



Meeting note

Project name	Oaklands Farm Solar
File reference	EN010122
Status	Final
Author	The Planning Inspectorate
Date	18 July 2023
Meeting with	Oaklands Solar Farm Limited
Venue	Microsoft Teams
Meeting objectives	Project Update Meeting
Circulation	All attendees

Summary of key points discussed and advice given

The Planning Inspectorate (the Inspectorate) advised that a note of the meeting would be taken and published on its website in accordance with section 51 of the Planning Act 2008 (the PA2008). Any advice given under section 51 would not constitute legal advice upon which applicants (or others) could rely.

Project Update

The Applicant is working to clarify construction elements such as trenching access, construction access points and operational access points around the site.

The Applicant has had positive, ongoing engagement with National Grid as well as the South Derbyshire District Council and Derbyshire County Council. The parties are working towards entering into a Planning Performance Agreement (PPA).

The Inspectorate queried what has led to the changes in the Order Limits. The Applicant stated that the Order Limits were originally drawn more widely. However, after discussions with National Grid the Applicant has been able to increase the precision of the Order Limits to exclude land that is no longer required. Therefore, the total land covered by the Order Limit has been reduced.

The Applicant intends to issue a fresh section 42 letter to those affected by the change. Additionally, the Applicant is intending to seek a Statement of Common Ground (SoCG) with National Grid and National Highways. The Inspectorate confirmed that they are content with this approach.



Draft Document Review

The Applicant advised that it is working to refine the second tranche of draft documents to allow the Inspectorate to conduct an effective review. The documents are expected to be provided to the Inspectorate during the week commencing 17 July 2023.

The Inspectorate advised that the review period will be six to eight weeks for the second tranche of draft documents. The Inspectorate will aim to complete their review as quickly as possible but cannot guarantee any earlier return of feedback.

The Inspectorate advised that the Applicant does not have to submit any particular documents for a draft document review by the Planning Inspectorate. It is recommended that the Applicant submits documents that they feel they would find feedback beneficial for.

The Applicant has reviewed the feedback provided by the Inspectorate for the first tranche of draft documents (including the Consultation Report and Environmental Statement). The Applicant will take this away to refine the documents based on the feedback given.

The Applicant queried whether there is a size requirement for the study area of a statutory designated site. The Inspectorate advised that five kilometres is not likely to be sufficient for European designated sites and requested the Applicant make it clear if there are no affected sites.

The Applicant confirmed that the Habitat Regulations Assessment used a distance of 15 kilometres.

Emerging National Policy Statements

The Inspectorate were unable to provide any further indication on the likely timescales for the adoption of the draft National Policy Statements.

Submission Update

The Applicant advised that it is now targeting an Autumn 2023 submission date.

The Inspectorate advised that the GIS shapefile needs to be provided 10 working days in advance of the submission.

Post Meeting Updates

Since the project update meeting, the Applicant has provided the second tranche of draft documents on Thursday 27 July 2023.



Specific decisions/ follow-up required?

The following actions were agreed:

- The Inspectorate to update the website to reflect an Autumn 2023 submission date.
- The Applicant is to provide the second tranche of draft documents.
- The Inspectorate is to provide potential meeting dates to discuss the review of the second tranche of draft documents, once received.