

**From:** [Oaklands Farm Solar](#)  
**To:** [Amy Wheelton \(Councillor\)](#)  
**Cc:** [Oaklands Farm Solar](#)  
**Subject:** RE: Application ref. DMPA/2024/0925: Notification of planning application  
**Date:** 20 September 2024 15:34:48  
**Attachments:** [image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[image008.jpg](#)

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Dear Amy,  
Thank you for your email. I confirm receipt.  
Your email of 5 September will be placed before the Examining Authority as a deadline submission, for Deadline 4 and it will be published on the [project webpage](#).  
Kind regards,  
Naoual



**Naoual Margoum | Case Manager**  
The Planning Inspectorate  
T: [REDACTED]  
M: [REDACTED]

<!--[if !vml]--><!--[endif]-->

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**From:** Amy Wheelton (Councillor) <[REDACTED]@southderbyshire.gov.uk>  
**Sent:** Friday, September 20, 2024 3:11 PM  
**To:** Oaklands Farm Solar <OaklandsFarmSolar@planninginspectorate.gov.uk>  
**Subject:** FW: Application ref. DMPA/2024/0925: Notification of planning application  
EN010122 NSIP Oaklands  
Good Afternoon

I never received an acknowledgement to the below, thank you

Regards

Amy

**Amy Wheelton**  
Independent Seales Ward District Councillor

T: [REDACTED]  
Email: [\[REDACTED\]@southderbyshire.gov.uk](mailto:[REDACTED]@southderbyshire.gov.uk)

[www.southderbyshire.gov.uk](http://www.southderbyshire.gov.uk)



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**From:** Amy Wheelton (Councillor)  
**Sent:** 05 September 2024 15:37  
**To:** Oaklands Farm Solar <[OaklandsFarmSolar@planninginspectorate.gov.uk](mailto:OaklandsFarmSolar@planninginspectorate.gov.uk)>  
**Subject:** FW: Application ref. DMPA/2024/0925: Notification of planning application

Good Afternoon,

Please see below BESS application on Park Farm validated by SDDC yesterday, it is proposed on Grade 2 land. This application adds to the cumulative impact of the NSIP Oaklands site, which is adjacent to this farm and the proposed track to build it is on Park Farm, this application is off the same road, Walton Road, there are now two validated applications for BESS with SDDC on Park Farm. For further details please contact the SDDC officer Mr S Mott.

**Erection of a Battery Storage System (BESS) and associated infrastructure on Land at SK2419 3740, Caldwell Road, Drakelow, Burton-on-Trent, DE15 9TX**

The above application relating to development or works in, or having effects on, your Ward has been received.

The application may be viewed on our website at <https://planning.southderbyshire.gov.uk/dmapps.aspx?ref=DMPA/2024/0925>. Should you have any comments please let me have these **no later than 26/09/2024** by replying to this email or using the online form at the above link.

Regards

Amy Wheelton

**Amy Wheelton**  
Independent Seales Ward District Councillor

T: [REDACTED]  
Email: [\[REDACTED\]@southderbyshire.gov.uk](mailto:[REDACTED]@southderbyshire.gov.uk)

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DPC:76616c646f72

**From:** Amy Wheelton (Councillor)  
**To:** Oaklands Farm Solar  
**Subject:** RE: Notice of Proposed Battery Energy Storage System (BESS)  
**Date:** 30 September 2024 12:55:12  
**Attachments:** image001.png  
image002.png  
image003.jpg  
image004.png  
image005.png  
image006.png  
image007.png  
image008.png  
image009.png  
image010.png  
image011.doc  
image013.png  
RE Application.ref. DMPA20240925 Notification of planning application.msg  
FW Notice of Proposed Battery Energy Storage System (BESS).msg

Good Morning

Unbelievably this is a different Bess to the 20/09 receipt! Also, the 3<sup>rd</sup> on Park Farm, this is not validated but out for consultation. If you look at the plans – different locations. It adds further to the cumulative effect, now NSIP including BESS plus 3 on Park Farm plus one on Fairfield's Farm and Royle Farm not determined.

Regards

Amy

**Amy Wheelton**  
**Independent Seales Ward District Councillor**

T: [REDACTED]  
Email: [REDACTED]@southderbyshire.gov.uk

[www.southderbyshire.gov.uk](http://www.southderbyshire.gov.uk)



**From:** Oaklands Farm Solar <OaklandsFarmSolar@planninginspectorate.gov.uk>

**Sent:** 30 September 2024 12:43

**To:** Amy Wheelton (Councillor) [REDACTED]@southderbyshire.gov.uk>

**Cc:** Oaklands Farm Solar <OaklandsFarmSolar@planninginspectorate.gov.uk>

**Subject:** RE: Notice of Proposed Battery Energy Storage System (BESS)

Dear Amy,

Thank you for your email. I confirm receipt of your email dated 20 September and attachment.

Kind regards,

Naoual



**Naoual Margoum | Case Manager**  
**The Planning Inspectorate**

T: [REDACTED]  
M: [REDACTED]

<!--[if !vml]--><!--[endif]-->

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**From:** Amy Wheelton (Councillor) [REDACTED]@southderbyshire.gov.uk>

**Sent:** Sunday, September 29, 2024 5:36 PM

**To:** Oaklands Farm Solar <OaklandsFarmSolar@planninginspectorate.gov.uk>

**Subject:** FW: Notice of Proposed Battery Energy Storage System (BESS)

EN010122 NSIP Oaklands

Good Afternoon

I await a formal notification please that this has been received, thank you,

Regards

Amy

**Amy Wheelton**  
**Independent Seales Ward District Councillor**

T: [REDACTED]  
Email: [REDACTED]@southderbyshire.gov.uk

[www.southderbyshire.gov.uk](http://www.southderbyshire.gov.uk)



**From:** Amy Wheelton (Councillor)

**Sent:** 20 September 2024 15:47

**To:** Oaklands Farm Solar <OaklandsFarmSolar@planninginspectorate.gov.uk>

**Subject:** FW: Notice of Proposed Battery Energy Storage System (BESS)

EN010122 NSIP Oaklands

Good Afternoon,

Please note a further BESS on Park Farm land which is out for pre consultation, this is opposite the proposed track to the Fairfield's Bess. This needs adding to the cumulative impact, thank you.

Regards

Amy

**Amy Wheelton**  
**Independent Seales Ward District Councillor**

T: [REDACTED]  
Email: [REDACTED]@southderbyshire.gov.uk

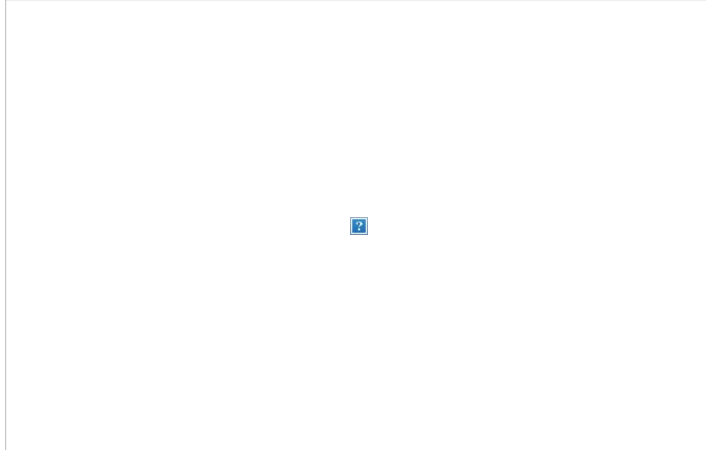
[www.southderbyshire.gov.uk](http://www.southderbyshire.gov.uk)



**From:** Nick Beddoe [redacted] @Lighthouse-dc.co.uk>  
**Sent:** 20 September 2024 12:38  
**To:** Amy Wheelton (Councillor) [redacted] @southderbyshire.gov.uk>  
**Cc:** Oliver Gibbins [redacted] @Lighthouse-dc.co.uk>  
**Subject:** Notice of Proposed Battery Energy Storage System (BESS)

Dear Cllr Wheelton,

I write to inform you of a proposed Battery Energy Storage System (BESS) on land to the south west of the Drakelow Substation. The proposed development will consist of an enclosed compound area containing 135 battery units alongside environmental enhancements around the site with a proposed, temporary operational period of 40 years. The site boundary is shown in the attached note and on the image below which shows the River Trent to the west and the former Drakelow Power Station to the north east.

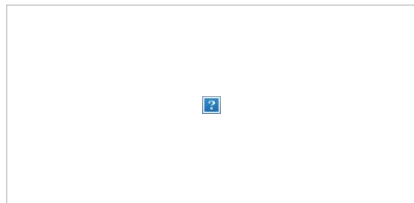


No planning application has yet been submitted and the attached Briefing Note provides further details of the draft proposals at this stage. It is now intended that the developer will commence a period of pre-application consultation with the local community and that following this period of engagement an application would be submitted, taking account of any feedback received. Lighthouse Development Consulting will be representing the developer throughout the planning process and we would welcome any questions or comments you might have at this early stage. In particular, the applicant is very conscious of their environmental and social responsibilities in developing this site and we would welcome any feedback as to how we might best support local initiatives or projects through appropriate funding arrangements alongside the planning process. As part of the consultation we will be arranging specific events in due course and we would welcome the opportunity to meet with you to discuss the emerging proposals. We will in any case, keep you informed as these plans take shape and welcome any queries you have in the meantime.

Kind regards,

**Nick Beddoe BA (Hons) MSc MRTPI**  
Director

- [redacted] @lighthouse-dc.co.uk
- [redacted]
- Cardiff: Tec Marina, Terra Nova Way, CF64 1SA
- Exeter: The Gallery, Kings Wharf, The Quay EX2 4AN
- [lighthouse-dc.co.uk](https://lighthouse-dc.co.uk)



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Proposed Battery Energy Storage System (BESS) at Drakelow

Introduction

This note accompanies a supporting plan in respect of a proposed development for a Battery Energy Storage System (BESS) on land to the south west of the Drakelow Substation. The proposals remain in draft at this stage and no planning application has yet been submitted. It is intended that a thorough process of consultation will take place with key stakeholders prior to the submission of the planning application so that any feedback received can be fully acknowledged with the potential to shape the final proposals where appropriate. Such feedback can be provided directly to the planning agents at Lighthouse Development Consulting via email at:

E: [info@lighthouse-dc.co.uk](mailto:info@lighthouse-dc.co.uk)

The Site

The site is located on land to the south west of the former Drakelow Power Station (shown below at Figure 1), lying between a stretch of woodland and overhead power lines which connect the to the wider electricity network.

The site occupies flat ground within a larger field with the River Trent located to the north. The woodland planting to the east which encloses the former Drakelow power station. The site is well contained within the landscape and the site allows for opportunities for extensive landscaping which will help to screen the development from view and allow for a net gain in biodiversity.

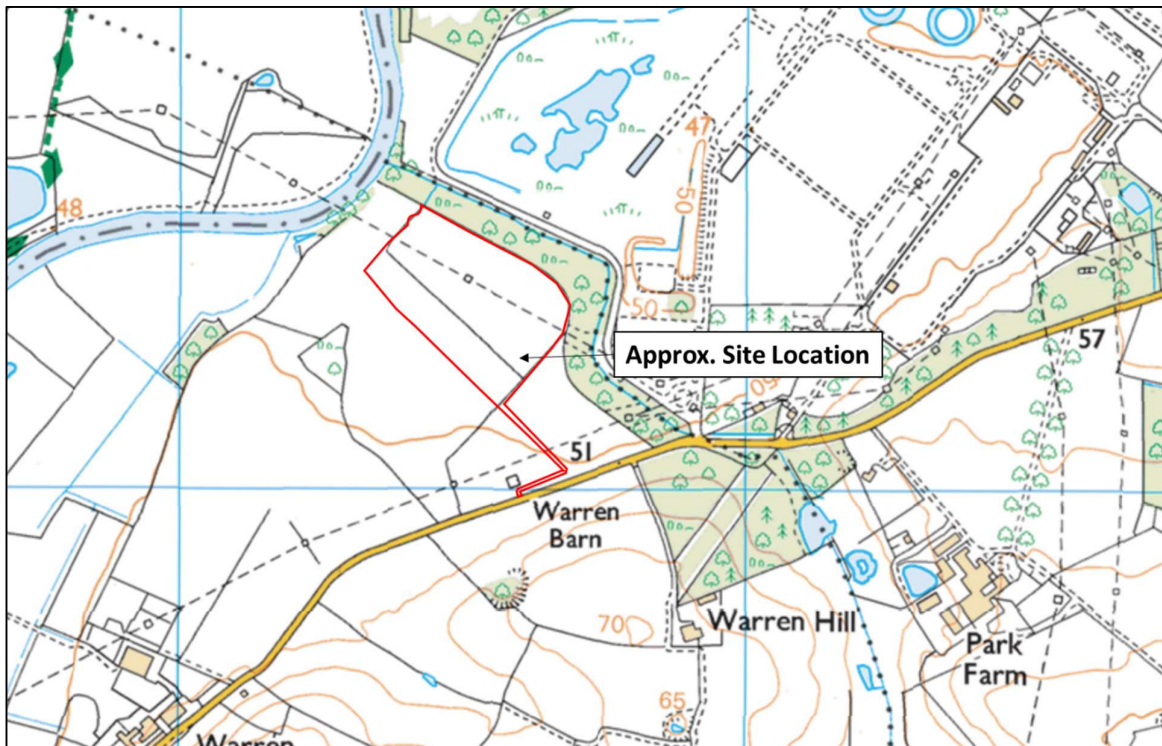


Figure 1 Approximate Site Location



**Proposed Battery Energy Storage System (BESS) at Drakelow**

The proximity to the overhead lines and nearby substation makes the site highly suitable for this type of development, minimising transmission losses through the process of energy storage and distribution.

The site is not subject to any statutory landscape designation including National Park, AONB or Green Belt. It is not located in the flood zone and is not subject to any ecological designation such as SSSI land or a nature reserve. There are no public footpaths within or nearby to the site.

The aerial photo at Figure 2. shows the site in context with the outline of the BESS development and access track shown. The photograph shows the natural screening afforded through the existing hedgerows and tree planting and the natural barrier of the river Trent to the north. Figure 3 shows the site viewed from the adjacent road and reveals how the flat landscape serves to prevent prominent views of the site.



*Figure 2 Aerial photo of the site.*

**Proposed Battery Energy Storage System (BESS) at Drakelow**



*Figure 3 Photograph of the site from Walton Road (Hatched red)*

**Proposed Development**

The proposed development will consist of an enclosed compound area containing a BESS comprising 135 battery containers measuring approximately 7.1 metres in length, 1.6 metres wide and 2.52 metres in height. The development is proposed to be a 'temporary installation' being operational for a period of 40 years, after which the site would be restored to its current agricultural function. The proposed scheme would not alter the planning status of the land in such a way that it would become a brownfield site paving the way for further, future development.

The BESS Facility would allow the storage of energy generated from renewable energy sources at times when these are at their highest generating potential. This power would be stored and conveyed onto the network to match periods of peak demand, thus off-setting the need for energy generation from fossil fuel sources. This has a higher impact in area where the network would otherwise rely heavily upon fossil fuel generation, allowing for significant reduction in the Carbon Intensity of the electricity network. The plan below illustrates that the Midlands Region has a high Carbon Intensity Index, indicating that the proposed BESS facility would enable substantial reductions from baseline conditions.

**Proposed Battery Energy Storage System (BESS) at Drakelow**

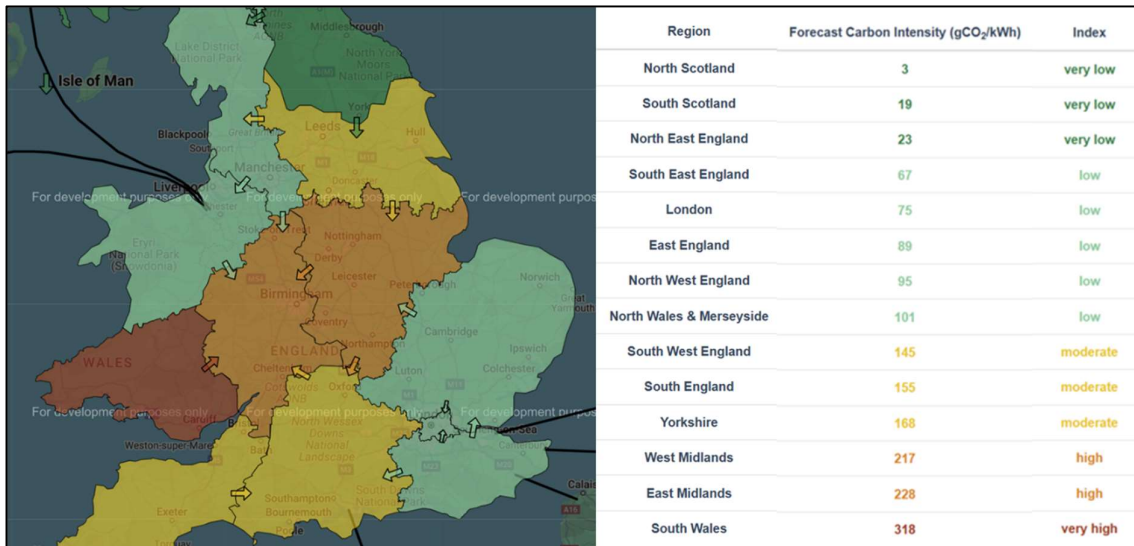


Figure 4 Carbon Intensity of energy use across UK Regions

A draft layout of the scheme is shown below alongside the landscaping proposals. The Landscaping Strategy provides a linear section of Structural Landscaping along the southwestern flank of the development, with an area of woodland positioned in the southeast corner. The woodland relates well to the existing landscape features and ensures that the National Forest objectives are met. There is then a series of Strategic landscaping features which supplements and strengthens the boundaries along Walton Road, thereby filtering and screening views of the site.

Proposed wildflower planting between the batteries and the existing woodland would also contribute to a Biodiversity Net Gain being achieved. It is intended that the land around the development would continue to be farmed in accordance with the current agricultural use.

The proposal would store around 500MW of energy, allowing discharge of power for a period up to 4 hours. The facility would connect to the nearby electricity substation to the east of the site via a trenched cable run. The containers will provide housing for battery infrastructure, a power distribution system, and auxiliary systems such as fire suppression and alarm systems, ventilation and cooling system. The site area will be enclosed within a palisade fence but contained within the extensive landscaping outline below. The site would be accessed by a track formed from crushed aggregate ensuring it remains fully permeable. Access into the compound area would be achieved from the existing field gate onto Walton Road.

The site occupies lower grade agricultural land and would co-exist with the existing agricultural use, which would continue alongside the development. As such, the scheme represents an important diversification for the landowner during uncertain times for the agricultural sector.



Proposed Battery Energy Storage System (BESS) at Drakelow

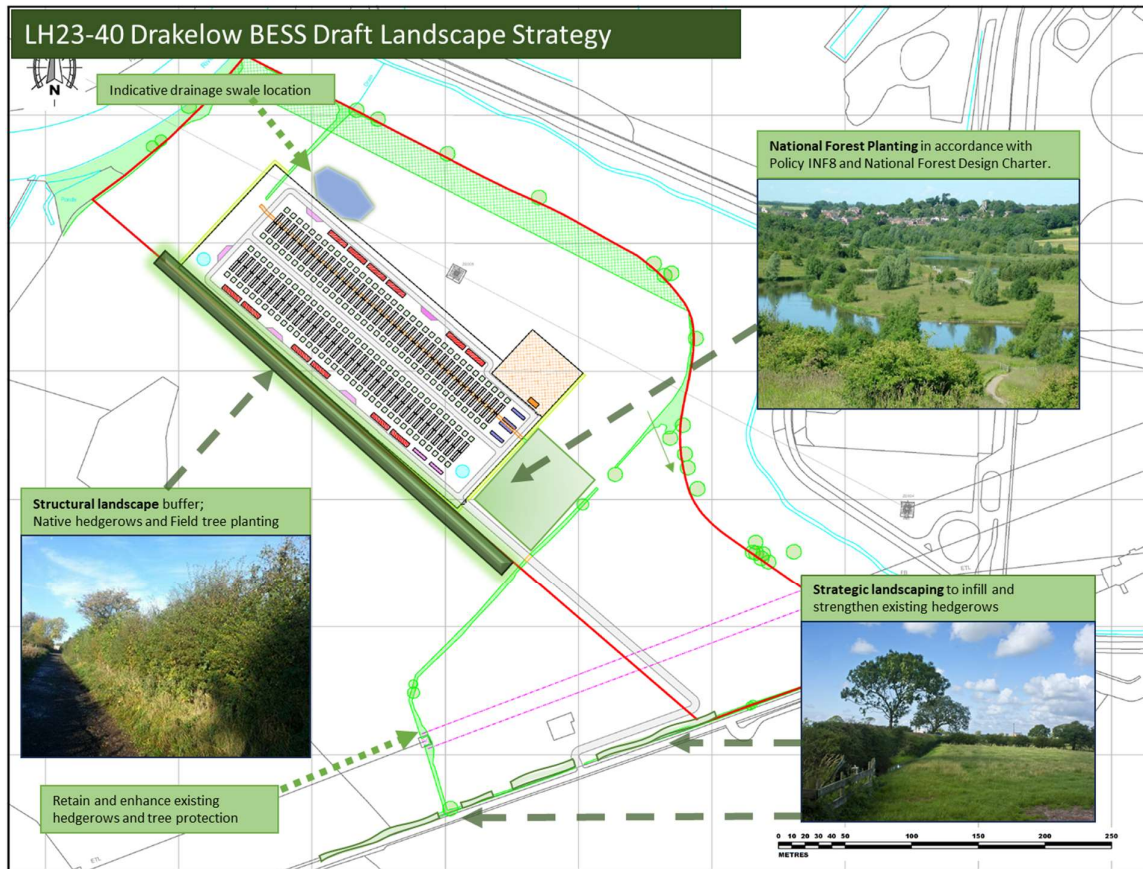


Figure 5 Proposed development layout including draft landscape plans



Figure 6 Indicative Elevation of proposed battery storage unit



Proposed Battery Energy Storage System (BESS) at Drakelow

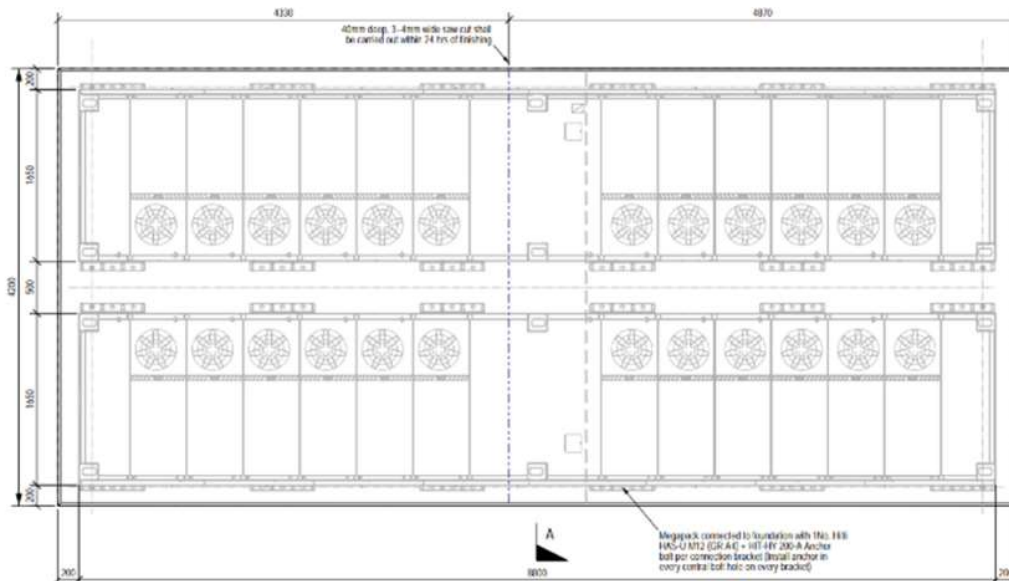


Figure 7 Indicative plan of battery storage unit

**Environmental Assessment**

Provisional assessment work has been undertaken to ensure that the following impacts have been carefully considered and managed as appropriate:

**Ecology** – Survey work has been undertaken to confirm baseline habitat types and proposed scheme ensures that appropriate buffer distances are maintained to the woodland and that it delivers a Biodiversity Net Gain.

**Fire Safety** – This development has been designed to accord with all National Guidance on fire safety and implements the latest technology designed to manage and reduce the impact in the unlikely event of a fire. This includes constant remote monitoring to ensure any abnormal operation is suspended and fire suppression in each battery. The scheme layout and design provides for effective buffering and distancing from each battery and on site features together with water storage on site.

**Landscape** – An assessment has been undertaken to identify key sensitive receptors in the area and to inform the design of the proposed landscaping scheme which serves to effectively screen the site whilst also delivering improved habitat connectivity with existing landscape features

**Noise** – A robust noise assessment has been undertaken to ensure that no nearby dwellings would be impacted by the cooling fans associated with the battery systems

**Highways** – The proposed access has been assessed to ensure safe access and egress can be achieved with appropriate visibility splays being maintained

**Drainage** – A provisional drainage strategy has been prepared which seeks to ensure SUDS principles are observed with a greenfield drainage response being anticipated due to the permeable materials of all surfacing (around and underneath the components).

It is also important to note that the design of the drainage system retains water that may be used for fire fighting to ensure it can be removed safely.



**Proposed Battery Energy Storage System (BESS) at Drakelow**

**Cumulative Impacts**

The developer is mindful that there have been a number of planning applications for energy developments within and around the Drakelow Substation in recent years, owing to the available capacity to connect to the electricity grid in this location. As such, the application would fully explore the potential for cumulative impacts to arise as a result of the development and would explain any interactions with nearby schemes.

In this instance the applicant has selected the site due to its close proximity to the planned point of connection in the former Drakelow Substation area and due to the absence of locally sensitive receptors to the scheme. Indeed, there are no

The landscaping strategy for the project is being carefully prepared in order to effectively screen the development from view and to avoid any perception of overdevelopment in the local area. The location of the site is deliberately set-back from the highway and is positioned to avoid any noise impacts. As such, the development will not give rise to any cumulative impacts with other schemes within the area.

**Community Benefit**

The applicant for the project understands their role as a developer of large scale infrastructure within the local area and is committed to the meaningful delivery of environmental and social benefits across their portfolio. There is no one-size-fits all approach to delivering such benefits and the applicant recognises that the local communities are best placed to determine what would most suit their needs. Therefore, it is intended that the applicant would open a channel of communication with local stakeholders in order to invite their views as to how the project might support local initiatives for the duration of the scheme. This could include the funding of capital works or a more ongoing support for clubs and services. As such we would welcome any early suggestions and would be happy to discuss any emerging proposals in more details in due course.

**Key Deliverables**

The proposed scheme represents a key component in optimising the supply and management of our existing electricity supply and would deliver the following key benefits:

- The project would help to secure electricity supply onto the local distribution network for local people at a time of increased uncertainty due to various factors including the war in Ukraine
- The proposals help to optimise the use of our existing electricity generation including from renewable sources which in some instances must be actively curtailed due to a lack of capacity on the electricity network
- Contributing to the Council's key objective of tackling the Climate Emergency which it declared on 27<sup>th</sup> June 2019
- Deliver a Biodiversity Net Gain measured using Natural England's Metric
- The development will be completely screened and will not result in any noise impacts
- The development will not attract any noticeable vehicle movements once operational
- The project will deliver meaningful and significant benefits to the local community with precise arrangements to be confirmed through discussions with key stakeholders

Alongside this Briefing note we are also submitting an EIA Screening Request to the Local Planning Authority. The applicant will also maintain an open dialogue with key stakeholders throughout the course of the planning application process.

