accordance with the SoCC.

Section 48: Duty to publicise the proposed application

19	Did the Applicant publicise the proposed application in the prescribed manner set out in Regulation 4(2) of the APFP Regulations?	Chapter 12 of the Consultation Report [Document 5.1] details how the Application publicised the proposed application.
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		Newspaper(s)	Date
a)	for at least two successive weeks in one or more local newspapers circulating in the vicinity in which the Proposed Development would be situated;	The Derby Telegraph The Burton Mail	21 st April 2022 and 28 th April 2022
b)	once in a national newspaper;	The Times	21 st April 2022
c)	once in the London Gazette and, if land in Scotland is affected, the Edinburgh Gazette; and	London Gazette	21 st April 2022
d)	where the proposed application relates to offshore development – (i) once in Lloyds List; and	Not applicable, the proposed development is not offshore development.	

⁹ Regulation 12 of the 2017 EIA Regulations, or where Regulation 37 of the 2017 EIA Regulations applies, Regulation 10 of the 2009 EIA Regulations

	(ii) once in an appropriate fishing trade journal?		
20	Did the s48 notice include the required information set out in Regulation 4(3) of APFP Regulations?		
	Information	Paragraph	Information
a)	the name and address of the Applicant.	Yes – Para 1	b) a statement that the Applicant intends to make an application for development consent to the Secretary of State
c)	a statement as to whether the application is EIA development	Yes – Para 5	d) a summary of the main proposals, specifying the location or route of the Proposed Development
e)	a statement that the documents, plans and maps showing the nature and location of the Proposed Development are available for inspection free of charge on a website maintained by or on behalf of the Applicant, including the address of the website; the place on the website where the documents, plans and maps may be inspected; and a telephone number which can be used to contact the Applicant for enquiries in relation to the documents, plans and maps	Yes – Paras 6 and 14.	f) the latest date on which those documents, plans and maps will be available for inspection on the website
g)	whether a charge will be made for copies of any of the documents, plans or maps and the amount of any charge	Paragraph 9 does not specify an amount but makes clear that copies of the documents, plans and	h) details of how to respond to the publicity
			Yes – Paras 10 and 12 provide guidance on how to respond to the publicity

		maps can be made available for a fee.		
i)	a deadline for receipt of those responses by the Applicant, being not less than 28 days following the date when the notice is last published	Yes – Para 11		
21	Are there any observations in respect of the s48 notice provided above?			
22	Has a copy of the s48 notice been sent to the EIA consultation bodies and to any person notified to the Applicant in accordance with the EIA Regulations ¹⁰ ?	Yes – Section 12.7 of the Consultation Report [Document 5.1] confirms that the Applicant sent the s48 notice to statutory consultees when undertaking its S42 consultation.		
s49: Duty to take account of responses to consultation and publicity				
23	Has the Applicant had regard to any relevant responses to the s42, s47 and s48 consultation?	Yes – Sections 13 and 14 of the Consultation Report [Document 5.1] details in full how the Applicant has had regard to responses received to s42, s47 and s48 consultation.		
Guidance about pre-application procedure				
24	To what extent has the Applicant had regard to statutory guidance 'Planning Act 2008: Guidance on the pre-application process' ¹¹ ?	The Consultation Report [Document 5.1] notes Section 4.2.4 that attention has been given to the March 2015 guidance, with reference to that Guidance then made throughout the Consultation Report where relevant.		
25	Summary: Section 55(3)(e)			
s55(3)(f) and s55(5A): The application (including accompaniments) achieves a satisfactory standard having regard to the extent				

¹⁰ Regulation 13 of the 2017 EIA Regulations, or where Regulation 37 of the 2017 EIA Regulations applies, Regulation 11 of the 2009 EIA Regulations

¹¹ The Planning Inspectorate must have regard to the extent to which the Applicant has had regard to guidance issued under s50

to which it complies with section 37(3) (form and contents of application) and with any standards set under section 37(5) and follows any applicable guidance under section 37(4)

26	Is it made in the prescribed form as set out in Schedule 2 of the APFP Regulations, and does it include: <ul style="list-style-type: none"> a brief statement which explains why it falls within the remit of the Planning Inspectorate; and a brief statement that clearly identifies the location of the application site, or the route if it is a linear scheme? 	Yes – the Covering Letter [Document 1.1] sets out why the Application has been submitted to the Planning Inspectorate and briefly identifies the location of the application site.
27	Is it accompanied by a Consultation Report?	Yes – Document 5.1 is the Consultation Report
28	Where a plan comprises three or more separate sheets, has a key plan been provided showing the relationship between the different sheets? ¹²	Yes - Key Plans are provided to accompany any plan which comprises three or more separate sheets.
29	Is it accompanied by the documents and information set out in APFP Regulation 5(2)?	

Information		Document		Information		Document	
a)	Where applicable, the Environmental Statement required under the EIA Regulations ¹³ and any scoping or screening opinions or directions	Yes – The Environmental Statement is Document 6.1, the Non Technical Summary is Document 6.2 and the Scoping Opinion is provided as Appendix 2.1 to the ES.		b)	The draft Development Consent Order (DCO)	Yes – the draft Development Consent Order is Document 3.1	
	Is this of a satisfactory standard?				Is this of a satisfactory standard?		

¹² Regulation 5(4) of The Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009

¹³ The 2017 EIA Regulations, or where Regulation 37 of the 2017 EIA Regulations applies, the 2009 EIA Regulations

c)	An Explanatory Memorandum explaining the purpose and effect of provisions in the draft DCO	Yes – the Explanatory Memorandum is Document 3.2	d)	Where applicable, a Book of Reference (where the application involves any Compulsory Acquisition)	Yes – the Book of Reference is Document 4.3
	Is this of a satisfactory standard?			Is this of a satisfactory standard?	
e)	A copy of any Flood Risk Assessment	Yes – the Flood Risk Assessment is provided as Appendix 8.1 to the Environmental Statement [Document 6.1]	f)	A statement whether the proposal engages one or more of the matters set out in section 79(1) of the Environmental Protection Act 1990 (statutory nuisances) and if so how the Applicant proposes to mitigate or limit them	Yes – the Statutory Nuisance Statement is Document 7.4
	Is this of a satisfactory standard?			Is this of a satisfactory standard?	
h)	A Statement of Reasons and a Funding Statement (where the application involves any Compulsory Acquisition)	Yes – the Statement of Reasons is Document 4.1 and the Funding Statement is Document 4.2	i)	A Land Plan identifying:- <ul style="list-style-type: none"> (i) the land required for, or affected by, the Proposed Development; (ii) where applicable, any land over which it is proposed to exercise powers of Compulsory Acquisition or any rights to use land; (iii) any land in relation to which it is proposed 	Yes – the Land Plan is Document 2.2

				to extinguish easements, servitudes and other private rights; and	
				(iv) any special category land and replacement land	
	Is this of a satisfactory standard?			Is this of a satisfactory standard?	
j)	A Works Plan showing, in relation to existing features:- (i) the proposed location or (for a linear scheme) the proposed route and alignment of the development and works; and (ii) the limits within which the development and works may be carried out and any limits of deviation provided for in the draft DCO	Yes – the Works Plan is Document 2.3	k)	Where applicable, a plan identifying any new or altered means of access, stopping up of streets or roads or any diversions, extinguishments or creation of rights of way or public rights of navigation	Yes – the Streets, Access and Rights of Way Plan is Document 2.4
	Is this of a satisfactory standard?			Is this of a satisfactory standard?	
l)	Where applicable, a plan with accompanying information identifying:- (i) any statutory/ non-statutory sites or	Yes, the following plans are provided: Sites and Features of Nature	m)	Where applicable, a plan with accompanying information identifying any statutory/ non-statutory sites or features of the	Yes, Document 2.8 is the Historic Environment Plan

	<p>features of nature conservation eg sites of geological/ landscape importance;</p> <p>(ii) habitats of protected species, important habitats or other diversity features; and</p> <p>(iii) water bodies in a river basin management plan,</p> <p>together with an assessment of any effects on such sites, features, habitats or bodies likely to be caused by the Proposed Development</p>	<p>Conservation – Document 2.5</p> <p>Habitats Plan – Document 2.6</p> <p>Important Hedgerows Plan – Document 2.9</p> <p>Water Bodies Plan – Document 2.7</p> <p>The Environmental Assessment [Document 6.1] and its Appendices provides an assessment of the effects of the Proposed Development on the identified sites/features/habitats or bodies.</p>		<p>historic environment, (eg scheduled monuments, World Heritage sites, listed buildings, archaeological sites and registered battlefields) together with an assessment of any effects on such sites, features or structures likely to be caused by the Proposed Development</p>	
	<p>Is this of a satisfactory standard?</p>			<p>Is this of a satisfactory standard?</p>	
<p>n)</p>	<p>Where applicable, a plan with any accompanying information identifying any Crown land</p>	<p>Not applicable – there is no Crown Land within the Order Limits or within the vicinity of the site.</p>	<p>o)</p>	<p>Any other plans, drawings and sections necessary to describe the development consent proposal showing details of design, external appearance, and the preferred layout of buildings/ structures, drainage, surface water management, means of vehicular and pedestrian access, any car parking</p>	<p>Yes – the Figures to Chapter 4 of the Environmental Statement [Document 6.1] include an Illustrative Concept Design together with indicative junction and access designs, illustrative designs for individual features of the Proposed Development and the location of watercourse crossings.</p>

p)	Is this of a satisfactory standard?		and landscaping		
	Any of the documents prescribed by Regulation 6 of the APFP Regulations:	Yes – the Grid Connection Statement required under Regulation 6(1)(a) is Document 7.3	q)	Any other documents considered necessary to support the application	Yes, the application is supported by an Application Guide (1.4), Consents and Agreements Position Statement (3.3), Planning Statement (7.1) and Design Statement (7.2).
	Are they of a satisfactory standard?		Are they of a satisfactory standard?		
30	Are there any observations in respect of the documents provided at Box 29 (a) to (q) above?				
31	Is the application accompanied by a report identifying any European site(s) to which Regulation 48 of The Conservation (Natural Habitats, &c.) Regulations 1994 applies; or any Ramsar site(s), which may be affected by the Proposed Development, together with sufficient information that will enable the Secretary of State to make an appropriate assessment of the implications for the site if required by Regulation 48(1)? ¹⁴	Yes – Appendix 6.2 to the Environmental Statement [Document 6.1] is a report to inform an appropriate assessment by the Secretary of State.			
32	If requested by the Planning Inspectorate, two paper copies of the application form and other supporting documents and plans ¹⁵	The Application has been provided electronically via a filesharing system, as agreed with the Planning Inspectorate prior to submission. The Applicant has committed to providing hard copies of the application or specific documents and plans within it as required by the Inspectorate at an appropriate time.			

¹⁴ Regulation 5(2)(g) of the APFP Regulations

¹⁵ Regulation 5(2)(r) of the APFP Regulations

33	Has the Applicant had regard to statutory guidance 'Planning Act 2008: Application form guidance', and has this regard led to the application being prepared to a standard that the Planning Inspectorate considers satisfactory?	The Applicant has noted the Application Form Guidance when preparing the application.
34	Summary - s55(3)(f) and s55(5A)	
The Infrastructure Planning (Fees) Regulations 2010 (as amended)		
Fees to accompany an application		
35	Was the fee paid at the same time that the application was made ¹⁶ ?	The fee to accompany the application was paid by the Applicant via BACS on the 24 th January 2024 and has been confirmed by the Planning Inspectorate as having been received.

Role	Electronic signature	Date
Case Manager		
Acceptance Inspector		

¹⁶ The Planning Inspectorate must charge the Applicant a fee in respect of the decision by the Planning Inspectorate under section 55 of the PA2008. If the Applicant fails to pay the fee, the Planning Inspectorate need not consider the application until payment is received. The fee must be paid at the same time that the application is made