



Meeting note

Project name	Temple Oaks Renewable Energy Park Project
File reference	EN010126
Status	FINAL
Author	The Planning Inspectorate
Date	30/01/2024
Meeting with	Ridge Clean Energy Ltd
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.

Site design

The Applicant confirmed that there are no major changes to the site design since the previous meeting.

Persons with interest in land

The Applicant noted that negotiation is ongoing with the main landowner along the underground cable route and has secured option agreements for the main site with the relevant landowners. Approximately 70% of the proposed development land for the underground cable route is held by the Crown Estate. The Applicant has held positive engagement with the Crown Estate and is approaching a workable agreement.

The Applicant informed the Inspectorate that license agreements are being sought to enable access to land for the purpose of ecological studies, where they anticipate that these licences will be in place by February 2024 so survey work can commence in the spring.

The revised underground cable route followed feedback from the non-statutory consultation at public exhibitions and with various interest groups. The revised route will ensure less disturbance.

The Inspectorate asked if there had been any developments since the previous meeting with regards to a decision on whether the Applicant will opt for 'dual' or 'single circuit'

cabling. The Applicant confirmed that they had been carrying out some additional technical work owing to the length of the cable route. At present they are moving towards a single circuit design, however, they need to carry out further technical work to be able to confirm with certainty.

Grid connection

The Applicant discussed the ongoing engagement with National Grid Electricity Transmissions (NGET) regarding the grid connection.

The Applicant confirmed that grid studies are ongoing, and the first phase will be finished over the coming weeks to ensure that what is planned is suitable. The Applicants advised that they will be doing further work to investigate charging currents and the results of this will determine if additional above ground equipment will be required near the substation.

Current Project Schedule

Submission of a Scoping request in Quarter 2 (April – June) 2024.

Statutory Consultation in Quarter 4 (October – December) 2024.

Planned project submission is Quarter 2 (April – June) 2025.

Advice

The Inspectorate informed that, if the Applicant intends to submit draft application documents for review, it can take six to eight weeks to complete the review.

Environmental Support Team (EST) stated that they require a minimum of 8 weeks to review draft documents due to the number of proposed applications anticipated to be submitted in 2025. Further, the Applicant will need additional time to deal with any subsequent recommendations.

EST requested that the Applicant give as much advance notice of any scoping request as soon possible and reminded the Applicant to ensure that the shape file is received by the Inspectorate 10 working days in advance of submitting a scoping request.

In addition, PINs advised that Applicant engage with the relevant Local Authorities as soon as possible to seek advice of any 'hard to reach' communities that may be impacted by the proposed development. The relevant Local Authority will be best suited to provide advice to establish contact with these groups, manage effective engagement and advise on future consultation methods with these groups and others.

PINs advised the Applicant that it is anticipated that the Department for Levelling Up, Housing and Communities (DLUHC) will publish new policy and guidance on the Pre-Application stage in April 2024. The Applicant is advised to consider this publication when it becomes available.

The following actions were agreed:

- The Applicant will contact the Case Manager to request a Project Update Meeting prior to the commencement of Statutory Consultation.