



OAKLANDS FARM SOLAR PARK

Applicant: Oaklands Farm Solar Ltd

The Applicant's Comments on Written Representations and other
Deadline 3 submissions

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1 INTRODUCTION

1.1 PURPOSE OF THIS DOCUMENT

- 1.1.1 This Document has been prepared for submission at Deadline 4 of the Examination by the Planning Inspectorate into an application by Oaklands Farm Solar Limited ("the Applicant") (a wholly owned subsidiary of BayWa r.e UK Ltd - "BayWa") under the Planning Act 2008 for a Development Consent Order (a "DCO") 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 provides the response by the Applicant to submissions made at Deadline 3 by Interested Parties. A total of six submissions were submitted to the Planning Inspectorate at Deadline 3.
- 1.1.3 This document has been prepared as part of the DCO application ("the Application") and should be read in conjunction with the other documents submitted by the Applicant as part of the Application, prior to the Examination commencing and at the Examination Deadlines.

2 APPLICANT'S COMMENTS TO SUBMISSIONS MADE BY INTERESTED PARTIES AT DEADLINE 3

2.1 LEICESTERSHIRE COUNTY COUNCIL

- 2.1.1 The Applicant notes the position of Leicestershire County Council ("LCC") at Deadline 3. The Applicant provided a response to LCC's Relevant Representation (RR-170) at Deadline 1 of the Examination (6th August 2024) (REP1-023). LCC's Written Representation (REP1-027) was submitted at Deadline 1 of the Examination and their Local Impact Report (REP2-002) was submitted at Deadline 2 of the Examination (15th August 2024) in accordance with the Examination timetable. The Applicant has provided a response (REP3-031) to both these documents at Deadline 3 of the Examination (28th August 2024) in accordance with the Examination Timetable.
- 2.1.2 The Applicant made contact with LCC after Deadline 1 to discuss their response further. A meeting between the Applicant and LCC was held on 16th September 2024 and the Applicant has undertaken to amend aspects of the OCTMP at Deadline 4 following those discussions. The Applicant understands that the amended OCTMP has addressed LCC's concerns but will review any response submitted by LCC at Deadline 4.

2.2 ENVIRONMENT AGENCY

- 2.2.1 The Applicant acknowledges the Environment Agency's ("EA") comments on the Applicant's Deadline 1 and 2 submissions and the updated EA Work Package Tracker. The Applicant has continued to engage with the EA since Deadline 3 and the EA have now provided an updated Work Package Tracker as part of its Deadline 4 submissions which confirms the current position on the various matters. The Applicant has provided a summary of the position of discussions with the EA in its Summary of the Status of SOCGs document [Document 8.0] submitted at Deadline 4.

2.3 ROSLISTON PARISH COUNCIL AND OVERSEAL PARISH COUNCIL

- 2.3.1 The Applicant notes that the submissions made by Rosliston Parish Council and Overseal Parish Council seek a further Open Floor Hearing. The ExA has made provision for an Open Floor Hearing (OFH2) on the 22nd October 2024 commencing at 6pm at Branston Golf Club, Burton Road, Branston, Burton Upon Trent, DE14 3DP.

2.4 DISTRICT COUNCILLOR AMY WHEELTON

- 2.4.1 The Applicant notes that a request has been made by Councillor Wheelton for a further Open Floor Hearing held in the evening. The ExA has made provision for an Open Floor Hearing (OFH2) on the 22nd October 2024 commencing at 6pm at Branston Golf Club, Burton Road, Branston, Burton Upon Trent, DE14 3DP.
- 2.4.2 The Applicant welcomes the list of applications and projects that have been identified by Councillor Wheelton. The Applicant is in the process of reviewing the position on all cumulative projects and is engaging with South Derbyshire District Council and Derbyshire County Council to agree a position regarding the assessment of cumulative effects.

2.5 JAMES ROBERT BLACKWELL

COMMENT	APPLICANT RESPONSE
<p>I have read the Local Impact Report and feel that another Open Meeting should be held so that local representatives can have their voices heard. There are issues in the report pointing to contradictions in national policy, regarding the use of some 60% of the total being BMV land and its eventual ruination.</p>	<p>With regard to the use of Best and Most Versatile (BMV) agricultural land, the 115 ha of BMV land within the Oaklands Farm Area represents 0.003% of the BMV land in England (1/33,300th of the total). Therefore, the temporary loss of 115ha is insignificant in the national context. The Government's strategy includes delivering solar energy on brownfield sites and rooftops but this only forms part of the strategy.</p> <p>National Policy Statement (NPS) EN-3 recognises that the use of some agricultural land to deliver projects of a nationally significant scale is inevitable and therefore does not prohibit the use of BMV agricultural land for the development of ground mounted solar arrays in its aim to deliver up 70GW of solar generation. In addition, the Proposed Development is designated as Critical National Priority (CNP) Infrastructure, in which there is an urgent need to deliver CNP Infrastructure in accordance with NPS EN-1. NPS EN-1 further adds that, it is likely that the need case for CNP Infrastructure will outweigh the residual effects in all but the most exceptional cases.</p>
<p>The disruption during the periods of construction and decommissioning are unacceptable. These are not the only issues.</p>	<p>Any disruption arising during construction and decommissioning will be minimised and controlled through the Construction Environmental Management Plan, Construction Traffic Management Plan, the Decommissioning Environmental Management Plan and the Decommissioning Traffic Management Plan. Any effects would be temporary and short term.</p> <p>Outline versions of these documents have been submitted as part of the Examination [REP1-007, REP1-011 and REP1-021] with the final details</p>

	secured via relevant Requirements of the dDCO [REP3-008] .
This application is located far too close too close to the settlements of Walton upon Trent, Rosliston and Coton-in-the-Elms.	The Applicant does not consider that the Proposed Development is located too close to the settlements of Walton upon Trent, Rosliston and Coton-in-the-Elms. Appropriate landscape mitigation has been proposed to minimise any adverse impacts where necessary and this has been indicatively shown in the Outline Landscape and Ecological Management Plan [REP3-025] .
The World Health Organisation recommends that Solar Farms should be no closer to settlements than 3km and these settlements are well within 3km.	The Applicant is not aware of any guidance from the World Health Organization recommending solar projects should be a minimum distance from settlements.
I do hope another Open Meeting can be arranged, and please could it be held in local premises and during the evening when folk do not have to take time off work to attend? There are suitable venues in Rosliston and Coton-in-the-Elms, both have decent village halls and I would be happy to contact their caretakers.	The Applicant notes the request for a further Open Floor Hearing held in the evening. The ExA has made provision for an Open Floor Hearing (OFH2) on the 22 nd October 2024 commencing at 6pm at Branston Golf Club, Burton Road, Branston, Burton Upon Trent, DE14 3DP. The Applicant notes that there are certain requirements in terms of access, facilities and technology which need to be present in order for a venue to be able to host any hearings. The chosen venue meets these requirements and is in close proximity to the Application Site.
