

**Byers Gill Solar  
EN010139****5.2 Consultation Report Appendices  
Part I of 4**

37(3)(c) of the Planning Act 2008

APFP Regulation 5(2)(q)

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

Volume 5

February 2024

Revision C01



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# 1. Introduction

## 1.1. Purpose of this document

- 1.1.1. This document, the Consultation Report Appendices contains information relevant to the Consultation Report (Document Reference 5.1). The Consultation Report has been prepared by RWE (as the Applicant) to accompany an application for a Development Consent Order (DCO) for Byers Gill Solar (the Proposed Development).
- 1.1.2. The report is submitted in accordance with section 37(3)(c) of the Planning Act 2008 (the Act), which requires that any application for an order granting development consent must be accompanied by a consultation report.
- 1.1.3. This document contains information which evidences or supports the information provided in the Consultation Report (Document Reference 5.1).

## 1.2. Structure of this document

- 1.2.1. The appendices are numbered to align with the chapter of the Consultation Report (Document Reference 5.1) to which they relate and, as far as possible, the order that they are referenced within that report.
- 1.2.2. A full list is provided below in Table 1-1 for convenience.

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# Appendix 2.1 Co:design - stakeholder invite list



## Co:design - stakeholder invite list

### Community

#### Political invitees:

Role	Organisation
Leader of the Council	Stockton-on-Tees Borough Council
Deputy Leader of the Council	Stockton-on-Tees Borough Council
Cabinet Member for Environment and Transport	Stockton-on-Tees Borough Council
Leader of the Council	Darlington Borough Council
Deputy Leader of the Council	Darlington Borough Council
Cabinet Member for Economy	Darlington Borough Council
Ward Councillor	Sadberge and Middleton St George Ward
Ward Councillor	Sadberge and Middleton St George Ward
Ward Councillor	Sadberge and Middleton St George Ward
Ward Councillor	Heighington and Coniscliffe Ward
Ward Councillor	Heighington and Coniscliffe Ward
Ward Councillor	Western Parishes Ward
Ward Councillor	Hardwick and Salters Lane Ward
Ward Councillor	Hardwick and Salters Lane Ward
Chair of Durham County Council	Durham County Council
Leader of the Council	Durham County Council
Cabinet Member for Neighbourhoods and Climate Change	Durham County Council
Adjacent Ward - Sedgfield	Durham County Council
Adjacent Ward - Aycliffe East	Durham County Council
Adjacent Ward - Aycliffe East	Durham County Council

#### Community invitees:

Organisation
Bishopton Parish Council
Redmarshall Parish Council
Stillington and Whitton Parish Council
Little Stainton Parish Meeting
Carlton Parish Council
Brafferton Parish Meeting
Great Stainton Parish Council
East and West Newbiggin Parish Meeting
Sedgfield Town Council
Great Aycliffe Town Council
Mordon Parish Meeting
Tees Valley Local Enterprise Partnership
Darlington Cycling Club
The British Horse Society
North East Wake Park
Carrs Angling Lakes
Darlington Ramblers
The Ramblers Association
The National Federation of Farmers (NFU)

Federation of Small Businesses
Stockton Country Parish, St Peter's Church, Bishopston
Brafferton Village Hall
Bishopston Redmarshall Primary School
Glebe Road Allotment Association, Darlington
Groundwork, North East and Yorkshire

**Technical invitees:**

<b>Role</b>	<b>Organisation</b>
Head of Planning	Darlington Borough Council
Principal Planning Officer	Darlington Borough Council
County Archaeologist	Darlington Borough Council
Highways Engineer	Darlington Borough Council
Ecology officer	Darlington Borough Council
LLFA Officer	Darlington Borough Council
Head of Planning	Stockton-on-Tees Borough Council
Principal Planning Officer	Stockton-on-Tees Borough Council
County Archaeologist	Stockton-on-Tees Borough Council
Landscape architect	Stockton-on-Tees Borough Council
LLFA Officer	Stockton-on-Tees Borough Council
Highways Engineer LLFA officer	Stockton-on-Tees Borough Council
Highways Engineer LLFA officer	Stockton-on-Tees Borough Council
Senior Policy Officer	Durham County Council
Principal Planning Officer	Durham County Council
Drainage Officer	Durham County Council
Ecology officer	Durham County Council
Environmental Health Officer	Durham County Council
Drainage/LLFA Officer	Durham County Council
Principle Landscape Officer	Durham County Council
Design and Conservation Officer	Durham County Council
PROW Officer	Durham County Council
	Environment Agency
	Council for British Archaeology
	RSPB
	Woodland Trust
Chief Executive	Tees Valley Wildlife Trust
Chair	Tees Valley Nature Partnership
Business Officer	Historic England
Senior Advisor	Natural England

# Appendix 2.2 Project launch press release

# Project launch press release

List Solar (13.10.2022)

13/10/2022, 16:43

JBM seeks public input on 50MW solar-storage



Plants Large-Scale Commercial Storage

## JBM seeks public input on 50MW solar-storage

Oct 13, 2022 01:19 PM ET

Designer will certainly submit a DCO application for the Byers Gill project is located near Stockton-on-Tees



Image: Unsplash/Sungrow

JBM Solar has actually begun stakeholder engagement on a 50MW solar farm co-located with battery power storage space.



The Byers Gill project lies in between Darlington as well as Stockton-on-Tees.

Early engagement with selected stakeholders is planned for later on this month.

Wider appointment with the public, where even more in-depth information will certainly be revealed, is prepared for Spring 2023.

Michael Baker, Project Manager for JBM, claimed: "We are pleased to be introducing this nationally-significant project that, if provided planning permission, would assist to attend to the existing expense of energy crisis encountering the UK.

" Involving with selected stakeholders at this early stage is vital, as well as will enable us to use their regional understanding to aid form the project's style at an onset and also understand regional issues that are important to local communities before we provide our strategies to the wider community next year."

Byers Gill Solar is identified as a Nationally Significant Infrastructure Project, or NSIP, as it will certainly have a capacity of more than 50MW.

As a result, JBM is required to submit a Development Consent Order (DCO) application to the Planning Inspectorate to seek planning permission.

The application is anticipated to be submitted in Autumn 2023, with a decision made in very early 2025.

The project will certainly connect into the existing National Grid substation at Norton, on the outskirts of Stockton-on-Tees, with below ground cables ranging from the solar farm to the substation.

Source: 

Tags: [UK](#) [Europe](#) [JBM](#) [Michael Baker](#)

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2/6



JBM Solar has started stakeholder engagement on a 50MW solar farm co-located with battery energy storage.

The Byers Gill project is located between Darlington and Stockton-on-Tees.

Early engagement with selected stakeholders is planned for later this month.

Wider consultation with the public, where more detailed information will be shown, is planned for Spring 2023.

Michael Baker, Project Manager for JBM, said: "We are pleased to be announcing this nationally-significant project that, if granted planning permission, would help to address the current cost of energy crisis facing the UK.

"Engaging with selected stakeholders at this early stage is vital, and will allow us to use their local knowledge to help shape the project's design at an early stage and understand local issues that are important to local communities before we present our plans to the wider community next year."

Byers Gill Solar is classified as a Nationally Significant Infrastructure Project, or NSIP, as it will have a capacity of more than 50MW.



As a result JBM is required to submit a Development Consent Order (DCO) application to the Planning Inspectorate for a development consent order, planning permission.



The application is expected to be submitted in Autumn 2023, with a final decision made in early 2025.

The project will connect into the existing National Grid substation at Norton, on the outskirts of Stockton-on-Tees, with underground cables running from the solar farm to the substation.

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15 APRIL 2022

[\(/77226/statkraft-gets-go-ahead-for-50mw-stargoose-solar/\)](#)



# Appendix 2.3 Project launch press release - published in industry publications



# Project launch press release - published in industry publications

Plants Large-Scale Commercial Storage

## JBM seeks public input on 50MW solar-storage

Oct 13, 2022 01:19 PM ET

- Designer will certainly submit a DCO application for the Byers Gill project is located near Stockton-on-Tees



Image: Unsplash/Sunrow

JBM Solar has actually begun stakeholder engagement on a 50MW solar farm co-located with battery power storage space.

The Byers Gill project lies in between Darlington as well as Stockton-on-Tees.

Early engagement with selected stakeholders is planned for later on this month.

Wider appointment with the public, where even more in-depth information will certainly be revealed, is prepared for Spring 2023.

Michael Baker, Project Manager for JBM, claimed: "We are pleased to be introducing this nationally-significant project that, if provided planning permission, would assist to attend to the existing expense of energy crisis encountering the UK.

\* Involving with selected stakeholders at this early stage is vital, as well as will enable us to use their regional understanding to aid form the project's style at an onset and also understand regional issues that are important to local communities before we provide our strategies to the wider community next year.\*

Byers Gill Solar is identified as a Nationally Significant Infrastructure Project, or NSIP, as it will certainly have a capacity of more than 50MW.

As a result, JBM is required to submit a Development Consent Order (DCO) application to the Planning Inspectorate to seek planning permission.

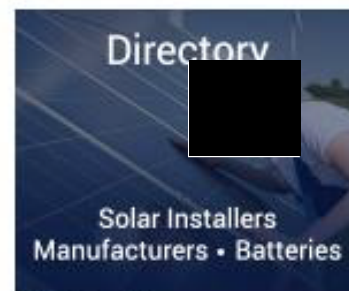
The application is anticipated to be submitted in Autumn 2023, with a decision made in very early 2025.

The project will certainly connect into the existing National Grid substation at Norton, on the outskirts of Stockton-on-Tees, with below ground cables ranging from the solar farm to the substation.

Source: [renewable.biz](#)

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## JBM seeks public input on UK solar-storage project

Byers Gill solar farm near Stockton-on-Tees will have more than 50MW generating capacity

13 October 2022

Image: Birmingham Suncoast

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JBM Solar has started stakeholder engagement on a more than 50MW solar farm co-located with battery energy storage.

The Byers Gill project is located between Darlington and Stockton-on-Tees.

Early engagement with selected stakeholders is planned for later this month.

Wider consultation with the public, where more detailed information will be shown, is planned for Spring 2023.

Michael Baker, Project Manager for JBM, said: "We are pleased to be announcing this nationally-significant project that, if granted planning permission, would help to address the current cost of energy crisis facing the UK.

"Engaging with selected stakeholders at this early stage is vital, and will allow us to use their local knowledge to help shape the project's design at an early stage and understand local issues that are important to local communities before we present our plans to the wider community next year."

Byers Gill Solar is classified as a Nationally Significant Infrastructure Project, or NSIP, as it will have a capacity of more than 50MW.

As a result, JBM is required to submit a Development Consent Order (DCO) application to the Planning Inspectorate to seek planning permission.

The application is expected to be submitted in Autumn 2023, with a final decision made in early 2025.

The project will connect into the existing National Grid substation at Norton, on the outskirts of Stockton-on-Tees, with underground cables running from the solar farm to the substation.

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# JBM Solar to present project of over 50 MW in County Durham

Published  
Oct 14, 2022 10:48 CEST

Author  
Ivan Shumkov

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UK solar developer JBM Solar announced on Thursday that it is launching stakeholder engagement on a new 50-MW-plus solar-and-storage project located between Darlington and Stockton-on-Tees in County Durham, England.



Solar power plant. Source: JBM Solar.

The Byers Gill Solar project, as it is named, is expected to generate enough power to meet the electricity demand of more than 70,000 UK households. It is classified as a Nationally Significant Infrastructure Project because of its size.

Later this month, the developer intends to hold early engagement with selected stakeholders, while a wider consultation with the public is planned for next spring.

“Engaging with selected stakeholders at this early stage is vital, and will allow us to use their local knowledge to help shape the project’s design at an early stage and understand local issues that are important to local communities before we present our plans to the wider community next year,” project manager Michael Baker stated.

The company anticipates filing an application for planning permission in the autumn of 2023. A final decision would then be expected in early 2025.

JBM Solar noted that during the 40-year lifespan of the project, the land will still be used for agricultural needs such as grazing.

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# Appendix 2.4 Project launch paid article - Northern Echo

# Project launch paid article - Northern Echo

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## JBM Solar progresses plans for new Byers Gill Solar project

4th January

ENVIRONMENT

INDUSTRY



JBM Solar progresses plans for new Byers Gill Solar project (Image: JBM)

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Following the launch of the Byers Gill Solar and Battery Energy Storage Systems (BESS) proposal in October 2022, JBM Solar has now undertaken a series of workshops with stakeholders from local organisations on its early proposals.

The Byers Gill Solar Farm and BESS proposal is located between Darlington and Stockton on Tees. The solar farm would provide clean energy to the equivalent of over 70,000 UK homes, helping to tackle the cost of energy and climate crises we face in the UK.

The proposals would connect into the existing National Grid substation at Norton, on the outskirts of Stockton on Tees, with underground cables running from the solar farm to the substation. The project will have a lifespan of 40 years, after which the land will be returned to its former state. During its operation, the land can still be used for agricultural activities such as grazing.

The workshops provided representatives with the opportunity to scrutinise the plans; provide local knowledge of the area; input into aspects of the design, such as improvements to Public Rights of Way; ideas to reduce potential visual and landscape impacts of the project, and potential routes for construction access. JBM Solar and stakeholders also explored how we can provide benefits to the local community and environment.

Wider consultation with the public, where more detailed information will be shown, is planned for Spring 2023.

Michael Baker, Project Manager for JBM said: "We would like to thank all stakeholders who took time to attend our workshops and provide us with feedback on the project at this early stage. Their local knowledge and suggestions will help us to refine our design before we present our proposals to the wider public next year."

You can find out more by visiting the project website at [byersgillsolarfarm.co.uk](http://byersgillsolarfarm.co.uk), and contact the project team by email: [enquiries@byersgillsolar.com](mailto:enquiries@byersgillsolar.com) or phone 0800 1970118.

Byers Gill Solar is classified as a Nationally Significant Infrastructure Project, or NSIP, as it will generate 180MW of electricity for the national grid. This means that JBM Solar is required to submit an application for a Development Consent Order (DCO) to the Planning Inspectorate to seek planning permission.

The application is expected to be submitted in Autumn 2023, with a final decision made in early 2025.

ENVIRONMENT

INDUSTRY

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- 5 RAF jet spotted circling over parts of North East in four hour flight across UK



# Appendix 2.5      March 2023 presentation to Paul Howell MP

# Byers Gill Solar – Project briefing

March 23





# About JBM Solar

**JBM**  
SOLAR

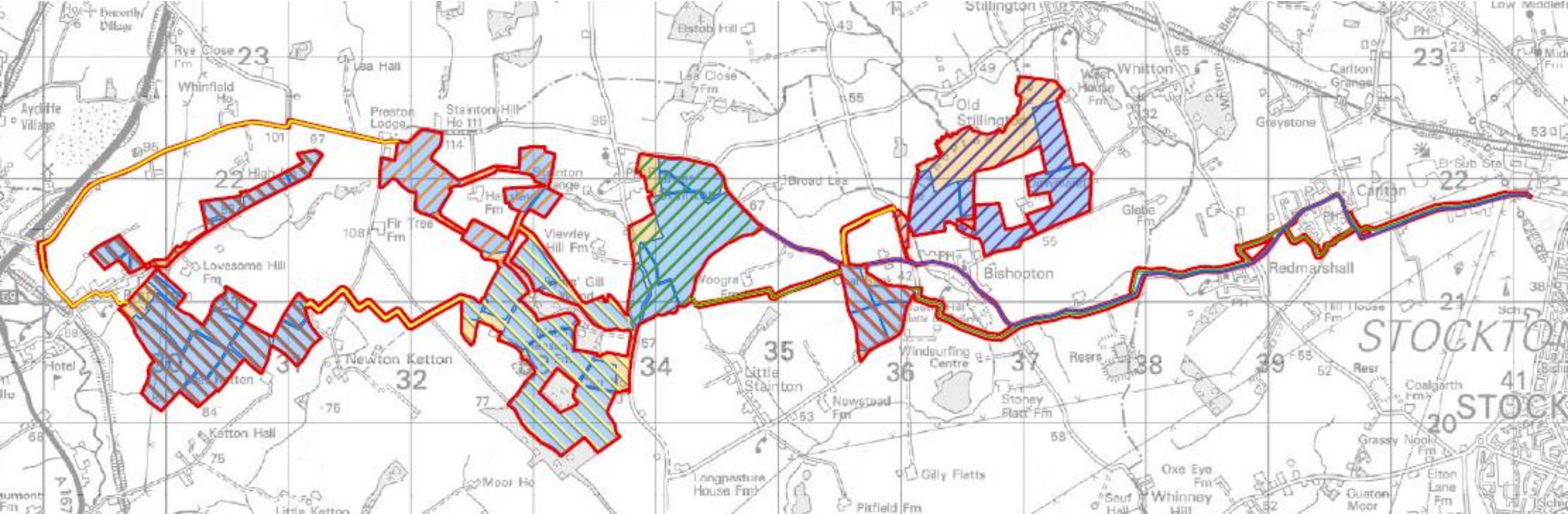
- We are at the heart of the UK's renewables revolution
- Since 2012, our team has secured planning permission in the UK and Ireland for more than 1GW of solar projects, equivalent of providing energy to over 265,000 homes
- We were recently acquired by RWE, making us one of the top three developers in the UK



# Byers Gill Solar



- We are proposing the solar farm in this area due to available Grid capacity, few environmental designation, and agreements with landowners
- A solar farm with battery energy storage systems (BESS) generating 180MW of electricity
- Located north-east of Darlington, north of A66 and west of Stockton-on-Tees
- Mitigation and enhancement measures will be proposed around the panel areas



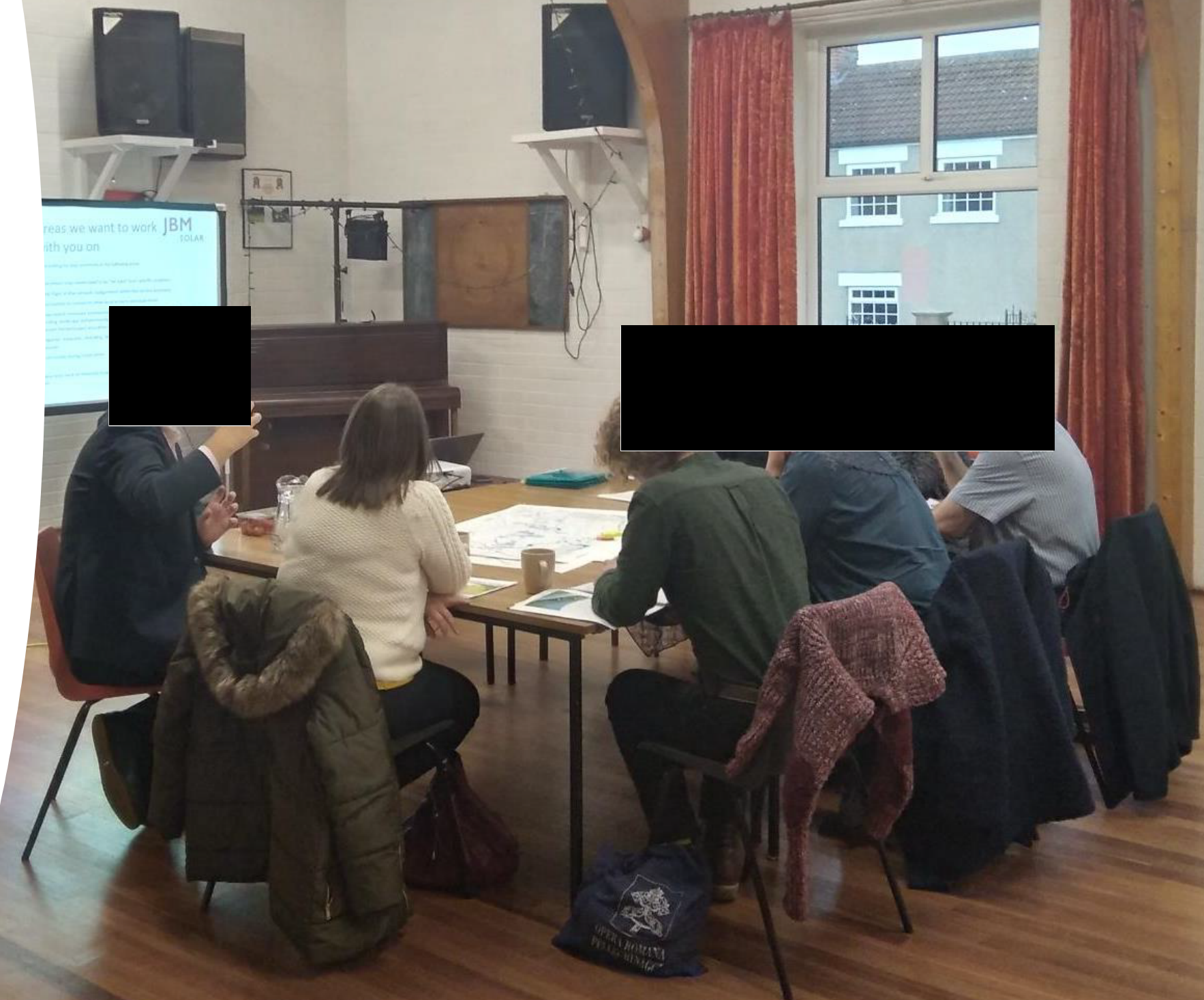
Work to date



# Collaboration workshops

- Three workshops held in November 2022
- Invitees included statutory stakeholders and representatives of the local community, including district and parish councillors
- Opportunity to introduce the project and take on feedback at an early stage, ahead of full public consultation

**JBM**  
SOLAR





# Design evolution

**JBM**  
SOLAR

- Since November 2022, we have been reviewing all feedback received at the workshops
- We have also been conducting surveys and undertaking more detailed work in a number of areas, including land classification, landscape and visual impact, and traffic and transport
- All of this information has helped to inform the evolution of our proposals as we move towards consultation

**JBM**  
SOLAR

Look ahead

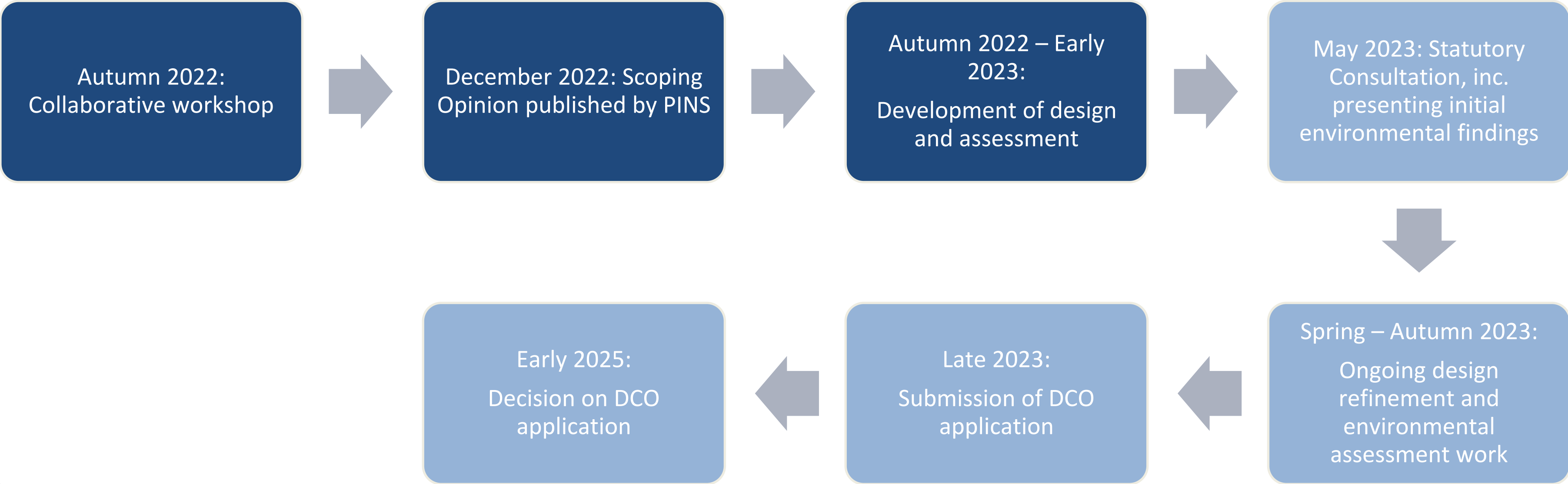


# Public consultation

- 6-week consultation, scheduled to start in early May
- Open to all, and promoted via numerous methods, including a postal newsletter to surrounding areas
- Will present and seek feedback on panel areas and preliminary environmental information, including landscape and visual impact, traffic and transport
- Darlington, Durham and Stockton-on-Tees LPAs consulted on the Statement of Community Consultation (SoCC), which sets out how we will conduct consultation



# Timeline & next steps





# Questions & Answers



# Appendix 2.6 Co:design - invitation to participate

# Co:design - invitation to participate

02.11.2022 event

To send via email



12<sup>th</sup> October 2022

Dear stakeholder,

**Subject: Invitation to collaborative design workshop for Byers Gill Solar**

JBM Solar is developing proposals for a new solar farm north east of Darlington, known as Byers Gill Solar.

Byers Gill Solar would be located on land between Darlington and Stockton-on-Tees. The electricity generated from the project would then connect to the National Grid's Norton Substation, to the northwest of Stockton-on-Tees.

The Government's recent Energy Security Strategy calls for a target of up to 70 gigawatts (GW) of solar electricity generation by 2035. This is an ambitious national challenge, and meeting the Government's target for affordable, home-grown renewable electricity will require projects like Byers Gill Solar to be delivered around the country.

Plans for Byers Gill Solar are still at a formative stage. We have carried out surveys to inform the assessment and design of the scheme to date, which has also been defined by agreements with landowners.

We have carried out initial studies and assessments to identify areas of land that would potentially be suitable for a proposed solar energy farm and cable route corridor connecting to the National Grid's Norton substation.

Byers Gill Solar is classified as a Nationally Significant Infrastructure Project (NSIP). This is because it would generate more than 50MW of renewable energy. We therefore need to submit a Development Consent Order (DCO) application to the Secretary of State for Business, Energy and Industrial Strategy (BEIS).

We will therefore be undertaking consultation that meets the standards of relevant legislation (the Planning Act 2008). We expect to hold our statutory consultation in spring 2023, which will be open to the wider public. This will take place before we submit our DCO application.

As part of our early engagement on the project, we are inviting representatives of groups with an interest in the area to attend one of a series of workshops in the local area during November.

We are doing this to can explain more about our proposals and understand key local issues and constraints. These workshops will help shape the project at this early stage and allow local elected representatives and community groups, as well as independent technical experts, to discuss in detail a number of key topics and aspects of our plans.



Each workshop will last for approximately four hours with refreshments provided and will involve a series of short presentations by project team members followed by a question-and-answer session. This session will provide the opportunity for us to present and seek your views on the following areas:

- The Byers Gill project,
- Initial identification of local constraints and other local factors to consider
- Environmental considerations, such as ecology and biodiversity
- Potential environmental enhancement and mitigation measures
- Community benefits

We will use the information and feedback you provide at the workshop to help us refine our plans and identify the most suitable areas for development.

As a key representative who may have an interest in our proposals, we would like to invite you/one representative of your organisation to attend a workshop on behalf of your organisation / in your capacity as a community representative on the following date:

**Wednesday 2<sup>nd</sup> November, 2pm – 6pm at Brafferton Village Hall, The Green, Brafferton, DL1 3LA**

To note, it is important to you arrive to the venue at the start time to allow the workshop and team presentations to begin.

Following these workshops, all comments and suggestions will be considered and reflected in the project design where possible and wider information will be shared about the project, including to all workshop attendees and the local community.

I would be grateful if you could confirm your attendance, and the name of to the above workshop by **Friday 28<sup>th</sup> October**. You can do this by responding to this by email [enquiries@byersgillsolar.com](mailto:enquiries@byersgillsolar.com), by calling 0800 1970118, or by writing to FREEPOST BYERS GILL SOLAR.

Light refreshments will also be provided at the workshops, so please also let us know if you have any dietary requirements.

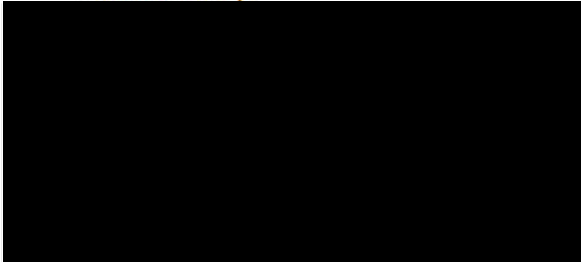
Full details of the workshops will be sent to confirmed attendees before the event. We will also provide some further background information to inform the workshops closer to the time.

If you have any questions about the project, the workshops or the content of this letter, please contact our community relations team using the details above. More information can also be found on the project website: <https://byersgillsolarfarm.co.uk/>.

To send via email



Yours sincerely,



DCO Project Manager



12<sup>th</sup> October 2022

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- The Byers Gill project,
- Initial identification of local constraints and other local factors to consider
- Environmental considerations, such as ecology and biodiversity
- Potential environmental enhancement and mitigation measures
- Community benefits

We will use the information and feedback you provide at the workshop to help us refine our plans and identify the most suitable areas for development.

As a key representative who may have an interest in our proposals, we would like to invite you/one representative of your organisation to attend a workshop on behalf of your organisation / in your capacity as a community representative on the following date:

**Thursday 3<sup>rd</sup> November, 2pm – 6pm at Bishopton Village Hall, Church View, Bishopton, TS21 1HB**

To note, it is important to you arrive to the venue at the start time to allow the workshop and team presentations to begin.

Following these workshops, all comments and suggestions will be considered and reflected in the project design where possible and wider information will be shared about the project, including to all workshop attendees and the local community.

I would be grateful if you could confirm your attendance, and the name of to the above workshop by **Friday 28<sup>th</sup> October**. You can do this by responding to this by email [enquiries@byersgillsolar.com](mailto:enquiries@byersgillsolar.com), by calling 0800 1970118, or by writing to FREEPOST BYERS GILL SOLAR.

Light refreshments will also be provided at the workshops, so please also let us know if you have any dietary requirements.

Full details of the workshops will be sent to confirmed attendees before the event. We will also provide some further background information to inform the workshops closer to the time.

If you have any questions about the project, the workshops or the content of this letter, please contact our community relations team using the details above. More information can also be found on the project website: <https://byersgillsolarfarm.co.uk/>

To send via email



Yours sincerely,



DCO Project Manager



12<sup>th</sup> October 2022

Dear Councillor,

**Subject: Invitation to collaborative design workshop for Byers Gill Solar**

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Each workshop will last for approximately four hours with refreshments provided and will involve a series of short presentations by project team members followed by a question-and-answer session. This session will provide the opportunity for us to present and seek your views on the following areas:

- The Byers Gill project,
- Initial identification of local constraints and other local factors to consider
- Environmental considerations, such as ecology and biodiversity
- Potential environmental enhancement and mitigation measures
- Community benefits

We will use the information and feedback you provide at the workshop to help us refine our plans and identify the most suitable areas for development.

As a key representative who may have an interest in our proposals, we would like to invite you/one representative of your organisation to attend a workshop on behalf of your organisation / in your capacity as a community representative on the following date:

**Friday 4<sup>th</sup> November, 10am – 2pm at Stillington Youth and Community Centre, 2 Forest Park, Stillington, Stockton-on-Tees TS21 1NW**

To note, it is important to you arrive to the venue at the start time to allow the workshop and team presentations to begin.

Following these workshops, all comments and suggestions will be considered and reflected in the project design where possible and wider information will be shared about the project, including to all workshop attendees and the local community.

I would be grateful if you could confirm your attendance, and the name of to the above workshop by **Friday 28<sup>th</sup> October**. You can do this by responding to this by email [enquiries@byersgillsolar.com](mailto:enquiries@byersgillsolar.com), by calling 0800 1970118, or by writing to FREEPOST BYERS GILL SOLAR.

Light refreshments will also be provided at the workshops, so please also let us know if you have any dietary requirements.

Full details of the workshops will be sent to confirmed attendees before the event. We will also provide some further background information to inform the workshops closer to the time.

If you have any questions about the project, the workshops or the content of this letter, please contact our community relations team using the details above. More information can also be found on the project website: <https://byersgillsolarfarm.co.uk/>

To send via email



Yours sincerely,



DCO Project Manager

# Appendix 2.7 Co:design materials

# Byers Gill Solar – Co:design workshops

November 22



# The Byers Gill Solar team



# Agenda

	<b>Item</b>	<b>Time</b>
1.	Welcome and meet the team	10am – 10:10am
2.	Introductions, logistics for today	10:10am – 10:30am
3.	Session #1: Presentation – An introduction to Byers Gill Solar	10:30am – 11am
4.	Q&A session	11am – 11:20pm
5.	Refreshments break	11:20pm – 11:40am
6.	Session #2: Interactive sessions – key topic areas	11:40am – 1:15pm
7.	Next steps, closing remarks and opportunity for final comments	1:15pm – 2pm
8.	Workshop close	2pm





# Why are we here?

**JBM**  
SOLAR

- We're planning a nationally significant solar farm called Byers Gill Solar.
- Because of its size, the planning application will be decided by the Secretary of State for Business, Energy and Industrial Strategy.
- We're at an early stage and we would like you to influence our proposals.
- This is the first step of our engagement with you

# Our timeline

**October  
2022**

Early engagement with select stakeholders

**Autumn  
2023**

Submission of Development Consent Order  
(DCO) application

**Spring  
2023**

Launch public consultation with wider  
community

**Early  
2025**

Decision made on DCO application





# Key aims of today

- Allow you and other stakeholders to shape the project's design at a formative stage
- We are committed to understanding local issues that are important for communities
- Creating a project that benefits the local area for the next 40 years



**JBM**  
SOLAR



# Your role



## **We will tell you about:**

- The project in more detail
- How you can shape our proposals
- The timeline for the project including the next stages of consultation

## **This is the opportunity for you to:**

- Use the materials to tell us how you would like to shape our proposals at this early stage
- Let us know what key issues, constraints and sensitivities we should be aware of
- Provide other comments at this early stage

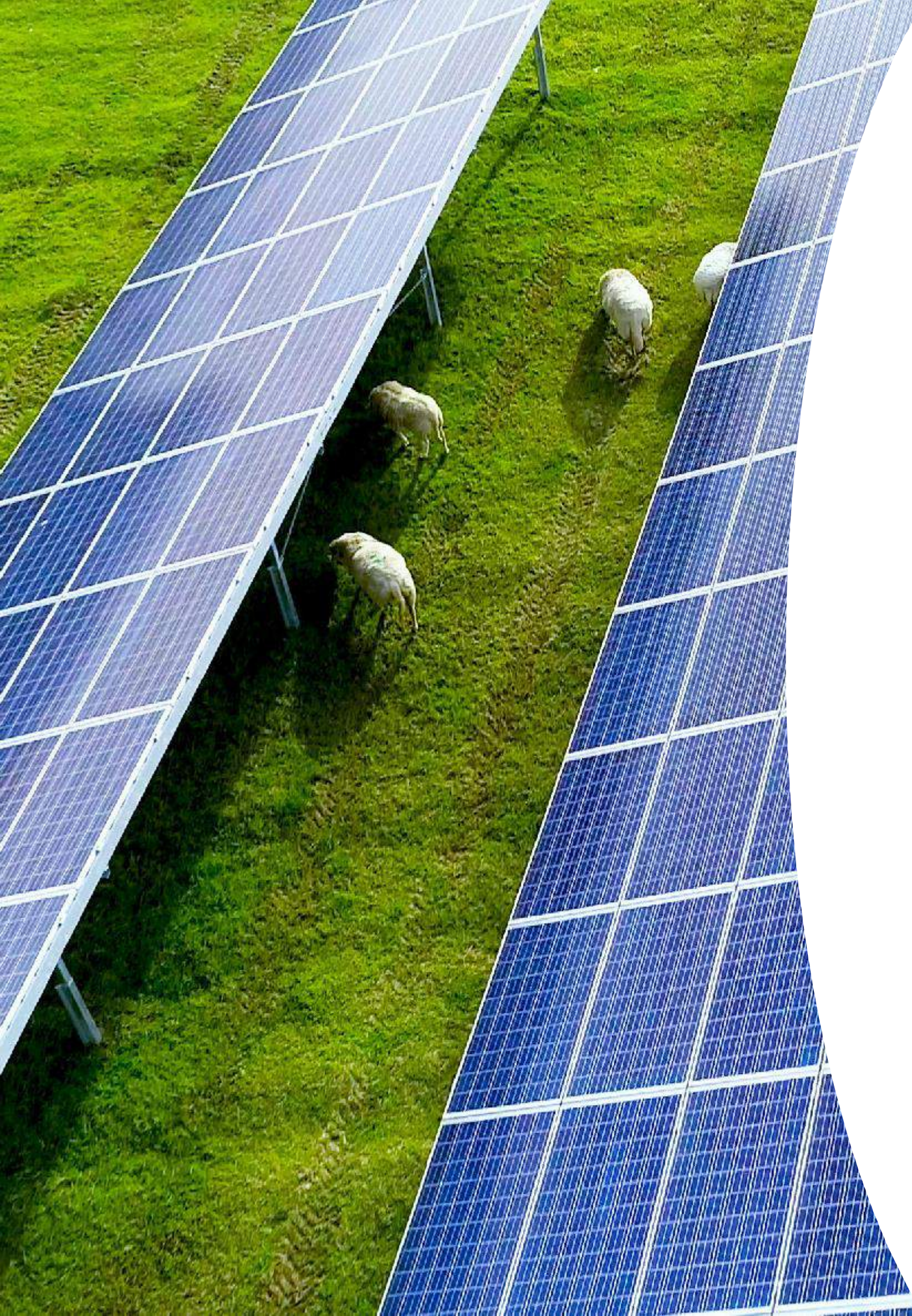
# How to feedback today

- We want this session to be as open and collaborative as possible.
- There will be opportunities for you to ask questions and engage directly with the team.
- You can provide comments today by:
  - Providing comments on post-it notes, which can be pinned on printed maps.
  - Place pins/stickers to identify notable locations and constraints in the area.
  - Writing directly onto A3 maps.
  - Using comment sheets – there will be an opportunity to write down your final thoughts and hand them in at the end of the days workshop.
- We will also be noting down actions and key discussion points throughout the day.
- We will feedback how we have taken into account what you have said before the Statutory Consultation



**Session #1 – An introduction to Byers  
Gill Solar**





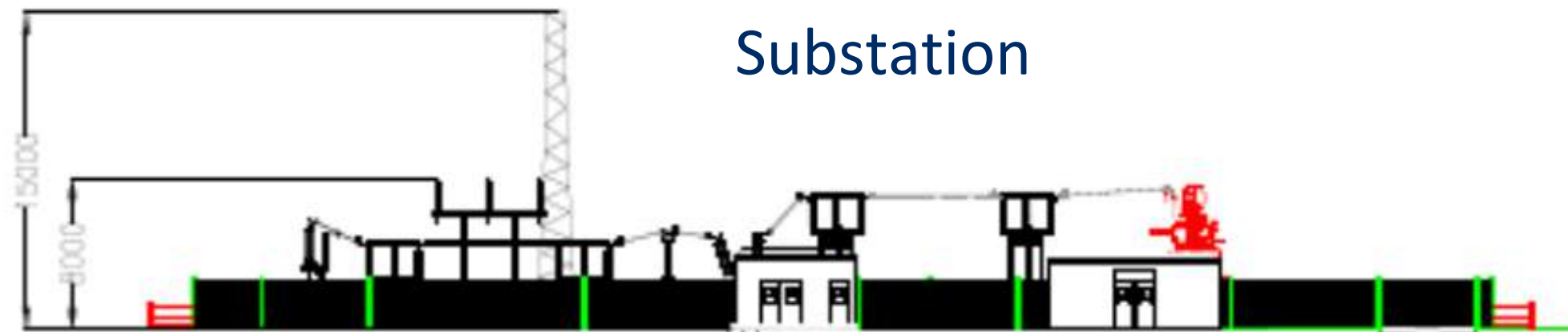
# About Byers Gill Solar

**JBM**  
SOLAR

- A solar farm with battery energy storage systems (BESS) generating 180MW of electricity
- Located north-east of Darlington, north of A66 and west of Stockton-on-Tees
- Connection at National Grid Norton substation in Stockton-on-Tees
- On site substation and underground cable from solar farm to national grid substation at Norton
- Mitigation and enhancement measures will be proposed around the panel areas



Battery energy storage system, inverters, transformer, switch gear housing



On-site  
Substation

Fencing,  
CCTV, Access  
tracks



# The need for Solar

- The UK is committed to net zero carbon emissions by 2050
- Renewable energy is needed to meet this target. The Government's Energy Security Strategy states 70GW of solar power is needed by 2050, up from 13GW presently
- Large scale solar is one of the cheapest forms of energy and would help combat the cost of energy crisis we are facing
- Byers Gill Solar would make a national scale contribution towards achieving net zero and lowering the cost of energy

JBM  
SOLAR





# The opportunity

**JBM**  
SOLAR

- Build a solar farm that will reinforce Teesside's reputation as a home for ground-breaking clean energy projects
- Ensure community involvement, landscape and recreation are central to the project's ongoing design
- Increase biodiversity, enhance existing ecology, and maximise opportunities for nature recovery
- Develop a project in a responsible and considerate way, whilst providing opportunities for local communities and the local economy



# Site Selection



To arrive at the Byers Gill Site, the following stages were followed:

- Stage 1: Identifying the area of search based on the availability of Grid connections
- Stage 2: Consideration of environmental and planning designations
- Stage 3: Land assembly – approaching landowners who may be interested in the solar farm
- Stage 4: Initial identification of panel areas

# Designations

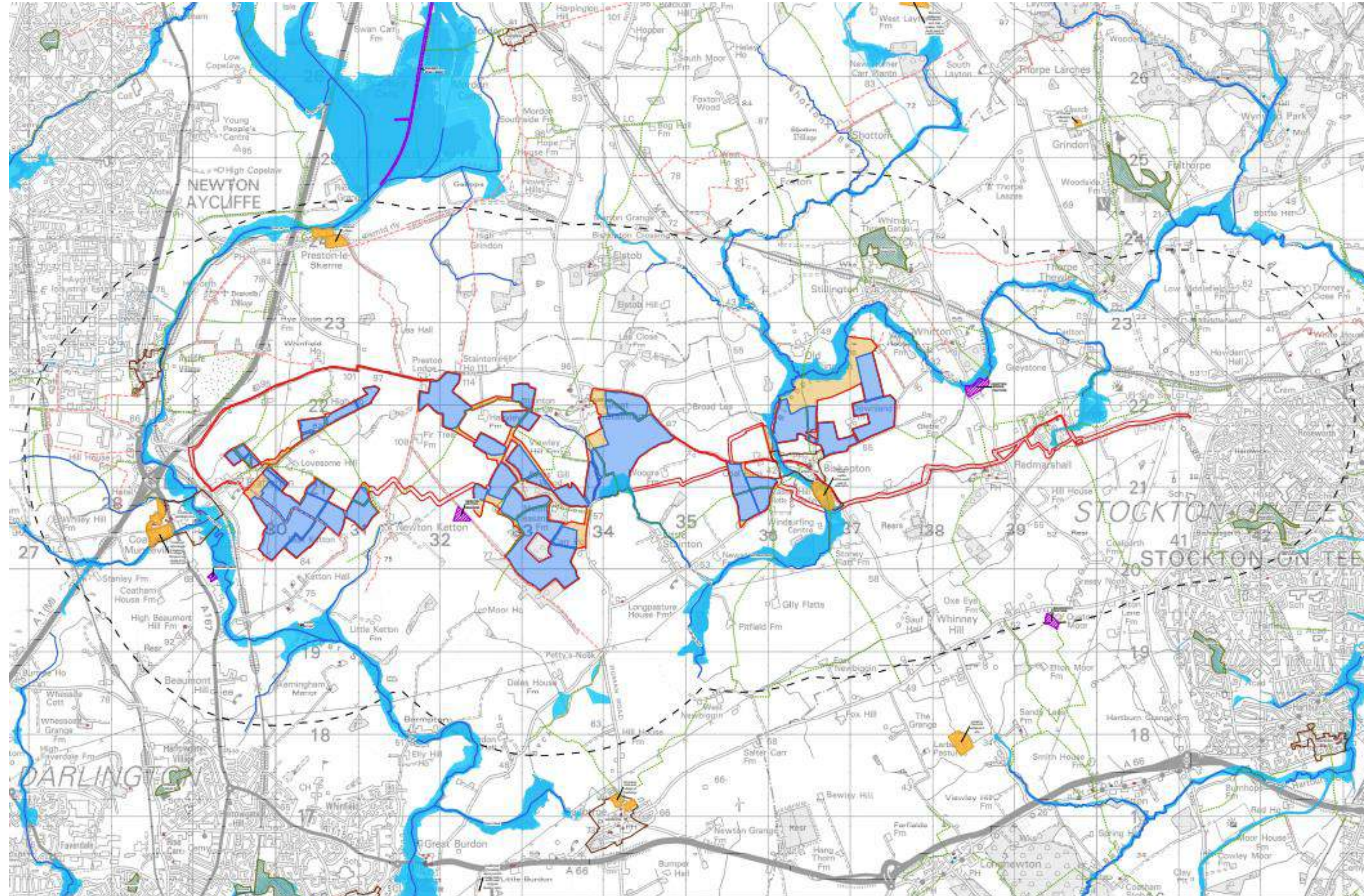
Our constraints mapping defined the locations where we sought land agreements

- Agricultural Land Classification
- Ecological designations
- Flood zones
- Cultural Heritage
- Landscape Designations

Our initial design included panels in all areas.

Design progression since the initial design has been informed by:

- Further surveys
- Landowner agreements



# Questions & Answers





Refreshments break – 20 minutes

# Session #2 – Co Design





# Areas influenced by constraints



We will take all comments into account, though the following areas are less able to be influenced due to constraints:

- The panel areas, as these have been defined by our site selection process and agreements with landowners
- The cable route options have been defined by the requirement to reach the grid connection point easily as possible, avoiding disruption to land operations, and agreements with landowners
- The location of the on-site substation subject is to specific siting in Site Area C at the next stages of the design
- Other infrastructure such as inverters, transformers, switch gear, Battery Energy Storage Systems (BESS) and control equipment are within the panel areas and subject to engineering constraints



# Areas we want to work with you on

**JBM**  
SOLAR

We are looking for your comments in the following areas:

- Areas where solar panels need to be “set back” from specific receptors
- Public Right of Way network realignments within the red line boundary
- Opportunities to connect to other local projects and aspirations
- Enhancement measures incorporated into the design for the benefit of the community, including landscape enhancements, accessibility (in terms of being able to use and interpret the landscape), education areas and recreational improvements
- Mitigation measures, including landscaping screening, types of planting and other measures
- Access routes during construction

We value your input on these key issues and welcome any comments you have during this session.



# Your feedback

**JBM**  
SOLAR

- Your feedback at this early stage is important to us
- The comments you have provided today will help contribute to refining our proposals for Byers Gill Solar
- If you have any further feedback, please provide this using the comment sheets. This includes any wider considerations, outside of the topic areas we have discussed during this workshop



# Session #3 – Next steps and closing remarks



# Next steps

- Thank you for attending today's workshop
- These sessions have played an important role in allowing us to introduce the project and helping us to understand local issues
- We will consider all comments and suggestions provided today, and use these to help influence the ongoing development of the project
- We will follow-up with you to share a record of what has been discussed today
- We will share information more widely with local communities and other stakeholders
- We will continue to engage with all stakeholders, including the local planning authorities

JBM  
SOLAR



# Keeping in touch

- We are committed to engaging openly with all stakeholders
- You can continue to get in touch via:
  - Email: [enquiries@byersgillsolar.com](mailto:enquiries@byersgillsolar.com)
  - Freephone: 0800 197 0118
  - Freepost: BYERS GILL SOLAR (no stamp required)
  - Website: [byersgillsolarfarm.com](http://byersgillsolarfarm.com)

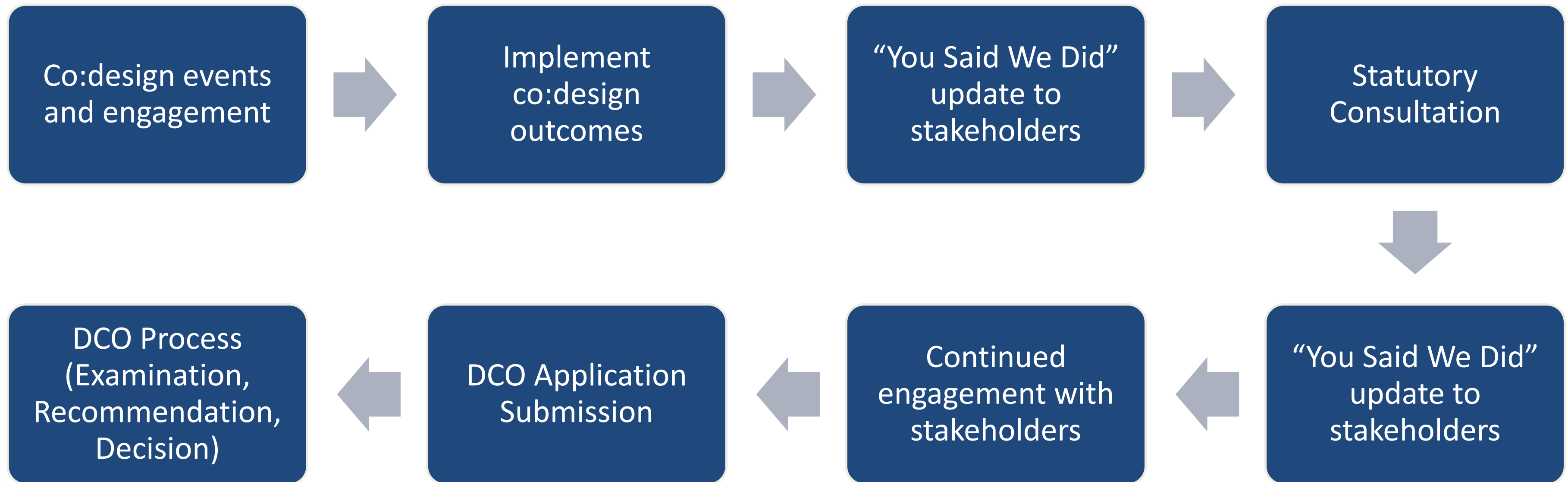
**JBM**  
SOLAR



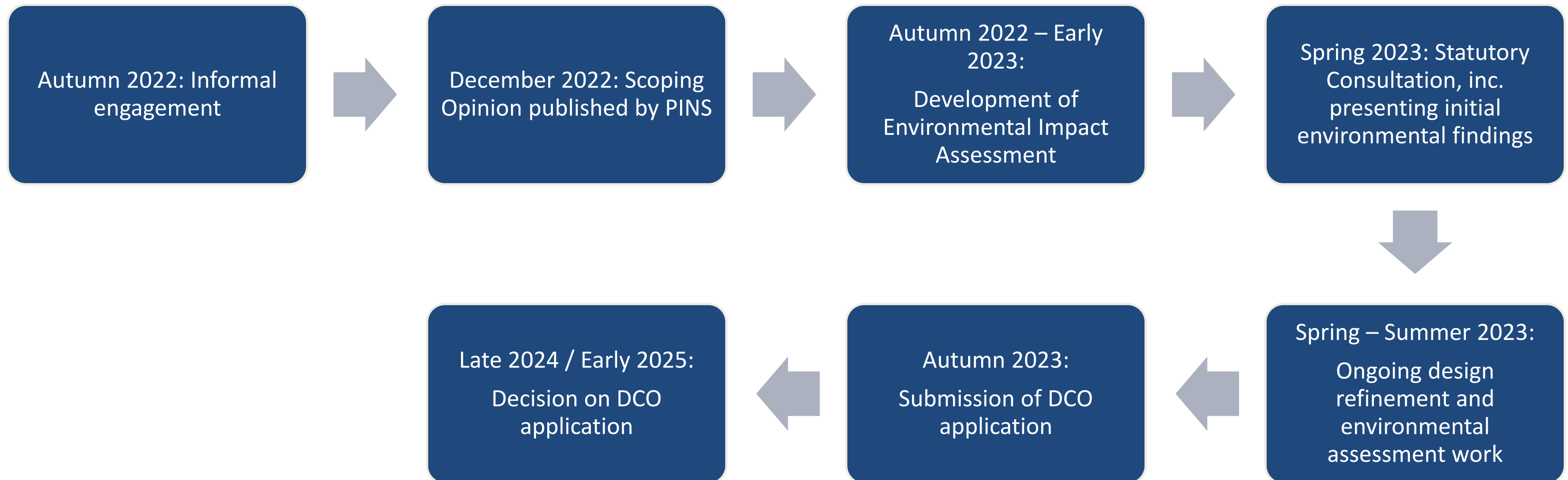
Thank you



# Future engagement



# Forward timeline



# Appendix 2.9 Co:design follow up email

From:

Attachments:

[Byers Gill Solar - Workshop handout.pdf](#)  
[Byers Gill Solar - Codesign workshop maps.zip](#)  
[JBM Byers Gill - Codesign comment sheet.docx](#)

---

Good afternoon all,

Many thanks to those that were able to join us at our workshops between 2<sup>nd</sup> – 4<sup>th</sup> November, we hope you found the sessions useful and informative.

Attached are the full suite of materials that were available at each session, including the presentation, selection of maps and the handout on the areas that are more influenceable.

We would welcome any further comments that you may have on the project at this stage. You can do so by annotating the maps or filling out the comment sheet provided and returning them to us by email by Friday 25th November 2022.

As ever, if you have any further questions, you can reply to this email or call us on 0800 197 0118.

27 October 2022 17:06

**Subject:** RE: Workshop Invitation - JBM Byers Gill Solar

**Importance:** High

Good afternoon Parish/Town Councils,

Many thanks to those of you who have RSVP'd to our workshop next week.

If you have not already, we would be grateful if you could confirm if you can attend so we can cater for numbers accordingly.

We are also running sessions on 2<sup>nd</sup> November, 2-6pm at Brafferton Village Hall (The Green Brafferton, DL1 3LA), and 4<sup>th</sup> November, 10am-2pm at Stillington Youth and Community Centre (2 Forest Park, Stillington, Stockton-on-Tees TS21 1NW).

If you cannot make it on the 3<sup>rd</sup> November, we would very happy to welcome you at either of these sessions. Please do let us know if you would like to attend one of these alternative dates/times.



In preparation for the workshop(s), please find attached an overall layout of the site, along with more detailed plans for each of the land parcels. In addition, the Scoping Opinion for the project has today been uploaded to the Planning Inspectorate's website [here](#).

If you have any thoughts on the plans before the session(s), please do note these down and bring them with you to the workshop.

If you have any further questions, please don't hesitate to respond to this email or call us on 0800 197 0118.



---

**Sent:** 12 October 2022 18:15

**Subject:** Workshop Invitation - JBM Byers Gill Solar

Dear Parish/Town Council,

Please find attached an invitation from JBM Solar to a collaboration workshop for our Byers Gill Solar project.

If you have any questions, please do not hesitate to reply to this email, or call the project team on 0800 197 0118.

Kind regards,



# Appendix 2.9 Co:design comment register

Individual/Organisation	Comment	Site Specific?	Design change consideration? (Yes/No)	Response	Map link (if appropriate)
<b>Workshop One - Wednesday 2nd November</b>					
	Combine interpretation boards to form a trail on rights of way		Yes		
	Consider S106 to underline community benefits		No		
	Utilize interpretation of project at substation		No		
	Community benefits identified to help settlements gain benefits		No		
	TPOs?		No		
	Hidden heritage underground? Geotech surveys?		Yes		
	Access to nature – potential for circular walks that link ecological enhancements and cultural heritage		Yes		
	Migratory birds and functionally linked lands – evidence / experience from previous solar farms on SSI / SPA birds. Any positive impacts for certain birds? Or negative?		No		
	Newton Ketton Meadow SSSI – potential to create similar habitat in nearest non-panel land?	Site C	Yes		
	Set back areas – 1 larger area vs 4 smaller areas? Connectivity between offset areas.		Yes		
	Hedgerow restoration outside of the red line boundary. E.g alongside a road where poor quality hedgerow allows views to panels		Yes		
	Consider colour of containers to mitigate visual impact where needed		Yes		
	limit palisade fencing where possible		Yes		
tockton BC	security would be assisted by passive surveillance by passing walkers		No		
Historic England	Be aware of Darlington relief road proposals		Yes		
Darlington BC	Consider use of local artists to help interpret site and visual mitigation		No		
Historic England	Ensure local properties / people near containers / substation are consulted on any noise and visual mitigation measures at statutory consultation		No		
Darlington BC	Consider cumulative impacts of cables into Norton substation given other projects and local traffic and other impacts		Yes		
tockton BC	Will fencing have mammal gaps?		Yes		
Darlington BC	Can existing hedges along road cable route and outside red line boundary be 'gapped up' to restore historic hedgerows and field boundaries		Yes		
tockton BC	Any noise created by movement of tracker panels?		No		
Historic England	Publicise public consultations in local parish newsletters where possible		No		
Historic England			No		
<b>Workshop Two - Thursday 3rd November</b>					
	No road cables – too disruptive		Yes		
	Why not brownfield land		No		
	Can Bishopton / Brafferton be surfaced cycle route? Use grid routes		Yes		
	Cumulative map please		No		
	Concerned about castle hill and cables + flooding (- insulation sand loss)		Yes		
	Batteries – coloured to blend in		Yes		
	How is net gain achieved?		No		
	Conservation area must be considered		Yes		
Redmarshall Parish Council	Can all proposed solar farms to taken into account with the landscape and visual assessment		Yes		
Bishopton Parish Council	Capacity for recyclable batteries in the UK		No		
	Ensure wildlife is able to continue migrating despite on site fencing here		Yes		
	Can any approved solar developers work together to get cables to the Norton substation to minimise disruption to local residents		No		
	Mill Lane will be very difficult to use to access development site F with HGV's etc	Site F	Yes		
	Traffic jams at peak times at junction (four way junction indicated)		Yes		Day 2, Photo 1
	Careful management of large verchiles if using Mill Lane		Yes		
	Could you introduce a circular walking route through and around the Bishopton site (F)?	Site F	Yes		
	Potential cumulative impact of cable installation with other solar farms and housing developments. Potential traffic issues. Drovers Lane Darlington, Blake Land and Yard Beck lane.		Yes		
	% utilization, comparative effectiveness		No		
	Gatley Darm Solar development proposals		No		
Redmarshall Parish Council	Can cables follow the route of the existing pylon routes to Norton substation?		Yes		
	Letel Beck contamination		No		
	Can some roads be improved if used for cable works?		Yes		
	Darlington's 15 year plan – how does this fit?		No		
	California Farm Solar Development proposals		No		
	Key issues: proposed solar panels, habitat loss, loss of amenity, visual impact, sourcing concerns, traffic impact, loss of land productivity, flood risk, construction work / traffic, loss of open space, adverse impact on landscape		No		
	The basic concept of constructing this development is seriously flawed. Turbines most suited to proposed site, high wind speeds, sheer size not appropriate, no access from Miss Lane / Whitton, Roads too Narrow to support construction.		No		
	Parking for access near here?	Site C	Yes		Day 2, Figure 2.5
	Corridor for deer	Site C	Yes		Day 2, Figure 2.5
	Deer and bird connectivity	Site C	Yes		Day 2, Figure 2.5
	Circuits / alternatives	Site C	Yes		Day 2, Figure 2.5
	s106 improvements for traffic will be traffic [illegible]		Yes		Day 2, Figure 2.8
	Dangerous corner for access. But that meansthrough Bishopton, also a problem	Site F	Yes		Day 2, Figure 2.8
	No access	Site F	No		Day 2, Figure 2.8
	Permissive route please, or circular?	Site F	Yes		Day 2, Figure 2.8
	Trailers and horse boxes	Site F	No		Day 2, Figure 2.8
	Needs a visit	Site F	No		Day 2, Figure 2.8
	Stables B Horse champs @ weekend, so no site traffic	Site F	No		Day 2, Figure 2.8
	New access road	Site F	Yes		Day 2, Figure 2.8
	Corned? (sic)	Site F	Yes		Day 2, Figure 2.8
	Darchem, 2nd biggest employer in Teeside	Site F	No		Day 2, Figure 2.8
	Biral (sp?) Wye	Site F	No		Day 2, Figure 2.8
	Darchem traffic	Site F	No		Day 2, Figure 2.8
	38 lift system for Darchem - peak time	Site F	Yes		Day 2, Figure 2.8
	Shorten constr period. Not in winter	Site F	No		Day 2, Figure 2.8 (Map 2)
	Pru's views	Site F	Yes		Day 2, Figure 2.8 (Map 2)
	Offset	Site F	Yes		Day 2, Figure 2.8 (Map 2)
	Close to school	Site F	No		Day 2, Figure 2.8 (Map 2)
	Construction entrance	Site F	Yes		Day 2, Figure 2.8 (Map 2)
	Was quarry & tip	Site F	Yes		Day 2, Figure 2.8 (Map 2)
	Royal Flying Corps? Former airfield	Site E	No		Day 2, Figure 2.8 (Map 2)
	What's happening here? Fenced off		No		Day 2, Figure 2.4
	SSSI - potential to create similar habitat on set back area	Site C	Yes		Day 2, Figure 2.5 (Map 2)
<b>Workshop Three - Friday 4th November</b>					
Stillington Parish Council	Village hall – owned by local chairity rather than parish council. West-gate play area. Only rec. Area owned by P.C, no funding		No		
	One crossing point in Stillington Village. Divide through railway and road. Not safe for young children		No		
	No footpaths at new housing estate		No		
	West Street – playing field. Childrens play park. Formal running trails – would like reinstated. Looking at a compost loo. Old porta cabin needs upgrading.		No		
	Does the cable have a life span?		No		
	Darlington bypass		No		
	Highlighting where crossing watercourses		No		
	Respect / improve mapped routes		Yes		
	Can localised drainage issues be helped?		No		
	Maintenance plan – key contact for drainage		No		
	Education about sustainable drainage, ecology, energy		No		
	Take account of other local projects including roads and housing		Yes		
	Nature reserve funding (near Whitton)		No		Day 3, Photo 1
	Funding for west street playing field, changing facilities and toilets. Potential to reinstate running track		No		
	Contributions to Stillington Village Hall would be appreciated		No		
	Camera survey Whitton to Redmarshall		No		
	Maintenance requirements of drainage startefy + associated requirements. Clarify who is responsible		Yes		
	Housing application – Berrymead Skerningham		No		
	Redmarshall Road – flood risk, risk during winter [illegible]		Yes		
	Consider land drainage re cable route		Yes		
	Maintenance of footpaths		No		
	Roads are dreadful, which access routes will be used? Other heavy traffic and pinch points		Yes		
	Need to show other solar development		No		
	Hedgerows and trees, shading and retention		No		
	Are road improvements required for construction? Can drainage be improved?		Yes		
	Problems with construction traffic on Whitton		Yes		
	[illegible] surface water flow plans		Yes		
	SBC money from wind farm		No		Day 3, Figure 2.9
	SBC no funding		No		Day 3, Figure 2.9
	Traffic calming - gateway and speed cushion		No		Day 3, Figure 2.9
	Cheese factory		No		Day 3, Figure 2.9
	West street playing field, n. 800 people, @ (illegible)		No		Day 3, Figure 2.9
	Traffic concentration		No		Day 3, Figure 2.9
	Playing field		No		Day 3, Figure 2.9

# Appendix 3.1 Regulation 11 list of consultees

# APPENDIX 1: CONSULTATION BODIES FORMALLY CONSULTED

**TABLE A1: PRESCRIBED CONSULTATION BODIES<sup>1</sup>**

<b>SCHEDULE 1 DESCRIPTION</b>	<b>ORGANISATION</b>
The Health and Safety Executive	Health and Safety Executive
The National Health Service Commissioning Board	NHS England
The relevant Integrated Care Board	North East and North Cumbria Integrated Care Board
Natural England	Natural England
The Historic Buildings and Monuments Commission for England	Historic England
The relevant fire and rescue authority	County Durham and Darlington Fire and Rescue Service
	Cleveland Fire Service
The relevant police and crime commissioner	Durham police and crime commissioner
	Cleveland police and crime commissioner
The relevant parish council(s)	Bishopton
	Brafferton and Great Stainton
	Little Stainton
	Carlton
	Redmarshall
	Stillington and Whitton
	Mordon
The Environment Agency	The Environment Agency
The Relevant Highways Authority	Durham County Council

<sup>1</sup> Schedule 1 of The Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009 (the 'APFP Regulations')

<b>SCHEDULE 1 DESCRIPTION</b>	<b>ORGANISATION</b>
	Darlington Borough Council
	Stockton-on-Tees Borough Council
The relevant strategic highways company	National Highways - north east
The Canal and River Trust	The Canal and River Trust
United Kingdom Health Security Agency	United Kingdom Health Security Agency
The Crown Estate Commissioners	The Crown Estate
The Forestry Commission	The Forestry Commission

**TABLE A2: RELEVANT STATUTORY UNDERTAKERS<sup>2</sup>**

<b>STATUTORY UNDERTAKER</b>	<b>ORGANISATION</b>
The relevant Integrated Care Board	North East and North Cumbria Integrated Care Board
The National Health Service Commissioning Board	NHS England
The relevant NHS Foundation Trust	North East Ambulance Service NHS Foundation Trust
Railways	Network Rail Infrastructure Ltd
	National Highways Historical Railways Estate
Canal Or Inland Navigation Authorities	The Canal and River Trust
	North East Waterways
Homes and Communities Agency	Homes England
The relevant Environment Agency	The Environment Agency

<sup>2</sup> 'Statutory Undertaker' is defined in the APFP Regulations as having the same meaning as in Section 127 of the Planning Act 2008 (PA2008)

<b>STATUTORY UNDERTAKER</b>	<b>ORGANISATION</b>
The relevant water and sewage undertaker	Northumbrian Water
	Yorkshire Water
The relevant public gas transporter	Cadent Gas Limited
	Northern Gas Networks Limited
	Scotland Gas Networks Plc
	Southern Gas Networks Plc
	Wales and West Utilities Ltd
	Energy Assets Pipelines Limited
	ES Pipelines Ltd
	ESP Connections Ltd
	ESP Networks Ltd
	ESP Pipelines Ltd
	Fulcrum Pipelines Limited
	GTC Pipelines Limited
	Harlaxton Gas Networks Limited
	Independent Pipelines Limited
	Indigo Pipelines Limited
	Last Mile Gas Ltd
	Leep Gas Networks Limited
	Quadrant Pipelines Limited
	Squire Energy Limited
	National Grid Gas Plc
The relevant electricity distributor with CPO Powers	Eclipse Power Network Limited
	Energy Assets Networks Limited
	ESP Electricity Limited

STATUTORY UNDERTAKER	ORGANISATION
	Fulcrum Electricity Assets Limited
	Harlaxton Energy Networks Limited
	Independent Power Networks Limited
	Indigo Power Limited
	Last Mile Electricity Ltd
	Leep Electricity Networks Limited
	Mua Electricity Limited
	Optimal Power Networks Limited
	The Electricity Network Company Limited
	UK Power Distribution Limited
	Utility Assets Limited
	Vattenfall Networks Limited
	Northern Powergrid (Northeast) Limited
	Northern Powergrid (Yorkshire) Plc
The relevant electricity transmitter with CPO Powers	National Grid Electricity Transmission Plc
	National Grid Electricity System Operator Limited

**TABLE A3: SECTION 43 LOCAL AUTHORITIES (FOR THE PURPOSES OF SECTION 42(1)(B))<sup>3</sup>**

LOCAL AUTHORITY <sup>4</sup>
Cumbria County Council
Darlington Borough Council
Durham County Council

<sup>3</sup> Sections 43 and 42(B) of the PA2008

<sup>4</sup> As defined in Section 43(3) of the PA2008



<b>LOCAL AUTHORITY<sup>4</sup></b>
Eden District Council
Gateshead Council
Hambleton District Council
Hartlepool Borough Council
Middlesbrough Council
Northumberland County Council
North Yorkshire County Council
Redcar and Cleveland Borough Council
Richmondshire District Council
Stockton-on-Tees Borough Council
Sunderland City Council
Yorkshire Dales National Park Authority

**TABLE A4: NON-PRESCRIBED CONSULTATION BODIES**

<b>ORGANISATION</b>
North East Combined Authority

# Appendix 3.2 Section 48 notice

## **SECTION 48 PLANNING ACT 2008**

### **REGULATION 4 INFRASTRUCTURE PLANNING (APPLICATIONS: PRESCRIBED FORMS AND PROCEDURE) REGULATIONS 2009**

#### **DEVELOPMENT CONSENT ORDER AT BYERS GILL**

#### **NOTICE PUBLICISING A PROPOSED APPLICATION FOR A DEVELOPMENT CONSENT ORDER (“DCO”)**

Notice is hereby given that JBM Solar Limited (“the Applicant”) of 33 Broadwick St, London W1F 0DQ intends to apply to the Secretary of State under section 37 of the Planning Act 2008 (“the Act”) for a Development Consent Order (“DCO”) to authorise the construction, operation, maintenance and decommissioning of a solar farm capable of generating over 50MW Alternating Current (AC) of electricity with co-located Battery Energy Storage System (“BESS”), located between Darlington and Stockton-on-Tees in north-east England (the “Proposed Development”). The Proposed Development’s site area is approximately 563 hectares and comprises six solar photovoltaic (PV) panel areas (Panel Areas A-F). An on-site substation would be located within Panel Area C.

The Proposed Development would comprise:

- up to 21km of 33kilovolt (kV) underground cabling between the Panel Areas and the on-site substation;
- approximately 10km of 132kV underground cable to connect the Proposed Development to the grid connection at the existing Norton substation (located to the north-west of Stockton-on-Tees);
- supporting infrastructure comprising BESS; transformers and inverters for managing the electricity produced; storage containers to hold this equipment; and security measures such as fencing, CCTV and lighting; and
- environmental mitigation and enhancement measures to avoid or reduce adverse impacts on the surrounding environment and nearby communities.

While the Proposed Development could include compulsory acquisition powers, the Applicant is seeking to avoid the use of such powers if at all possible.

The Proposed Development is an Environmental Impact Assessment (EIA) development for the purposes of the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017. This means that the proposed works involved constitute development for which an EIA is required and the proposed application for a DCO will therefore be accompanied by an Environmental Statement. Additionally, the Applicant will be making preliminary environmental information available.

Copies of the PEIR, together with a Non-Technical Summary, our Statement of Community Consultation and other consultation documents, plans and maps detailing our consultation process and details of the Proposed Development may be inspected free of charge until 23:59pm on Friday 16 June 2023 on the project website ([www.byersgillsolarfarm.co.uk](http://www.byersgillsolarfarm.co.uk)) and at the following location:

Location	Day of opening	Opening times
Norton Library - 87 High St, Norton, Stockton-on-Tees TS20 1AE	Monday	9.30am – 5pm
	Tuesday	
	Thursday	
	Wednesday	9.30am – 7pm
	Friday	9.30am – 1pm
	Saturday	
Sunday	Closed	

Copies of the consultation materials may be requested during the consultation period from the Applicant free of charge (excluding the PEIR which will have a cost of £0.35 per page) using the email address, postal address or telephone number provided below:

- Telephone: 0800 197 0018
- Email: [enquiries@byersgillsolar.com](mailto:enquiries@byersgillsolar.com)
- Freepost\*: Byers Gill Solar

*\*No stamp is required.*

Any person may comment on the proposals or otherwise respond to this publicity. Responses must be received between **Friday 5 May and Friday 16 June 2023**.

A consultation feedback questionnaire is available as part of the consultation materials, and online at [www.byersgillsolarfarm.co.uk](http://www.byersgillsolarfarm.co.uk). When providing your response, please include your name and address, or, if you would prefer your comments to be anonymous, your postcode online. Please supply any response by submitting your completed feedback form online, or by using the contact methods above.

**Responses must be received no later than 11.59pm on Friday 16 June 2023.**

JBM Solar will consider and have regard to all responses when refining the Proposed Development once the consultation has closed. Responses will form the basis of a Consultation Report that will be one of the factors taken into consideration by the Secretary of State when deciding whether the Application can be accepted for examination. Therefore, in providing any comment, it should be borne in mind that the substance of it may be communicated to others as part of the Consultation Report.

If you would like further information about this notice, the consultation or the Proposed Development, please contact the project team by using one of the contact methods provided above.

██████████  
DCO Project Manager, Byers Gill Solar

████████████████████  
(Friday 5 May 2023)

# Appendix 4.1 Draft SoCC issued for LPA consultation

# Draft SoCC issued for LPA consultation



## Proposed Solar PV Development

# Statement of Community Consultation

Byers Gill Solar

Reference: EN010139

| May 2023



JBM Solar  
33 Broadwick St  
London  
W1F 0DQ  
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# **1 INTRODUCTION**

## **1.1 PURPOSE OF THE DOCUMENT**

- 1.1.1 JBM Solar Limited (“we” or “the Applicant”) is preparing a Development Consent Order (DCO) application under the Planning Act 2008 (“the Act”) for a new solar energy and storage scheme located on land across Darlington and Stockton-on-Tees (“the Application”).
- 1.1.2 This document is a Statement of Community Consultation (SoCC) which sets out how we intend to consult people ahead of our application for development consent for Byers Gill Solar (hereinafter referred to as the “Proposed development”).
- 1.1.3 The Proposed development is a Nationally Significant Infrastructure Project (NSIP) and requires consent from the Secretary of State (SoS) for Energy Security and Net Zero (ESNZ), via a DCO. Accordingly, this SoCC has been prepared pursuant to section 47 of the Act and Regulation 12 of the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017.
- 1.1.4 In developing this SoCC, we consulted with and had regard to comments from the following s43(1) local planning authorities:
- Darlington Borough Council;
  - Stockton-on-Tees Borough Council; and
  - Durham County Council.
- 1.1.5 Following publication of this document, it will be circulated to neighboring authorities.

## **2 NATIONALLY SIGNIFICANT INFRASTRUCTURE PROJECTS**

- 2.1.1 As the Proposed Development will have a generating capacity of more than 50MW, Byers Gill Solar will be classified as an NSIP. The consenting regime for NSIPs under the Act requires the Applicant to apply for a DCO.
- 2.1.2 The Applicant intends to submit an application for a DCO under Section 37 of the Act to the Planning Inspectorate, the executive agency responsible for dealing with NSIP applications.
- 2.1.3 If accepted, the Application would be examined by the Planning Inspectorate, who would make a recommendation on the application to the SoS. The SoS makes the final decision on a DCO application. This process is explained further in Section 10 of this SoCC.

- 2.1.4 Before submitting an application, the Act requires us to carry out consultation with people living in the vicinity of the land and prescribed stakeholders.
- 2.1.5 Early involvement of communities, local authorities and other stakeholders helps to ensure we identify valuable information about the potential effects of the Proposed Development and provides an opportunity for early feedback from stakeholders to help shape the plans.
- 2.1.6 Early involvement also ensures that potential mitigation measures can be considered and, where appropriate, built into our designs before an application for development consent is submitted.
- 2.1.7 The DCO process is shown in Figure 10.1 and explained in more detail on the Planning Inspectorate's website: <https://infrastructure.planninginspectorate.gov.uk/application-process/the-process/>.<sup>1</sup>
- 2.1.8 The Planning Inspectorate has also published a range of advice notes, which intend to inform applicants, consultees, the public and others about a range of matters in relation to the Planning Act 2008 process. This includes advice note eight, which provides more detail on the NSIP planning process. All advice notes can be found on the Planning Inspectorate's website: <https://infrastructure.planninginspectorate.gov.uk/legislation-and-advice/advice-notes/><sup>2</sup>

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<sup>1</sup> National Infrastructure Planning: The Process accessed on 14 February 2023

<sup>2</sup> National Infrastructure Planning: Advice Notes accessed on 14 February 2023

**Figure 2.1: Summary of the planning process for Byers Gill Solar**



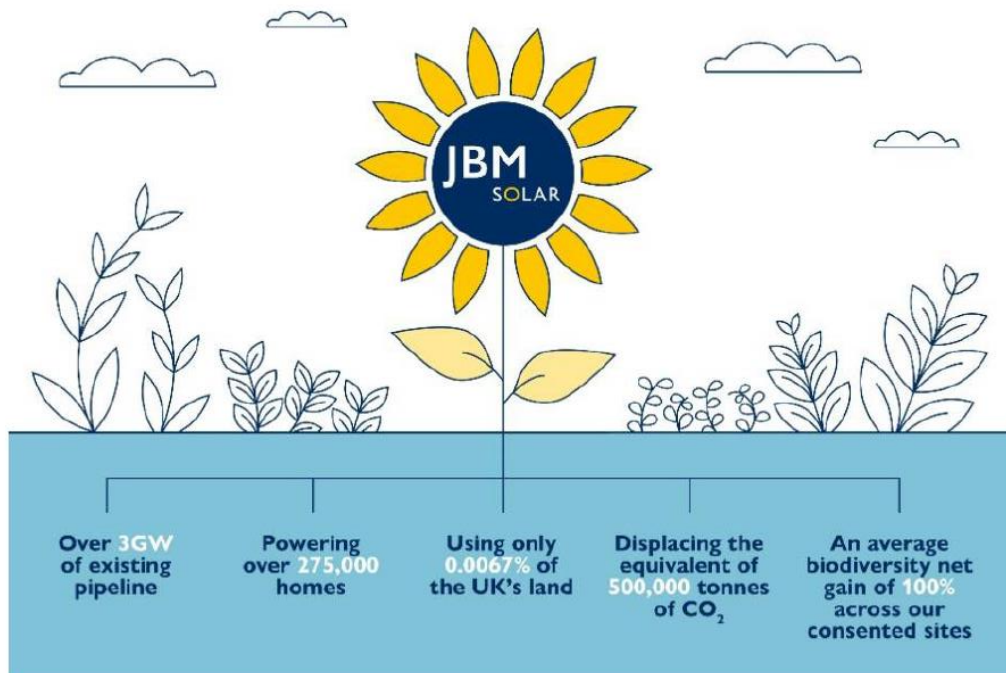
### **3 ABOUT JBM SOLAR**

#### **3.1 THE DEVELOPER**

*JBM Solar Limited*

- 3.1.1 Established in 2012, the Applicant has a proven track record of securing consent for over 1GW of clean, green solar energy schemes in the UK and Ireland. We place a focus on developing sites that benefit both the community and local wildlife.
- 3.1.2 The Applicant has a decade-long history of working closely with landowners, communities, and stakeholders such as local authorities and community groups to help deliver projects that have the greatest potential for success.
- 3.1.3 We're passionate about everything we do and believe strongly in our vision to deliver a future powered by clean energy. To achieve this vision, we foster a culture of innovation which drives our valued team of experts to deliver for the benefit of our stakeholders, the planet, and the business.
- 3.1.4 JBM Solar has recently been acquired by RWE, the UK's largest power generator and one of the largest renewables developers, who are committed to the design, build and operation of the Byers Gill Solar scheme. RWE's involvement provides certainty that the scheme would be high-quality and well maintained throughout its operation.

**Figure 3.1: JBM Solar's existing solar portfolio**



## 4 THE PROPOSED DEVELOPMENT

### 4.1 THE PROPOSED DEVELOPMENT

4.1.1 The Proposed Development is located north-east of Darlington, north of A66 and west of Stockton-on-Tees. There will be an underground cable from the solar farm to the substation. The Proposed Development will connect into National Grid Norton substation in Stockton-on-Tees.

4.1.2 The Proposed Development is approximately 552 ha and is made up of six sites where the solar panel and battery storage energy systems are proposed. These sites will also include other associated infrastructure, and areas for mitigation and enhancement. All of these sites are within the administrative areas of Darlington Borough Council, Stockton-on-Tees Borough Council and Durham County Council. The sites are:

Site A : Brafferton – this site includes a large area of panels to the south east of the village of Brafferton and a smaller area of panels to the north of High House Lane.

Site B: Hauxley Farm – located South of lodge lane and East of Salters lane.

Site C: Byers Gill Wood – this site is connected to Site B at the north and includes land to the South of Byers Gill Brook on fields surrounding Square Wood.

Site D: Great Stainton – located East of Elstob Lane and to the south of the C37 toward Bishopton.

Site E: West of Bishopton – located southwest of Bishopton, to the West of Folly Bank.

Site F: North of Bishopton – bordered by Mill Lane to the South and Bishopton Beck to the North.

- 4.1.3 Byers Gill Solar would make a meaningful contribution to the local, and national, climate commitments. It would generate up to 180MW of renewable energy and connect to the Norton substation, located approximately 3.5km east of Site F: North of Bishopton. It is anticipated that 12km of underground 132kV cabling would be required to connect the Proposed Development to the Norton substation. As it stands, there are two proposed cable route options for the 132kV cable. These cable route options are currently being surveyed and we are seeking your feedback on these options; the preferred cable route will be confirmed following the statutory consultation.
- 4.1.4 Maps of the 5 site areas are contained **Appendix 1**.

## **4.2 ENVIRONMENTAL IMPACT ASSESSMENT**

- 4.2.1 The Proposed Development is an ‘environmental impact assessment (EIA) development’ under the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017.
- 4.2.2 The Application will therefore require an Environmental Impact Assessment (‘EIA’) to be carried out to ensure the likely significant effects of the Proposed Development are properly understood and that, where available, appropriate mitigation measures are identified to control or reduce environmental effects.
- 4.2.3 An EIA Scoping Opinion was issued by the Planning Inspectorate in December 2022. Together with the Applicant’s Scoping Report, this identifies the environmental issues and topics that are relevant to the Proposed Development and will be assessed as part of the EIA. The Scoping Opinion is available to view on the Planning Inspectorate website at: [EN010139-000021-EN010139 - Scoping Report.pdf \(planninginspectorate.gov.uk\)](https://www.planninginspectorate.gov.uk/EN010139-000021-EN010139-Scoping-Report.pdf)
- 4.2.4 A Preliminary Environmental Information Report (PEIR) will be produced and consulted upon as part of the statutory consultation. This will provide initial information on the potential environmental effects of the Proposed Development and any proposed mitigation to help the local community understand the environmental effects and inform responses regarding the proposals.

- 4.2.5 We will be inviting feedback and comments on the information presented in the PEIR as part of the statutory consultation. Feedback received will be considered before the DCO application and EIA are finalised for submission.
- 4.2.6 All final environmental findings will be set out in an Environmental Statement (ES), which will be submitted alongside our Application.
- 4.2.7 The statutory consultation will be carried out in compliance with the statutory requirements set out in the Act, including consultation on the PEIR.

## **5 STATUTORY CONSULTATION (5TH MAY 2023 – 16TH JUNE 2023)**

### **5.1 INTRODUCTION**

- 5.1.1 The statutory consultation will run for six weeks, starting on 5th May 2023 and finishing on 16th June 2023. All responses to the consultation must be received by 11:59pm on the closing date.
- 5.1.2 Held in accordance with the Act, this consultation provides an opportunity for you to have your say about our proposals for Byers Gill Solar. More details on what we will be consulting on are listed below.

### **5.2 WHAT ARE WE CONSULTING ON?**

- 5.2.1 The aim of our pre-application consultation is to ensure that the community, landowners and other persons with an interest in the land, stakeholders and technical consultees have the opportunity to understand and influence our proposals. JBM Solar will present our proposals including how they have been informed by our environmental assessments and engagement to date.
- 5.2.2 We will be seeking feedback on all aspects of our plans for Byers Gill Solar. These will be explained in the following materials:
- Preliminary Environmental Information Report (PEIR) - the PEIR sets out the preliminary findings from the Environmental Impact Assessment (EIA). It also includes photomontages of the proposed solar park from various locations around the site.
  - Consultation booklet - the booklet provides a more detailed overview of the proposals, including a summary of each panel area.
- 5.2.3 The full PEIR will be made available electronically on our project website, and we will publicise, as part of our statutory notices, information on how to request hard copies of the full PEIR.

5.2.4 All statutory consultation documents will be available online, on the Project website, and available in hard copy at no extra charge (except the PEIR, a hard copy of which can be requested for a charge of £0.35 per page to cover printing and posting costs).

### **5.3 WHO ARE WE CONSULTING?**

5.3.1 Our consultation process is open to anyone who may be interested in our proposals for Byers Gill Solar. We welcome all views and will take them into account before we submit our DCO application.

5.3.2 We have identified a primary consultation zone (PCZ) by initially extending a minimum distance of two kilometres from the boundary of the Red Line Boundary (Appendix 1)– within which the solar PV panels, energy storage system, on-site substation and supporting infrastructure would be located. The PCZ also extends one kilometre from the edge of the cable route corridor for the grid connection, up to the boundary of the existing Norton substation.

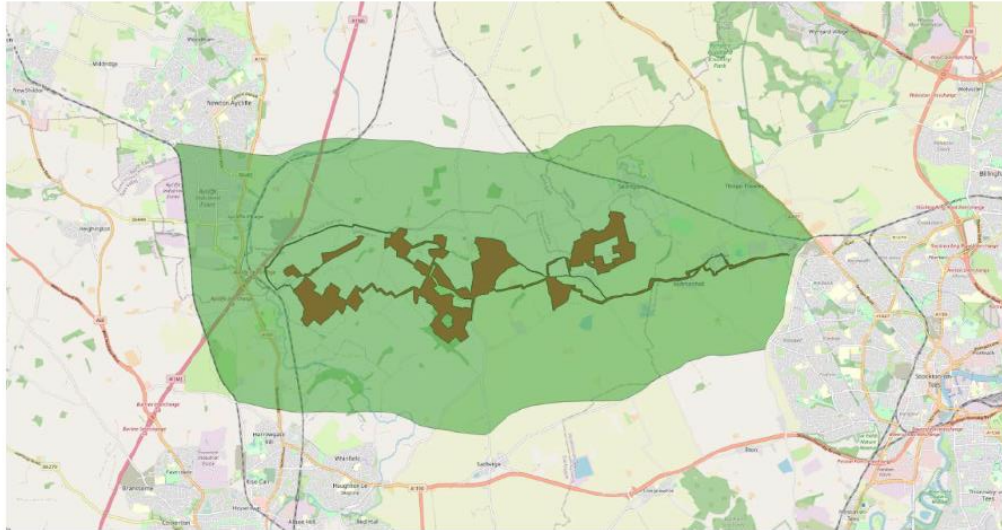
5.3.3 The PCZ has also been amended in certain areas to consider:

- Zone of theoretical visibility for the Proposed Development, which assesses areas in vicinity of the Red Line Boundary (Appendix 1) which could experience a degree of visual impact
- Existing physical boundaries, such as main roads
- Capturing entire communities, rather than excluding small numbers of properties
- Where we propose to undertake additional works to enable construction transport, equipment areas or road modifications

5.3.4 The zone has also been amended where proportionate and reasonable based on existing boundaries in order to avoid inappropriate ‘severance’ of communities. The PCZ is shown in Figure 5.1.

**Figure 5.1: Primary Consultation Zone for Byers Gill Solar**





## **5.4 CONSULTATION WITH UNDER-REPRESENTED OR SELDOM HEARD GROUPS**

- 5.4.1 Our consultation has been developed to be accessible to all groups in the community, including 'under-represented' or 'seldom heard' groups and individuals who may be less likely to participate in or respond to traditional consultation techniques.
- 5.4.2 These groups and individuals that may find it harder to get involved in consultation and/or need additional support to access materials include:
- Geographically isolated communities
  - Young people
  - Older people
  - Disabled people and those with learning disabilities
- 5.4.3 The specific methods to be used to engagement with these seldom heard groups are outlined in Section 5.8.

## **5.5 HOW WE WILL CONSULT**

- 5.5.1 During this statutory consultation, we will use a range a methods to ensure an inclusive, meaningful and open consultation. We will use a range of digital and non-digital methods of communication to ensure that our consultation can be accessed by all members of the community.

5.5.2 Our statutory consultation is planned to take place for six weeks between 5th May 2023 and 16th June 2023 (exceeding the statutory minimum period of 28 days as required by the Act).

5.5.3 A proposed schedule for all engagement methods, including activities and materials, is set out in Table 5.1 below.

**Table 5.1: Statutory consultation methods for Byers Gill Solar**

<b>Consultation methods</b>	
<b>Method</b>	<b>Detail</b>
Inside the primary consultation zone	<p>All homes and businesses within the PCZ will receive a consultation leaflet from us in the post. Consultation events will be held within the PCZ, and, where possible, and relevant groups and organisations such as parish councils and local interest groups will be notified of consultation opportunities.</p> <p>We have also identified a list of shops, pubs and community spaces within the PCZ that will be directly mailed a poster advertising how people can get involved in the consultation.</p>
Outside the primary consultation zone	<p>We recognise that people who live and work beyond the PCZ may also have an interest in our proposals and may wish to participate in the statutory consultation.</p> <p>We are committed to making sure that individuals and organisations are given the opportunity to participate and will attempt to raise awareness of the consultation using a number of methods such as media engagement and direct communication with organisations, such as regional environmental, religious or health organisations located outside of the PCZ.</p>
Consultation events	<p>We will be holding three in-person consultation events at locations spread across the PCZ (see figure 5.1). They will be advertised in consultation leaflets, sent to the local media and advertised on posters at local organisations.</p>

	<p>We will hold events in Brafferton, Bishopton and Stillington as a minimum. Events will be held from 1pm to 7pm to accommodate different availability. Venues include:</p> <ul style="list-style-type: none"> <li>• Brafferton Village Hall,</li> <li>• Bishopton Village Hall,</li> <li>• Stillington Youth and Community Centre.</li> </ul> <p>Members of the Byers Gill Solar project team will be at these events to discuss the proposals in more detail and answer any questions. Hard copies of materials will also be available to view and take away.</p>
Webinars	<p>Three webinars will be held for any member of the public to join. One webinar will be held at the start of the consultation and one at the end to provide any initial and final information on the Proposed Development to help inform any consultation responses.</p> <p>Individuals can register for these online events on the project website or by emailing <a href="mailto:enquiries@byersgill.com">enquiries@byersgill.com</a>.</p> <ul style="list-style-type: none"> <li>• Friday 12th May 18:00 – 19:00</li> <li>• Wednesday 31st May 13:00 - 14:00</li> <li>• Wednesday 7th June 18:00- 19:00</li> </ul>
Telephone call backs	<p>Members of the public will be able to request a call back from a member of the project team (subject to availability) on 0800 197 0118 or <a href="mailto:enquiries@byersgillsolar.com">enquiries@byersgillsolar.com</a></p>
Deposit and information points	<p>Hard copies of consultation materials, including PIER, SoCC, consultation booklet and feedback questionnaire, will be available to collect from the deposit point located in the vicinity of the Proposed Development. These documents will be available to view from Norton Library at the following times:</p> <p>Monday 9:30 am–5 pm  Tuesday 9:30 am–5 pm  Wednesday 9:30 am–7 pm  Thursday 9:30 am–5 pm</p>

	<p>Friday 9:30 am–7 pm Saturday 9:30 am–1 pm Sunday Closed</p> <p>We will check, by telephone, on a weekly basis that consultation documentation remains at the information points throughout the consultation period.</p> <p>Where possible, consultation booklets and feedback questionnaires will also be kept at the event venues within the PCZ so community groups using these spaces will be able to take hard copies away.</p>
Project website	<p>A dedicated project website (<a href="https://byersgillsolarfarm.co.uk/">https://byersgillsolarfarm.co.uk/</a>) will be live for you to find out more information and provide your feedback.</p> <p>All consultation documents will be presented digitally and available for download, free of charge. Information will be consistent with materials available at the consultation events.</p>
<b>Consultation materials</b>	
<b>Material</b>	<b>Detail</b>
Statutory consultation booklet	<p>A statutory consultation booklet will be published at the start of the consultation, providing a summary of the proposals we are consulting on, details of how people can take part, how feedback will be considered and how their feedback will be used to influence and shape the proposals.</p> <p>Printed copies of this booklet will be available to take away at all consultation events, on request by contacting the community relations team, and at the deposit point.</p> <p>It can also be downloaded from the project website (<a href="https://byersgillsolarfarm.co.uk/">https://byersgillsolarfarm.co.uk/</a>).</p> <p>The community relations team can be contacted at:</p> <ul style="list-style-type: none"> <li>• Email: <a href="mailto:enquiries@byersgillsolar.com">enquiries@byersgillsolar.com</a></li> </ul>

	<ul style="list-style-type: none"> <li>• Call: 0800 046 9643</li> <li>• Write to: FREEPOST BYERS GILL SOLAR (please note that you do not need a stamp)</li> </ul>
Consultation leaflets	<p>Consultation leaflets will be posted to all homes and businesses in the PCZ (Figure 5.1) at the start of the statutory consultation period. These leaflets will publicise the consultation, provide information about the Proposed Development and list the engagement activities, including the location, dates, and times of the public consultation events.</p> <p>The leaflet will also be issued to wider consultees by email, including parish councils, local interest groups and technical consultees where the email address is available, and will be available on the project website.</p>
Feedback questionnaire	<p>A project feedback questionnaire will be prepared to allow people to provide feedback on the proposals. The questionnaire will ask people to provide feedback on all aspects of the Proposed Development, including particular issues we are seeking comment.</p> <p>Feedback questionnaires will be available free of charge on request by contacting the community relations team, in hard copy at consultation events and at the deposit point.</p> <p>The feedback questionnaire can also be downloaded from the project website and returned by post to FREEPOST BYERS GILL SOLAR (please note that you do not need a stamp).</p> <p>The feedback questionnaire will also be available to complete as an online form via the project website, which will be accessible throughout the consultation period.</p>
Preliminary Environmental Informational Report (PEIR)	<p>The PEIR will contain a description of the Proposed Development, and a preliminary assessment of the likely significant environmental effects of the Proposed Development based on the initial information available at that time. It will also set out how we propose to reduce</p>

	<p>these effects and how we propose to maximise the benefits of the Proposed Development.</p> <p>The PEIR can be downloaded free of charge from the project website. A printed copy of the full PEIR will be available to view (but not take away) at the consultation events. A hard copy can be requested for a charge of £0.35 per page to cover printing and posting costs.</p>
Technical project documentation, including maps and plans of the project	<p>Additional technical maps and plans for the Proposed Development will also be available on the project website.</p> <p>Requests for hard copies of the technical documents will be reviewed on a case-by-case basis. To cover printing costs a reasonable copying charge may apply (up to a maximum of £350 for one full suite of documents) to be paid for by the recipient.</p>
Publication of consultation	We will publish a notice with details of the consultation within a local newspaper and a national newspaper pursuant to Section 48 of the Act.
Statement of Community Consultation (SoCC)	This SoCC document will be made available online as part of the consultation and in hard copy on request. We will also publish a notice in a local newspaper to explain where this statement can be inspected pursuant to Section 47 of the Act.
Materials in alternative formats	Upon request, all documents will be available in alternative accessible formats, such as braille, speaking text and alternative languages. All requests should be made to the community relations team by email ( <a href="mailto:enquiries@byersgillsolar.com">enquiries@byersgillsolar.com</a> ) or phone (0800 197 0118).

## 5.6 PROMOTING THE CONSULTATION

5.6.1 We will use a variety of methods to make people aware of the Proposed Development and advertise the statutory consultation. These methods are outlined in Table 5.2 below.

**Table 5.2: Methods for promoting the statutory consultation for Byers Gill Solar**

<b>Method</b>	<b>Detail</b>
Consultation leaflet	Consultation leaflets will be posted to all homes and businesses in the PCZ at the start of the statutory consultation period. The leaflet will also be issued to wider consultees by email, including parish councils, local interest groups and technical consultees.
Press releases	<p>To promote awareness of the Proposed Development and the consultation both within and beyond the PCZ we will send a press release at the start of the consultation. This will be sent to the following local and regional media outlets:</p> <ul style="list-style-type: none"> <li>• Nothern Echo</li> <li>• Darlington and Stockton Times</li> <li>• Teesside Gazette</li> <li>• Aycliffe Today</li> <li>• Newton News</li> </ul>
Stakeholder briefings	<p>We will issue communications to key stakeholders, including local political representatives (Councillors and MPs) and Parish Council clerks representing wards, constituencies, and parishes within the consultation zone to provide information about the proposals we are consulting on and invite them to take part in the consultation.</p> <p>We will consider invitations to, or requests for, meetings with other local groups or special interest organisations on a case-by-case basis.</p>
Emails and letters	<p>We will send either emails or hard copy letters about the consultation and how to get involved to the following:</p> <ul style="list-style-type: none"> <li>• host constituency and neighbouring constituency area MPs;</li> <li>• elected representatives at Darlington Borough Council, Stockton-on-Tees Borough Council, and Durham County Council</li> <li>• host parish councils;</li> <li>• neighbouring local authorities;</li> <li>• neighbouring parish councils; and</li> <li>• local interest groups, such as community and environmental groups.</li> </ul>
Statutory notices	<p>Statutory notices to publicise the consultation in accordance with Section 48 of the Act will be published once in a national newspaper (The Guardian) and the London Gazette and twice (across two successive weeks) in local circulating papers The Northern Echo and Darlington and Stockton Times.</p> <p>Statutory notices publicising the SoCC in accordance with Section 47 of the Act will be published once (for one week) in local circulating newspapers.</p>

Information posters	<p>Posters including details of the consultation, how to access project information, and how to get involved, will be displayed at well-used public locations within and outside of the PCZ, including libraries, shops and civic buildings. These will be hosted in agreement with relevant groups and venues, including where consultation events will take place.</p> <p>Information posters will also be sent to all host and neighbouring parish councils to help raise awareness of the consultation.</p>
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5.6.2 Any activity(ies) that cannot be undertaken due to circumstances beyond our control, where possible, will be substituted with similar activity(ies) in local newspapers (via press release) circulating in the vicinity of the Proposed Development. Any activity changes will also be published on the project website.

## 5.7 WIDER ENGAGEMENT

5.7.1 Ongoing engagement with relevant stakeholders will be undertaken ahead of the launch of the consultation, including local authorities, MPs, the Environment Agency, Natural England, and Historic England (where possible) and with local interest groups, residents, and landowners who get in touch.

5.7.2 All relevant local and parish councillors, elected members for county, district and borough, and MPs will be contacted as soon as practicable following the local elections and will be kept informed about the Proposed Development. They will also be encouraged to share information about the consultation with members of their constituency / local community.

## 5.8 ENGAGEMENT WITH SELDOM HEARD GROUPS

5.8.1 As outlined in Section 6.4, we are committing to ensuring that our consultation is accessible and inclusive for all stakeholders, includes groups and individuals that may find it harder to get involved in consultation and/or need additional support to access materials.

**Table 5.3: Consultation methods for seldom heard groups for Byers Gill Solar**

Seldom Heard Groups	Consultation Response
Older people	<ul style="list-style-type: none"> <li>Directly mailing the consultation leaflet to all stakeholders within the PCZ and providing details of how to access paper copies of other project documents and provide feedback by post.</li> <li>Options to engage through conventional communications channels including the freepost and the freephone information line.</li> </ul>



	<ul style="list-style-type: none"> <li>• Providing important information in both digital and non-digital formats and providing alternate formats such as dementia friendly, Braille and large print (upon request).</li> <li>• Providing paper copies of materials at information point locations along with contact details for the project team, who will be able to provide further assistance and send information to those who are unable to access the material online.</li> <li>• Advertising the availability of telephone call backs for stakeholders with further questions or who would like to discuss the Proposed Development further with the project team.</li> <li>• Consultation events at several locations, with members of the team available to assist with completing feedback responses.</li> </ul>
Disabled people and those with learning disabilities	<ul style="list-style-type: none"> <li>• Providing important information in both digital and non-digital formats and providing alternate formats such as dementia friendly, braille and large print (upon request).</li> <li>• Option to enlarge text on the Proposed Development website.</li> <li>• Providing telephone call backs for stakeholders with further questions or those who would like to discuss the Proposed Development further with the project team.</li> <li>• Face-to-face events at three locations within the PCZ, with members of the team available to assist with completing feedback responses.</li> </ul>
People with limited mobility	<ul style="list-style-type: none"> <li>• Directly mailing the consultation leaflet to all stakeholders within the PCZ and provide details of how to access paper copies of other project documents and provide feedback by post.</li> <li>• Online engagement through the consultation website and webinars to negate the need for travel.</li> <li>• Providing important information in both digital and non-digital formats and providing alternate formats such as dementia friendly, Braille and large print (upon request).</li> <li>• Providing British Sign Language signing at webinars, on request.</li> <li>• Advertising the availability of telephone call backs for stakeholders with further questions or who would like to discuss the Proposed Development further with the project team.</li> </ul>
Geographically isolated communities	<ul style="list-style-type: none"> <li>• Directly mailing the consultation leaflet to all stakeholders within the PCZ and provide details of how to access paper copies of other Project documents and provide feedback by post.</li> <li>• Advertising the availability of telephone call backs for stakeholders with further questions or who would like to discuss the Proposed Development further with the Project team.</li> </ul>
Young people	<ul style="list-style-type: none"> <li>• Online engagement to encourage this demographic to complete feedback forms / consultation engagement.</li> <li>• Posters will be distributed at the local college / high schools to inform the demographic of the Proposed Development and encourage them to provide feedback.</li> </ul>

## 5.9 INFORMATION CHANNELS

5.9.1 The following enquiry channels will be available throughout the consultation for members of the community and other stakeholders to get in touch with the project team, ask questions, request further information or request printed copies of consultation materials and documents. These channels are provided in Table 5.4 below.

**Table 5.4: Information channels for Byers Gill Solar**

Method	Contact details	Hours of operation
Online	<a href="https://byersgillsolarfarm.co.uk/">https://byersgillsolarfarm.co.uk/</a>	24 hour
Telephone	0800 197 0118	9am–5:30pm weekdays (with an answerphone facility to take messages outside these hours)
Email	enquiries@byersgillsolar.com	24 hour (emails will be monitored between 9am–5:30pm weekdays and responded)
Post	FREEPOST BYERS GILL SOLAR (please note that you do not need a stamp)	24 hour (mailbox will be monitored between 9am-5:30pm on weekdays)

5.9.2 Requests for consultation information to meet specific requirements (such as large print or audio for those with visual impairments, or an alternative language to for those for whom English is not their first language, to enable them to take part in the consultation) will be considered on a case-by-case basis so we can establish how best to provide the information required.

## 6 RESPONDING TO THE CONSULTATION

### 6.1 HOW TO RESPOND TO THE CONSULTATION

6.1.1 Feedback to the consultation should be submitted in writing or online to Byers Gill Solar by **11:59pm on 16th June 2023**. Responses received after that date may not be considered.

6.1.2 Consultation responses can be made in the following ways:

- Completing the feedback questionnaire online, which can be accessed via the project website from 5<sup>th</sup> May: <https://byersgillsolarfarm.co.uk/>
- Attending a consultation event and completing a printed feedback questionnaire, which can be handed to the project team in person, or taken a way and sent to us via freepost (using FREEPOST BYERS GILL SOLAR). Questionnaires can also be collected from one

of our local information points or requested from the community relations team, as detailed in Table 6.4.

- Emailing in to [enquiries@byersgillsolar.com](mailto:enquiries@byersgillsolar.com)
- Writing to us at FREEPOST BYERS GILL SOLAR (please note that no stamp is required)

## **6.2 HOW WE WILL USE CONSULTATION FEEDBACK**

- 6.2.1 When our statutory consultation closes, we will have regard to all comments received. All feedback, including ongoing engagement with communities and stakeholders, is important to us and will help influence our designs for the Proposed Development.
- 6.2.2 Once we have reviewed and finalised our Application, we will produce a Consultation Report, which will set out how the feedback from the pre-application consultation has shaped and influenced our proposed application.
- 6.2.3 This Consultation Report will be submitted to the SoS for BEIS as part of the DCO application.
- 6.2.4 Any comments received could be made public but no personal information will be published. Any personal data received as part of the consultation will be stored and protected in accordance with the requirements of the General Data Protection Regulation. The privacy notice for those visiting the project website is available at [byersgillsolarfarm.co.uk](http://byersgillsolarfarm.co.uk).

## **7 FURTHER CONSULTATION**

- 7.1.1 If, following the statutory consultation, we consider it is necessary to undertake further targeted or supplementary consultation, this would be undertaken, so far as relevant and proportionate, in accordance with the principles and methods set out in this SoCC.

## **8 CONTACT DETAILS**

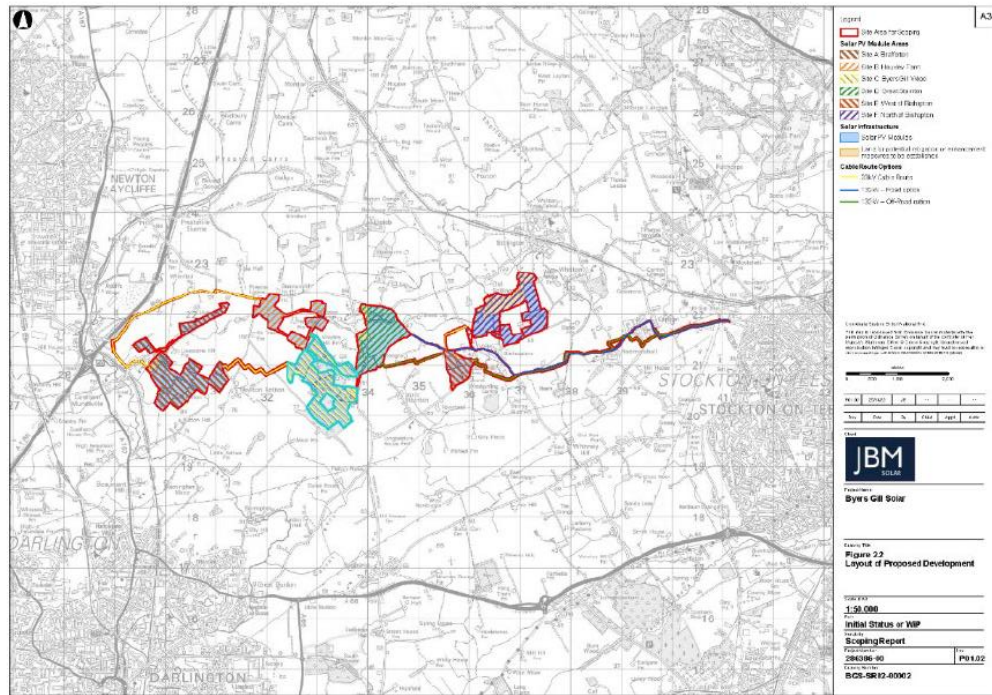
- 8.1.1 Please don't hesitate to get in touch if you would like to find out more information about Byers Gill Solar. You can get in touch with members of our community relations team using any of the communications lines listed below.
- 8.1.2 Should you require any documents in large print, audio or Braille then please contact us using the details provided. Every effort has been made to ensure that information is accurate at the time of going to print.
- 8.1.3 Our communication channels are:

- Email: [enquiries@byersgillsolar.com](mailto:enquiries@byersgillsolar.com)
- Call: 0800 046 9643
- Write to: FREEPOST BYERS GILL SOLAR (please note that you do not need a stamp)

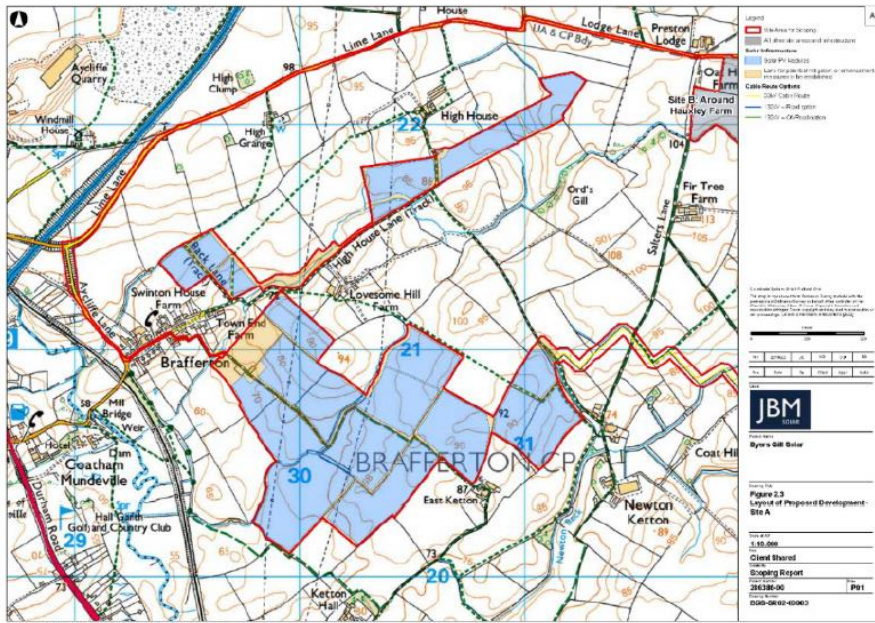
# APPENDICES

## 1. APPENDIX 1 – SITE MAPS

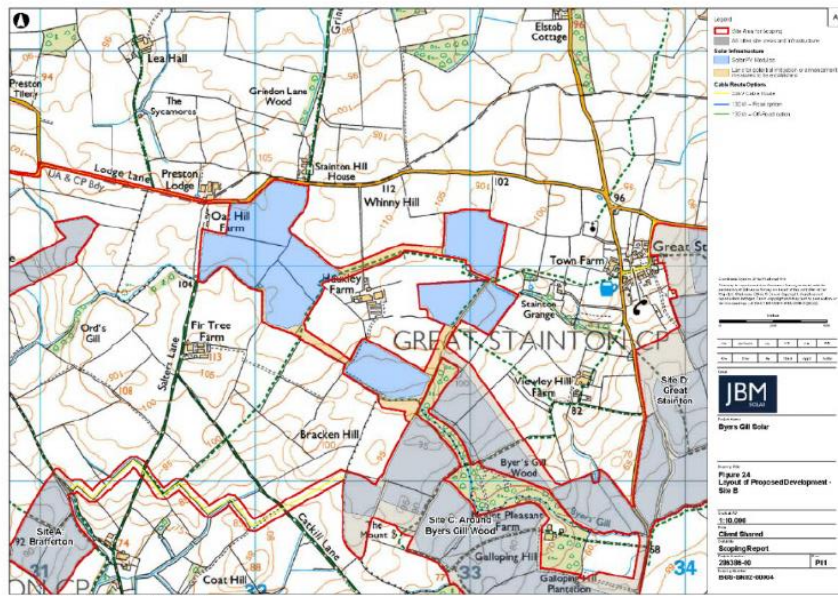
### 1.1 PROPOSED DEVELOPMENT SITE LAYOUT:



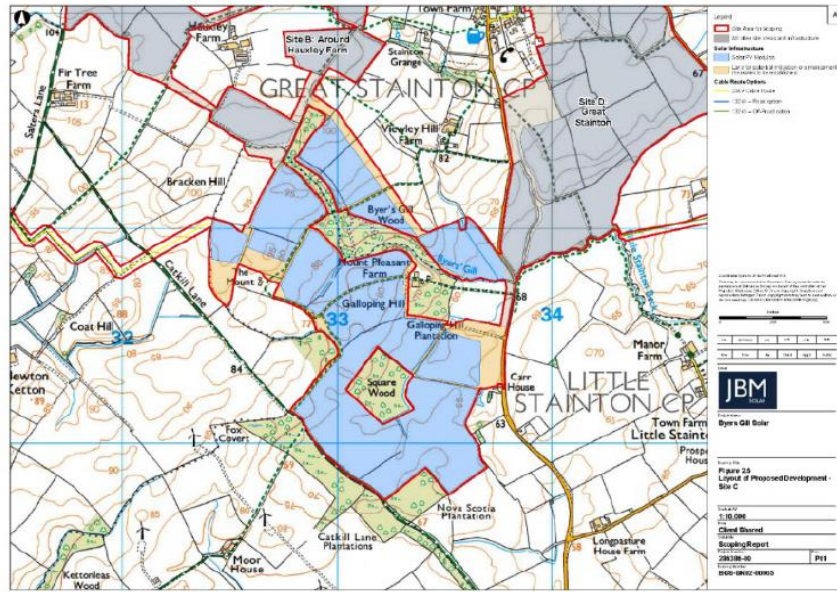
## 1.2 Site A: Brafferton



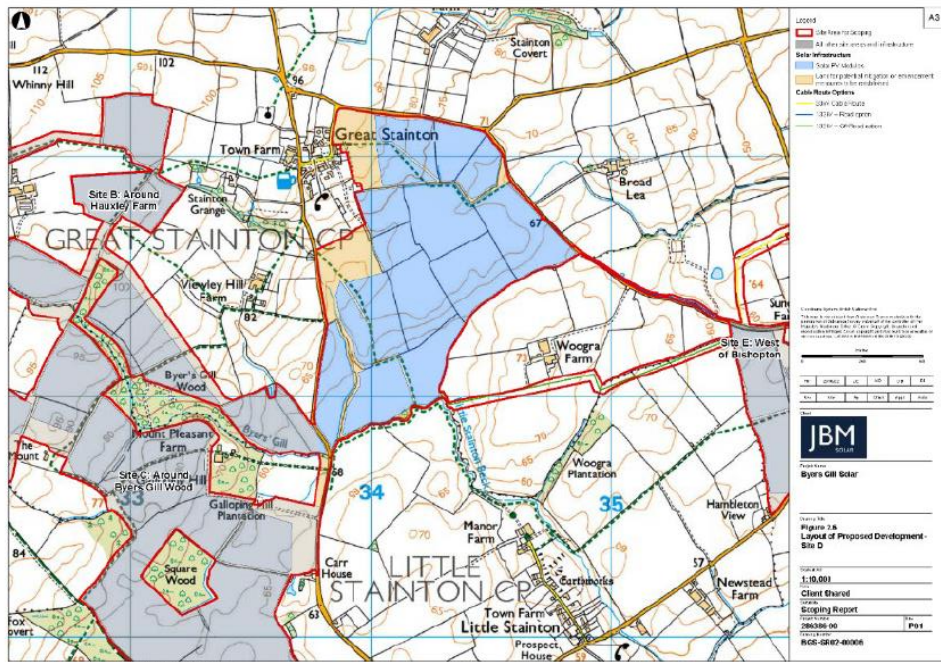
## 1.3 SITE B: HAUXLEY FARM



### 1.4 SITE C: BYERS GILL WOOD

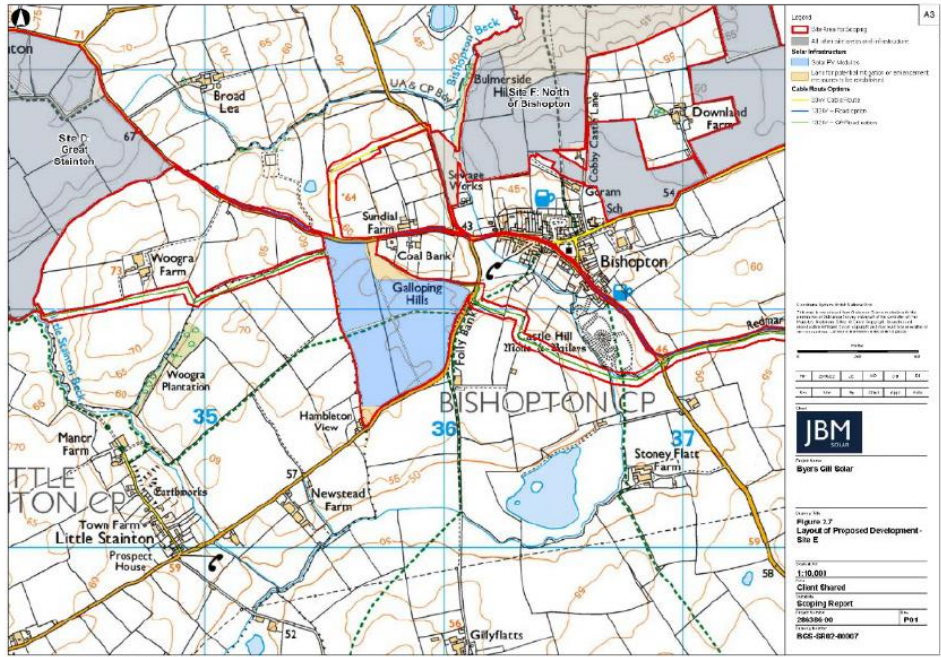


## 1.5 SITE D: GREAT STANTON

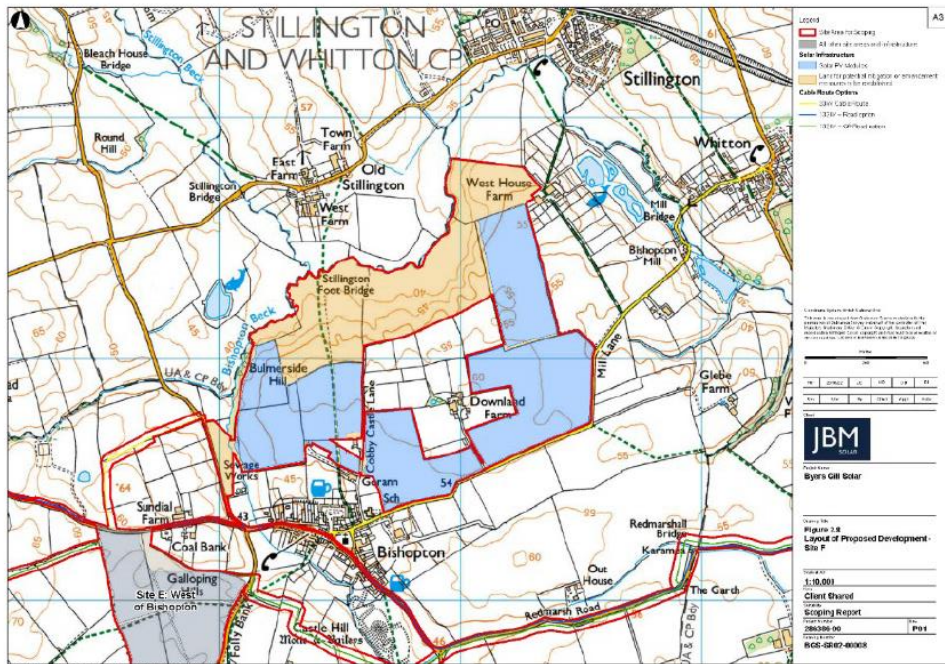




# 1.6 SITE E: WEST OF BISHOPTON

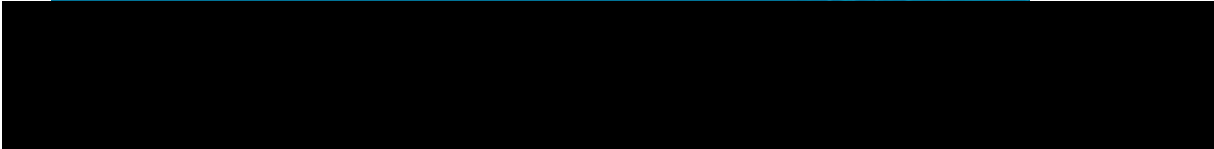
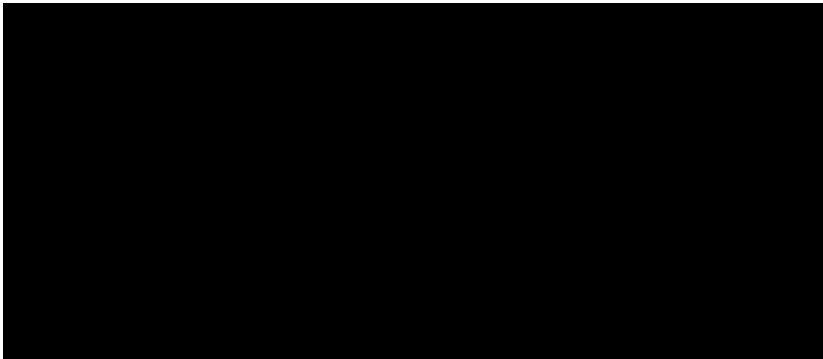


# 1.7 SITE F: NORTH OF BISHOPTON



# Appendix 4.2 consultation

# Letters sent to LPAs for SoCC



**Subject:** RE: JBM Solar: Byers Gill Solar Statement of Community Consultation

Dear Lisa,

Please find enclosed the draft Statement of Community Consultation (SoCC) for Byers Gill Solar. In accordance with the requirements of section 47(2) of the Planning Act 2008 we are formally issuing this to you in order to obtain your comments which we will have regard to in the final version. In accordance with Section 47(3) of the Planning Act 2008 the deadline for the receipt of your response to this consultation is 28 days beginning on the day after the date of this letter (11.59pm on 27 March).

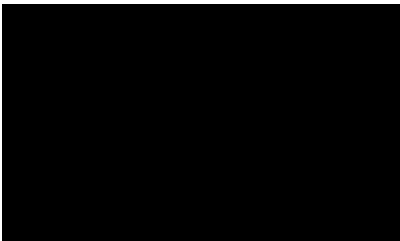
Engagement with all stakeholders with an interest in the project is important to us and our SoCC gives the overview of how this will be carried out. The SoCC includes full details of the Project, who we will be consulting, how we will consult them, where our consultation documents will be located, when our consultation events will take place and how people can give us their views.


It is worth noting that our design continues to progress during this time so there may be some minor changes to the red line boundary shown in this version compared to that which would be shown during statutory consultation.

The submission of the SoCC follows our meeting with you to discuss the principles of our consultation approach. Feedback from our meeting is reflected in the draft SoCC submitted today.

Please do not hesitate to contact me should you have any queries or wish to discuss the approach to consultation in more detail.

Kind regards,





---

[EXTERNAL]:RE: JBM Solar: Byers Gill Solar Statement of Community Consultation

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Claire,

Our consultation on the Statement of Community Consultation concluded last week. Could you confirm whether you intended to make any comments on the document?

Kind regards,



**Subject:** RE: JBM Solar: Byers Gill Solar Statement of Community Consultation

Dea 

Please find enclosed the draft Statement of Community Consultation (SoCC) for Byers Gill Solar. In accordance with the requirements of section 47(2) of the Planning Act 2008 we are formally issuing this to you in order to obtain your comments which we will have regard to in the final version. In accordance with Section 47(3) of the Planning Act 2008 the deadline for the receipt of your response to this consultation is 28 days beginning on the day after the date of this letter (11.59pm on 27 March).

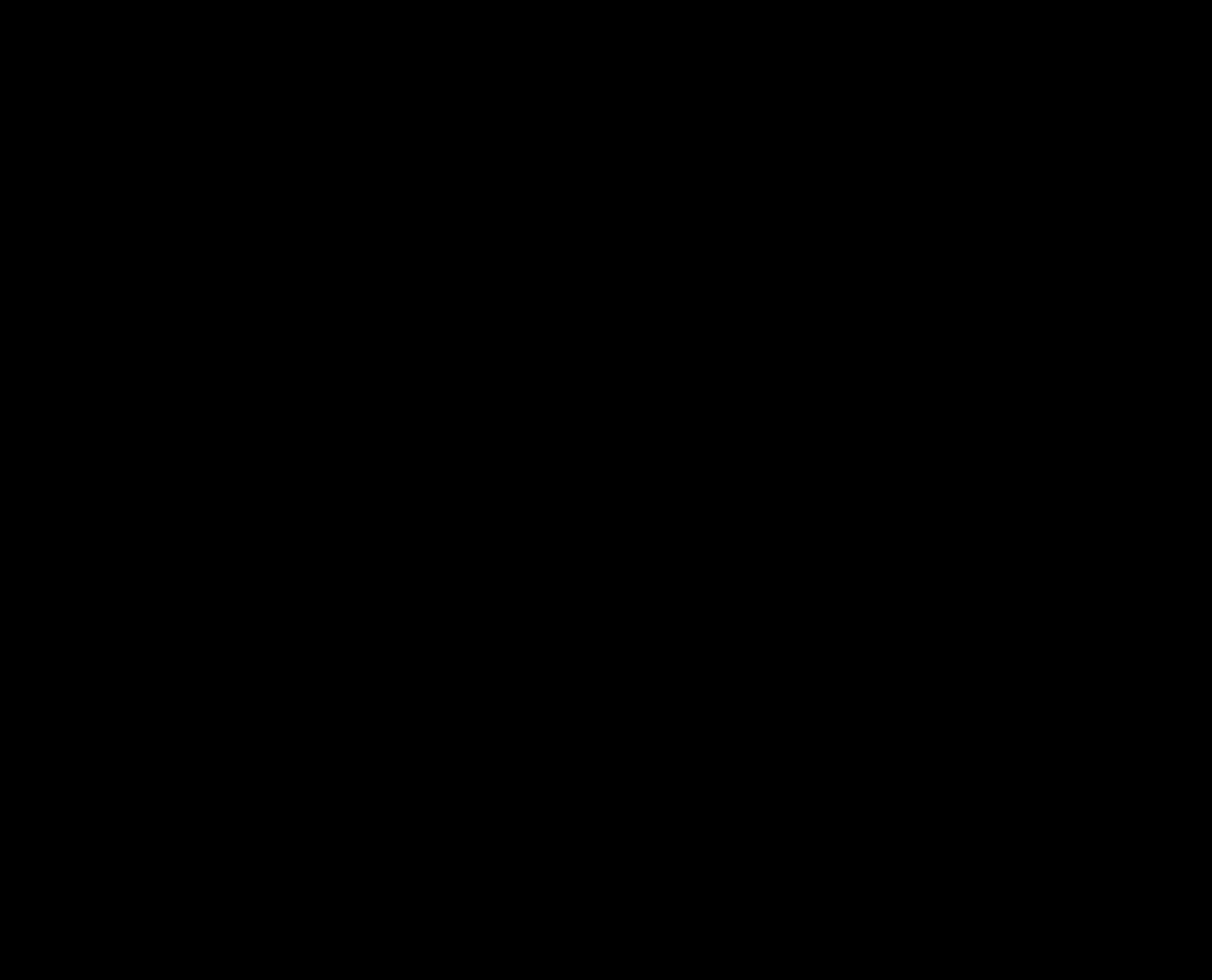
Engagement with all stakeholders with an interest in the project is important to us and our SoCC gives the overview of how this will be carried out. The SoCC includes full details of the Project, who we will be consulting, how we will consult them, where our consultation documents will be located, when our consultation events will take place and how people can give us their views.

It is worth noting that our design continues to progress during this time so there may be some minor changes to the red line boundary shown in this version compared to that which would be shown during statutory consultation.

The submission of the SoCC follows our meeting with you to discuss the principles of our consultation approach. Feedback from our meeting is reflected in the draft SoCC submitted today.

Please do not hesitate to contact me should you have any queries or wish to discuss the approach to consultation in more detail.

Kind regards,



Dear Elaine, Whom it may concern,

Please find enclosed the draft Statement of Community Consultation (SoCC) for Byers Gill Solar. In accordance with the requirements of section 47(2) of the Planning Act 2008 we are formally issuing this to you in order to obtain your comments which we will have regard to in the final version. In accordance with Section 47(3) of the Planning Act 2008 the deadline for the receipt of your response to this consultation is 28 days beginning on the day after the date of this letter (11.59pm on 27 March).

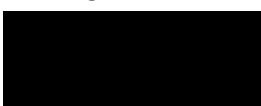
Engagement with all stakeholders with an interest in the project is important to us and our SoCC gives the overview of how this will be carried out. The SoCC includes full details of the Project, who we will be consulting, how we will consult them, where our consultation documents will be located, when our consultation events will take place and how people can give us their views.

It is worth noting that our design continues to progress during this time so there may be some minor changes to the red line boundary shown in this version compared to that which would be shown during statutory consultation.

The submission of the SoCC follows our meeting with you to discuss the principles of our consultation approach. Feedback from our meeting is reflected in the draft SoCC submitted today.

Please do not hesitate to contact me should you have any queries or wish to discuss the approach to consultation in more detail.

Kind regards,



# Appendix 4.3 consultation

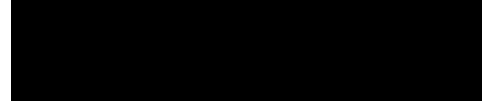
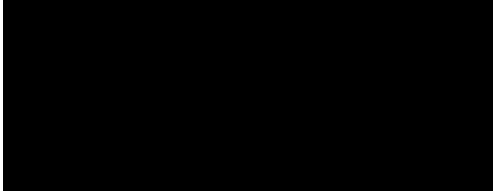
# Responses from LPAs on SoCC



**DARLINGTON**  
Borough Council

**CHIEF EXECUTIVE'S OFFICE &  
ECONOMIC GROWTH GROUP**

Town Hall, Darlington DL1 5QT  
DX69280 Darlington 6



24 March 2023

Our ref: Byers Gill Solar  
Your ref:  
Please ask for: Lisa Hutchinson  
Document Name: 2403231

Dear Sirs

**Draft Statement of Community Consultation (SoCC) for Byers Gill Solar**

Thank you for consulting Darlington Borough Council on the draft SoCC for the Byers Gill Solar project in accordance with the requirements of section 47(2) Of the Planning Act 2008.

Comments have been provided in response to those questions asked in the draft document as tracked changes, however I can confirm that Darlington Borough Council is in agreement with the principles of your consultation approach as set out in the document.

I trust this response is of assistance, however if you wish to discuss the matter further, please do not hesitate to contact me.

Yours sincerely



**Lisa Hutchinson**  
**Development Manager**



# **Byers Gill Solar**

# **Draft Statement of**

# **Community Consultation**

For consultation with Local Authorities – February 27 – March 27  
2023

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# **1 INTRODUCTION**

## **1.1 PURPOSE OF THE DOCUMENT**

- 1.1.1 JBM Solar Limited (“we” or “the Applicant”) is preparing a Development Consent Order (DCO) application under the Planning Act 2008 (“the Act”) for a new solar energy and storage scheme located on land across Darlington and Stockton-on-Tees (“the Application”).
- 1.1.2 This document is a Statement of Community Consultation (SoCC) which sets out how we intend to consult people ahead of our application for development consent for Byers Gill Solar (hereinafter referred to as the “Proposed development”).
- 1.1.3 The Proposed development is a Nationally Significant Infrastructure Project (NSIP) and requires consent from the Secretary of State (SoS) for Energy Security and Net Zero (ESNZ), via a DCO. Accordingly, this SoCC has been prepared pursuant to section 47 of the Act and Regulation 12 of the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017.
- 1.1.4 In developing this SoCC, we consulted with and had regard to comments from the following s43(1) local planning authorities:
- Darlington Borough Council;
  - Stockton-on-Tees Borough Council; and
  - Durham County Council.
- 1.1.5 Following publication of this document, it will be circulated to neighboring authorities.

## **2 NATIONALLY SIGNIFICANT INFRASTRUCTURE PROJECTS**

- 2.1.1 As the Proposed Development will have a generating capacity of more than 50MW, Byers Gill Solar will be classified as an NSIP. The consenting regime for NSIPs under the Act requires the Applicant to apply for a DCO.
- 2.1.2 The Applicant intends to submit an application for a DCO under Section 37 of the Act to the Planning Inspectorate, the executive agency responsible for dealing with NSIP applications.
- 2.1.3 If accepted, the Application would be examined by the Planning Inspectorate, who would make a recommendation on the application to the SoS. The SoS makes the final decision on a DCO application. This process is explained further in Section 10 of this SoCC.

- 2.1.4 Before submitting an application, the Act requires us to carry out consultation with people living in the vicinity of the land and prescribed stakeholders.
- 2.1.5 Early involvement of communities, local authorities and other stakeholders helps to ensure we identify valuable information about the potential effects of the Proposed Development and provides an opportunity for early feedback from stakeholders to help shape the plans.
- 2.1.6 Early involvement also ensures that potential mitigation measures can be considered and, where appropriate, built into our designs before an application for development consent is submitted.
- 2.1.7 The DCO process is shown in Figure 10.1 and explained in more detail on the Planning Inspectorate’s website: <https://infrastructure.planninginspectorate.gov.uk/application-process/the-process/>.<sup>1</sup>
- 2.1.8 The Planning Inspectorate has also published a range of advice notes, which intend to inform applicants, consultees, the public and others about a range of matters in relation to the Planning Act 2008 process. This includes advice note eight, which provides more detail on the NSIP planning process. All advice notes can be found on the Planning Inspectorate’s website: <https://infrastructure.planninginspectorate.gov.uk/legislation-and-advice/advice-notes/><sup>2</sup>

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<sup>1</sup> National Infrastructure Planning: The Process accessed on 14 February 2023

<sup>2</sup> National Infrastructure Planning: Advice Notes accessed on 14 February 2023

**Figure 2.1: Summary of the planning process for Byers Gill Solar**



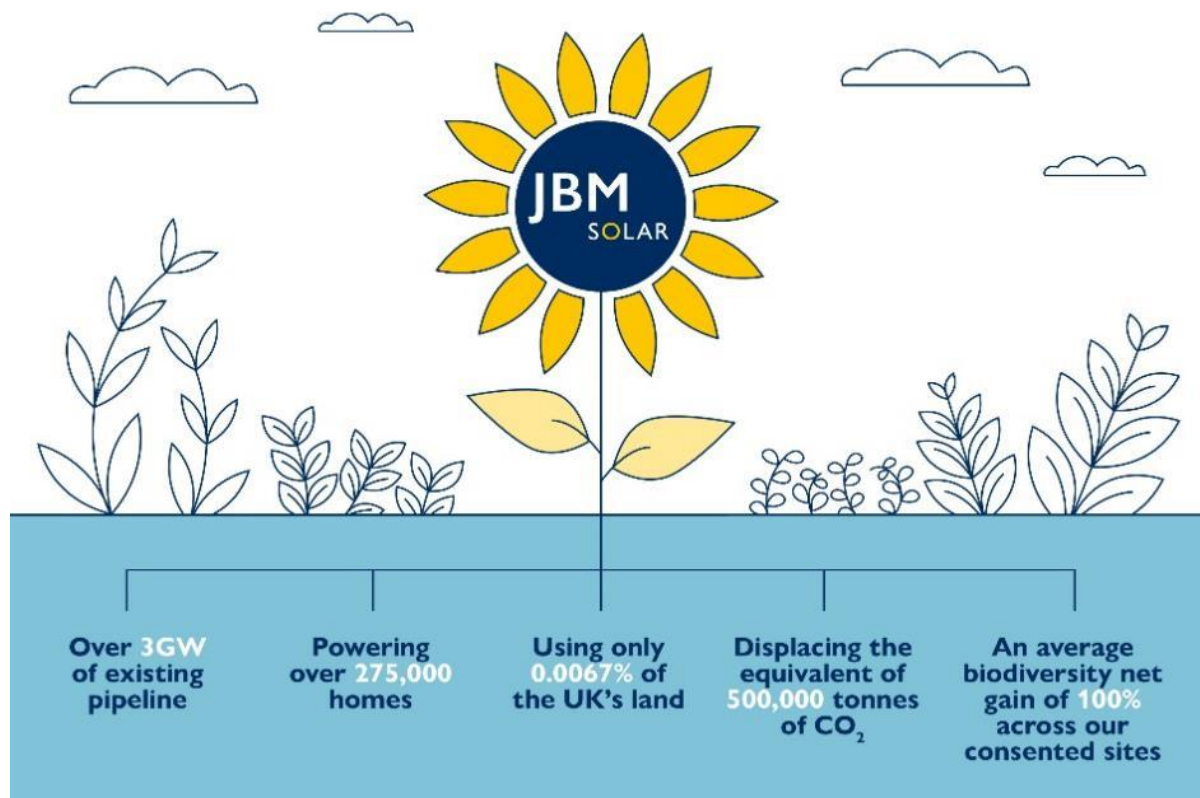
### 3 ABOUT JBM SOLAR

#### 3.1 THE DEVELOPER

*JBM Solar Limited*

- 3.1.1 Established in 2012, the Applicant has a proven track record of securing consent for over 1GW of clean, green solar energy schemes in the UK and Ireland. We place a focus on developing sites that benefit both the community and local wildlife.
- 3.1.2 The Applicant has a decade-long history of working closely with landowners, communities, and stakeholders such as local authorities and community groups to help deliver projects that have the greatest potential for success.
- 3.1.3 We're passionate about everything we do and believe strongly in our vision to deliver a future powered by clean energy. To achieve this vision, we foster a culture of innovation which drives our valued team of experts to deliver for the benefit of our stakeholders, the planet, and the business.

**Figure 3.1: JBM Solar's existing solar portfolio**



## 4 THE PROPOSED DEVELOPMENT

### 4.1 THE PROPOSED DEVELOPMENT

4.1.1 The Proposed Development is located north-east of Darlington, north of A66 and west of Stockton-on-Tees. There will be an underground cable from the solar farm to the substation. The Proposed Development will connect into National Grid Norton substation in Stockton-on-Tees.

4.1.2 The Proposed Development is approximately 552 ha and is made up of six sites where the solar panel and battery storage energy systems are proposed. These sites will also include other associated infrastructure, and areas for mitigation and enhancement. All of these sites are within the administrative areas of Darlington Borough Council, Stockton-on-Tees Borough Council and Durham County Council. The sites are:

Site A : Brafferton – this site includes a large area of panels to the south east of the village of Brafferton and a smaller area of panels to the north of High House Lane.

Site B: Hauxley Farm – located South of lodge lane and East of Salters lane.

Site C: Byers Gill Wood – this site is connected to Site B at the north and includes land to the South of Byers Gill Brook on fields surrounding Square Wood.

Site D: Great Stainton – located East of Elstob Lane and to the south of the road toward Bishopton.

Site E: West of Bishopton – located southwest of Bishopton, to the West of Folly Bank.

Site F: North of Bishopton – bordered by Mill Lane to the South and Bishopton Beck to the North.

4.1.3 Byers Gill Solar would make a meaningful contribution to the local, and national, climate commitments. It would generate up to 180MW of renewable energy and connect to the Norton substation, located approximately 3.5km east of Site F: North of Bishopton. . It is anticipated that 12km of underground 132kV cabling would be required to connect the Proposed Development to the Norton substation. As it stands, there are two proposed cable route options for the 132kV cable. These cable route options are currently being surveyed and we are seeking your feedback on these options; the preferred cable route will be confirmed following the statutory consultation.

4.1.4 Maps of the 5 site areas are contained **Appendix 1**.

### 4.2 ENVIRONMENTAL IMPACT ASSESSMENT

4.2.1 The Proposed Development is an ‘environmental impact assessment (EIA) development’ under the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017.



- 4.2.2 The Application will therefore require an Environmental Impact Assessment ('EIA') to be carried out to ensure the likely significant effects of the Proposed Development are properly understood and that, where available, appropriate mitigation measures are identified to control or reduce environmental effects.
- 4.2.3 An EIA Scoping Opinion was issued by the Planning Inspectorate in December 2022. Together with the Applicant's Scoping Report, this identifies the environmental issues and topics that are relevant to the Proposed Development and will be assessed as part of the EIA. The Scoping Opinion is available to view on the Planning Inspectorate website at: [EN010139-000021-EN010139 - Scoping Report.pdf \(planninginspectorate.gov.uk\)](https://www.planninginspectorate.gov.uk/EN010139-000021-EN010139-Scoping-Report.pdf)
- 4.2.4 A Preliminary Environmental Information Report (PEIR) and Non-Technical Summary (NTS) will be produced and consulted upon as part of the statutory consultation. This will provide initial information on the potential environmental effects of the Proposed Development and any proposed mitigation to help the local community understand the environmental effects and inform responses regarding the proposals.
- 4.2.5 We will be inviting feedback and comments on the information presented in the PEIR as part of the statutory consultation. Feedback received will be considered before the DCO application and EIA are finalised for submission.
- 4.2.6 All final environmental findings will be set out in an Environmental Statement (ES), which will be submitted alongside our Application.
- 4.2.7 The statutory consultation will be carried out in compliance with the statutory requirements set out in the Act, including consultation on the PEIR.

## **5 STATUTORY CONSULTATION (5TH MAY 2023 – 16TH JUNE 2023)**

### **5.1 INTRODUCTION**

- 5.1.1 The statutory consultation will run for six weeks, starting on 5th May 2023 and finishing on 16th June 2023. All responses to the consultation must be received by 11:59pm on the closing date
- 5.1.2 Held in accordance with the Act, this consultation provides an opportunity for you to have your say about our proposals for Byers Gill Solar. More details on what we will be consulting on are listed below

## **5.2 WHAT ARE WE CONSULTING ON?**

- 5.2.1 The aim of our pre-application consultation is to ensure that the community, landowners and other persons with an interest in the land, stakeholders and technical consultees have the opportunity to understand and influence our proposals. JBM Solar will present our proposals including how they have been informed by our environmental assessments and engagement to date.
- 5.2.2 We will be seeking feedback on all aspects of our plans for Byers Gill Solar. These will be explained in the following materials:
- Preliminary Environmental Information Report (PEIR) - the PEIR sets out the preliminary findings from the Environmental Impact Assessment (EIA). It also includes photomontages of the proposed solar park from various locations around the site.
  - Non-technical Summary of the PEIR - a shorter summary version of the full PEIR.
  - Consultation booklet - the booklet provides a more detailed overview of the proposals, including a summary of each element of the solar park, energy storage and underground connection to Norton substation.
- 5.2.3 The full PEIR, together with the NTS, will be made available electronically on our project website, and we will publicise, as part of our statutory notices, information on how to request hard copies of the full PEIR.
- 5.2.4 All statutory consultation documents will be available online, on the Project website, and available in hard copy at no extra charge (except the PEIR, a hard copy of which can be requested for a charge of £0.35 per page to cover printing and posting costs).

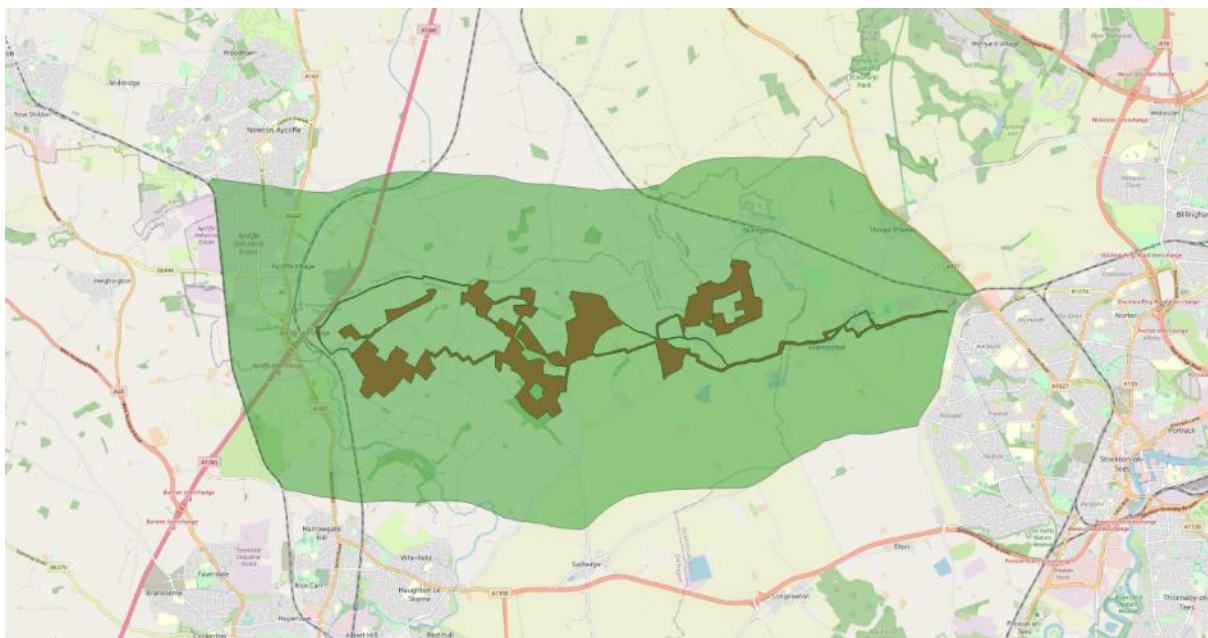
## **5.3 WHO ARE WE CONSULTING?**

- 5.3.1 Our consultation process is open to anyone who may be interested in our proposals for Byers Gill Solar. We welcome all views and will take them into account before we submit our DCO application.
- 5.3.2 We have identified a primary consultation zone (PCZ) by initially extending a minimum distance of two kilometres from the boundary of the Red Line Boundary (please see figure appendix 1)– within which the solar PV panels, energy storage system, on-site substation and supporting infrastructure would be located. The PCZ also extends one kilometre from the edge of the cable route corridor for the grid connection, up to the boundary of the existing Norton substation.
- 5.3.3 The PCZ has also been extended in certain areas to consider:

- Zone of theoretical visibility for the Proposed Development, which assesses areas in vicinity of the Red Line Boundary (Appendix 1) which could experience a degree of visual impact
- Existing physical boundaries, such as main roads
- Capturing entire communities, rather than excluding small numbers of properties
- Where we propose to undertake additional works to enable construction transport, equipment areas or road modifications

5.3.4 The zone has been extended further where proportionate and reasonable based on existing boundaries in order to avoid inappropriate ‘severance’ of communities. The PCZ is shown in Figure 5.1.

**Figure 5.1: Primary Consultation Zone for Byers Gill Solar**



## **5.4 CONSULTATION WITH UNDER-REPRESENTED OR SELDOM HEARD GROUPS**

5.4.1 Our consultation has been developed to be accessible to all groups in the community, including ‘under-represented’ or ‘seldom heard’ groups and individuals who may be less likely to participate in or respond to traditional consultation techniques.

5.4.2 These groups and individuals that may find it harder to get involved in consultation and/or need additional support to access materials include:

- Geographically isolated communities
- Young people
- Older people
- Disabled people and those with learning disabilities

5.4.3 The specific methods to be used to engagement with these seldom heard groups are outlined in Section 5.8.

## 5.5 HOW WE WILL CONSULT

5.5.1 During this statutory consultation, we will use a range a methods to ensure an inclusive, meaningful and open consultation. We will use a range of digital and non-digital methods of communication to ensure that our consultation can be accessed by all members of the community.

5.5.2 Our statutory consultation is planned to take place for six weeks between 5th May 2023 and 16th June 2023 (exceeding the statutory minimum period of 28 days as required by the Act).

5.5.3 A proposed schedule for all engagement methods, including activities and materials, is set out in Table 5.1 below.

**Table 5.1: Statutory consultation methods for Byers Gill Solar**

<b>Consultation methods</b>	
<b>Method</b>	<b>Detail</b>
Inside the primary consultation zone	All homes and businesses within the PCZ will directly receive communications such as consultation leaflets from us in the post. Consultation events will be held within the PCZ, where possible, and relevant groups and organisations such as parish councils and local interest groups will be notified of consultation opportunities.
Outside the primary consultation zone	We recognise that people who live and work beyond the PCZ may also have an interest in our proposals and may wish to participate in the statutory consultation. We are committed to making sure that individuals and organisations are given the opportunity to participate and will attempt to raise awareness of the consultation

	<p>using a number of methods such as media engagement and direct communication with organisations , such as Durham Wildlife Trust, RSPB Durham and Darlington Climate Action, located outside of the PCZ.</p>
<p>Consultation events</p>	<p>We will be holding a minimum of three in-person consultation events at locations spread across the PCZ (see figure 5.1). They will be advertised in consultation leaflets, across the local media and at local information points and through wider publicity for local community groups.</p> <p>We will hold events in Brafferton, Bishopton and Stillington as a minimum. Events will be held on different days of the week with varied hours to accommodate different availability, including on weekdays and at weekends. Potential venues include:</p> <ul style="list-style-type: none"> <li>• Brafferton Village Hall,</li> <li>• Bishopton Village Hall,</li> <li>• Stillington Youth and Community Centre,</li> </ul> <p>Members of the Byers Gill Solar project team will be at these events to discuss the proposals in more detail and answer any questions. Hard copies of materials will also be available to view and take away.</p>
<p>Webinars</p>	<p>Three webinars will be held for any member of the public to join via telephone or online. One webinar will be held at the start of the consultation and one at the end to provide any initial and final information on the Proposed Development to help inform any consultation responses.</p>
<p>Telephone call backs</p>	<p>Members of the public will be able to request a call back from a member of the project team (subject to availability) on 0800 197 0118 or <a href="mailto:enquiries@byersgillsolar.com">enquiries@byersgillsolar.com</a></p>
<p>Local information points</p>	<p>Hard copies of consultation materials, including the statutory consultation booklet and feedback questionnaire, will be available to collect from local information point/s located in the vicinity of the Proposed Development. These documents will be available to collect from XXX.</p>

	<p>A copy of this SoCC will also be able to inspect at these locations.</p> <p>We will check, by telephone, on a weekly basis that consultation documentation remains at the information points throughout the consultation period.</p>
Project website	<p>A dedicated project website (<a href="https://byersgillsolarfarm.co.uk/">https://byersgillsolarfarm.co.uk/</a>) will be live for you to find out more information and provide your feedback.</p> <p>All consultation documents will be presented digitally and available for download, free of charge. Information will be consistent with materials available at the consultation events.</p>
<b>Consultation materials</b>	
<b>Material</b>	<b>Detail</b>
Statutory consultation booklet	<p>A statutory consultation booklet will be published at the start of the consultation, providing a summary of the proposals we are consulting on, details of how people can take part, how feedback will be considered and how their feedback will be used to influence and shape the proposals.</p> <p>Printed copies of this booklet will be available to take away at all consultation events, on request by contacting the community relations team, and at all local information points. It can also be downloaded from the project website.</p> <p>The community relations team can be contacted at:</p> <ul style="list-style-type: none"> <li>• Email: <a href="mailto:enquiries@byersgillsolar.com">enquiries@byersgillsolar.com</a></li> <li>• Call: 0800 046 9643</li> <li>• Write to: FREEPOST BYERS GILL SOLAR (please note that you do not need a stamp)</li> </ul>
Consultation leaflets	Consultation leaflets will be posted to all homes and businesses in the PCZ at the start of the statutory

	<p>consultation period. These leaflets will publicise the consultation, provide information about the Proposed Development and list the engagement activities, including the location, dates, and times of the public consultation events.</p> <p>The leaflet will also be issued to wider consultees by email, including parish councils, local interest groups and technical consultees, and will be available on the project website.</p>
<p>Feedback questionnaire</p>	<p>A project feedback questionnaire will be prepared to allow people to provide feedback on the proposals. The questionnaire will ask people to provide feedback on all aspects of the Proposed Development, including particular issues we are seeking comment.</p> <p>Feedback questionnaires will be available free of charge on request by contacting the community relations team, in hard copy at consultation events and at local information points and can be downloaded from the project website and returned by post to FREEPOST BYERS GILL SOLAR (please note that you do not need a stamp).</p> <p>The feedback questionnaire will also be available to complete as an online form via the project website, which will be accessible throughout the consultation period.</p>
<p>Preliminary Environmental Informational Report (PEIR) and Non-technical Summary</p>	<p>The PEIR will contain a description of the Proposed Development, and a preliminary assessment of the likely significant environmental effects of the Proposed Development based on the initial information available at that time. It will also set out how we propose to reduce these effects and how we propose to maximise the benefits of the Proposed Development.</p> <p>The PEIR can be downloaded free of charge from the project website. A printed copy of the full PEIR will be available to view (but not take away) at the consultation events. A hard copy can be requested for a charge of £0.35 per page to cover printing and posting costs.</p>

	An NTS of the PEIR can also be downloaded from the project website and will be available in printed format free of charge on request from the community relations team and at the consultation events.
Technical project documentation, including maps and plans of the project	Additional technical maps and plans for the Proposed Development will also be available on the project website.  Requests for hard copies of the technical documents will be reviewed on a case-by-case basis. To cover printing costs a reasonable copying charge may apply (up to a maximum of £350 for one full suite of documents) to be paid for by the recipient.
Publication of consultation	We will publish a notice with details of the consultation within a local newspaper and a national newspaper pursuant to Section 48 of the Act
Statement of Community Consultation (SoCC)	This SoCC document will be made available online as part of the consultation and in hard copy on request. We will also publish a notice in a local newspaper to explain where this statement can be inspected pursuant to Section 47 of the Act.
Materials in alternative formats	Upon request, all documents will be available in alternative accessible formats, such as braille, speaking text and alternative languages. All requests should be made to the community relations team by email (enquiries@byersgillsolar.com) or phone (0800 197 0118).

## 5.6 PROMOTING THE CONSULTATION

5.6.1 We will use a variety of methods to make people aware of the Proposed Development and advertise the statutory consultation. These methods are outlined in Table 5.2 below.

**Table 5.2: Methods for promoting the statutory consultation for Byers Gill Solar**

Method	Detail
Consultation leaflet	Consultation leaflets will be posted to all homes and businesses in the PCZ at the start of the statutory consultation period. The leaflet will also be issued to wider consultees by email, including parish councils, local interest groups and technical consultees.



Press releases	<p>To promote awareness of the Proposed Development and the consultation both within and beyond the PCZ we will publish a press release at the start of the consultation. This will be sent to the following local and regional media outlets:</p> <p>Nothern Echo  Darlington and Stockton Times  Teesside Gazette  Aycliffe Today  Newton News</p>
Stakeholder briefings	<p>We will issue communications to key stakeholders, including local political representatives (Councillors and MPs) and Parish Council clerks representing wards, constituencies, and parishes within the consultation zone to provide information about the proposals we are consulting on and invite them to take part in the consultation.</p> <p>We will also offer briefings and organise online webinars with these stakeholders to provide information about the consultation. We will consider invitations to, or requests for, meetings with other local groups or special interest organisations on a case-by-case basis.</p>
Emails and letters	<p>We will send either emails or hard copy letters about the consultation and how to get involved to the following:</p> <ul style="list-style-type: none"> <li>• host constituency and neighbouring constituency area MPs;</li> <li>• elected representatives at Darlington Borough Council, Stockton-on-Tees Borough Council, and Durham County Council</li> <li>• host parish councils;</li> <li>• neighbouring local authorities;</li> <li>• neighbouring parish councils; and</li> <li>• local interest groups, such as community and environmental groups.</li> </ul>
Statutory notices	<p>Statutory notices to publicise the consultation in accordance with Section 48 of the Act will be published once in a national newspaper (The Guardian) and the London Gazette and twice (across two successive weeks) in local circulating papers The Northern Echo and Darlington and Stockton Times.</p> <p>Statutory notices publicising the SoCC in accordance with Section 47 of the Act will be published once (for one week) in local circulating newspapers.</p>
Information posters	<p>Posters including details of the consultation, how to access project information, and how to get involved, will be displayed at well-used public locations within and outside of the PCZ, including libraries, shops</p>

	<p>and civic buildings. These will be hosted in agreement with relevant groups and venues, including where consultation events will take place.</p> <p>Information posters will also be sent to all host and neighbouring parish councils to help raise awareness of the consultation.</p>
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5.6.2 Any activity(ies) that cannot be undertaken due to circumstances beyond our control, where possible, will be substituted with similar activity(ies) in local newspapers (via press release) circulating in the vicinity of the Proposed Development. Any activity changes will also be published on the project website.

## 5.7 WIDER ENGAGEMENT

5.7.1 Ongoing engagement with relevant stakeholders will be undertaken ahead of the launch of the consultation, including local authorities, MPs, the Environment Agency, Natural England, and Historic England (where possible) and with local interest groups, residents, and landowners who get in touch.

5.7.2 All relevant local and parish councillors, elected members for county, district and borough, and MPs will be contacted at the launch of the consultation and will be kept informed about the Proposed Development. They will also be encouraged to share information about the consultation with members of their constituency / local community.

## 5.8 ENGAGEMENT WITH SELDOM HEARD GROUPS

5.8.1 As outlined in Section 6.4, we are committing to ensuring that our consultation is accessible and inclusive for all stakeholders, includes groups and individuals that may find it harder to get involved in consultation and/or need additional support to access materials.

5.8.2 Consultation methods used to engage with these groups is in appendix 2.

**Table 5.3: Consultation methods for seldom heard groups for Byers Gill Solar**

Seldom Heard Groups	Consultation Response
Older people	<ul style="list-style-type: none"> <li>Directly mailing the consultation leaflet to all stakeholders within the PCZ and providing details of how to access paper copies of other project documents and provide feedback by post.</li> <li>Options to engage through conventional communications channels including the freepost and the freephone information line.</li> </ul>

	<ul style="list-style-type: none"> <li>• Providing important information in both digital and non-digital formats and providing alternate formats such as dementia friendly, Braille and large print (upon request).</li> <li>• Providing paper copies of materials at information point locations along with contact details for the project team, who will be able to provide further assistance and send information to those who are unable to access the material online.</li> <li>• Advertising the availability of telephone call backs for stakeholders with further questions or who would like to discuss the Proposed Development further with the project team.</li> <li>• Consultation events at several locations, with members of the team available to assist with completing feedback responses.</li> </ul>
Disabled people and those with learning disabilities	<ul style="list-style-type: none"> <li>• Providing important information in both digital and non-digital formats and providing alternate formats such as dementia friendly, braille and large print (upon request).</li> <li>• Option to enlarge text on the Proposed Development website.</li> <li>• Providing telephone call backs for stakeholders with further questions or those who would like to discuss the Proposed Development further with the project team.</li> <li>• Face-to-face events at several locations, with members of the team available to assist with completing feedback responses.</li> </ul>
People with limited mobility	<ul style="list-style-type: none"> <li>• Directly mailing the consultation leaflet to all stakeholders within the PCZ and provide details of how to access paper copies of other Project documents and provide feedback by post.</li> <li>• Online engagement through the consultation website and webinars to negate the need for travel.</li> <li>• Providing important information in both digital and non-digital formats and providing alternate formats such as dementia friendly, Braille and large print (upon request).</li> <li>• Providing British Sign Language signing at webinars, on request.</li> <li>• Advertising the availability of telephone call backs for stakeholders with further questions or who would like to discuss the Proposed Development further with the project team.</li> </ul>
Geographically isolated communities	<ul style="list-style-type: none"> <li>• Directly mailing the consultation leaflet to all stakeholders within the PCZ and provide details of how to access paper copies of other Project documents and provide feedback by post.</li> <li>• Advertising the availability of telephone call backs for stakeholders with further questions or who would like to discuss the Proposed Development further with the Project team.</li> </ul>
Young people	<ul style="list-style-type: none"> <li>• Online engagement to encourage this demographic to complete feedback forms / consultation engagement.</li> <li>• Videography and imagery can be used to reach the attention of this demographic, with information provided in a visual and concise way.</li> </ul>

	<ul style="list-style-type: none"> <li>Information can be distributed at the local college / high schools to inform the demographic of the Proposed Development and encourage them to provide feedback.</li> </ul>
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## 5.9 INFORMATION CHANNELS

5.9.1 The following enquiry channels will be available throughout the consultation for members of the community and other stakeholders to get in touch with the project team, ask questions, request further information or request printed copies of consultation materials and documents. These channels are provided in Table 5.4 below.

**Table 5.4: Information channels for Byers Gill Solar**

Method	Contact details	Hours of operation
Online	<a href="https://byersgillsolarfarm.co.uk/">https://byersgillsolarfarm.co.uk/</a>	24 hour
Telephone	0800 197 0118	9am–5:30pm weekdays (with an answerphone facility to take messages outside these hours)
Email	enquiries@byersgillsolar.com	24 hour (emails will be monitored between 9am–5:30pm weekdays and responded)
Post	FREEPOST BYERS GILL SOLAR (please note that you do not need a stamp)	24 hour (mailbox will be monitored between 9am-5:30pm on weekdays)

5.9.2 Requests for consultation information to meet specific requirements (such as large print or audio for those with visual impairments, or an alternative language to for those for whom English is not their first language, to enable them to take part in the consultation) will be considered on a case-by-case basis so we can establish how best to provide the information required

## 6 RESPONDING TO THE CONSULTATION

### 6.1 HOW TO RESPOND TO THE CONSULTATION

6.1.1 Feedback to the consultation should be submitted in writing or online to Byers Gill Solar by **11:59pm on 16th June 2023**. Responses received after that date may not be considered.

6.1.2 Consultation responses can be made in the following ways:

- Completing the feedback questionnaire online, which can be accessed via the project website from 5<sup>th</sup> May: <https://byersgillsolarfarm.co.uk/>
- Attending a consultation event and completing a printed feedback questionnaire, which can be handed to the project team in person, or taken a way and sent to us via freepost (using FREEPOST BYERS GILL SOLAR). Questionnaires can also be collected from one of our local information points or requested from the community relations team, as detailed in Table 6.4.
- Emailing in to [enquiries@byersgillsolar.com](mailto:enquiries@byersgillsolar.com)
- Writing to us at FREEPOST BYERS GILL SOLAR (please note that no stamp is required)

## **6.2 HOW WE WILL USE CONSULTATION FEEDBACK**

- 6.2.1 When our statutory consultation closes, we will have regard to all comments received. All feedback, including ongoing engagement with communities and stakeholders, is important to us and will help influence our designs for the Proposed Development.
- 6.2.2 Once we have reviewed and finalised our Application, we will produce a Consultation Report, which will set out how the feedback from the pre-application consultation has shaped and influenced our proposed application.
- 6.2.3 This Consultation Report will be submitted to the SoS for BEIS as part of the DCO application.
- 6.2.4 Any comments received could be made public but no personal information will be published. Any personal data received as part of the consultation will be stored and protected in accordance with the requirements of the General Data Protection Regulation. The privacy notice for those visiting the project website is available at [byersgillsolarfarm.co.uk](https://byersgillsolarfarm.co.uk).

## **7 FURTHER CONSULTATION**

- 7.1.1 If, following the statutory consultation, we consider it is necessary to undertake further targeted or supplementary consultation, this would be undertaken, so far as relevant and proportionate, in accordance with the principles and methods set out in this SoCC.

## **8 CONTACT DETAILS**

- 8.1.1 Please don't hesitate to get in touch if you would like to find out more information about Byers Gill Solar. You can get in touch with members of our community relations team using any of the communications lines listed below.

8.1.2 Should you require any documents in large print, audio or Braille then please contact us using the details provided. Every effort has been made to ensure that information is accurate at the time of going to print.

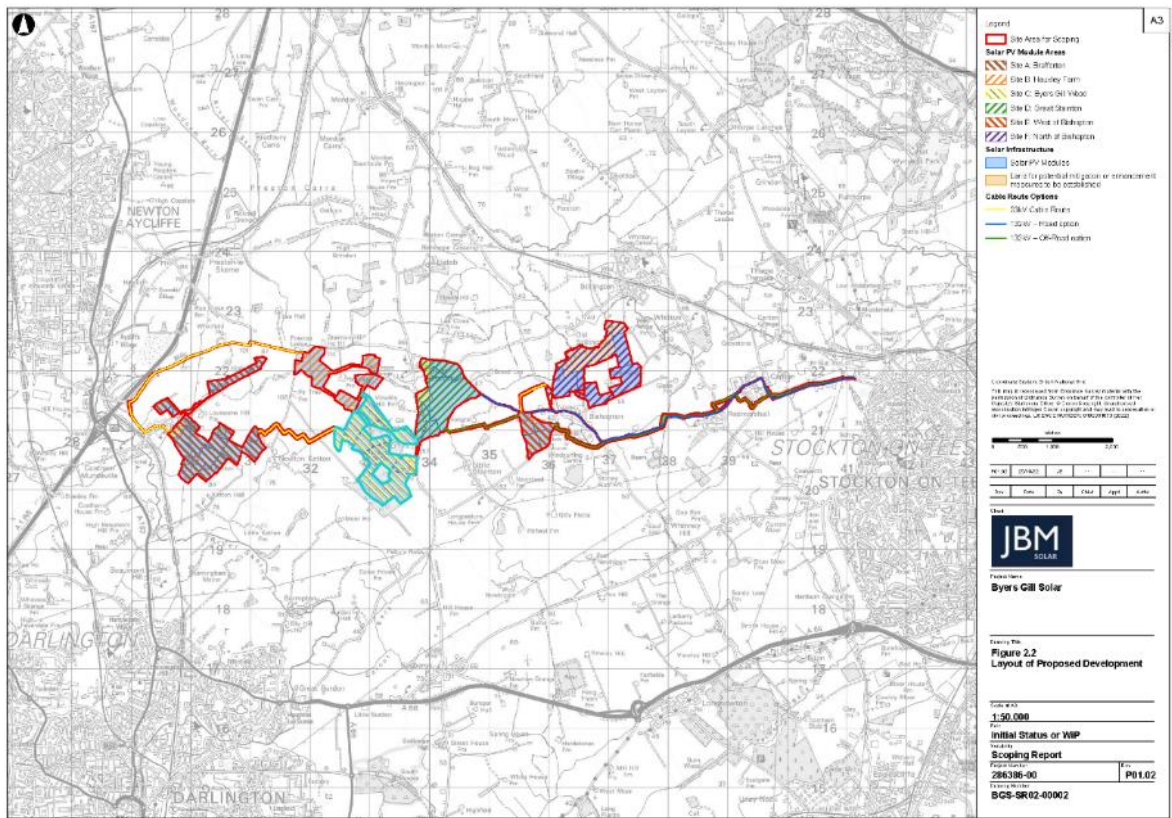
8.1.3 Our communication channels are:

- Email: [enquiries@byersgillsolar.com](mailto:enquiries@byersgillsolar.com)
- Call: 0800 046 9643
- Write to: FREEPOST BYERS GILL SOLAR (please note that you do not need a stamp)

# APPENDICES

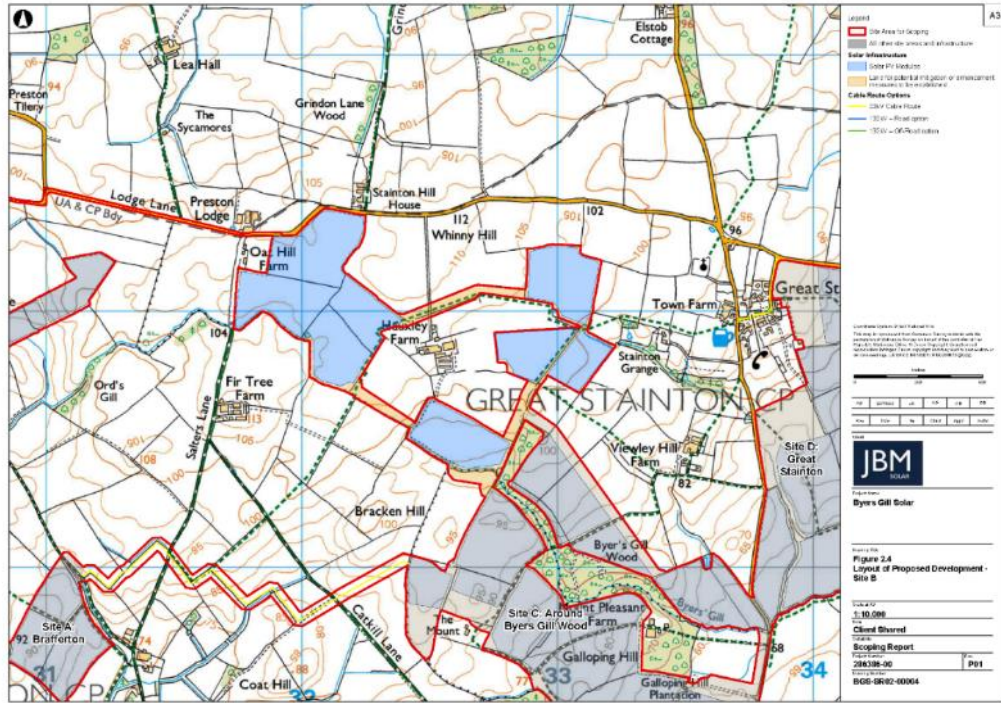
## 1. APPENDIX 1 – SITE MAPS

### 1.1 PROPOSED DEVELOPMENT SITE LAYOUT:



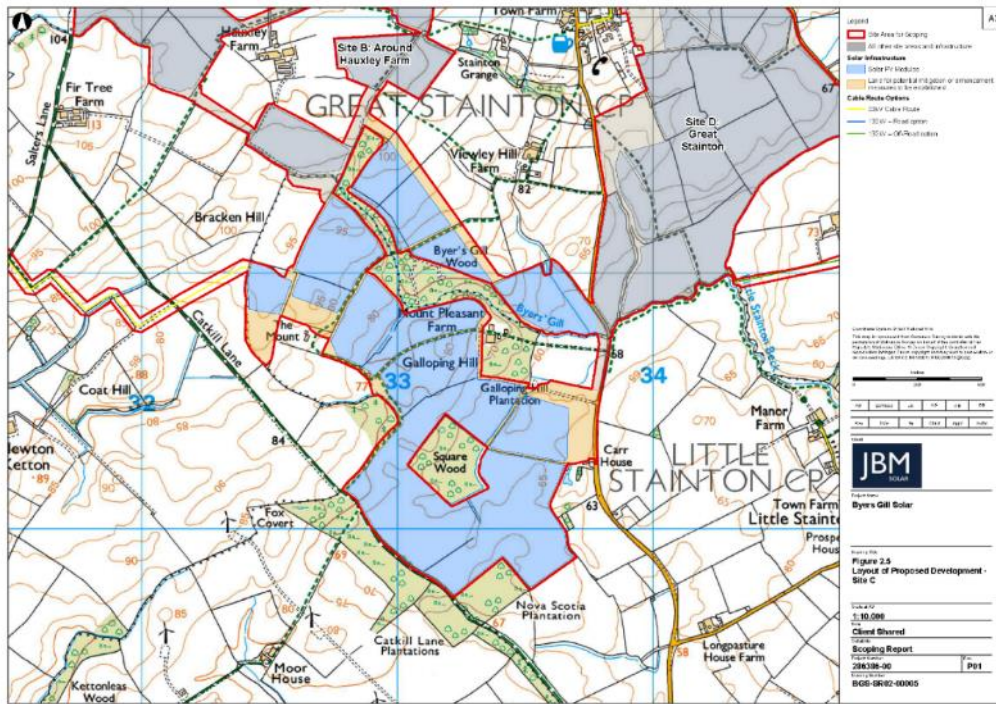
### 1.2 Site A: Brafferton

### 1.3 SITE B: HAUXLEY FARM

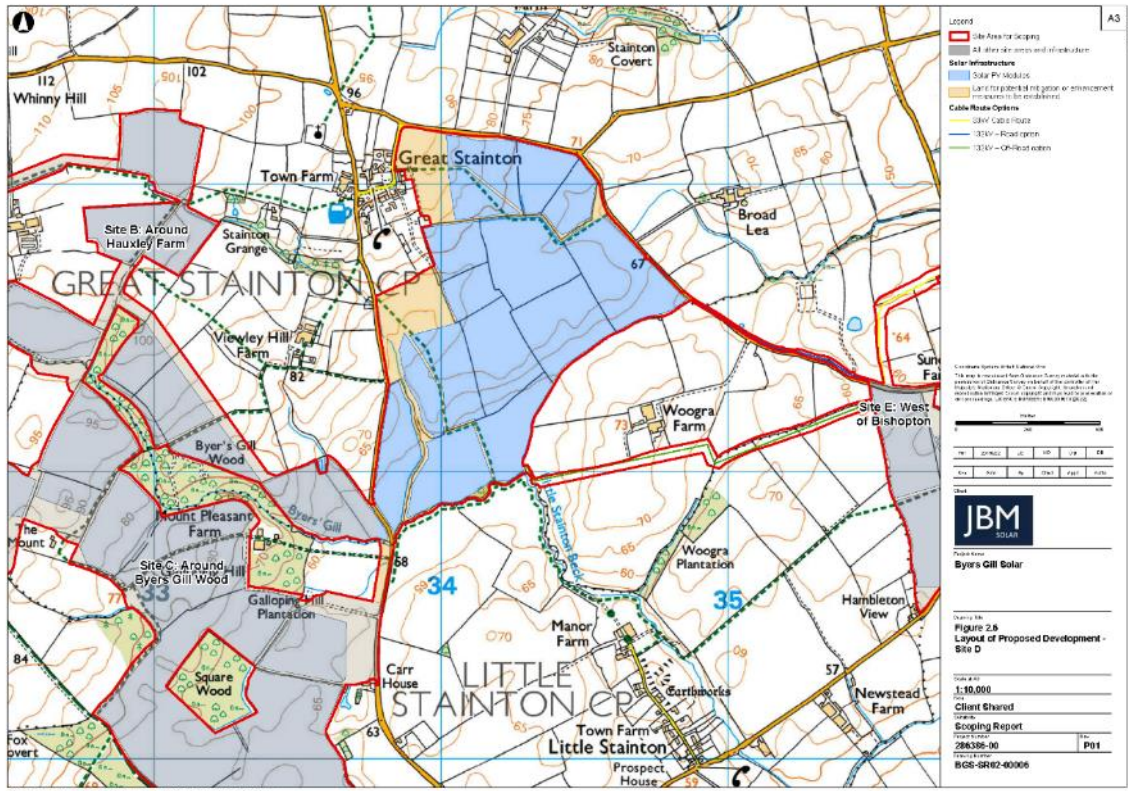




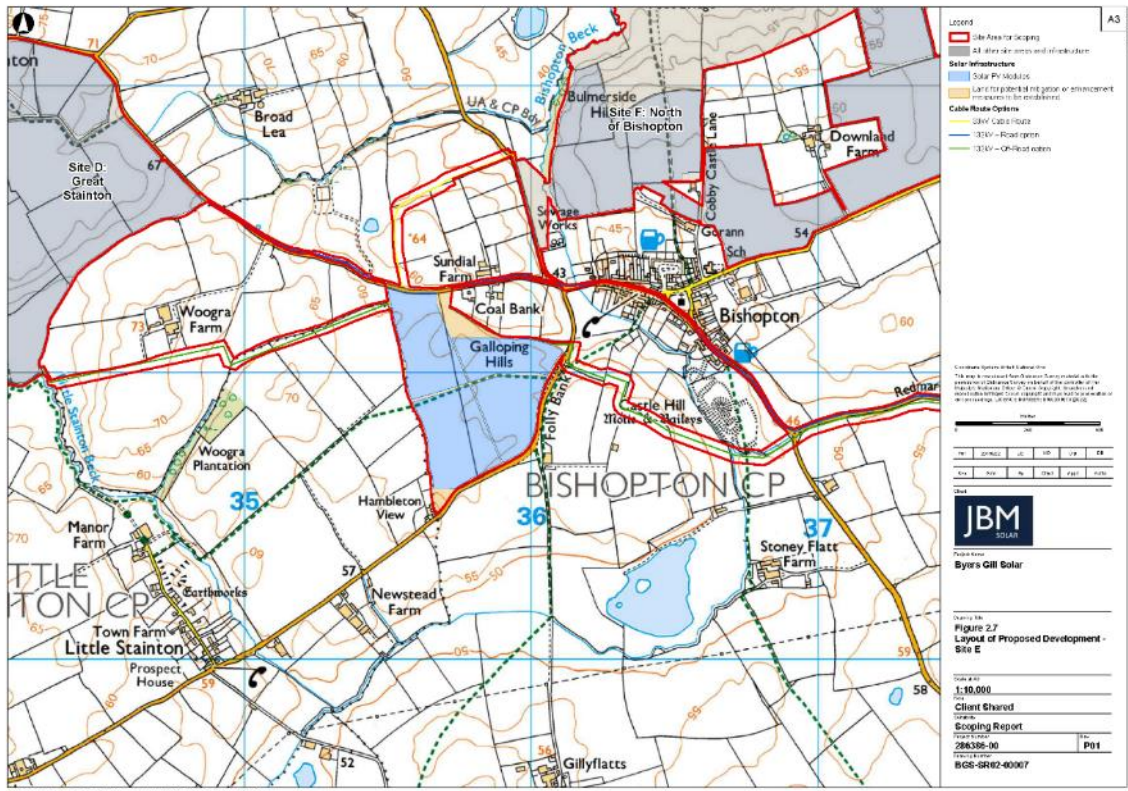
## 1.4 SITE C: BYERS GILL WOOD



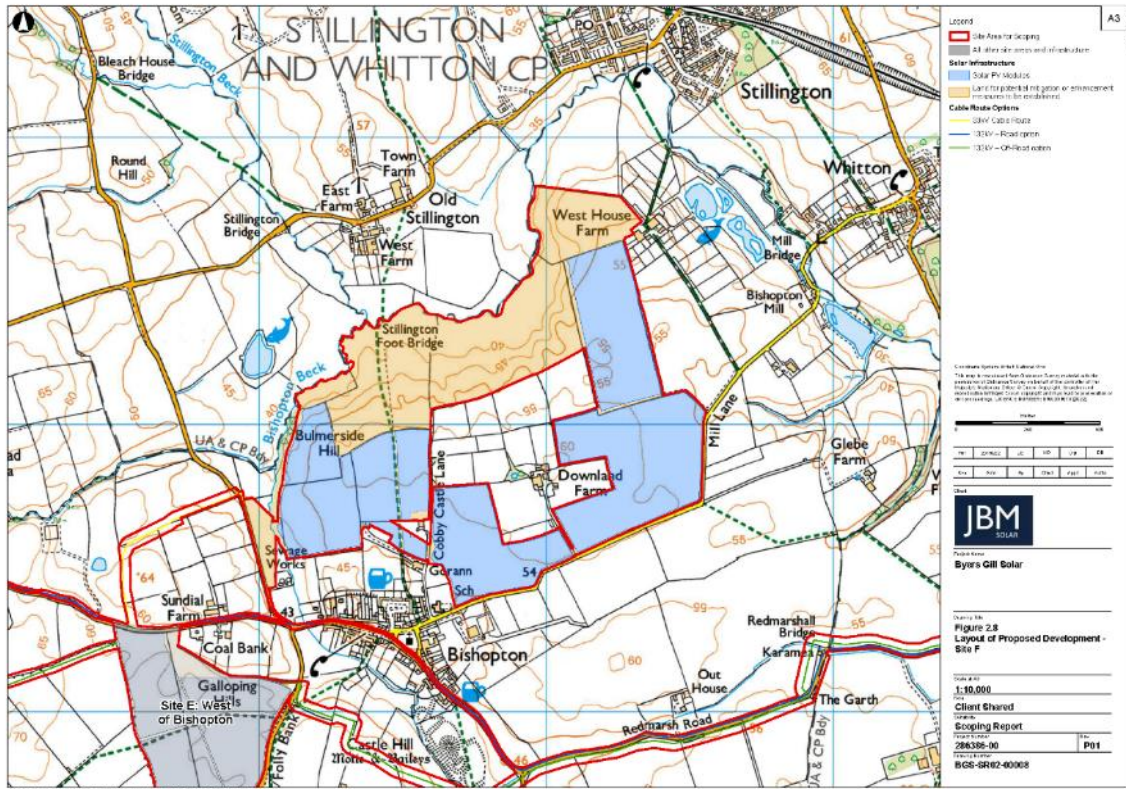
# 1.5 SITE D: GREAT STAINTON



## 1.6 SITE E: WEST OF BISHOPTON



## 1.7 SITE F: NORTH OF BISHOPTON



## 2 APPENDIX 2 - ENGAGEMENT METHODS FOR SELDOM HEARD GROUPS

Seldom Heard Groups	Consultation Response
Older people	<ul style="list-style-type: none"> <li>• Directly mailing the consultation leaflet to all stakeholders within the PCZ and providing details of how to access paper copies of other project documents and provide feedback by post.</li> <li>• Options to engage through conventional communications channels including the freepost and the freephone information line.</li> <li>• Providing important information in both digital and non-digital formats and providing alternate formats such as dementia friendly, Braille and large print (upon request).</li> <li>• Providing paper copies of materials at information point locations along with contact details for the project team, who will be able to provide further assistance and send information to those who are unable to access the material online.</li> <li>• Advertising the availability of telephone call backs for stakeholders with further questions or who would like to discuss the Proposed Development further with the project team.</li> <li>• Consultation events at several locations, with members of the team available to assist with completing feedback responses.</li> </ul>

<p>Disabled people and those with learning disabilities</p>	<ul style="list-style-type: none"> <li>• Providing important information in both digital and non-digital formats and providing alternate formats such as dementia friendly, braille and large print (upon request).</li> <li>• Option to enlarge text on the Proposed Development website.</li> <li>• Providing telephone call backs for stakeholders with further questions or those who would like to discuss the Proposed Development further with the project team.</li> <li>• Face-to-face events at several locations, with members of the team available to assist with completing feedback responses.</li> </ul>
<p>People with limited mobility</p>	<ul style="list-style-type: none"> <li>• Directly mailing the consultation leaflet to all stakeholders within the PCZ and provide details of how to access paper copies of other Project documents and provide feedback by post.</li> <li>• Online engagement through the consultation website and webinars to negate the need for travel.</li> <li>• Providing important information in both digital and non-digital formats and providing alternate formats such as dementia friendly, Braille and large print (upon request).</li> <li>• Providing British Sign Language signing at webinars, on request.</li> <li>• Advertising the availability of telephone call backs for stakeholders with further questions or who would like to discuss the Proposed Development further with the project team.</li> </ul>
<p>Geographically isolated communities</p>	<ul style="list-style-type: none"> <li>• Directly mailing the consultation leaflet to all stakeholders within the PCZ and provide details of how to access paper copies of other Project documents and provide feedback by post.</li> <li>• Advertising the availability of telephone call backs for stakeholders with further questions or who would like to discuss the Proposed Development further with the Project team.</li> </ul>
<p>Young people</p>	<ul style="list-style-type: none"> <li>• Online engagement to encourage this demographic to complete feedback forms / consultation engagement.</li> <li>• Videography and imagery can be used to reach the attention of this demographic, with information provided in a visual and concise way.</li> <li>• Information can be distributed at the local college / high schools to inform the demographic of the Proposed Development and encourage them to provide feedback.</li> </ul>

# Appendix 4.4 Published SoCC

**Proposed Solar PV Development**

# Statement of Community Consultation

Byers Gill Solar

Reference: EN010139

| May 2023



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# **1 INTRODUCTION**

## **1.1 PURPOSE OF THE DOCUMENT**

- 1.1.1 JBM Solar Limited (“we” or “the Applicant”) is preparing a Development Consent Order (DCO) application under the Planning Act 2008 (“the Act”) for a new solar energy and storage scheme located on land across Darlington and Stockton-on-Tees (“the Application”).
- 1.1.2 This document is a Statement of Community Consultation (SoCC) which sets out how we intend to consult people ahead of our application for development consent for Byers Gill Solar (hereinafter referred to as the “Proposed development”).
- 1.1.3 The Proposed development is a Nationally Significant Infrastructure Project (NSIP) and requires consent from the Secretary of State (SoS) for Energy Security and Net Zero (ESNZ), via a DCO. Accordingly, this SoCC has been prepared pursuant to section 47 of the Act and Regulation 12 of the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017.
- 1.1.4 In developing this SoCC, we consulted with and had regard to comments from the following s43(1) local planning authorities:
- Darlington Borough Council;
  - Stockton-on-Tees Borough Council; and
  - Durham County Council.
- 1.1.5 Following publication of this document, it will be circulated to neighboring authorities.

## **2 NATIONALLY SIGNIFICANT INFRASTRUCTURE PROJECTS**

- 2.1.1 As the Proposed Development will have a generating capacity of more than 50MW, Byers Gill Solar will be classified as an NSIP. The consenting regime for NSIPs under the Act requires the Applicant to apply for a DCO.
- 2.1.2 The Applicant intends to submit an application for a DCO under Section 37 of the Act to the Planning Inspectorate, the executive agency responsible for dealing with NSIP applications.
- 2.1.3 If accepted, the Application would be examined by the Planning Inspectorate, who would make a recommendation on the application to the SoS. The SoS makes the final decision on a DCO application. This process is explained further in Section 10 of this SoCC.

- 2.1.4 Before submitting an application, the Act requires us to carry out consultation with people living in the vicinity of the land and prescribed stakeholders.
- 2.1.5 Early involvement of communities, local authorities and other stakeholders helps to ensure we identify valuable information about the potential effects of the Proposed Development and provides an opportunity for early feedback from stakeholders to help shape the plans.
- 2.1.6 Early involvement also ensures that potential mitigation measures can be considered and, where appropriate, built into our designs before an application for development consent is submitted.
- 2.1.7 The DCO process is shown in Figure 10.1 and explained in more detail on the Planning Inspectorate’s website: <https://infrastructure.planninginspectorate.gov.uk/application-process/the-process/>.<sup>1</sup>
- 2.1.8 The Planning Inspectorate has also published a range of advice notes, which intend to inform applicants, consultees, the public and others about a range of matters in relation to the Planning Act 2008 process. This includes advice note eight, which provides more detail on the NSIP planning process. All advice notes can be found on the Planning Inspectorate’s website: <https://infrastructure.planninginspectorate.gov.uk/legislation-and-advice/advice-notes/><sup>2</sup>

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<sup>1</sup> National Infrastructure Planning: The Process accessed on 14 February 2023

<sup>2</sup> National Infrastructure Planning: Advice Notes accessed on 14 February 2023

**Figure 2.1: Summary of the planning process for Byers Gill Solar**



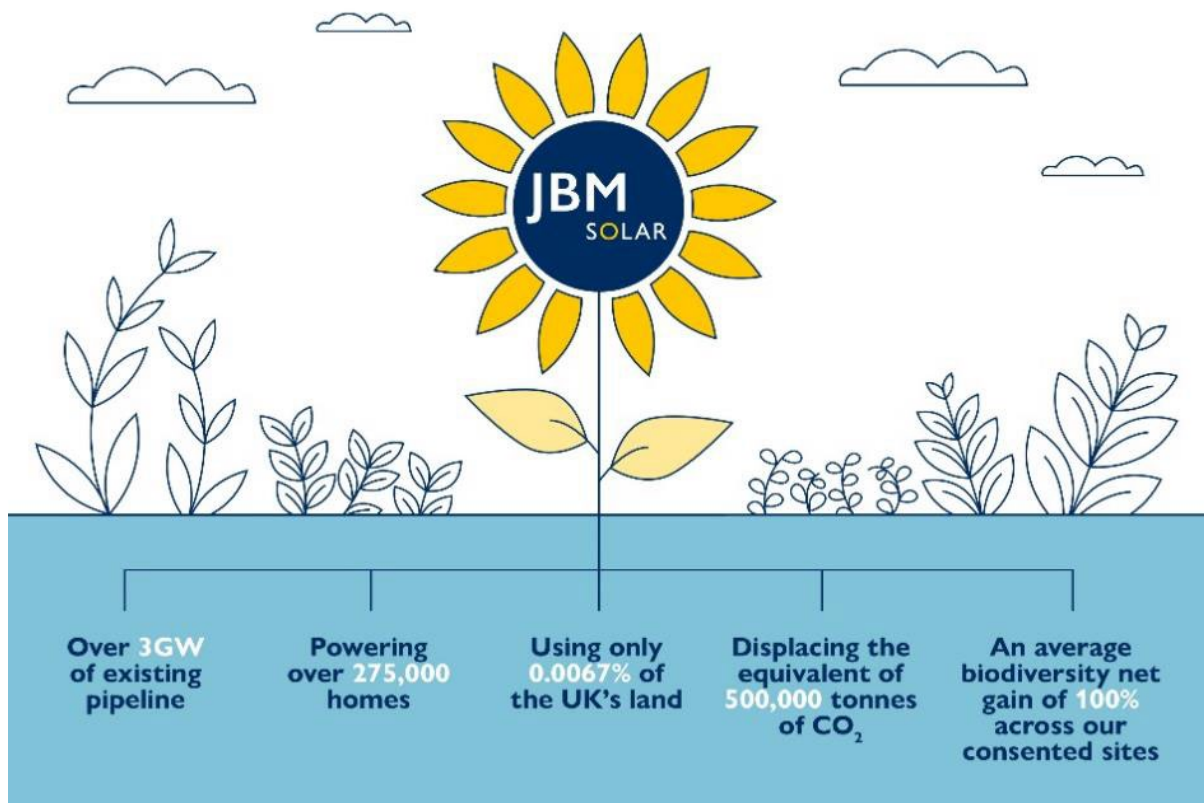
## 3 ABOUT JBM SOLAR

### 3.1 THE DEVELOPER

#### *JBM Solar Limited*

- 3.1.1 Established in 2012, the Applicant has a proven track record of securing consent for over 1GW of clean, green solar energy schemes in the UK and Ireland. We place a focus on developing sites that benefit both the community and local wildlife.
- 3.1.2 The Applicant has a decade-long history of working closely with landowners, communities, and stakeholders such as local authorities and community groups to help deliver projects that have the greatest potential for success.
- 3.1.3 We're passionate about everything we do and believe strongly in our vision to deliver a future powered by clean energy. To achieve this vision, we foster a culture of innovation which drives our valued team of experts to deliver for the benefit of our stakeholders, the planet, and the business.
- 3.1.4 JBM Solar has recently been acquired by RWE, the UK's largest power generator and one of the largest renewables developers, who are committed to the design, build and operation of the Byers Gill Solar scheme. RWE's involvement provides certainty that the scheme would be high-quality and well maintained throughout its operation.

**Figure 3.1: JBM Solar's existing solar portfolio**



## 4 THE PROPOSED DEVELOPMENT

### 4.1 THE PROPOSED DEVELOPMENT

4.1.1 The Proposed Development is located north-east of Darlington, north of A66 and west of Stockton-on-Tees. There will be an underground cable from the solar farm to the substation. The Proposed Development will connect into National Grid Norton substation in Stockton-on-Tees.

4.1.2 The Proposed Development is approximately 552 ha and is made up of six sites where the solar panel and battery storage energy systems are proposed. These sites will also include other associated infrastructure, and areas for mitigation and enhancement. All of these sites are within the administrative areas of Darlington Borough Council, Stockton-on-Tees Borough Council and Durham County Council. The sites are:

Site A : Brafferton – this site includes a large area of panels to the south east of the village of Brafferton and a smaller area of panels to the north of High House Lane.

Site B: Hauxley Farm – located South of lodge lane and East of Salters lane.

Site C: Byers Gill Wood – this site is connected to Site B at the north and includes land to the South of Byers Gill Brook on fields surrounding Square Wood.

Site D: Great Stainton – located East of Elstob Lane and to the south of the C37 toward Bishopton.

Site E: West of Bishopton – located southwest of Bishopton, to the West of Folly Bank.

Site F: North of Bishopton – bordered by Mill Lane to the South and Bishopton Beck to the North.

- 4.1.3 Byers Gill Solar would make a meaningful contribution to the local, and national, climate commitments. It would generate up to 180MW of renewable energy and connect to the Norton substation, located approximately 3.5km east of Site F: North of Bishopton. It is anticipated that 12km of underground 132kV cabling would be required to connect the Proposed Development to the Norton substation. As it stands, there are two proposed cable route options for the 132kV cable. These cable route options are currently being surveyed and we are seeking your feedback on these options; the preferred cable route will be confirmed following the statutory consultation.
- 4.1.4 Maps of the 5 site areas are contained **Appendix 1**.

## **4.2 ENVIRONMENTAL IMPACT ASSESSMENT**

- 4.2.1 The Proposed Development is an ‘environmental impact assessment (EIA) development’ under the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017.
- 4.2.2 The Application will therefore require an Environmental Impact Assessment (‘EIA’) to be carried out to ensure the likely significant effects of the Proposed Development are properly understood and that, where available, appropriate mitigation measures are identified to control or reduce environmental effects.
- 4.2.3 An EIA Scoping Opinion was issued by the Planning Inspectorate in December 2022. Together with the Applicant’s Scoping Report, this identifies the environmental issues and topics that are relevant to the Proposed Development and will be assessed as part of the EIA. The Scoping Opinion is available to view on the Planning Inspectorate website at: [EN010139-000021-EN010139 - Scoping Report.pdf \(planninginspectorate.gov.uk\)](https://www.planninginspectorate.gov.uk/EN010139-000021-EN010139 - Scoping Report.pdf)
- 4.2.4 A Preliminary Environmental Information Report (PEIR) will be produced and consulted upon as part of the statutory consultation. This will provide initial information on the potential environmental effects of the Proposed Development and any proposed mitigation to help the local community understand the environmental effects and inform responses regarding the proposals.

- 4.2.5 We will be inviting feedback and comments on the information presented in the PEIR as part of the statutory consultation. Feedback received will be considered before the DCO application and EIA are finalised for submission.
- 4.2.6 All final environmental findings will be set out in an Environmental Statement (ES), which will be submitted alongside our Application.
- 4.2.7 The statutory consultation will be carried out in compliance with the statutory requirements set out in the Act, including consultation on the PEIR.

## **5 STATUTORY CONSULTATION (5TH MAY 2023 – 16TH JUNE 2023)**

### **5.1 INTRODUCTION**

- 5.1.1 The statutory consultation will run for six weeks, starting on 5th May 2023 and finishing on 16th June 2023. All responses to the consultation must be received by 11:59pm on the closing date.
- 5.1.2 Held in accordance with the Act, this consultation provides an opportunity for you to have your say about our proposals for Byers Gill Solar. More details on what we will be consulting on are listed below.

### **5.2 WHAT ARE WE CONSULTING ON?**

- 5.2.1 The aim of our pre-application consultation is to ensure that the community, landowners and other persons with an interest in the land, stakeholders and technical consultees have the opportunity to understand and influence our proposals. JBM Solar will present our proposals including how they have been informed by our environmental assessments and engagement to date.
- 5.2.2 We will be seeking feedback on all aspects of our plans for Byers Gill Solar. These will be explained in the following materials:
- Preliminary Environmental Information Report (PEIR) - the PEIR sets out the preliminary findings from the Environmental Impact Assessment (EIA). It also includes photomontages of the proposed solar park from various locations around the site.
  - Consultation booklet - the booklet provides a more detailed overview of the proposals, including a summary of each panel area.
- 5.2.3 The full PEIR will be made available electronically on our project website, and we will publicise, as part of our statutory notices, information on how to request hard copies of the full PEIR.



5.2.4 All statutory consultation documents will be available online, on the Project website, and available in hard copy at no extra charge (except the PEIR, a hard copy of which can be requested for a charge of £0.35 per page to cover printing and posting costs).

### 5.3 WHO ARE WE CONSULTING?

5.3.1 Our consultation process is open to anyone who may be interested in our proposals for Byers Gill Solar. We welcome all views and will take them into account before we submit our DCO application.

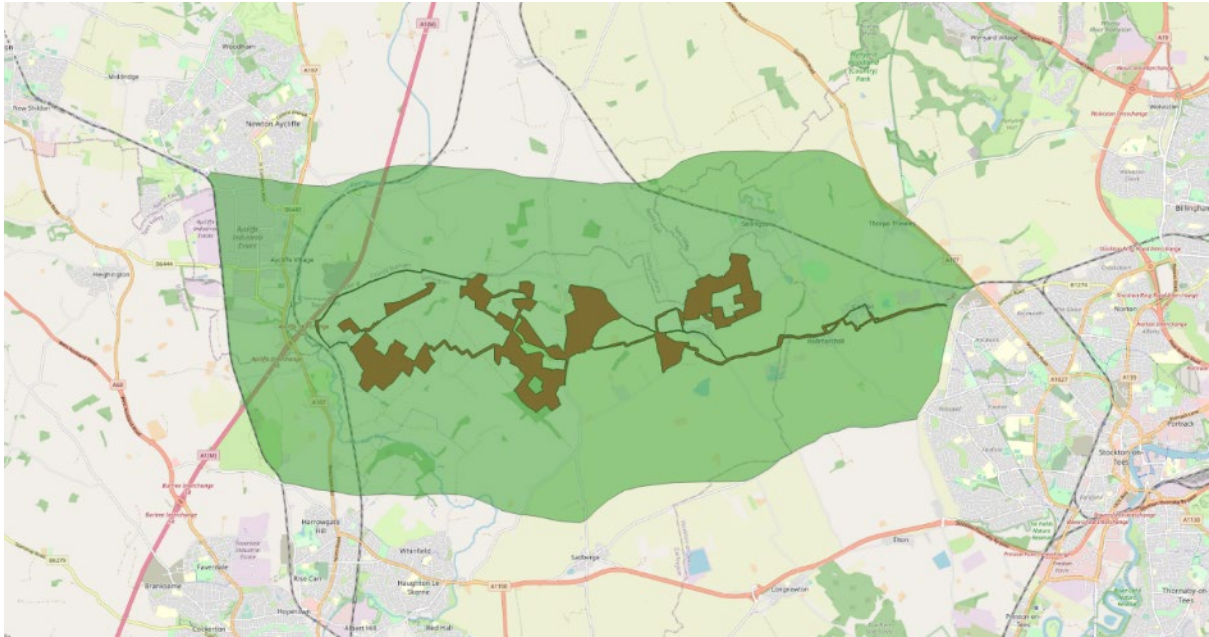
5.3.2 We have identified a primary consultation zone (PCZ) by initially extending a minimum distance of two kilometres from the boundary of the Red Line Boundary (Appendix 1)– within which the solar PV panels, energy storage system, on-site substation and supporting infrastructure would be located. The PCZ also extends one kilometre from the edge of the cable route corridor for the grid connection, up to the boundary of the existing Norton substation.

5.3.3 The PCZ has also been amended in certain areas to consider:

- Zone of theoretical visibility for the Proposed Development, which assesses areas in vicinity of the Red Line Boundary (Appendix 1) which could experience a degree of visual impact
- Existing physical boundaries, such as main roads
- Capturing entire communities, rather than excluding small numbers of properties
- Where we propose to undertake additional works to enable construction transport, equipment areas or road modifications

5.3.4 The zone has also been amended where proportionate and reasonable based on existing boundaries in order to avoid inappropriate ‘severance’ of communities. The PCZ is shown in Figure 5.1.

#### **Figure 5.1: Primary Consultation Zone for Byers Gill Solar**



## 5.4 CONSULTATION WITH UNDER-REPRESENTED OR SELDOM HEARD GROUPS

5.4.1 Our consultation has been developed to be accessible to all groups in the community, including ‘under-represented’ or ‘seldom heard’ groups and individuals who may be less likely to participate in or respond to traditional consultation techniques.

5.4.2 These groups and individuals that may find it harder to get involved in consultation and/or need additional support to access materials include:

- Geographically isolated communities
- Young people
- Older people
- Disabled people and those with learning disabilities

5.4.3 The specific methods to be used to engagement with these seldom heard groups are outlined in Section 5.8.

## 5.5 HOW WE WILL CONSULT

5.5.1 During this statutory consultation, we will use a range a methods to ensure an inclusive, meaningful and open consultation. We will use a range of digital and non-digital methods of communication to ensure that our consultation can be accessed by all members of the community.

5.5.2 Our statutory consultation is planned to take place for six weeks between 5th May 2023 and 16th June 2023 (exceeding the statutory minimum period of 28 days as required by the Act).

5.5.3 A proposed schedule for all engagement methods, including activities and materials, is set out in Table 5.1 below.

**Table 5.1: Statutory consultation methods for Byers Gill Solar**

<b>Consultation methods</b>	
<b>Method</b>	<b>Detail</b>
Inside the primary consultation zone	<p>All homes and businesses within the PCZ will receive a consultation leaflet from us in the post. Consultation events will be held within the PCZ, and, where possible, and relevant groups and organisations such as parish councils and local interest groups will be notified of consultation opportunities.</p> <p>We have also identified a list of shops, pubs and community spaces within the PCZ that will be directly mailed a poster advertising how people can get involved in the consultation.</p>
Outside the primary consultation zone	<p>We recognise that people who live and work beyond the PCZ may also have an interest in our proposals and may wish to participate in the statutory consultation.</p> <p>We are committed to making sure that individuals and organisations are given the opportunity to participate and will attempt to raise awareness of the consultation using a number of methods such as media engagement and direct communication with organisations, such as regional environmental, religious or health organisations located outside of the PCZ.</p>
Consultation events	<p>We will be holding three in-person consultation events at locations spread across the PCZ (see figure 5.1). They will be advertised in consultation leaflets, sent to the local media and advertised on posters at local organisations.</p>

	<p>We will hold events in Brafferton, Bishopton and Stillington as a minimum. Events will be held from 1pm to 7pm to accommodate different availability. Venues include:</p> <ul style="list-style-type: none"> <li>• Brafferton Village Hall,</li> <li>• Bishopton Village Hall,</li> <li>• Stillington Youth and Community Centre.</li> </ul> <p>Members of the Byers Gill Solar project team will be at these events to discuss the proposals in more detail and answer any questions. Hard copies of materials will also be available to view and take away.</p>
<p>Webinars</p>	<p>Three webinars will be held for any member of the public to join. One webinar will be held at the start of the consultation and one at the end to provide any initial and final information on the Proposed Development to help inform any consultation responses.</p> <p>Individuals can register for these online events on the project website or by emailing <a href="mailto:enquiries@byersgill.com">enquiries@byersgill.com</a>.</p> <ul style="list-style-type: none"> <li>• Friday 12th May 18:00 – 19:00</li> <li>• Wednesday 31st May 13:00 - 14:00</li> <li>• Wednesday 7th June 18:00- 19:00</li> </ul>
<p>Telephone call backs</p>	<p>Members of the public will be able to request a call back from a member of the project team (subject to availability) on 0800 197 0118 or <a href="mailto:enquiries@byersgillsolar.com">enquiries@byersgillsolar.com</a></p>
<p>Deposit and information points</p>	<p>Hard copies of consultation materials, including PIER, SoCC, consultation booklet and feedback questionnaire, will be available to collect from the deposit point located in the vicinity of the Proposed Development. These documents will be available to view from Norton Library at the following times:</p> <p>Monday 9:30 am–5 pm  Tuesday 9:30 am–5 pm  Wednesday 9:30 am–7 pm  Thursday 9:30 am–5 pm</p>

	<p>Friday 9:30 am–7 pm Saturday 9:30 am–1 pm Sunday Closed</p> <p>We will check, by telephone, on a weekly basis that consultation documentation remains at the information points throughout the consultation period.</p> <p>Where possible, consultation booklets and feedback questionnaires will also be kept at the event venues within the PCZ so community groups using these spaces will be able to take hard copies away.</p>
Project website	<p>A dedicated project website (<a href="https://byersgillsolarfarm.co.uk/">https://byersgillsolarfarm.co.uk/</a>) will be live for you to find out more information and provide your feedback.</p> <p>All consultation documents will be presented digitally and available for download, free of charge. Information will be consistent with materials available at the consultation events.</p>
<b>Consultation materials</b>	
<b>Material</b>	<b>Detail</b>
Statutory consultation booklet	<p>A statutory consultation booklet will be published at the start of the consultation, providing a summary of the proposals we are consulting on, details of how people can take part, how feedback will be considered and how their feedback will be used to influence and shape the proposals.</p> <p>Printed copies of this booklet will be available to take away at all consultation events, on request by contacting the community relations team, and at the deposit point.</p> <p>It can also be downloaded from the project website (<a href="https://byersgillsolarfarm.co.uk/">https://byersgillsolarfarm.co.uk/</a>).</p> <p>The community relations team can be contacted at:</p> <ul style="list-style-type: none"> <li>Email: <a href="mailto:enquiries@byersgillsolar.com">enquiries@byersgillsolar.com</a></li> </ul>

	<ul style="list-style-type: none"> <li>• Call: 0800 046 9643</li> <li>• Write to: FREEPOST BYERS GILL SOLAR (please note that you do not need a stamp)</li> </ul>
<p>Consultation leaflets</p>	<p>Consultation leaflets will be posted to all homes and businesses in the PCZ (Figure 5.1) at the start of the statutory consultation period. These leaflets will publicise the consultation, provide information about the Proposed Development and list the engagement activities, including the location, dates, and times of the public consultation events.</p> <p>The leaflet will also be issued to wider consultees by email, including parish councils, local interest groups and technical consultees where the email address is available, and will be available on the project website.</p>
<p>Feedback questionnaire</p>	<p>A project feedback questionnaire will be prepared to allow people to provide feedback on the proposals. The questionnaire will ask people to provide feedback on all aspects of the Proposed Development, including particular issues we are seeking comment.</p> <p>Feedback questionnaires will be available free of charge on request by contacting the community relations team, in hard copy at consultation events and at the deposit point.</p> <p>The feedback questionnaire can also be downloaded from the project website and returned by post to FREEPOST BYERS GILL SOLAR (please note that you do not need a stamp).</p> <p>The feedback questionnaire will also be available to complete as an online form via the project website, which will be accessible throughout the consultation period.</p>
<p>Preliminary Environmental Informational Report (PEIR)</p>	<p>The PEIR will contain a description of the Proposed Development, and a preliminary assessment of the likely significant environmental effects of the Proposed Development based on the initial information available at that time. It will also set out how we propose to reduce</p>

	<p>these effects and how we propose to maximise the benefits of the Proposed Development.</p> <p>The PEIR can be downloaded free of charge from the project website. A printed copy of the full PEIR will be available to view (but not take away) at the consultation events. A hard copy can be requested for a charge of £0.35 per page to cover printing and posting costs.</p>
Technical project documentation, including maps and plans of the project	<p>Additional technical maps and plans for the Proposed Development will also be available on the project website.</p> <p>Requests for hard copies of the technical documents will be reviewed on a case-by-case basis. To cover printing costs a reasonable copying charge may apply (up to a maximum of £350 for one full suite of documents) to be paid for by the recipient.</p>
Publication of consultation	We will publish a notice with details of the consultation within a local newspaper and a national newspaper pursuant to Section 48 of the Act.
Statement of Community Consultation (SoCC)	This SoCC document will be made available online as part of the consultation and in hard copy on request. We will also publish a notice in a local newspaper to explain where this statement can be inspected pursuant to Section 47 of the Act.
Materials in alternative formats	Upon request, all documents will be available in alternative accessible formats, such as braille, speaking text and alternative languages. All requests should be made to the community relations team by email (enquiries@byersgillsolar.com) or phone (0800 197 0118).

## 5.6 PROMOTING THE CONSULTATION

5.6.1 We will use a variety of methods to make people aware of the Proposed Development and advertise the statutory consultation. These methods are outlined in Table 5.2 below.

**Table 5.2: Methods for promoting the statutory consultation for Byers Gill Solar**

<b>Method</b>	<b>Detail</b>
Consultation leaflet	Consultation leaflets will be posted to all homes and businesses in the PCZ at the start of the statutory consultation period. The leaflet will also be issued to wider consultees by email, including parish councils, local interest groups and technical consultees.
Press releases	<p>To promote awareness of the Proposed Development and the consultation both within and beyond the PCZ we will send a press release at the start of the consultation. This will be sent to the following local and regional media outlets:</p> <ul style="list-style-type: none"> <li>• Northern Echo</li> <li>• Darlington and Stockton Times</li> <li>• Teesside Gazette</li> <li>• Aycliffe Today</li> <li>• Newton News</li> </ul>
Stakeholder briefings	<p>We will issue communications to key stakeholders, including local political representatives (Councillors and MPs) and Parish Council clerks representing wards, constituencies, and parishes within the consultation zone to provide information about the proposals we are consulting on and invite them to take part in the consultation.</p> <p>We will consider invitations to, or requests for, meetings with other local groups or special interest organisations on a case-by-case basis.</p>
Emails and letters	<p>We will send either emails or hard copy letters about the consultation and how to get involved to the following:</p> <ul style="list-style-type: none"> <li>• host constituency and neighbouring constituency area MPs;</li> <li>• elected representatives at Darlington Borough Council, Stockton-on-Tees Borough Council, and Durham County Council</li> <li>• host parish councils;</li> <li>• neighbouring local authorities;</li> <li>• neighbouring parish councils; and</li> <li>• local interest groups, such as community and environmental groups.</li> </ul>
Statutory notices	<p>Statutory notices to publicise the consultation in accordance with Section 48 of the Act will be published once in a national newspaper (The Guardian) and the London Gazette and twice (across two successive weeks) in local circulating papers The Northern Echo and Darlington and Stockton Times.</p> <p>Statutory notices publicising the SoCC in accordance with Section 47 of the Act will be published once (for one week) in local circulating newspapers.</p>



Information posters	<p>Posters including details of the consultation, how to access project information, and how to get involved, will be displayed at well-used public locations within and outside of the PCZ, including libraries, shops and civic buildings. These will be hosted in agreement with relevant groups and venues, including where consultation events will take place.</p> <p>Information posters will also be sent to all host and neighbouring parish councils to help raise awareness of the consultation.</p>
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5.6.2 Any activity(ies) that cannot be undertaken due to circumstances beyond our control, where possible, will be substituted with similar activity(ies) in local newspapers (via press release) circulating in the vicinity of the Proposed Development. Any activity changes will also be published on the project website.

## 5.7 WIDER ENGAGEMENT

5.7.1 Ongoing engagement with relevant stakeholders will be undertaken ahead of the launch of the consultation, including local authorities, MPs, the Environment Agency, Natural England, and Historic England (where possible) and with local interest groups, residents, and landowners who get in touch.

5.7.2 All relevant local and parish councillors, elected members for county, district and borough, and MPs will be contacted as soon as practicable following the local elections and will be kept informed about the Proposed Development. They will also be encouraged to share information about the consultation with members of their constituency / local community.

## 5.8 ENGAGEMENT WITH SELDOM HEARD GROUPS

5.8.1 As outlined in Section 6.4, we are committing to ensuring that our consultation is accessible and inclusive for all stakeholders, includes groups and individuals that may find it harder to get involved in consultation and/or need additional support to access materials.

**Table 5.3: Consultation methods for seldom heard groups for Byers Gill Solar**

Seldom Heard Groups	Consultation Response
Older people	<ul style="list-style-type: none"> <li>• Directly mailing the consultation leaflet to all stakeholders within the PCZ and providing details of how to access paper copies of other project documents and provide feedback by post.</li> <li>• Options to engage through conventional communications channels including the freepost and the freephone information line.</li> </ul>

	<ul style="list-style-type: none"> <li>• Providing important information in both digital and non-digital formats and providing alternate formats such as dementia friendly, Braille and large print (upon request).</li> <li>• Providing paper copies of materials at information point locations along with contact details for the project team, who will be able to provide further assistance and send information to those who are unable to access the material online.</li> <li>• Advertising the availability of telephone call backs for stakeholders with further questions or who would like to discuss the Proposed Development further with the project team.</li> <li>• Consultation events at several locations, with members of the team available to assist with completing feedback responses.</li> </ul>
Disabled people and those with learning disabilities	<ul style="list-style-type: none"> <li>• Providing important information in both digital and non-digital formats and providing alternate formats such as dementia friendly, braille and large print (upon request).</li> <li>• Option to enlarge text on the Proposed Development website.</li> <li>• Providing telephone call backs for stakeholders with further questions or those who would like to discuss the Proposed Development further with the project team.</li> <li>• Face-to-face events at three locations within the PCZ, with members of the team available to assist with completing feedback responses.</li> </ul>
People with limited mobility	<ul style="list-style-type: none"> <li>• Directly mailing the consultation leaflet to all stakeholders within the PCZ and provide details of how to access paper copies of other project documents and provide feedback by post.</li> <li>• Online engagement through the consultation website and webinars to negate the need for travel.</li> <li>• Providing important information in both digital and non-digital formats and providing alternate formats such as dementia friendly, Braille and large print (upon request).</li> <li>• Providing British Sign Language signing at webinars, on request.</li> <li>• Advertising the availability of telephone call backs for stakeholders with further questions or who would like to discuss the Proposed Development further with the project team.</li> </ul>
Geographically isolated communities	<ul style="list-style-type: none"> <li>• Directly mailing the consultation leaflet to all stakeholders within the PCZ and provide details of how to access paper copies of other Project documents and provide feedback by post.</li> <li>• Advertising the availability of telephone call backs for stakeholders with further questions or who would like to discuss the Proposed Development further with the Project team.</li> </ul>
Young people	<ul style="list-style-type: none"> <li>• Online engagement to encourage this demographic to complete feedback forms / consultation engagement.</li> <li>• Posters will be distributed at the local college / high schools to inform the demographic of the Proposed Development and encourage them to provide feedback.</li> </ul>

## 5.9 INFORMATION CHANNELS

5.9.1 The following enquiry channels will be available throughout the consultation for members of the community and other stakeholders to get in touch with the project team, ask questions, request further information or request printed copies of consultation materials and documents. These channels are provided in Table 5.4 below.

**Table 5.4: Information channels for Byers Gill Solar**

Method	Contact details	Hours of operation
Online	<a href="https://byersgillsolarfarm.co.uk/">https://byersgillsolarfarm.co.uk/</a>	24 hour
Telephone	0800 197 0118	9am–5:30pm weekdays (with an answerphone facility to take messages outside these hours)
Email	enquiries@byersgillsolar.com	24 hour (emails will be monitored between 9am–5:30pm weekdays and responded)
Post	FREEPOST BYERS GILL SOLAR (please note that you do not need a stamp)	24 hour (mailbox will be monitored between 9am-5:30pm on weekdays)

5.9.2 Requests for consultation information to meet specific requirements (such as large print or audio for those with visual impairments, or an alternative language to for those for whom English is not their first language, to enable them to take part in the consultation) will be considered on a case-by-case basis so we can establish how best to provide the information required.

## 6 RESPONDING TO THE CONSULTATION

### 6.1 HOW TO RESPOND TO THE CONSULTATION

6.1.1 Feedback to the consultation should be submitted in writing or online to Byers Gill Solar by **11:59pm on 16th June 2023**. Responses received after that date may not be considered.

6.1.2 Consultation responses can be made in the following ways:

- Completing the feedback questionnaire online, which can be accessed via the project website from 5<sup>th</sup> May: <https://byersgillsolarfarm.co.uk/>
- Attending a consultation event and completing a printed feedback questionnaire, which can be handed to the project team in person, or taken a way and sent to us via freepost (using FREEPOST BYERS GILL SOLAR). Questionnaires can also be collected from one

of our local information points or requested from the community relations team, as detailed in Table 6.4.

- Emailing in to [enquiries@byersgillsolar.com](mailto:enquiries@byersgillsolar.com)
- Writing to us at FREEPOST BYERS GILL SOLAR (please note that no stamp is required)

## **6.2 HOW WE WILL USE CONSULTATION FEEDBACK**

- 6.2.1 When our statutory consultation closes, we will have regard to all comments received. All feedback, including ongoing engagement with communities and stakeholders, is important to us and will help influence our designs for the Proposed Development.
- 6.2.2 Once we have reviewed and finalised our Application, we will produce a Consultation Report, which will set out how the feedback from the pre-application consultation has shaped and influenced our proposed application.
- 6.2.3 This Consultation Report will be submitted to the SoS for BEIS as part of the DCO application.
- 6.2.4 Any comments received could be made public but no personal information will be published. Any personal data received as part of the consultation will be stored and protected in accordance with the requirements of the General Data Protection Regulation. The privacy notice for those visiting the project website is available at [byersgillsolarfarm.co.uk](http://byersgillsolarfarm.co.uk).

## **7 FURTHER CONSULTATION**

- 7.1.1 If, following the statutory consultation, we consider it is necessary to undertake further targeted or supplementary consultation, this would be undertaken, so far as relevant and proportionate, in accordance with the principles and methods set out in this SoCC.

## **8 CONTACT DETAILS**

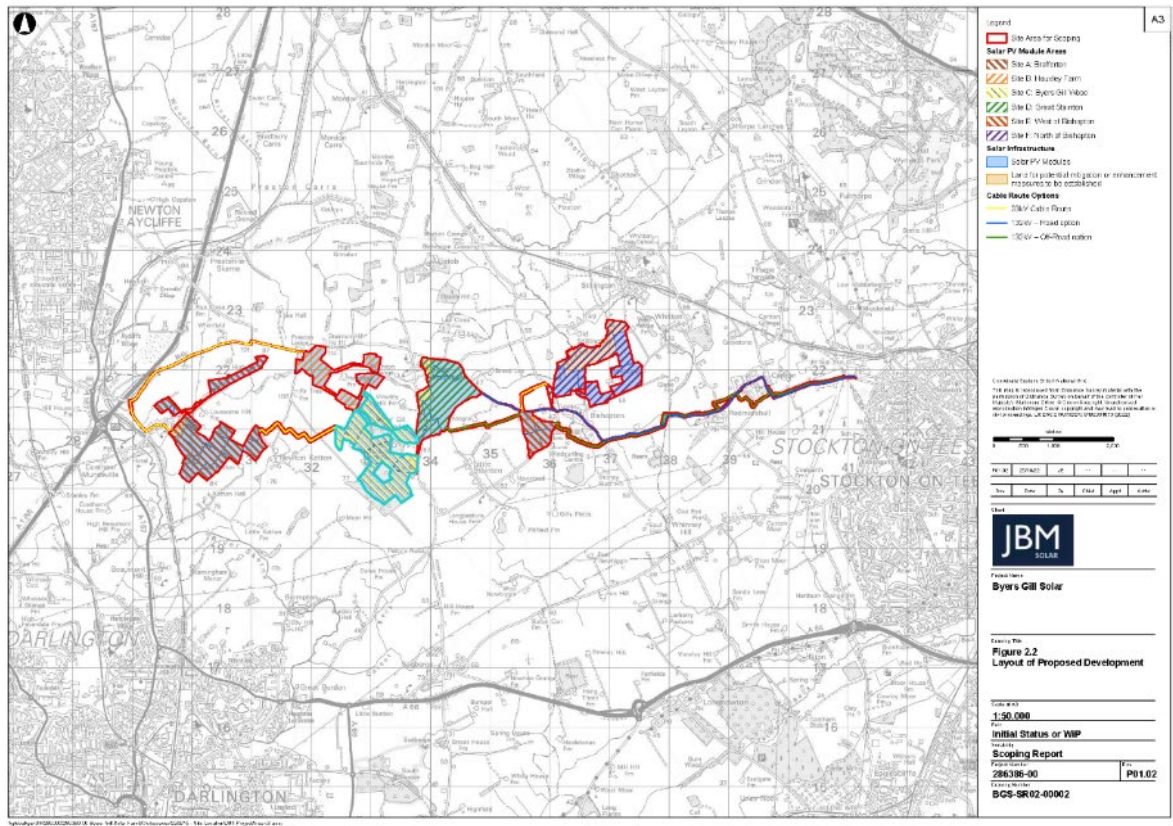
- 8.1.1 Please don't hesitate to get in touch if you would like to find out more information about Byers Gill Solar. You can get in touch with members of our community relations team using any of the communications lines listed below.
- 8.1.2 Should you require any documents in large print, audio or Braille then please contact us using the details provided. Every effort has been made to ensure that information is accurate at the time of going to print.
- 8.1.3 Our communication channels are:

- Email: [enquiries@byersgillsolar.com](mailto:enquiries@byersgillsolar.com)
- Call: 0800 046 9643
- Write to: FREEPOST BYERS GILL SOLAR (please note that you do not need a stamp)

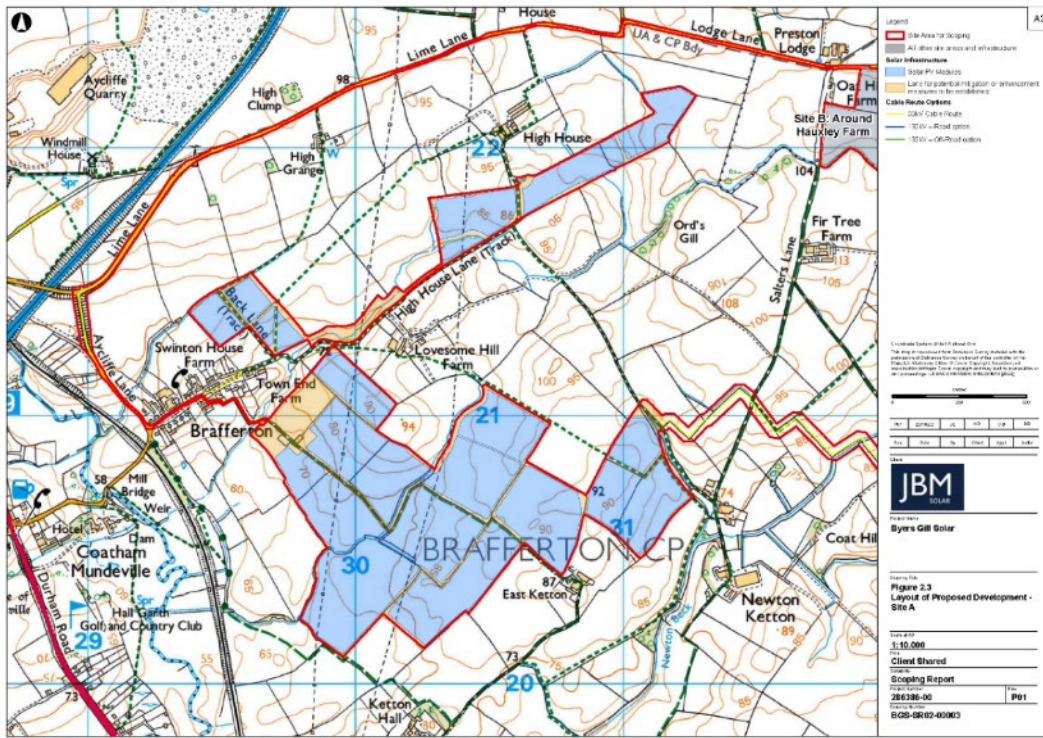
# APPENDICES

## 1. APPENDIX 1 – SITE MAPS

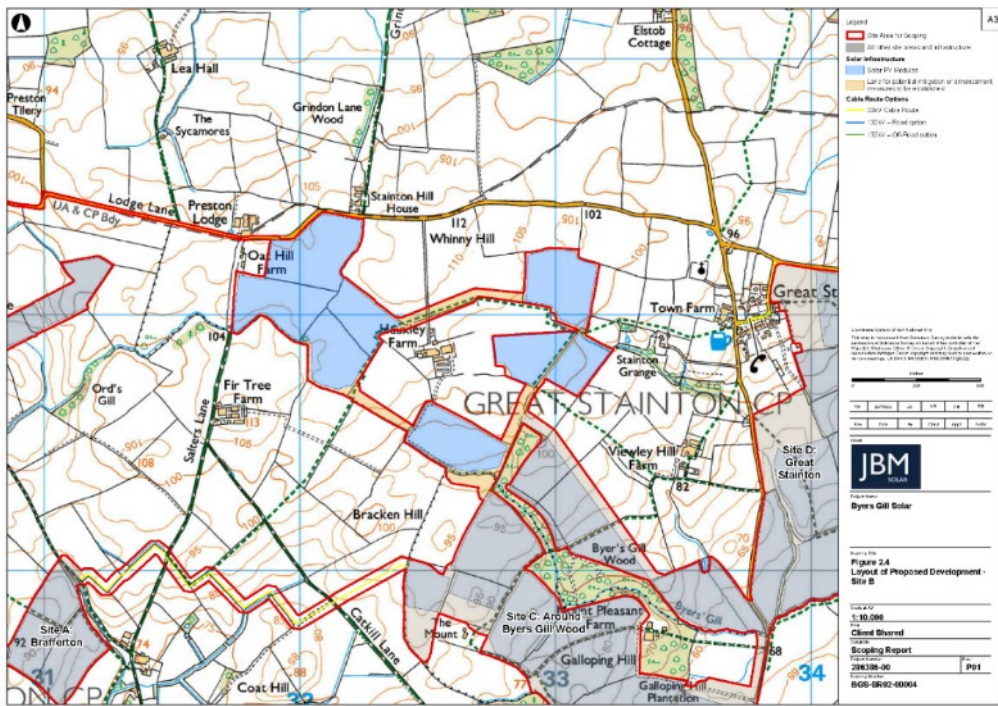
### 1.1 PROPOSED DEVELOPMENT SITE LAYOUT:



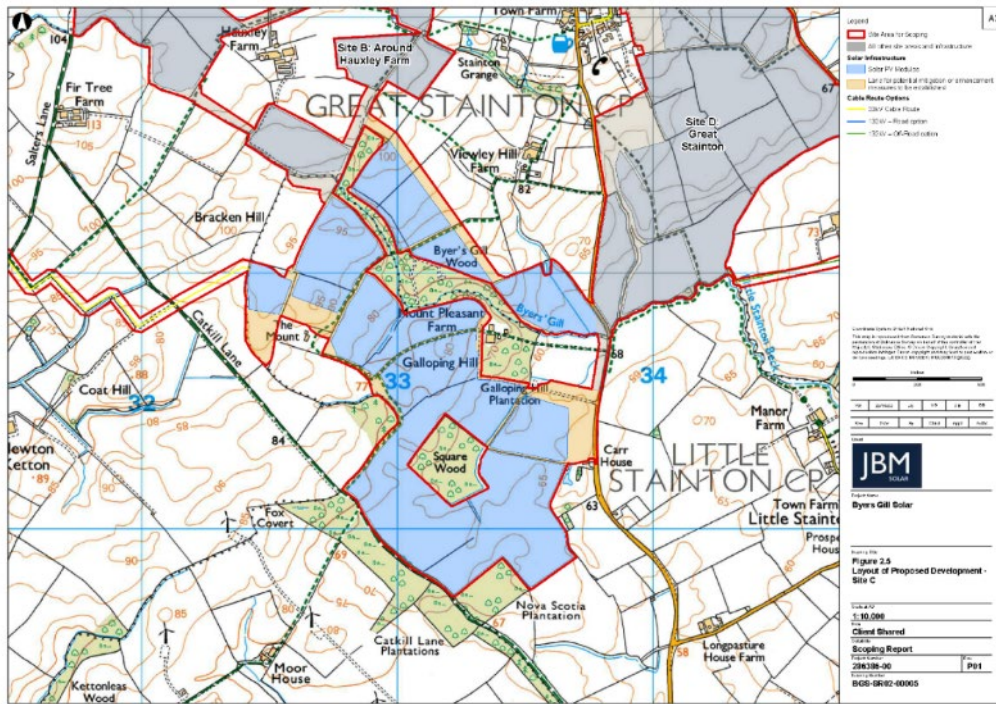
## 1.2 Site A: Brafferton



## 1.3 SITE B: HAUXLEY FARM

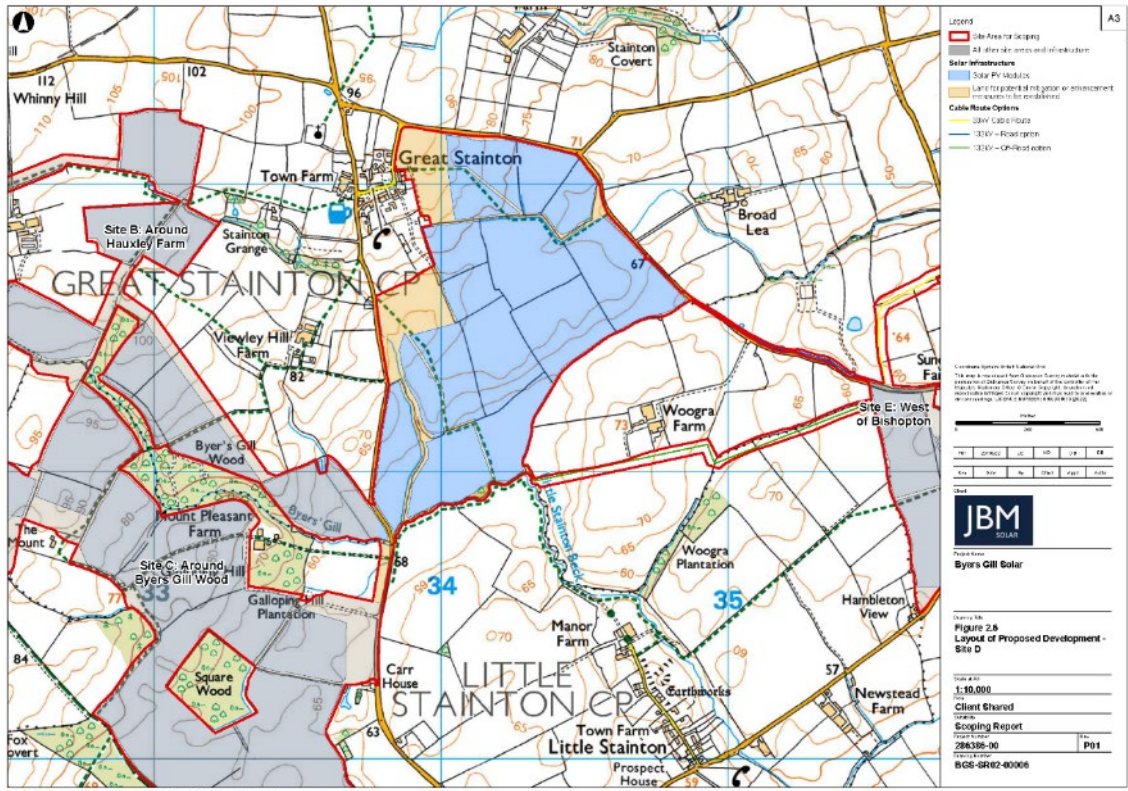


# 1.4 SITE C: BYERS GILL WOOD

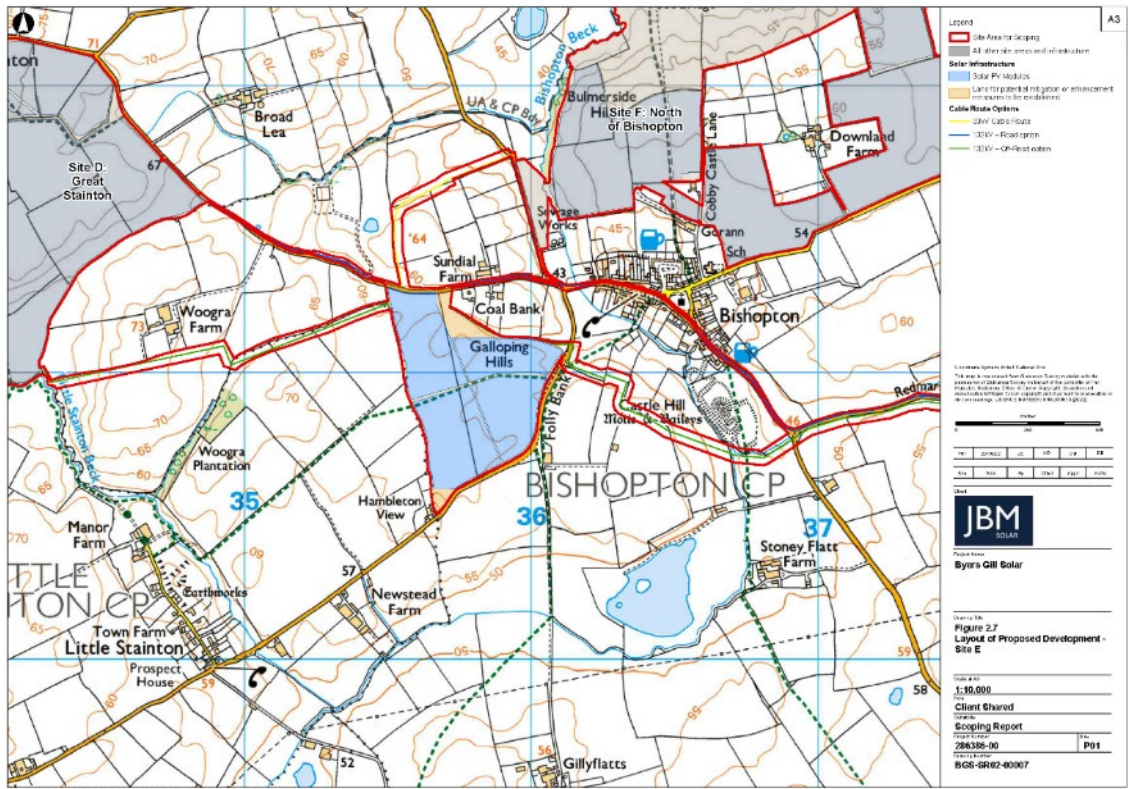




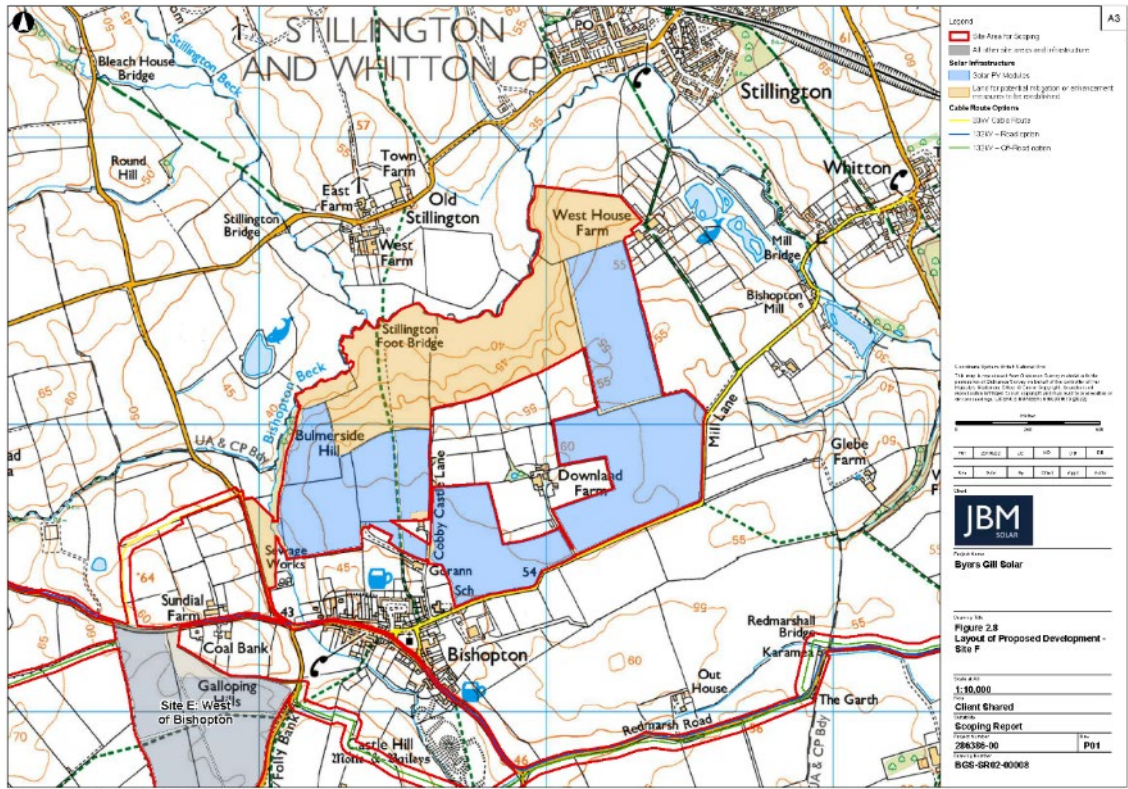
# 1.5 SITE D: GREAT STAINTON



# 1.6 SITE E: WEST OF BISHOPTON



# 1.7 SITE F: NORTH OF BISHOPTON



# Appendix 4.5 Published S47 notices

# US banking crisis

## Things could get nasty very quickly for Biden

Larry Elliott  
Economics editor

Nothing much to see here, so move along please. That has been the message from the White House to those who fear the collapse of three US banks in as many months spells serious trouble for the world's biggest economy.

Joe Biden has a point, even though the line that the US financial system is fundamentally sound has become harder to maintain as it becomes clear that Silicon Valley Bank was not a one-off. The US economy has slowed down but continues to grow.

The spin is that none of what has happened thus far - least of all the collapse of a small number of regional US banks - should come as

a surprise. What is surprising is how well the US economy is holding up. The US will emerge relatively unscathed as it invariably does.

What is there to be worried about? Plenty, as it happens. The US has just witnessed one of the biggest bubbles of the past 100 years. That has been followed by the most rapid increase in interest rates in four decades, which has taken official borrowing costs from near zero to more than 5% in little more than a year. If Biden is not worried about the implications of this for his re-election prospects in November 2024, then he should be. Things could turn nasty very quickly, for the economy and for the president personally.

In the circumstances, it will be little short of miraculous if the Federal Reserve manages to finesse a soft landing for the economy. Wall Street is expecting interest rates to start coming down in July and to be

just over 4% by the end of 2023 but the markets are getting ahead of themselves. Jobs growth is slowing but that won't be enough on its own to persuade the Fed to start cutting rates. For that to happen, a lot more banks would need to start to go bust.

That's entirely possible. The longer rates stay high the tougher life gets for vulnerable banks. Those institutions in better financial shape will limit the flow of new credit to firms and individuals. Inflation will be squeezed out of the economy but at a heavy cost. The Fed will eventually cut interest rates aggressively but by then it will be too late to avoid a hard landing.

To a large extent, it will be a recession of the central bank's own making. At the tail end of 2021, asset prices were booming across the board in the US. Shares, residential property, bonds, cryptocurrencies: all were part of a buying mania. With some justification, it was labelled the "everything bubble".

For students of economic history, there were distinct similarities between the frenzy as the US economy emerged from the pandemic and previous bubbles: the buildup to the Wall Street crash of 1929, the Japanese equity and property boom of the late 1980s, the dotcom implosion of 2000 and



▲ Joe Biden has so far played down the collapse of US regional banks

the global financial crisis of 2008.

There was one key difference, however. The four previous bubbles had all come at the peak of business cycles, when the strength of the underlying economy provided some justification for the optimism in the financial markets. The everything bubble was not like that. Asset prices - lubricated by vast amounts of cheap money from the Fed - boomed but the real economy did not.

So, predictably enough, asset prices were the first to suffer when the Fed began to tighten policy early last year. Phase one of the

unwinding of the bubble involved house, bond and share prices all suffering during 2022. Phase two, attention switched to banks caught out by the unexpectedly rapid rise in interest rates. Phase three, which has only just begun, is when the real economy will really start to hurt. By the time unemployment starts rising, the recession will already be under way. Some economists think it already has.

Even if this is not the equivalent of 1929 or 2008 (and the signs so far are that isn't), Biden could still be in political trouble.

Since 1945, only three sitting US presidents who have sought re-election after serving a full first-term have failed to win a second: Donald Trump in 2020, George HW Bush in 1992 and Jimmy Carter in 1980. All three faced an uphill battle because of a struggling economy.

In Carter's case, there was a double-dip recession after the Fed - under the legendary inflation hawk Paul Volcker - raised interest rates, cut them before inflation was fully under control, then raised them again. The Fed will no doubt want to avoid a repeat performance, and since its chair, Jerome Powell, has admitted he knows of no way to bring inflation down painlessly, it is a question of how hard the recession will be and how soon it will be over.

### Notice of Consultation - Byers Gill Solar

#### Section 47(6) Planning Act 2008: Notice Publicising a Statement of Community Consultation

JBM Solar Limited is proposing to develop a renewable energy scheme comprised of solar photovoltaic (PV) modules, with co-located Battery Energy Storage Systems (BESS) located between Darlington and Stockton-on-Tees in north-east England (the "Proposed Development").

The Proposed Development's site area is approximately 563 hectares and comprises six solar photovoltaic (PV) panel areas (Panel Areas A-F). An on-site substation would be located within Panel Area C.

#### The Proposed Development would comprise:

- up to 21km of 33kVolt (kV) underground cabling between the Panel Areas and the on-site substation;
- approximately 10km of 132kV underground cable to connect the Proposed Development to the grid connection at the existing Norton substation (located to the north-west of Stockton-on-Tees);
- supporting infrastructure comprising BESS; transformers and inverters for managing the electricity produced; storage containers to hold this equipment; and security measures such as fencing, CCTV and lighting; and
- environmental mitigation and enhancement measures to avoid or reduce adverse impacts on the surrounding environment and nearby communities.

While the Proposed Development could include compulsory acquisition powers, JBM Solar is seeking to avoid the use of such powers if at all possible.

An application will be made under section 37 of the Planning Act 2008 for a Development Consent Order authorising the Proposed Development.

Before making the application, JBM Solar have produced a Statement of Community Consultation ("SoCC"), setting out how we will consult with the local community about the proposals.

This notice contains a summary of the consultation details. However, full details of the consultation can be found in the SoCC, alongside our consultation materials, online via [www.byersgillsolarfarm.co.uk](http://www.byersgillsolarfarm.co.uk) between Friday 5 May and Friday 16 June 2023.

Copies of the Preliminary Environmental Information Report (PEIR), together with a Non-Technical Summary, our Statement of Community Consultation and other consultation documents, plans and maps detailing our consultation process and details of the Proposed Development may be inspected free of charge until 23:59pm on Friday 16 June 2023 on the project website ([www.byersgillsolarfarm.co.uk](http://www.byersgillsolarfarm.co.uk)) and at the following location:

Location	Day of opening	Opening times
Norton Library - 87 High St, Norton, Stockton-on-Tees TS20 1AE	Monday, Tuesday, Thursday	9.30 am - 5pm
	Wednesday, Friday	9.30 am - 7pm
	Saturday	9.30 am - 1pm
	Sunday	Closed

You can also view our consultation materials at our consultation events where you will be able to speak with our team and share your views. We are having a mix of face-to-face events and online webinars, the details of which are provided below:

Date	Location	Time
Friday 12 May 2023	Online webinar - please sign up via the project website, details of which are provided below	6pm - 7pm
Friday 19 May 2023	Stillington Village Hall, Lawson Street, Stillington, TS21 1JE	1pm - 7pm
Tuesday 23 May 2023	Brafferton Village Hall, The Green, Brafferton, Darlington, DL1 3LA	1pm - 7pm
Wednesday 24 May 2023	Bishopston Village Hall, Church View, Bishopston, Stockton-on-Tees, TS21 1HB	1pm - 7pm
Wednesday 31 May 2023	Online webinar - please sign up via the project website, details of which are provided below	Noon - 1pm
Wednesday 7 June 2023	Online webinar - please sign up via the project website, details of which are provided below	6pm - 7pm

The scheme is an Environmental Impact Assessment development, which means a PEIR has been produced (to describe the environmental effects of the scheme) and is being consulted on alongside the other consultation documents. It also means that an Environmental Statement will be produced and submitted with the application in due course.

If you have any questions, or would like to speak to a member of the project team, please contact them using the one of the methods below:

- Telephone: 0800 197 0018
- Email: [enquiries@byersgillsolar.com](mailto:enquiries@byersgillsolar.com)
- Freepost: Byers Gill Solar \*No stamp is required.

# LOCAL LISTINGS PUBLIC NOTICES

To advertise telephone: **01325 381444 (option 1)** or email: [public.notices@nqyne.co.uk](mailto:public.notices@nqyne.co.uk)

Planning | Traffic & Roads | Goods Vehicle Licensing | Statutory | Alcohol & Licensing | Probate & Trustee | Contract & Tender | Other

## OTHER

**Notice of Consultation - Byers Gill Solar**  
**Section 47(8) Planning Act 2008:**  
**Notice Publicising a Statement of Community Consultation**

JBM Solar Limited is proposing to develop a renewable energy scheme comprised of solar photovoltaic (PV) modules, with co-located Battery Energy Storage Systems (BESS) located between Darlington and Stockton-on-Tees in north-east England (the "Proposed Development"). The Proposed Development's site area is approximately 563 hectares and comprises six solar photovoltaic (PV) panel areas (Panel Areas A-F). An on-site substation would be located within Panel Area C.

The Proposed Development would comprise:

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- approximately 10km of 132kV underground cable to connect the Proposed Development to the grid connection at the existing Norton substation (located to the north-west of Stockton-on-Tees);
- supporting infrastructure comprising BESS; transformers and inverters for managing the electricity produced; storage containers to hold this equipment; and security measures such as fencing, CCTV and lighting; and
- environmental mitigation and enhancement measures to avoid or reduce adverse impacts on the surrounding environment and nearby communities.

While the Proposed Development could include compulsory acquisition powers, JBM Solar is seeking to avoid the use of such powers if at all possible.

An application will be made under section 47 of the Planning Act 2008 for a Development Consent Order authorising the Proposed Development.

Before making the application, JBM Solar has produced a Statement of Community Consultation ("SoCC"), setting out how we will consult with the local community about the proposals.

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Location	Day of opening	Opening times
Norton Library - 87 High St, Norton, Stockton-on-Tees TS20 1AE	Monday	9.30am - 5pm
	Tuesday	
	Thursday	9.30am - 7pm
	Wednesday	
	Friday	9.30am - 1pm
	Saturday	
Sunday	Closed	

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Date	Location	Time
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Friday 19 May 2023	Stillington Village Hall, Lawson Street, Stillington, TS21 1JE	1pm - 7pm
Tuesday 23 May 2023	Brafferton Village Hall, The Green, Brafferton, Darlington, DL1 3LA	1pm - 7pm
Wednesday 24 May 2023	Bleahopton Village Hall, Church View, Bleahopton, Stockton-on-Tees, TS21 1HB	1pm - 7pm
Wednesday 31 May 2023	Online webinar - please sign up via the project website, details of which are provided below	Noon - 1pm
Wednesday 7 June 2023	Online webinar - please sign up via the project website, details of which are provided below	6pm - 7pm

The scheme is an Environmental Impact Assessment development, which means a PEIR has been produced (to describe the environmental effects of the scheme) and is being consulted on alongside the other consultation documents. It also means that an Environmental Statement will be produced and submitted with the application in due course.

If you have any questions, or would like to speak to a member of the project team, please contact them using the one of the methods below:

- Telephone: 0800 197 0018
- Email: [enquiries@byersgillsolar.com](mailto:enquiries@byersgillsolar.com)
- Freepost: Byers Gill Solar

\*No stamp is required.

## TRAFFIC & Roads

**The County Council of Durham**  
**(Unc 42.7 Close House, Coundon)**  
**(Temporary Road Closure) Order 2023**

The Council on 28/04/23 made the above Order under the Road Traffic Regulation Act, 1984 as amended, Section 14 (1) to prohibit all vehicular traffic from proceeding on a 26 metres length of Unc 42.7 Close House, Coundon to the front of no. 45 - 53 Close House to enable water main works to be undertaken. The alternative route is from south side of closure in a southerly direction on Unc 42.7, then in an easterly direction on C34 Main Road/Moor Lane, then in a northerly direction on Unc 42.9, then in a westerly direction on A889 Coundon Bypass, then in a southerly direction on C129 to northern end of closure and vice versa. The maximum duration of the Order is 18 months. The proposed works are to commence from 9.30 am on Tuesday 9 May 2023 and are anticipated to be completed in 6 hours. On occasions, alternative dates for closure may be necessary and these will be signed accordingly.

Dated: 05/05/23

Helen Lynch  
 Head of Legal & Democratic Services  
 County Hall, Durham DH1 5UL

**The County Council of Durham**  
**(Unc 41.27 Witton-le-Wear)**  
**(Temporary Road Closure) Order 2023**

The Council on 28/04/23 made the above Order under the Road Traffic Regulation Act, 1984 as amended, Section 14 (1) to prohibit all vehicular traffic from proceeding on a 1007 metres length of Unc 41.27 Witton-le-Wear from junction with C18 High Street at northern side of closure in a southerly direction to junction with A68 to enable Durham County Council bridge inspection works to be undertaken. The alternative route is from north side of closure in a westerly direction on C18 High Street, then in a southerly direction on A68 to southern end of closure and vice versa. The maximum duration of the Order is 18 months. The proposed works are to commence from 9:00am on 10/05/23 and are anticipated to be completed in 6 hours. On occasions, alternative dates for closure may be necessary and these will be signed accordingly.

Dated: 05/05/23

Helen Lynch  
 Head of Legal & Democratic Services  
 County Hall, Durham DH1 5UL

**The County Council of Durham**  
**(Orchard Close, Crook)**  
**(Temporary Footpath Closure) Order 2023**

The Council proposes to make an Order under the Road Traffic Regulation Act, 1984 as amended, Section 14 (1) to prohibit all pedestrian traffic from proceeding on an 88 metres length of Orchard Close, Crook from the front of no.10 Orchard Close at northern side of closure in a southerly direction to side of no.1 Orchard Close to enable Northumbrian Water sewer repair works to be undertaken. Throughout the period of closure, a diversion will be available to pedestrian traffic from north side of closure in a southerly direction from the front of no.11 Orchard Close to the front of no.1 Orchard Close and vice versa. The maximum duration of the Order is 6 months. The proposed works are to commence at 8am on 22/5/2023 and are anticipated to be completed in 5 days. On occasions, alternative dates for closure may be necessary and these will be signed accordingly.

Dated: 5/5/2023

Helen Lynch  
 Head of Legal & Democratic Services  
 County Hall, Durham DH1 5UL

**The County Council of Durham**  
**(Unc 23.13, Eastgate)**  
**(Temporary Road Closure) Order 2023**

The Council proposes to make an Order under the Road Traffic Regulation Act, 1984 as amended, Section 14 (1) to prohibit all vehicular traffic from proceeding on a 25 metres length of Unc 23.13, Eastgate from junction with A689 at southern side of closure in a northerly direction to the front of the Methodist Church Hall to enable BT telecom works to be undertaken. No alternative route is available. The maximum duration of the Order is 18 months. The proposed works are to commence from 9:30am on 23/05/23 and are anticipated to be completed in 6 hours. On occasions, alternative dates for closure may be necessary and these will be signed accordingly.

Dated: 05/05/23

Helen Lynch  
 Head of Legal & Democratic Services  
 County Hall, Durham DH1 5UL

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 Email: [gary@bowesandhauxley.co.uk](mailto:gary@bowesandhauxley.co.uk)



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Our vehicles come with a FREE 12 months of MOT (where applicable), and full parts and labour warranties are available on most cars we sell. Part exchange is welcome, and we accept all major debit and credit cards for payment.

All cars we sell are professionally valeted and HPI cleared before we put them up for sale. All vehicles have warranted miles and we don't accept auction vehicles. We source all stock individually from main dealer garages to ensure quality.

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# Appendix 4.6 Darlington LPA letter re adequacy of SoCC



**DARLINGTON**  
Borough Council

**CHIEF EXECUTIVE'S OFFICE &  
ECONOMIC GROWTH GROUP**

Town Hall, Darlington DL1 5QT



JBM Solar

By e-mail only



Our ref: Byers Gill Solar

Your ref:



Document Name: 2411231

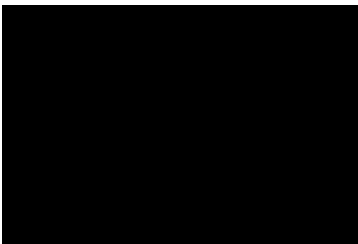
Dear Michael

**Statement of Community Consultation - Byers Gill Solar**

I write further to your letter of 1<sup>st</sup> June 2023 and our subsequent discussions regarding consultation in accordance with the Statement of Community Consultation (SoCC) which had previously been agreed with the Council.

The letter sets out a number of matters that arose during the course of the consultation and the measures proposed to seek to mitigate any impact. Having considered this information, Darlington Borough Council does not consider there has been substantive non-compliance with the SoCC or any prejudice to local objectors, and therefore agrees that the approach outlined comprises adequate consultation in accordance with the SoCC.

If you wish to discuss this further do not hesitate to contact me.



**Development Manager**



# Appendix 4.7 SoCC compliance table

Section of SoCC	Commitment made	Evidence of compliance
5.1.1	The statutory consultation will run for six weeks, starting on 5th May 2023 and finishing on 16th June 2023. All responses to the consultation must be received by 11:59pm on the closing date.	<p>The Applicant ran the Statutory Consultation (in compliance with Section 47) between the dates published on the 5 May 2023 and finishing on 16 June 2023.</p> <p>This deadline was subsequently extended to 23 June 2023 to allow additional landowners who were not informed of the consultation until 11 May 2023 sufficient time to respond.</p>
5.2.1	The aim of our pre-application consultation is to ensure that the community, landowners and other persons with an interest in the land, stakeholders and technical consultees have the opportunity to understand and influence our proposals. JBM Solar will present our proposals including how they have been informed by our environmental assessments and engagement to date.	<p>At the start of the statutory consultation period, all project materials were made publicly available on the project website; <a href="https://byersgillsolarfarm.co.uk/documents/">https://byersgillsolarfarm.co.uk/documents/</a>.</p> <p>This includes environmental assessments, as detailed in the PEIR, and summary of engagement prior to the Section 47 consultation, as detailed in the Statement of Community Consultation.</p>
5.2.2	<p>We will be seeking feedback on all aspects of our plans for Byers Gill Solar. These will be explained in the following materials:</p> <ul style="list-style-type: none"> <li>• Preliminary Environmental Information Report (PEIR) - the PEIR sets out the preliminary findings from the Environmental Impact Assessment (EIA). It also includes photomontages of the proposed solar park from various locations around the site.</li> <li>• Consultation booklet - the booklet provides a more detailed overview of the proposals, including a summary of each panel area.</li> </ul>	<p>The PEIR and Consultation booklet were both made publicly available for consultation launch on 5 May 2023. They contain detailed plans and environmental assessments, including photomontages, and are available to view at <a href="https://byersgillsolarfarm.co.uk/documents/">https://byersgillsolarfarm.co.uk/documents/</a>.</p>
5.2.3	The full PEIR will be made available electronically on our project website, and we will publicise, as part of our	<p>At the start of the statutory consultation period, all project materials were made publicly available on the project website, including the full PEIR.</p>

Section of SoCC	Commitment made	Evidence of compliance
	<p>statutory notices, information on how to request hard copies of the full PEIR.</p>	<p>Examples of the statutory notices can be found in Consultation Report Appendix 3.2, which included the contact details to request hard copies of the PEIR.</p>
<p>5.2.4</p>	<p>All statutory consultation documents will be available online, on the Project website, and available in hard copy at no extra charge (except the PEIR, a hard copy of which can be requested for a charge of £0.35 per page to cover printing and posting costs).</p>	<p>At the start of the statutory consultation period, all project materials were made publicly available on the project website; <a href="https://byersgillsolarfarm.co.uk/documents/">https://byersgillsolarfarm.co.uk/documents/</a>.</p> <p>Statutory consultation documents include:</p> <ul style="list-style-type: none"> <li>- Consultation newsletter</li> <li>- Consultation booklet</li> <li>- Feedback questionnaire</li> <li>- Statement of Community Consultation</li> </ul>
<p>5.3.2 – 5.3.4</p>	<p>We have identified a primary consultation zone (PCZ) by initially extending a minimum distance of two kilometres from the boundary of the Red Line Boundary (Appendix 1)– within which the solar PV panels, energy storage system, on-site substation and supporting infrastructure would be located. The PCZ also extends one kilometre from the edge of the cable route corridor for the grid connection, up to the boundary of the existing Norton substation.</p> <p>The PCZ has also been amended in certain areas to consider:</p> <ul style="list-style-type: none"> <li>• Zone of theoretical visibility for the Proposed Development, which assesses areas in vicinity of the Red</li> </ul>	<p>The PCZ included 2,794 addresses and covered all main settlements around the panel areas and cable route.</p> <p>The PCZ was developed using all the principals bulleted in the SoCC. This included using the border of Stockton to the east (to ensure whole communities were captured) and the railway line to the West (following existing physical boundaries).</p> <p>The PCZ can be viewed in Consultation Report Appendix 5.7.</p>

Section of SoCC	Commitment made	Evidence of compliance
	<p>Line Boundary (Appendix 1) which could experience a degree of visual impact</p> <ul style="list-style-type: none"> <li>• Existing physical boundaries, such as main roads</li> <li>• Capturing entire communities, rather than excluding small numbers of properties</li> <li>• Where we propose to undertake additional works to enable construction transport, equipment areas or road modifications</li> </ul> <p>The zone has also been amended where proportionate and reasonable based on existing boundaries in order to avoid inappropriate 'severance' of communities. The PCZ is shown in Figure 5.1.</p>	
5.4.1 – 5.4.2	<p>Our consultation has been developed to be accessible to all groups in the community, including 'under-represented' or 'seldom heard' groups and individuals who may be less likely to participate in or respond to traditional consultation techniques.</p> <p>These groups and individuals that may find it harder to get involved in consultation and/or need additional support to access materials include:</p> <ul style="list-style-type: none"> <li>• Geographically isolated communities</li> <li>• Young people</li> <li>• Older people</li> <li>• Disabled people and those with learning disabilities</li> </ul>	<p>More information on how the Applicant consulted with hard-to-reach groups can be found in section 5.8.1 of this table.</p>

Section of SoCC	Commitment made	Evidence of compliance
5.5.1	<p>During this statutory consultation, we will use a range of methods to ensure an inclusive, meaningful, and open consultation. We will use a range of digital and non-digital methods of communication to ensure that our consultation can be accessed by all members of the community.</p>	<p>The Applicant used a range of digital and non-digital methods throughout the consultation through events, feedback mechanisms, and mailings.</p> <p>A range of digital and non-digital methods of communication was utilised for engagement before and during the statutory consultation, as detailed in Chapters 4 and 5 of the Consultation Report.</p> <p>Hard copies of materials could be requested through the community relations team, and were available to take away in hard copy from the in-person consultation events.</p> <p>Respondents could submit feedback through both online and hard-copy feedback questionnaires, as well as writing or emailing a written response directly to the community relations team.</p> <p>6no. consultation events were held, including 3no. in-person public exhibitions, and 3no. webinars using the platform Livestorm.</p>
5.5.2	<p>Our statutory consultation is planned to take place for six weeks between 5<sup>th</sup> May 2023 and 16<sup>th</sup> June 2023 (exceeding the statutory minimum period of 28 days as required by the Act).</p>	<p>The Applicant held the statutory consultation period from 5 May 2023 to 16 June 2023.</p> <p>This deadline was subsequently extended to 23 June 2023 to allow additional landowners who were not informed of the consultation until 11 May 2023 sufficient time to respond.</p>

Section of SoCC	Commitment made	Evidence of compliance
		<p>The Applicant also accepted any feedback submitted online, by email, and by freepost for five weeks after the close of consultation, up to and including 21 July 2023.</p>
<p>F5.5.3</p>	<p>All homes and businesses within the PCZ will receive a consultation leaflet from us in the post. Consultation events will be held within the PCZ, and, where possible, and relevant groups and organisations such as parish councils and local interest groups will be notified of consultation opportunities.</p> <p>We have also identified a list of shops, pubs and community spaces within the PCZ that will be directly mailed a poster advertising how people can get involved in the consultation.</p> <p>We recognise that people who live and work beyond the PCZ may also have an interest in our proposals and may wish to participate in the statutory consultation.</p> <p>We are committed to making sure that individuals and organisations are given the opportunity to participate and will attempt to raise awareness of the consultation using a number of methods such as media engagement and direct communication with organisations, such as regional environmental, religious or health organisations located outside of the PCZ.</p>	<p>All addresses in the PCZ where sent the consultation launch newsletter, which can be found in Consultation Report Appendix 5.9.</p> <p>The Applicant identified 50 local poster points, including schools, shops, hospitality venues, and village halls. The poster locations were identified to capture a range of demographics, and hard to reach groups, and spread across Darlington, Stockton-on-Tees and Sedgefield.</p> <p>The poster locations identified were sent a poster advertising the consultation by first class post on 3 May 2023, including the time and location of events and where to submit feedback. The poster locations and list of recipients can be found in Consultation Report Appendix 5.13.</p> <p>A press release was sent to regional news organisations on Thursday 4 May 2023, publicity of the statutory consultation can be found in Consultation Report Appendix 5.18.</p> <p>An article was published on 18 May 2023 in the Northern Echo, including the dates and locations of the consultation events. The article can be found at</p> <p>[REDACTED]</p> <p>[REDACTED]</p>

Section of SoCC	Commitment made	Evidence of compliance
	<p>We will be holding three in-person consultation events at locations spread across the PCZ (see figure 5.1). They will be advertised in consultation leaflets, send to the local media and advertised on posters at local organisations.</p> <p>We will hold events in Brafferton, Bishopton and Stillington as a minimum. Events will be held from 1pm to 7pm to accommodate different availability. Venues include:</p> <ul style="list-style-type: none"> <li>• Brafferton Village Hall,</li> <li>• Bishopton Village Hall,</li> <li>• Stillington Youth and Community Centre.</li> </ul> <p>Members of the Byers Gill Solar project team will be at these events to discuss the proposals in more detail and answer any questions. Hard copies of materials will also be available to view and take away.</p>	<p>Darlington Borough Council provided a list of consultees for their Local Plan which, where appropriate, the Applicant incorporated into the S47 consultees.</p> <p>The Applicant held three in-person events at the following locations:</p> <ul style="list-style-type: none"> <li>• Stillington Youth and Community Centre, 2 Forest Park, Stillington, Stockton-on-Tees TS21 1NW</li> <li>• Brafferton Village Hall, The Green, Brafferton, Darlington, DL1 3LA</li> <li>• Bishopton Village Hall, Church View, Bishopton, Stockton-on-Tees, TS21 1HB</li> </ul> <p>The events were advertised through an email publicising the launch of consultation, the consultation leaflet, press release and distribution of posters to 50 local poster points, including schools, shops, hospitality venues, and village halls.</p> <p>The events took place from 1pm to 7pm and hard copies of materials were available to view and take away.</p> <p>The Applicant ensured project team members with a wide variety of technical expertise were in attendance at each event so as to enable more detailed and technical discussions with stakeholders. The Applicant brought sufficient project materials to both display and distribute, including copies of the SoCC, Consultation Document, consultation questionnaire and maps, to in-person events.</p>

Section of SoCC	Commitment made	Evidence of compliance
		<p>Due to a higher-than-expected demand for feedback questionnaires, the Applicant limited large quantities of hard copies of the feedback questionnaire being taken by individuals at the Bishopton event. Where requests were made to take away over 20 copies, the Applicant posted feedback forms to all individuals who requested.</p>
	<p>Three webinars will be held for any member of the public to join. One webinar will be held at the start of the consultation and one at the end to provide any initial and final information on the Proposed Development to help inform any consultation responses.</p> <p>Individuals can register for these online events on the project website or by emailing enquiries@byersgill.com.</p> <ul style="list-style-type: none"> <li>• Friday 12th May 18:00 – 19:00</li> <li>• Wednesday 31st May 13:00 - 14:00</li> <li>• Wednesday 7th June 18:00- 19:00</li> </ul>	<p>The Applicant held three webinars over the consultation period at the stated dates and times in the SoCC. Those interested could register for the webinar through a link on the project website, or by contacting the community relations team.</p> <p>In total, 23 people registered for the webinars, and 12 attended across the three events.</p> <p>A copy of the presentation from the webinars is available in Consultation Report Appendix 5.16.</p>
	<p>Members of the public will be able to request a call back from a member of the project team (subject to availability) on 0800 197 0118 or enquiries@byersgillsolar.com</p>	<p>The stated freephone number was operational from 9am-5:30pm Monday to Friday throughout the consultation period. The inbox was monitored daily.</p> <p>There were no requests for a call back from members of the project team.</p>
	<p>Hard copies of consultation materials, including PEIR, SoCC, consultation booklet and feedback questionnaire, will be available to collect from the deposit point located in the vicinity of the Proposed Development. These</p>	<p>Hard copies of the PEIR, SoCC, consultation booklet and feedback questionnaire were placed at Norton Library on 5 May 2023 and restocked several times throughout the consultation period.</p>



Section of SoCC	Commitment made	Evidence of compliance
	<p>documents will be available to view from Norton Library at the following times:</p> <ul style="list-style-type: none"> <li>• Monday 9:30 am–5 pm</li> <li>• Tuesday 9:30 am–5 pm</li> <li>• Wednesday 9:30 am–7 pm</li> <li>• Thursday 9:30 am–5 pm</li> <li>• Friday 9:30 am–7 pm</li> <li>• Saturday 9:30 am–1 pm</li> <li>• Sunday Closed</li> </ul> <p>We will check, by telephone, on a weekly basis that consultation documentation remains at the information points throughout the consultation period.</p> <p>Where possible, consultation booklets and feedback questionnaires will also be kept at the event venues within the PCZ so community groups using these spaces will be able to take hard copies away.</p>	<p>Where feedback questionnaires and booklets did run out at Norton Library, they were replaced within 7 days of being notified. During these periods, all materials were also available online, or through request with the community relations team.</p> <p>Consultation booklets and feedback questionnaires were delivered to Bishopton Village Hall, and Brafferton Village Hall on arrangement.</p> <p>The Applicant also responded to verbal requests for hard copy materials during the events. All verbal requests for hard copies of materials were sent by first class post within 5 working days of the event.</p> <p>The Applicant did not receive any hard copy requests as part of the statutory consultation through the freephone, email, or freepost.</p>
	<p>A dedicated project website (<a href="https://byersgillsolarfarm.co.uk/">https://byersgillsolarfarm.co.uk/</a>) will be live for you to find out more information and provide your feedback.</p> <p>All consultation documents will be presented digitally and available for download, free of charge. Information will be consistent with materials available at the consultation events.</p>	<p>The project website, <a href="https://byersgillsolarfarm.co.uk">https://byersgillsolarfarm.co.uk</a>, was launched with the consultation documents on 5 May 2023 in line with the consultation opening.</p>
	<p>A statutory consultation booklet will be published at the start of the consultation, providing a summary of the proposals we are consulting on, details of how people can take part, how feedback will be considered and how their feedback will be used to influence and shape the proposals.</p>	<p>The statutory consultation booklet was uploaded to <a href="https://byersgillsolarfarm.co.uk">https://byersgillsolarfarm.co.uk</a> on 5 May 2023.</p> <p>Printed copies were available at to take away at all consultation events.</p>

Section of SoCC	Commitment made	Evidence of compliance
	<p>Printed copies of this booklet will be available to take away at all consultation events, on request by contacting the community relations team, and at the deposit point.</p> <p>It can also be downloaded from the project website (<a href="https://byersgillsolarfarm.co.uk/">https://byersgillsolarfarm.co.uk/</a>).</p> <p>The community relations team can be contacted at:</p> <ul style="list-style-type: none"> <li>• Email: <a href="mailto:enquiries@byersgillsolar.com">enquiries@byersgillsolar.com</a></li> <li>• Call: 0800 046 9643</li> <li>• Write to: FREEPOST BYERS GILL SOLAR (please note that you do not need a stamp)</li> </ul>	<p>Hard copies of the consultation booklet were placed at Norton Library on 5 May 2023 and restocked several times throughout the consultation period.</p> <p>Where booklets did run out at Norton Library, they were replaced within 7 days of being notified. During these periods, all materials were also available online, or through request with the community relations team.</p> <p>The Applicant received no requests for hard copies of the consultation booklet through the community relations team.</p>
	<p>Consultation leaflets will be posted to all homes and businesses in the PCZ (Figure 5.1) at the start of the statutory consultation period. These leaflets will publicise the consultation, provide information about the Proposed Development and list the engagement activities, including the location, dates, and times of the public consultation events.</p> <p>The leaflet will also be issued to wider consultees by email, including parish councils, local interest groups and technical consultees where the email address is available, and will be available on the project website.</p>	<p>The consultation leaflet was posted to the PCZ (including 2,794 addresses) to land on doorsteps on 5 May 2023. The consultation newsletter can be found in Consultation Report Appendix 5.9.</p> <p>Wider consultees were informed of the consultation by email on 5 May 2023, including parish councils, local interest groups and technical consultees.</p>
	<p>A project feedback questionnaire will be prepared to allow people to provide feedback on the proposals. The questionnaire will ask people to provide feedback on all</p>	<p>The project feedback questionnaire was uploaded to <a href="https://byersgillsolarfarm.co.uk">https://byersgillsolarfarm.co.uk</a> on 5 May 2023.</p>

Section of SoCC	Commitment made	Evidence of compliance
	<p>aspects of the Proposed Development, including particular issues we are seeking comment.</p> <p>Feedback questionnaires will be available free of charge on request by contacting the community relations team, in hard copy at consultation events and at the deposit point.</p> <p>The feedback questionnaire can also be downloaded from the project website and returned by post to FREEPOST BYERS GILL SOLAR (please note that you do not need a stamp).</p> <p>The feedback questionnaire will also be available to complete as an online form via the project website, which will be accessible throughout the consultation period.</p>	<p>Printed copies of the feedback questionnaire were available at to take away at all consultation events. The Applicant received no requests for hard copies of the feedback questionnaire through the community relations team.</p> <p>Due to a higher-than-expected demand for feedback questionnaires, the Applicant limited large quantities of hard copies of the feedback questionnaire being taken by individuals at the Bishopton event. Where requests were made to take away over 20 copies, the Applicant posted feedback forms to all individuals who requested.</p> <p>Additional copies of the project feedback questionnaire were posted to residents following requests for neighbours at the consultation events.</p> <p>The online feedback questionnaire was open throughout the consultation and remained open for a five-week grace period until 21 July 2023 (inclusive).</p>
	<p>The PEIR will contain a description of the Proposed Development, and a preliminary assessment of the likely significant environmental effects of the Proposed Development based on the initial information available at that time. It will also set out how we propose to reduce these effects and how we propose to maximise the benefits of the Proposed Development.</p> <p>The PEIR can be downloaded free of charge from the project website. A printed copy of the full PEIR will be available to view (but not take away) at the consultation</p>	<p>The PEIR contained detailed environmental assessments and can be found on the project website - <a href="https://byersgillsolarfarm.co.uk">https://byersgillsolarfarm.co.uk</a>.</p> <p>The PEIR was available to view at Norton Library throughout the consultation period, and at all in-person events.</p> <p>The Applicant received no requests for a hard copy of the PEIR.</p>

Section of SoCC	Commitment made	Evidence of compliance
	<p>events. A hard copy can be requested for a charge of £0.35 per page to cover printing and posting costs.</p>	
	<p>Additional technical maps and plans for the Proposed Development will also be available on the project website. Requests for hard copies of the technical documents will be reviewed on a case-by-case basis. To cover printing costs a reasonable copying charge may apply (up to a maximum of £350 for one full suite of documents) to be paid for by the recipient.</p>	<p>Technical maps and plans of the project were available on the project website.</p> <p>The Applicant received no requests for hard copies of the PEIR, technical maps, or plans through the community relations centre.</p>
	<p>We will publish a notice with details of the consultation within a local newspaper and a national newspaper pursuant to Section 48 of the Act.</p>	<p>In accordance with Section 48 of the Planning Act 2008 and the APFP Regulations, a notice was published by the Applicant:</p> <ul style="list-style-type: none"> <li>• For two successive weeks in three local newspapers</li> <li>• Once in a national newspaper</li> <li>• Once in the London Gazette</li> </ul> <p>Proof of placement of these notices can be found in Consultation Report Appendix 5.22.</p>
	<p>This SoCC document will be made available online as part of the consultation and in hard copy on request. We will also publish a notice in a local newspaper to explain where this statement can be inspected pursuant to Section 47 of the Act.</p>	<p>Once finalised, the SoCC was published in a number of ways to ensure that the local community and stakeholders could view the document.</p> <p>Adverts publicising locations where the SoCC could be viewed were placed in the Northern Echo (5 May 2023), the Teesside Gazette (5 May 2023), and the Darlington and Stockton Times (10 May 2023). Copies of the published adverts can be found in Consultation Report Appendix 4.5.</p>

Section of SoCC	Commitment made	Evidence of compliance
		<p>A paper copy of the SoCC was also placed at the following location on 5 May 2023, before being removed on 27 June 2023, after the close of the on:</p> <ul style="list-style-type: none"> <li>Norton Library (87 High Street, Norton, Stockton-on-Tees, TS20 1AE)</li> </ul> <p>The paper copy of the SoCC was removed from this location on 27 June, after the close of consultation</p> <p>The SoCC was also made available to view on the project website (<a href="http://byersgillsolarfarm.com">byersgillsolarfarm.com</a>) from 9 May 2023.</p>
5.6.1	<p>Upon request, all documents will be available in alternative accessible formats, such as braille, speaking text and alternative languages. All requests should be made to the community relations team by email (<a href="mailto:enquiries@byersgillsolar.com">enquiries@byersgillsolar.com</a>) or phone (0800 197 0118).</p> <p>Consultation leaflets will be posted to all homes and businesses in the PCZ at the start of the statutory consultation period. The leaflet will also be issued to wider consultees by email, including parish councils, local interest groups and technical consultees.</p> <p>To promote awareness of the Proposed Development and the consultation both within and beyond the PCZ we will send a press release at the start of the consultation. This will be sent to the following local and regional media outlets:</p>	<p>The Community Relations team were available by email and phone from 9am - 5:30pm throughout the consultation period to receive requests in alternative accessible formats.</p> <p>No requests were made for alternative accessible formats.</p> <p>Consultation leaflets were sent to all properties within the defined consultation zone (Consultation Report Appendix 5.7).</p> <p>Wider consultees were informed of the consultation by email on 5 May 2023, including parish councils, local interest groups and technical consultees.</p> <p>A press release was circulated to the listed media outlets on 4 May 2023. A copy of the distributed press release can be viewed in Consultation Report Appendix 5.18.</p>

Section of SoCC	Commitment made	Evidence of compliance
	<ul style="list-style-type: none"> <li>• Nothern Echo</li> <li>• Darlington and Stockton Times</li> <li>• Teesside Gazette</li> <li>• Aycliffe Today</li> <li>• Newton News</li> </ul>	<p>Copies of the media coverage obtained during the consultation can be found in Consultation Report Appendix 5.19.</p>
	<p>We will issue communications to key stakeholders, including local political representatives (Councillors and MPs) and Parish Council clerks representing wards, constituencies, and parishes within the consultation zone to provide information about the proposals we are consulting on and invite them to take part in the consultation.</p> <p>We will consider invitations to, or requests for, meetings with other local groups or special interest organisations on a case-by-case basis.</p>	<p>Email correspondence was initiated with all stakeholders listed in the SoCC on 5 May 2023.</p> <p>The Applicant did not receive any requests for meetings.</p> <p>On 28 April 2023, the Applicant wrote to the Bishopton Villages Action Group offering a meeting with the applicant. The Applicant met with the group.</p>
	<p>We will send either emails or hard copy letters about the consultation and how to get involved to the following:</p> <ul style="list-style-type: none"> <li>• host constituency and neighbouring constituency area MPs;</li> <li>• elected representatives at Darlington Borough Council, Stockton-on-Tees Borough Council, and Durham County Council</li> <li>• host parish councils;</li> <li>• neighbouring local authorities;</li> <li>• neighbouring parish councils; and</li> </ul>	<p>Email correspondence was initiated with all stakeholders listed in the SoCC on 5 May 2023. A copy of the email can be found in Consultation Report Appendix 5.17.</p>

Section of SoCC	Commitment made	Evidence of compliance
	<p>• local interest groups, such as community and environmental groups.</p> <p>Statutory notices to publicise the consultation in accordance with Section 48 of the Act will be published once in a national newspaper (The Guardian) and the London Gazette and twice (across two successive weeks) in local circulating papers The Northern Echo and Darlington and Stockton Times.</p> <p>Statutory notices publicising the SoCC in accordance with Section 47 of the Act will be published once (for one week) in local circulating newspapers.</p>	<p>Statutory notices were placed in the Guardian, London Gazette, Teesside Gazette, Darlington and Stockton Times, and the Northern Echo on the following dates. Copies of published notices can be found in Consultation Report Appendix 5.22.</p> <ul style="list-style-type: none"> <li>• Darlington and Stockton Times, 10 May and 17 May 2023</li> <li>• Northern Echo, 5 May and 13 May 2023</li> <li>• Teesside Gazette, 5 May and 12 May 2023</li> <li>• The Guardian, 12 May 2023</li> <li>• London Gazette, 15 May 2023</li> </ul> <p>Copies of the s47 notice were erroneously published instead of the s48 notice in the Guardian (5 May), London Gazette (5 May) and the Northern Echo (12 May). The applicant rectified this by publishing the correct s48 notices in these publications on the dates shown above.</p> <p>The second, correctly placed s48 notice was published in the Northern Echo in the week following the first notice, and all notices were published with over 28 days of the consultation period remaining. As a result, this complied with the Planning Act 2008 and the APFP Regulations 2009, and therefore it was not considered necessary to extend the length of the consultation period.</p>
	<p>Posters including details of the consultation, how to access project information, and how to get involved, will be displayed at well-used public locations within and outside of the PCZ, including libraries, shops and civic buildings. These will be hosted in agreement with relevant groups</p>	<p>The Applicant identified 50 local poster points, including schools, shops, hospitality venues, and village halls. The identified poster locations were sent a poster advertising the consultation by first class post on 3 May 2023, including the time and location of events and where to submit</p>

Section of SoCC	Commitment made	Evidence of compliance
	<p>and venues, including where consultation events will take place.</p> <p>Information posters will also be sent to all host and neighbouring parish councils to help raise awareness of the consultation.</p>	<p>feedback. The poster and list of recipients can be found in Consultation Report Appendices 5.12 and 5.13, respectively.</p>
5.6.2	<p>Any activity(ies) that cannot be undertaken due to circumstances beyond our control, where possible, will be substituted with similar activity(ies) in local newspapers (via press release) circulating in the vicinity of the Proposed Development. Any activity changes will also be published on the project website.</p>	<p>There were no activities in the SoCC that needed to be substituted.</p>
5.7.1	<p>Ongoing engagement with relevant stakeholders will be undertaken ahead of the launch of the consultation, including local authorities, MPs, the Environment Agency, Natural England, and Historic England (where possible) and with local interest groups, residents, and landowners who get in touch.</p>	<p>On 28 April 2023, the Applicant wrote to the Bishopton Villages Action Group offering a meeting with the applicant.</p> <p>No other relevant stakeholders corresponded with the applicant ahead of the launch of the consultation.</p>
5.7.2	<p>All relevant local and parish councillors, elected members for county, district and borough, and MPs will be contacted as soon as practicable following the local elections and will be kept informed about the Proposed Development. They will also be encouraged to share information about the consultation with members of their constituency / local community.</p>	<p>The local and parish councillors, elected members for county, district and borough, and MPs were contacted on 17 May 2023 and offered a briefing on the project.</p> <p>The Applicant received no response, and no briefings were held.</p>
5.8.1	<p>As outlined in Section 6.4, we are committing to ensuring that our consultation is accessible and inclusive for all stakeholders, includes groups and individuals that may find</p>	<p>The Applicant included hard to reach groups within their s47 consultee outreach. Email correspondence was initiated on 5 May 2023.</p>



Section of SoCC	Commitment made	Evidence of compliance
	<p>it harder to get involved in consultation and/or need additional support to access materials.</p>	
	<p><b>Older People</b></p> <ul style="list-style-type: none"> <li>• Directly mailing the consultation leaflet to all stakeholders within the PCZ and providing details of how to access paper copies of other project documents and provide feedback by post.</li> <li>• Options to engage through conventional communications channels including the freepost and the freephone information line.</li> <li>• Providing important information in both digital and non-digital formats and providing alternate formats such as dementia friendly, Braille and large print (upon request).</li> <li>• Providing paper copies of materials at information point locations along with contact details for the project team, who will be able to provide further assistance and send information to those who are unable to access the material online.</li> <li>• Advertising the availability of telephone call backs for stakeholders with further questions or who would like to discuss the Proposed Development further with the project team.</li> <li>• Consultation events at several locations, with members of the team available to assist with completing feedback responses.</li> </ul>	<p>All listed options were provided over the course of the statutory consultation.</p> <p>The consultation leaflet was posted to the PCZ (including 2,794 addresses) to land on doorsteps on 5 May 2023. The consultation newsletter can be found in Consultation Report Appendix 5.9.</p> <p>The Applicant used a range of digital and non-digital methods throughout the consultation.</p> <p>The community relations team were available by email and phone from 9am - 5:30pm throughout the consultation to receive requests in alternative accessible formats.</p> <p>No requests were made for alternative accessible formats.</p> <p>6no. consultation events were held, including 3no. in-person public exhibitions, and 3no. webinars using the platform Livestorm.</p>
	<p><b>Disabled people and those with learning disabilities</b></p>	<p>All listed options were provided over the course of the statutory consultation.</p>

Section of SoCC	Commitment made	Evidence of compliance
	<p>Providing important information in both digital and non-digital formats and providing alternate formats such as dementia friendly, braille and large print (upon request).</p> <ul style="list-style-type: none"> <li>• Option to enlarge text on the Proposed Development website.</li> <li>• Providing telephone call backs for stakeholders with further questions or those who would like to discuss the Proposed Development further with the project team.</li> <li>• Face-to-face events at three locations within the PCZ, with members of the team available to assist with completing feedback responses.</li> </ul>	<p>The Applicant used a range of digital and non-digital methods throughout the consultation.</p> <p>6no. consultation events were held, including 3no. in-person public exhibitions, and 3no. webinars using the platform Livestorm.</p> <p>No requests were made for alternative accessible formats.</p>
	<p><b>People with limited mobility</b></p> <p>Directly mailing the consultation leaflet to all stakeholders within the PCZ and provide details of how to access paper copies of other project documents and provide feedback by post.</p> <ul style="list-style-type: none"> <li>• Online engagement through the consultation website and webinars to negate the need for travel.</li> <li>• Providing important information in both digital and non-digital formats and providing alternate formats such as dementia friendly, Braille and large print (upon request).</li> <li>• Providing British Sign Language signing at webinars, on request.</li> <li>• Advertising the availability of telephone call backs for stakeholders with further questions or who would like to discuss the Proposed Development further with the project team.</li> </ul>	<p>All listed options were provided over the course of the statutory consultation.</p> <p>The consultation leaflet was posted to the PCZ (including 2,794 addresses) to land on doorsteps on 5 May 2023. The consultation newsletter can be found in Consultation Report Appendix 5.9.</p> <p>The project website, <a href="https://byersgillsolarfarm.co.uk">https://byersgillsolarfarm.co.uk</a>, was launched with the consultation documents on 5 May 2023 in line with the consultation opening.</p> <p>No requests were made for alternative accessible formats.</p> <p>The community relations team were available by email and phone from 9am - 5:30pm throughout the consultation.</p>

Section of SoCC	Commitment made	Evidence of compliance
	<p><b>Geographically isolated communities</b></p> <ul style="list-style-type: none"> <li>• Directly mailing the consultation leaflet to all stakeholders within the PCZ and provide details of how to access paper copies of other Project documents and provide feedback by post.</li> <li>• Advertising the availability of telephone call backs for stakeholders with further questions or who would like to discuss the Proposed Development further with the Project team.</li> </ul>	<p>The consultation leaflet was posted to the PCZ (including 2,794 addresses) to land on doorsteps on 5 May 2023. The consultation newsletter can be found in Consultation Report Appendix 5.9.</p> <p>The community relations team were available by email and phone from 9am - 5:30pm throughout the consultation.</p>
	<p><b>Young people</b></p> <ul style="list-style-type: none"> <li>• Online engagement to encourage this demographic to complete feedback forms / consultation engagement.</li> <li>• Posters will be distributed at the local college / high schools to inform the demographic of the Proposed Development and encourage them to provide feedback.</li> </ul>	<p>The Applicant held 3no. webinars over the consultation period.</p> <p>Those interested could register for the webinar through a link on the project website, or by contacting the community relations team.</p> <p>In total, 23 people registered for the webinars, and 12 attended across the 3 events.</p> <p>The Applicant identified 50 local poster points, including schools, shops, hospitality venues, and village halls. This list was sent a poster advertising the consultation by first class post on 3 May 2023, including the time and location of events and where to submit feedback. The poster and list of recipients can be found in Consultation Report Appendices 5.12 and 5.13 respectively.</p>

Section of SoCC	Commitment made	Evidence of compliance
5.9.1	<p>The following enquiry channels will be available throughout the consultation for members of the community and other stakeholders to get in touch with the project team, ask questions, request further information or request printed copies of consultation materials and documents.</p> <p>Online: <a href="https://byersgillsolarfarm.co.uk">https://byersgillsolarfarm.co.uk</a>, 24 hours  Telephone: 0800 197 0118, 9am–5:30pm weekdays (with an answerphone facility to take messages outside these hours)  Email: <a href="mailto:enquiries@byersgillsolar.com">enquiries@byersgillsolar.com</a>, 24 hour (emails will be monitored between 9am–5:30pm weekdays and responded)  Post: FREEPOST BYERS GILL SOLAR, 24 hour (mailbox will be monitored between 9am-5:30pm on weekdays)</p>	<p>The project website, <a href="https://byersgillsolarfarm.co.uk">https://byersgillsolarfarm.co.uk</a>, was launched with the consultation documents on 5 May 2023 in line with the consultation opening.</p> <p>The community relations team were available by email and phone from 9am - 5:30pm throughout the consultation.</p> <p>The Applicant accepted any feedback submitted online, by email, and by freepost for five weeks after the close of consultation, up to and including 21 July 2023.</p>
5.9.2	<p>Requests for consultation information to meet specific requirements (such as large print or audio for those with visual impairments, or an alternative language to for those for whom English is not their first language, to enable them to take part in the consultation) will be considered on a case-by-case basis so we can establish how best to provide the information required.</p>	<p>No requests were made for alternative accessible formats.</p>
6.1.2	<p>Consultation responses can be made in the following ways:</p>	<p>The online feedback questionnaire was open throughout the consultation and remained open for a five week grace period up to and including 21 July 2023.</p>

Section of SoCC	Commitment made	Evidence of compliance
	<ul style="list-style-type: none"> <li>• Completing the feedback questionnaire online, which can be accessed via the project website from 5th May: <a href="https://byersgillsolarfarm.co.uk/">https://byersgillsolarfarm.co.uk/</a></li> <li>• Attending a consultation event and completing a printed feedback questionnaire, which can be handed to the project team in person, or taken a way and sent to us via freepost (using FREEPOST BYERS GILL SOLAR). Questionnaires can also be collected from one of our local information points or requested from the community relations team, as detailed in Table 6.4.</li> <li>• Emailing in to <a href="mailto:enquiries@byersgillsolar.com">enquiries@byersgillsolar.com</a></li> <li>• Writing to us at FREEPOST BYERS GILL SOLAR (please note that no stamp is required)</li> </ul>	<p>Printed copies were available at to take away at all consultation events. The Applicant received no requests for hard copies of the consultation booklet through the community relations team.</p> <p>Additional copies of the project feedback questionnaire were posted to residents following requests for neighbours at the consultation events.</p>
6.2.1	<p>When our statutory consultation closes, we will have regard to all comments received. All feedback, including ongoing engagement with communities and stakeholders, is important to us and will help influence our designs for the Proposed Development.</p>	<p>A summary of the feedback received at statutory consultation and how the Applicant has had regard to this, can be found in Chapter 6 of the Consultation Report (Document Reference 5.1).</p>

# Appendix 5.1 Prescribed consultees

Schedule 1 Description	Organisation
The Health and Safety Executive	The Health and Safety Executive
The National Health Commissioning Board	NHS England
The relevant CCG [Integrated Care Board]	North East and North Cumbria Integrated Care Board
Natural England	Natural England
The Historic Buildings and Monuments Commission for England	Historic England
The relevant fire and rescue authority	Cleveland Fire Service
The relevant fire and rescue authority	County Durham and Darlington Fire and Rescue Service
The relevant police and crime commissioner	Durham Police and Crime Commissioner
The relevant police and crime commissioner	Cleveland Police and Crime Commissioner
The relevant parish council	Bishopton Parish Council
The relevant parish council	Brafferton and Great Stainton Parish Council
The relevant parish council	Little Stainton Parish Meeting
The relevant parish council	Carlton Parish Council
The relevant parish council	Redmarshall Parish Council
The relevant parish council	Stillington and Whitton Parish Council
The relevant parish council	Mordon Parish Meeting
The Environment Agency	Environment Agency
The Equality and Human Rights Commission	The Equality and Human Rights Commission
The Homes and Communities Agency	Homes England
The Civil Aviation Authority	The Civil Aviation Authority
The relevant Highways Authority	Durham County Council
The relevant Highways Authority	Stockton-on-Tees Borough Council Highways Department
The relevant Highways Authority	Darlington Borough Council Highways Department
The relevant strategic highways company	National Highways
The Canal and River Trust	The Canal and River Trust
The Gas and Electricity Markets Authority (OFGEM)	OFGEM
UK Health Security Agency	UK Health Security Agency
The Crown Estate Commissioners	The Crown Estate
The Forestry Commission	The Forestry Commission
The relevant local resilience forum	County Durham and Darlington Local Resilience Forum
Non-prescribed consultation body (Identified by PINS at Scoping)	North East Combined Authority

# Appendix 5.2 Example of cover letter sent to Persons with an Interest in Land





Our Reference: LIQ\_BGSF\_XXX

[INSERT PARTY NAME]  
[INSERT ADDRESS]

Date: 24 February 2023

Dear [INSERT SALUTATION],

**Byers Gill Solar Farm – Land Interest Questionnaire ('LIQ')**

We are writing to you in respect of the Byers Gill Solar Farm Project ('the Project'). As you are aware, JBM Solar is developing a solar farm located across Darlington and Stockton-on-Tees. We just need to know a bit more about the interests in land or property within the current proposed boundary of the Project.

The remainder of this letter sets out brief details about the Project, how to find out more information, how to contact the project team and why we are enclosing a Land Interest Questionnaire ('LIQ') form.

JBM Solar is proposing to develop a solar farm which will generate over 50MW of electricity, enough to power around 74,000 homes. The Government's recent Energy Security Strategy calls for a target of up to 70 gigawatts (GW) of solar electricity generation by 2035. This is an ambitious national challenge, and meeting the Government's target for affordable, home-grown renewable electricity will require projects like Byers Gill Solar to be delivered around the country.

The project is at the preliminary stages of development. We are carrying out our Statutory Consultation in accordance with the Planning Act 2008 in Spring 2023. The application for a Development Consent Order (DCO) is expected to be submitted to the Planning Inspectorate in Winter 2023.

In preparation for the Stage 2, Statutory Consultation, JBM Solar are required to identify all parties who hold an interest in or rights over land which may potentially be affected by the development of the Project. This process is known as Land Referencing and enables JBM Solar to ensure that those parties holding interests in relevant land or property can be consulted appropriately, over the coming months, on the proposals for the Project.

This is in addition to any searches that have been undertaken as part of any option or easement agreements we have made as part of the project.

Further details on the project are available at: [byersgillsolarfarm.co.uk/](http://byersgillsolarfarm.co.uk/)

If you have any queries relating to this work or the Byers Gill Solar Farm project more generally, please contact [XXXX@jbm-solar.com](mailto:XXXX@jbm-solar.com)

**Ardent Management Limited** ('Ardent') has been instructed to act on behalf of JBM Solar to undertake this Land Referencing exercise.

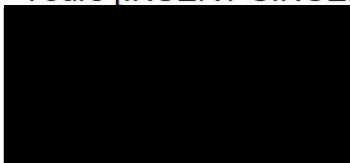
This letter and the enclosed Land Interest Questionnaire ('LIQ') are part of this identification process. The LIQ seeks to confirm that the current details we hold about your interest are correct, as sometimes our sources of information (e.g., HM Land Registry) are not up to date. It is also important for identifying details of any other freeholders, leaseholders, tenants, occupiers, and parties with other interests (such as rights of access, easements etc.) in your land.

We would therefore be grateful if you could please complete the enclosed LIQ form with as much detail as possible and return to **Ardent** (along with any marked-up plans you may have available) using the pre-paid envelope provided within **14 days**. If you require any assistance with completing the form, please do not hesitate to contact **XXXX** using the details provided below. You can also provide information via email if this is easier.

**XXXX**  
[XXXX@ardent-management.com](mailto:XXXX@ardent-management.com)

Mobile: XXXX

Yours [INSERT SINCERELY/FAITHFULLY],



XXXX

**Ardent Management Limited** ('Ardent') on behalf of **JBM Solar**

*Any details you provide will be held securely by Ardent in line with the Data Protection Act 2018 – please see the accompanying GDPR Statement.*

## Appendix 5.3 Example of Land Interest Questionnaire sent to Persons with an Interest in Land

## **Byers Gill Solar Farm**

### **Land Interest Questionnaire ('LIQ')**

***This is a Land Interest Questionnaire ('LIQ') served on behalf of JBM Solar ('the Applicant') and relates to the Land and Property as shown on the attached plan(s)***

*The information requested is required in connection with the proposed application for a Development Consent Order ('DCO') for the construction, maintenance and operation of the Byers Gill Solar Farm ('the Project')*

*The Applicant requires details of all parties holding a legal interest in the Land as part of statutory obligations for the format and content of the application for a DCO and to ensure that everybody who has an interest in the Land is given the opportunity to comment during the pre-application consultation and when the proposed application for a DCO is submitted.*

**PLEASE READ THE ATTACHED NOTES BEFORE COMPLETING THIS QUESTIONNAIRE.**

*Ardent Management Limited will process your personal information in this questionnaire in accordance with the Data Protection Act 2018.*

*We kindly request that you complete the attached form and return it using the pre-paid envelope provided or via email. It would be helpful if you were able to provide the information within **14 days**.*

*This information is solely for the purpose of identifying landowners and occupiers and is not intended, by any party, to confer any right/interest in the nature of a tenancy or exclusive possession or occupation of the Land and gives no proprietary interest in the Land to the Applicants.*

***Additional information can be written on the reverse of the last sheet if necessary.***

**1. Details of the person(s) or organisation having an interest in the land or property shown on the attached plan(s). For example, this could be that you own or lease the property, occupy the property or have a right over the land. Please complete your details:**

- If the interest is in your name, please provide:

Title & Full Name:	
Home Address:	
Telephone:	
E-mail Address:	
Address for service of notices if different to address above:	

- If the interest is in a Registered Company or incorporated body, please provide:

Full Name of Company:	
Registered/Principal Office Address and Company Number:	
Telephone:	
E-mail Address:	
Address for service of notices if different to address above:	

- If you are an executor, trustee, partner etc, please state the capacity in which your interest is held and any collective name:

E.g. Executor / Trustee / Partner etc	
---------------------------------------	--

- Please give full names and addresses of all other individuals in a similar position:

Full Name:	
Address:	
Telephone:	
E-mail Address:	
Address for service of notices if different to address above:	

*If necessary please continue on a separate sheet*

**2. Nature of your Tenure concerning the property shown on the attached plan(s):  
(If joint please list other parties in question 16)**

See attached notes 2(a) to (d)	Single Owner or	Joint Owner <i>(please list other parties in question 16)</i>
(a) Freehold		
(b) Leasehold		
(c) Tenancy		

(d) Other (Please state): .....

.....

- Trading Name *(if applicable)*:.....

**3. If the interest in Question 2 is freehold, leasehold or a tenancy, does it include the whole of the property (building and/or land)?**

**Yes / No**

If only part, please describe *(or mark on the plan)*?

.....

.....

.....

**4. If you are not the freeholder, please provide the name and address of the freeholder:**

Full Name:	
Address:	

Telephone:	
E-mail Address:	

*If necessary please continue on a separate sheet*

**5. If you are a leaseholder:**

- (i) What is the term of the lease? *(if known)* .....
- (ii) What date did the lease commence? *(if known)* .....

**6. If you are a tenant, what is the period of your tenancy?**

**Weekly / Fortnightly / Quarterly / Annual / Other**

If other, please provide details

.....

**7. Does the person or organisation named in Question 1 occupy the premises?**

**Yes / No**

Please list the names and addresses of **ALL OTHER** occupiers together with the nature of their tenure including all persons aged 18 years and over *(or who will be 18 years within the next 12 months)*.

Full Name:	
Address:	
Telephone:	
Relationship to person / organisation identified in Question 1 above:	
Nature of Tenure (See Question 2 for examples):	
E-mail Address:	

*If necessary please continue on a separate sheet*

**8. Does the person or organisation named in Question 1 enjoy any rights, easements or other legal interest over any adjacent or other property?**

**Yes / No / Don't Know**

If yes please give details below:

Address of property:	
Nature of interest:	

*If necessary please continue on a separate sheet*

**9. Does anybody in any adjacent or other property enjoy any rights, easements or other legal interest over this property?**

**Yes / No / Don't Know**

Full Name:	
Address:	
Telephone:	
E-mail Address:	
Nature of interest:	

*If necessary please continue on a separate sheet*

**10. Is the property subject to any restrictive covenant(s)?**

**Yes / No / Don't Know**

If yes please give details below:

Details of Restrictive Covenants:	
Land/person having the benefit of the covenant(s):	
Address:	

*If necessary please continue on a separate sheet*



**11. Attached plan(s):**

- If the attached plan shows the extent of your interest correctly, please sign one copy of the plan and return that signed copy with your completed questionnaire.
- If the attached plan shows the extent of your interest incorrectly, please amend it (to show where it is wrong) and sign one copy of the mark-up plan) and return it with your completed questionnaire.
- Please also show, or inform us of, any other land (including land owned by someone else) over which you consider you have rights of use, enjoy easements or other private rights.
- Please also show the extent of your land over which you consider others have rights of use, enjoy easements or have any other rights over your land.

**12. Are there any tenancies or licences in respect of hoardings, poster sites, showcases, vending machines, kiosks, etc on the land?**

**Yes / No**

If yes please give name(s), address(es), type(s) and the nature of the interest:

Full Name:	
Address:	
Telephone:	
E-mail Address:	
Type:	
Nature of interest:	

*If necessary please continue on a separate sheet*

**13. Is the property subject to any mortgage or equitable interest?**

**Yes / No**

If yes please provide name(s), address(es) and the nature of the interest:

Full Name:	
Address:	
Mortgage Reference:	

E-mail Address:	
Nature of interest:	

*If necessary please continue on a separate sheet*

**14. Are there any managing or letting agents connected with the property?**

**Yes / No**

If yes please provide name(s), address(es) and the nature of the interest:

Full Name:	
Address:	
Telephone:	
Type:	
E-mail Address:	

*If necessary please continue on a separate sheet*

**15. Please describe the current use and features of the property (e.g., residential – house, flat, yard, garden; commercial – offices, premises, industrial works, car park; agricultural land, woodland, grassland, allotment; etc) and any postal address:**

Current use and features of the property:	
FULL Postal Address:	

**16. Are there any other individuals or organisations with an interest in the property, not disclosed above?**

**Yes / No**

If yes please provide name(s), address(es) and the nature of the interest:

Full Name:	
Address:	

Telephone:	
E-mail Address:	
Nature of interest: (See Question 2 for examples)	

*If necessary please continue on a separate sheet*

**17. Are there any other individuals or organisations currently negotiating or in the process of purchasing your interest in the property, or any other interest in the property?**

**Yes / No**

If yes please provide name(s), address(es) and details of the current situation:

Full Name:	
Address:	
Telephone:	
E-mail Address:	
Details of the current situation:	

*If necessary please continue on a separate sheet*

**18. Please supply details of the person to whom any additional enquiries may be directed if necessary:**

Contact Name: .....

Tel No(s): .....

.....

E-mail Address: .....

**The information on the questionnaire is both complete and accurate to the best of my knowledge (subject to corrections identified on the plan):**

**Name** (please print): .....

**Position:** .....

**Signed:** ..... **Date:** .....

**Tel No.:** ..... **E-mail Address:** .....

Please complete the Land Interest Questionnaire ('LIQ') with as much detail as possible and return your completed Questionnaire to **Ardent** (along with the marked-up copy of the plan(s)) using the pre-paid envelope provided.

**Please do this within 14 days** of the date on which you received the Questionnaire.

Alternatively, you can return the completed LIQ by e-mail to [enquiries@byersgillsolar.com](mailto:enquiries@byersgillsolar.com)

Or request an interactive copy of the LIQ, which can be completed on a computer, saved and returned via email.

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## NOTES on completing the QUESTIONNAIRE

*All information provided is governed by the Data Protection Act 2018. Any information provided will only be used for legitimate purposes.*

**Please use BLOCK CAPITALS throughout.**

**If you need more space, please use the back of the form or another sheet of paper.**

**Where options are provided, please delete or circle as appropriate.**

**Please return the completed questionnaire using the prepaid envelope provided.**

If you require any help with completing the questionnaire please contact: the **Land Referencing Team** on [XXXX@ardent-management.com](mailto:XXXX@ardent-management.com) and **XXXX**.

### The Questionnaire

#### **Question 1**

- a) Please give the full name of the person who, or organisation which has a legal interest in the property.
- b) For Limited Companies, please supply the company number, the registered office address and telephone number. Place of registration would normally be 'England and Wales', but may be Scotland, Isle of Man, Jersey, etc.
- c) For other corporate bodies, please supply corporate title, address and telephone number of the principal office.
- d) For individuals and partners, trustees, governors or similar executive positions, please supply full names (including all forenames), home address, telephone numbers and where applicable the collective title of each group or organisation. An additional sheet may be used if required.
- e) If a separate or additional address is preferred as an 'address for service' for the receipt of legal notices and documentation, please provide this.

#### **Question 2**

- a) If you legally own the land and property outright and do not pay any rent, then you are the freeholder.
- b) If you have an agreement to use or occupy the property for a specific duration, then you probably have a lease or tenancy, e.g. for six months, for one year, for seven years (or for a longer or a shorter term), or for 99 years or for 999 years.
- c) Same as above.
- d) The other types of legal interest in land (including property) might comprise holders of privileges or matrimonial rights. If you are unsure about the nature of your interest, please contact the **Land Referencing Team** on [XXXX@ardent-management.com](mailto:XXXX@ardent-management.com) and **XXXX**.

## Questions 8 & 9

If you have a legal right to use another person's land for a particular purpose, e.g. a right to walk through your neighbour's land to gain access to your property, then you have an easement/right. Easements are legal rights which give the legal owner of one piece of land the right to use a defined portion of another person's land. Utilities companies often have easements that allow them to run pipes or phone lines beneath private property. Other examples of easements may relate to drains, power, or rights of way. In most cases easements are attached to the land itself, not the landowners, so that when land is bought or sold, the easement which relates to that land remains with the land.

## Question 10

If the property is subject to restrictive covenants, i.e. restriction preventing some action on or use of the land, e.g. a requirement not to make any alterations to the land; or a restriction on operating as commercial premises, without obtaining the consent of 'the beneficiary'.

## Question 11

- a) If no plans have been provided, question 11 can be ignored.
- b) If plans are attached, there should be two copies, showing a pink shaded area in which we understand you may have a legal interest
- c) One copy is for your information and retention, whilst the other copy is to be used to confirm the extents of the pink shaded area or to amend the pink shaded area on the plan if the extents are incorrect. Please keep one copy and return the other to **Ardent**.
- d) Particular attention should be paid to situations such as rights or other benefits which have a different extent to that of the property itself, such as rights to use fire escapes, other accesses or car parks. Please also provide these details, if relevant to you.

## Question 12

Please list all tenancies and licences (formal agreement to use or occupy the land).

## Question 13

Please list all mortgagees and equitable interests.

### Equitable Interests

Rights in or over land which fail to qualify as legal rights may take effect as equitable interests; therefore estates, interests, and charges in or over land which are not legal estates are referred to as equitable interests. Examples of equitable interests include:

- a) Option to purchase (The right to buy a property at a given price within a specific period of time).

- b) Contract to purchase (A contract the buyer initiates which details the purchase price and conditions of the transaction and is accepted by the seller. Also known as an agreement for sale).
- c) Beneficiary of a trust (A trust is a relationship whereby a party called a trustee holds property, either real or personal, for the benefit of other parties or persons, or for some purpose permitted by law).
- d) Wherever the legal owner(s) of property can be compelled to hold that property for the benefit of the equitable owner(s). Where groups of individuals are concerned, a person may be both a legal and an equitable owner. For example, a man may own a house and hold it for the benefit of himself and his wife (or a wife for her husband).
- e) Legal rights in a property that do not include the right to sell its legal title. This may apply to a mortgage lender.

### **Question 16**

If you hold a joint interest in common with another party or parties, please provide details of all other parties.

### **Question 18**

- a) Sometimes it is necessary to make further enquiries as a result of new information or changes to the plans for the project. Please provide the name and telephone number of the individual(s) whom we should contact.
- b) If a third party (a solicitor, for example) has been instructed to complete this questionnaire on behalf of the person with an interest in the property, please supply written confirmation of that fact.

## **Frequently Asked Questions**

### **Why have two sets of documents been issued for the same land?**

It is essential that everyone believed to have an interest in land is contacted individually, relationships cannot be assumed between interested parties and their current status. However, if you can confirm the other parties' interests & sign on their behalf you only need to return one set of documents, if you include a note explaining this.

### **Does this letter mean my land/property will be subject to compulsory purchase?**

No, the letter and questionnaire is issued to collect and validate contact and property information regarding land owners we believe to be within close proximity of the proposed project, to keep records up to date ahead of the application of the project and ensures that information is correct in order to keep parties updated with project proposals and any further project consultation(s).



# Appendix 5.4 Letter sent to s42 consultees



Organisation

FAO First Name Last

Address Line 1

Address Line 2

City

Post Code

5 May 2023

Dear First Name

**Byers Gill Solar – Statutory Consultation**  
**Planning Act 2008 Section 42: Duty to consult on a proposed application**

I am writing to you to announce JBM Solar's consultation on our proposed Byers Gill Solar farm with co-located Battery Energy Storage Systems ('BESS').

Byers Gill Solar ('the Proposed Development') consists of a solar farm capable of generating over 50MW Alternating Current (AC) of electricity with co-located BESS, located between Darlington and Stockton-on-Tees in north-east England. The Site Area is approximately 563 hectares and comprises six solar photovoltaic (PV) panel areas (Panel Areas A-F). An on-site substation would be located within Panel Area C.

The Proposed Development includes up to 21km of 33kilovolt (kV) underground cabling between the Panel Areas and the on-site substation, as well as approximately 10km of 132kV underground cable to connect the Proposed Development to the grid connection at the existing Norton substation (located to the north-west of Stockton-on-Tees). A range of supporting infrastructure is required for the Proposed Development, comprising BESS; transformers and inverters for managing the electricity produced; storage containers to hold this equipment; and security measures such as fencing, CCTV and lighting. The Proposed Development includes environmental mitigation and enhancement measures to avoid or reduce adverse impacts on the surrounding environment and nearby communities.

The majority of the Proposed Development is located within the administrative boundary of Darlington Borough Council, with a section of the cable route situated within the administrative boundary of Stockton-on-Tees Council. A very small section of the Site Area is within the administrative boundary of Durham County Council.

The Proposed Development is a Nationally Significant Infrastructure Project (NSIP) under the Planning Act 2008 (as amended ('the Act')). This means we are required to make an application for a Development Consent Order ('DCO') to seek and obtain the consent we need.

This application will be made to the Planning Inspectorate ('PINS') who will examine the application on behalf of the Secretary of State, to get permission to construct and operate the Proposed Development.

During the pre-application process, we must consult with a variety of persons and organisations about our proposed application in accordance with the requirements of the 2008 Act. You have been identified as a prescribed consultee for the purposes of Section 42(1)(a) of the 2008 Act and Regulation 3 of the Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009 (as amended).

This letter is notice of JBM Solar's consultation from **Friday 5 May 2023 to Friday 16 June 2023**.

This consultation is an opportunity for you to share your views on our proposals. If you respond in writing to this consultation, JBM Solar will have to demonstrate how it has taken into account your views when we submit our application to the Inspectorate.

As the project is Environmental Impact Assessment (EIA) development as defined by the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 (the EIA Regulations) we have prepared a Preliminary Environmental Information Report (PEIR) to help you understand the likely effects of our proposals.

## **Consultation documents**

To view full suite of consultation documents listed below, please visit the project website at [www.byersgillsolarfarm.co.uk](http://www.byersgillsolarfarm.co.uk). These are provided to help you understand the proposals and share your views with us:

- the consultation booklet;
- the consultation feedback questionnaire;
- the PEIR, accompanied by a Non-Technical Summary; and
- associated plans and drawings.



A copy of the Section 48 Notice is enclosed which provides formal notification of the application (in accordance with Regulation 13 of the EIA Regulations).

Printed copies of the consultation materials may be requested during the consultation period from JBM Solar using the email address, postal address or telephone number provided in this letter. Please note that there would be a charge of up to £500 for paper copies of some consultation materials.

We are having a mix of face-to-face events and online webinars, the details of which are provided below:

Date	Location	Time
Friday 12 May 2023	Online webinar – please sign up via the project website, details of which are provided below	6pm – 7pm
Friday 19 May 2023	Stillington Village Hall, Lowson Street, Stillington, TS21 1JE	1pm – 7pm
Tuesday 23 May 2023	Brafferton Village Hall, The Green, Brafferton, Darlington, DL1 3LA	1pm – 7pm
Wednesday 24 May 2023	Bishopton Village Hall, Church View, Bishopton, Stockton-on-Tees, TS21 1HB	1pm – 7pm
Wednesday 31 May 2023	Online webinar – please sign up via the project website, details of which are provided below	Noon – 1pm
Wednesday 7 June 2023	Online webinar – please sign up via the project website, details of which are provided below	6pm – 7pm



Any responses to this consultation should be sent to the project team via the contact details below:

- Telephone: 0800 197 0018
- Email: [enquiries@byersgillsolar.com](mailto:enquiries@byersgillsolar.com)
- Freepost\*: Byers Gill Solar

*\*No stamp is required.*

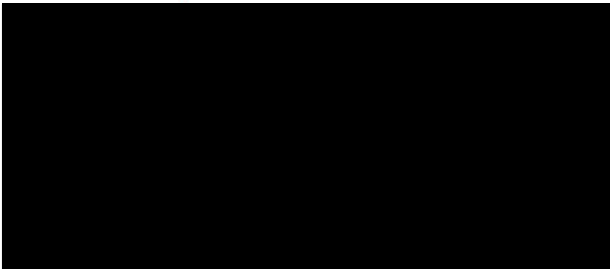
Please ensure your response reaches us by **11.59pm on Friday 16 June 2023.**

Further information about the Planning Act 2008 process and Development Consent Orders can be found on the Inspectorate's National Infrastructure Planning website:

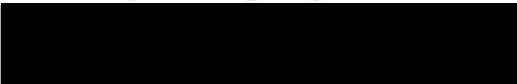
<https://infrastructure.planninginspectorate.gov.uk/>

Should you have any queries about this correspondence, the Proposed Development or the consultation, please do not hesitate to contact me using the details provided below.

Yours Sincerely



DCO Project Manager, Byers Gill Solar



Enclosed: Section 48 notice

## **SECTION 48 PLANNING ACT 2008**

### **REGULATION 4 INFRASTRUCTURE PLANNING (APPLICATIONS: PRESCRIBED FORMS AND PROCEDURE) REGULATIONS 2009**

#### **DEVELOPMENT CONSENT ORDER AT BYERS GILL**

#### **NOTICE PUBLICISING A PROPOSED APPLICATION FOR A DEVELOPMENT CONSENT ORDER (“DCO”)**

Notice is hereby given that JBM Solar Limited (“the Applicant”) of 33 Broadwick St, London W1F 0DQ intends to apply to the Secretary of State under section 37 of the Planning Act 2008 (“the Act”) for a Development Consent Order (“DCO”) to authorise the construction, operation, maintenance and decommissioning of a solar farm capable of generating over 50MW Alternating Current (AC) of electricity with co-located Battery Energy Storage System (“BESS”), located between Darlington and Stockton-on-Tees in north-east England (the “Proposed Development”). The Proposed Development’s site area is approximately 563 hectares and comprises six solar photovoltaic (PV) panel areas (Panel Areas A-F). An on-site substation would be located within Panel Area C.

The Proposed Development would comprise:

- up to 21km of 33kilovolt (kV) underground cabling between the Panel Areas and the on-site substation;
- approximately 10km of 132kV underground cable to connect the Proposed Development to the grid connection at the existing Norton substation (located to the north-west of Stockton-on-Tees);
- supporting infrastructure comprising BESS; transformers and inverters for managing the electricity produced; storage containers to hold this equipment; and security measures such as fencing, CCTV and lighting; and
- environmental mitigation and enhancement measures to avoid or reduce adverse impacts on the surrounding environment and nearby communities.

While the Proposed Development could include compulsory acquisition powers, the Applicant is seeking to avoid the use of such powers if at all possible.

The Proposed Development is an Environmental Impact Assessment (EIA) development for the purposes of the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017. This means that the proposed works involved constitute development for which an EIA is required and the proposed application for a DCO will therefore be accompanied by an Environmental Statement. Additionally, the Applicant will be making preliminary environmental information available.

Copies of the PEIR, together with a Non-Technical Summary, our Statement of Community Consultation and other consultation documents, plans and maps detailing our consultation process and details of the Proposed Development may be inspected free of charge until 23:59pm on Friday 16 June 2023 on the project website ([www.byersgillsolarfarm.co.uk](http://www.byersgillsolarfarm.co.uk)) and at the following location:

Location	Day of opening	Opening times
Norton Library - 87 High St, Norton, Stockton-on-Tees TS20 1AE	Monday	9.30am – 5pm
	Tuesday	
	Thursday	
	Wednesday	9.30am – 7pm
	Friday	9.30am – 1pm
	Saturday	
Sunday	Closed	

Copies of the consultation materials may be requested during the consultation period from the Applicant free of charge (excluding the PEIR which will have a cost of £0.35 per page) using the email address, postal address or telephone number provided below:

- Telephone: 0800 197 0018
- Email: [enquiries@byersgillsolar.com](mailto:enquiries@byersgillsolar.com)
- Freepost\*: Byers Gill Solar

*\*No stamp is required.*

Any person may comment on the proposals or otherwise respond to this publicity. Responses must be received between **Friday 5 May and Friday 16 June 2023**.

A consultation feedback questionnaire is available as part of the consultation materials, and online at [www.byersgillsolarfarm.co.uk](http://www.byersgillsolarfarm.co.uk). When providing your response, please include your name and address, or, if you would prefer your comments to be anonymous, your postcode online. Please supply any response by submitting your completed feedback form online, or by using the contact methods above.

**Responses must be received no later than 11.59pm on Friday 16 June 2023.**

JBM Solar will consider and have regard to all responses when refining the Proposed Development once the consultation has closed. Responses will form the basis of a Consultation Report that will be one of the factors taken into consideration by the Secretary of State when deciding whether the Application can be accepted for examination. Therefore, in providing any comment, it should be borne in mind that the substance of it may be communicated to others as part of the Consultation Report.

If you would like further information about this notice, the consultation or the Proposed Development, please contact the project team by using one of the contact methods provided above.

██████████  
DCO Project Manager, Byers Gill Solar

████████████████████  
(Friday 5 May 2023)



FAO First Name Last

Address Line 1

Address Line 2

City

Post Code

5 May 2023

Dear First Name

### **Byers Gill Solar – Statutory Consultation**

#### **Planning Act 2008 Section 42(1)(d) and 44: Duty to consult on a proposed application**

JBM Solar Limited is consulting on its proposals for the Byers Gill Solar Farm (the “Proposed Development”) between Friday 5 May 2023 and Friday 16 June 2023. This letter explains how to take part in the public consultation and invites you to share your views on our proposals. The Proposed Development would be located between Darlington and Stockton-on-Tees in north-east England.

#### **Why we are writing to you**

This letter is sent to you as part of a statutory consultation exercise on the Proposed Development carried out under section 42 of the Planning Act 2008 (as amended) (the “Act”). JBM Solar is consulting with you as, having carried out diligent inquiry, the Applicant considers that you may be a person who is either:

1. An owner, lessee, tenant or occupier of land within the Proposed Development’s site area;
2. A person who holds an interest in the land or has the power to sell or convey the land or release the land within the Proposed Development’s site area; or
3. Might be entitled to make a relevant claim if the Development Consent Order (“DCO”) were to be made and implemented.

You may have spoken with JBM Solar before and could have an agreement in place or be discussing an agreement about land have an interest in the project. This letter is about the statutory consultation rather than any land agreements between you and JBM Solar.





This letter is notice of JBM Solar's consultation from **Friday 5 May 2023 to Friday 16 June 2023**. As the Proposed Development qualifies as a Nationally Significant Infrastructure Project, due to its generating capacity exceeding 50MW, the Applicant would then submit to the Secretary of State for Energy and Net Zero an application a DCO, which would authorise the construction, operation, maintenance and decommissioning of the Proposed Development. The Planning Inspectorate ("PINS") will oversee the application process on the Secretary of State's behalf.

## **The Proposed Development**

The Proposed Development will comprise a solar farm capable of generating over 50MW Alternating Current (AC) of electricity with co-located Battery Energy Storage System ("BESS"), located between Darlington and Stockton-on-Tees in north-east England. The Proposed Development's site area is approximately 563 hectares and comprises six solar photovoltaic (PV) panel areas (Panel Areas A-F). An on-site substation would be located within Panel Area C.

The Proposed Development would comprise:

- up to 21km of 33kilovolt (kV) underground cabling between the Panel Areas and the on-site substation;
- approximately 10km of 132kV underground cable to connect the Proposed Development to the grid connection at the existing Norton substation (located to the north-west of Stockton-on-Tees);
- supporting infrastructure comprising BESS; transformers and inverters for managing the electricity produced; storage containers to hold this equipment; and security measures such as fencing, CCTV and lighting; and
- environmental mitigation and enhancement measures to avoid or reduce adverse impacts on the surrounding environment and nearby communities.

While the Proposed Development could include compulsory acquisition powers, the Applicant is seeking to avoid the use of such powers if at all possible.

The Proposed Development is an Environmental Impact Assessment (EIA) development for the purposes of the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017. This means that the proposed works involved constitute development for which an EIA is required and the proposed application for a DCO will therefore be accompanied by an Environmental Statement. Additionally, the Applicant will be making preliminary environmental information available.

A DCO is able to include any necessary rights and powers to ensure delivery of the Scheme, including compulsory acquisition and temporary use powers. It can also include powers to apply and/or disapply legislation relevant to the Proposed Development. JBM Solar is seeking to avoid the use of these powers where agreements with landowners are in place.



As the project is Environmental Impact Assessment (“EIA”) development as defined by the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 (the “EIA Regulations”) we have prepared a Preliminary Environmental Information Report (PEIR) to help you understand the likely effects of our proposals.

### **Consultation documents**

To view full suite of consultation documents listed below, please visit the project website at [www.byersgillsolarfarm.co.uk](http://www.byersgillsolarfarm.co.uk). These are provided to help you understand the proposals and share your views with us:

- the consultation booklet;
- the consultation feedback questionnaire;
- the PEIR, accompanied by a Non-Technical Summary; and
- associated plans and drawings.

When providing your response, please include your name and address, or, if you would prefer your comments to be anonymous, your postcode online. Please supply any response using the contact methods below:

- Online: [www.byersgillsolarfarm.co.uk](http://www.byersgillsolarfarm.co.uk)
- Email: [enquiries@byersgillsolar.com](mailto:enquiries@byersgillsolar.com)
- Freepost\*: Byers Gill Solar

*\*No stamp is required.*

### **Responses must be received no later than 11.59pm on Friday 16 June 2023.**

JBM Solar will consider and have regard to all responses when refining the Proposed Development once the consultation has closed. Responses will form the basis of a Consultation Report that will be one of the factors taken into consideration by the Secretary of State when deciding whether the Application can be accepted for examination. Therefore, in providing any comment, it should be borne in mind that the substance of it may be communicated to others as part of the Consultation Report.

If you would like further information about this notice, the consultation or the Proposed Development, please contact the project team by using one of the contact methods provided above.

As you may have an interest in the affected land, we are enclosing a plan showing the extents of the Proposed Development, which is called the “site location plan”.

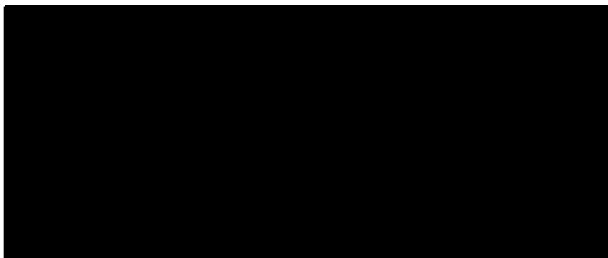
Printed copies of the consultation materials may be requested during the consultation period from JBM Solar using the email address, postal address or telephone number provided in this letter. Please note that there would be a charge of up to £500 for paper copies of some consultation materials.

We are having a mix of face-to-face events and online webinars, the details of which are provided below:

Date	Location	Time
Friday 12 May 2023	Online webinar – please sign up via the project website	6pm – 7pm
Friday 19 May 2023	Stillington Village Hall, Lowson Street, Stillington, TS21 1JE	1pm – 7pm
Tuesday 23 May 2023	Brafferton Village Hall, The Green, Brafferton, Darlington, DL1 3LA	1pm – 7pm
Wednesday 24 May 2023	Bishopton Village Hall, Church View, Bishopton, Stockton-on-Tees, TS21 1HB	1pm – 7pm
Wednesday 31 May 2023	Online webinar – please sign up via the project website	Noon – 1pm
Wednesday 7 June 2023	Online webinar – please sign up via the project website	6pm – 7pm

Should you have any queries about this correspondence, the Proposed Development or the consultation, please do not hesitate to contact me using the details provided below.

Yours Sincerely



DCO Project Manager, Byers Gill Solar



Enclosed: Site location plan



Organisation

FAO First Name Last

Address Line 1

Address Line 2

City

Post Code

5 May 2023

Dear First Name

**Byers Gill Solar – Statutory Consultation**  
**Planning Act 2008 Section 42: Duty to consult on a proposed application**

I am writing to you to announce JBM Solar's consultation on our proposed Byers Gill Solar farm with co-located Battery Energy Storage Systems ('BESS').

Byers Gill Solar ('the Proposed Development') consists of a solar farm capable of generating over 50MW Alternating Current (AC) of electricity with co-located BESS, located between Darlington and Stockton-on-Tees in north-east England. The Site Area is approximately 563 hectares and comprises six solar photovoltaic (PV) panel areas (Panel Areas A-F). An on-site substation would be located within Panel Area C.

The Proposed Development includes up to 21km of 33kilovolt (kV) underground cabling between the Panel Areas and the on-site substation, as well as approximately 10km of 132kV underground cable to connect the Proposed Development to the grid connection at the existing Norton substation (located to the north-east of Stockton-on-Tees). A range of supporting infrastructure is required for the Proposed Development, comprising BESS; transformers and inverters for managing the electricity produced; storage containers to hold this equipment; and security measures such as fencing, CCTV and lighting. The Proposed Development includes environmental mitigation and enhancement measures to avoid or reduce adverse impacts on the surrounding environment and nearby communities.

The Proposed Development is a Nationally Significant Infrastructure Project (NSIP) under the Planning Act 2008 (as amended ('the Act')). This means we are required to make an application for a Development Consent Order ('DCO') to seek and obtain the consent we need.



This application will be made to the Planning Inspectorate ('PINS') who will examine the application on behalf of the Secretary of State, to get permission to construct and operate the Proposed Development.

During the pre-application process, we must consult with a variety of persons and organisations about our proposed application in accordance with the requirements of the 2008 Act. You have been identified as a prescribed consultee for the purposes of Section 42(1)(a) of the 2008 Act and Regulation 3 of the Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009 (as amended).

This letter is notice of JBM Solar's consultation from **Friday 5 May 2023 to Friday 16 June 2023**.

This consultation is an opportunity for you to share your views on our proposals. If you respond in writing to this consultation, JBM Solar will have to demonstrate how we have taken into account your views when we submit our application to the Inspectorate.

As the project is Environmental Impact Assessment (EIA) development as defined by the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 (the EIA Regulations) we have prepared a Preliminary Environmental Information Report (PEIR) to help you understand the likely effects of our proposals.

### **Consultation documents**

To view full suite of consultation documents listed below, please visit the project website at [www.byersgillsolarfarm.co.uk](http://www.byersgillsolarfarm.co.uk). These are provided to help you understand the proposals and share your views with us:

- the consultation booklet;
- the consultation feedback questionnaire;
- the PEIR, accompanied by a Non-Technical Summary; and
- associated plans and drawings.

A copy of the Section 48 Notice is enclosed which provides formal notification of the application (in accordance with Regulation 13 of the EIA Regulations).

Printed copies of the consultation materials may be requested during the consultation period from JBM Solar using the email address, postal address or telephone number provided in this letter. Please note that there would be a charge of up to £500 for paper copies of some consultation materials.

We are having a mix of face-to-face events and online webinars, the details of which are provided below:

Date	Location	Time
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Wednesday 31 May 2023	Online webinar – please sign up via the project website, details of which are provided below	Noon – 1pm
Wednesday 7 June 2023	Online webinar – please sign up via the project website, details of which are provided below	6pm – 7pm

Any responses to this consultation should be sent to the project team via the contact details below:

- Telephone: 0800 197 0018
- Email: [enquiries@byersgillsolar.com](mailto:enquiries@byersgillsolar.com)
- Freepost\*: Byers Gill Solar

*\*No stamp is required.*



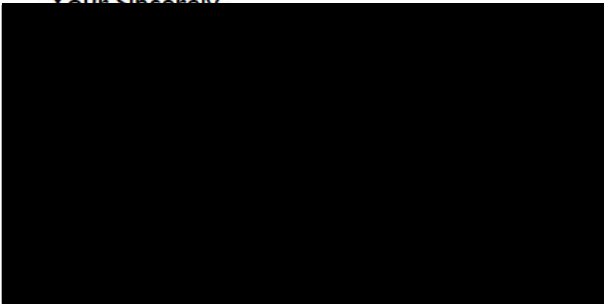
Please ensure your response reaches us by **11.59pm on Friday 16 June 2023**.

Further information about the Planning Act 2008 process and Development Consent Orders can be found on the Inspectorate's National Infrastructure Planning website:

<https://infrastructure.planninginspectorate.gov.uk/>

Should you have any queries about this correspondence, the Proposed Development or the consultation, please do not hesitate to contact me using the details provided below.

Your Sincerely,



DCO Project Manager, Byers Gill Solar



Enclosed: Section 48 notice

## **SECTION 48 PLANNING ACT 2008**

### **REGULATION 4 INFRASTRUCTURE PLANNING (APPLICATIONS: PRESCRIBED FORMS AND PROCEDURE) REGULATIONS 2009**

#### **DEVELOPMENT CONSENT ORDER AT BYERS GILL**

#### **NOTICE PUBLICISING A PROPOSED APPLICATION FOR A DEVELOPMENT CONSENT ORDER (“DCO”)**

Notice is hereby given that JBM Solar Limited (“the Applicant”) of 33 Broadwick St, London W1F 0DQ intends to apply to the Secretary of State under section 37 of the Planning Act 2008 (“the Act”) for a Development Consent Order (“DCO”) to authorise the construction, operation, maintenance and decommissioning of a solar farm capable of generating over 50MW Alternating Current (AC) of electricity with co-located Battery Energy Storage System (“BESS”), located between Darlington and Stockton-on-Tees in north-east England (the “Proposed Development”). The Proposed Development’s site area is approximately 563 hectares and comprises six solar photovoltaic (PV) panel areas (Panel Areas A-F). An on-site substation would be located within Panel Area C.

The Proposed Development would comprise:

- up to 21km of 33kilovolt (kV) underground cabling between the Panel Areas and the on-site substation;
- approximately 10km of 132kV underground cable to connect the Proposed Development to the grid connection at the existing Norton substation (located to the north-west of Stockton-on-Tees);
- supporting infrastructure comprising BESS; transformers and inverters for managing the electricity produced; storage containers to hold this equipment; and security measures such as fencing, CCTV and lighting; and
- environmental mitigation and enhancement measures to avoid or reduce adverse impacts on the surrounding environment and nearby communities.

While the Proposed Development could include compulsory acquisition powers, the Applicant is seeking to avoid the use of such powers if at all possible.

The Proposed Development is an Environmental Impact Assessment (EIA) development for the purposes of the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017. This means that the proposed works involved constitute development for which an EIA is required and the proposed application for a DCO will therefore be accompanied by an Environmental Statement. Additionally, the Applicant will be making preliminary environmental information available.

Copies of the PEIR, together with a Non-Technical Summary, our Statement of Community Consultation and other consultation documents, plans and maps detailing our consultation process and details of the Proposed Development may be inspected free of charge until 23:59pm on Friday 16 June 2023 on the project website ([www.byersgillsolarfarm.co.uk](http://www.byersgillsolarfarm.co.uk)) and at the following location:



Location	Day of opening	Opening times
Norton Library - 87 High St, Norton, Stockton-on-Tees TS20 1AE	Monday	9.30am – 5pm
	Tuesday	
	Thursday	
	Wednesday	9.30am – 7pm
	Friday	9.30am – 1pm
	Saturday	
Sunday	Closed	

Copies of the consultation materials may be requested during the consultation period from the Applicant free of charge (excluding the PEIR which will have a cost of £0.35 per page) using the email address, postal address or telephone number provided below:

- Telephone: 0800 197 0018
- Email: [enquiries@byersgillsolar.com](mailto:enquiries@byersgillsolar.com)
- Freepost\*: Byers Gill Solar

*\*No stamp is required.*

Any person may comment on the proposals or otherwise respond to this publicity. Responses must be received between **Friday 5 May and Friday 16 June 2023**.

A consultation feedback questionnaire is available as part of the consultation materials, and online at [www.byersgillsolarfarm.co.uk](http://www.byersgillsolarfarm.co.uk). When providing your response, please include your name and address, or, if you would prefer your comments to be anonymous, your postcode online. Please supply any response by submitting your completed feedback form online, or by using the contact methods above.

**Responses must be received no later than 11.59pm on Friday 16 June 2023.**

JBM Solar will consider and have regard to all responses when refining the Proposed Development once the consultation has closed. Responses will form the basis of a Consultation Report that will be one of the factors taken into consideration by the Secretary of State when deciding whether the Application can be accepted for examination. Therefore, in providing any comment, it should be borne in mind that the substance of it may be communicated to others as part of the Consultation Report.

If you would like further information about this notice, the consultation or the Proposed Development, please contact the project team by using one of the contact methods provided above.

██████████  
 DCO Project Manager, Byers Gill Solar

████████████████████  
 (Friday 5 May 2023)

# Appendix 5.5 Section 46 letter

The Planning Inspectorate

FAO [REDACTED]  
Temple Quay House  
2 The Square, Temple Quay  
Bristol  
BS1 6PN

4 May 2023

Dear [REDACTED]

## **Byers Gill Solar – Planning Act 2008 Section 46: Duty to notify Secretary of State of a proposed Application**

I am hereby notifying you under Section 46 of the Planning Act 2008 that JBM Solar Limited (“the Applicant”) intends to apply under Section 37 of the Planning Act 2008 (“the Act”) for a Development Consent Order (“DCO”) for the Byers Gill Solar Farm (the “Proposed Development”).

The submission of the application will follow a period of statutory pre-application consultation carried out pursuant to section 42, section 47 and section 48 of the Act, the Infrastructure Planning (Applications: Prescribed Forms and Procedures) Regulations 2009 and the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017.

### **Summary of the Proposed Development**

The Proposed Development will comprise a solar farm capable of generating over 50MW Alternating Current (AC) of electricity with co-located Battery Energy Storage System (“BESS”), located between Darlington and Stockton-on-Tees in north-east England. The Proposed Development’s site area is approximately 563 hectares and comprises six solar photovoltaic (PV) panel areas (Panel Areas A-F). An on-site substation would be located within Panel Area C.

The Proposed Development would comprise:

- up to 21km of 33kilovolt (kV) underground cabling between the Panel Areas and the on-site substation;
- approximately 10km of 132kV underground cable to connect the Proposed Development to the grid connection at the existing Norton substation (located to the north-west of Stockton-on-Tees);

- supporting infrastructure comprising BESS; transformers and inverters for managing the electricity produced; storage containers to hold this equipment; and security measures such as fencing, CCTV and lighting; and
- environmental mitigation and enhancement measures to avoid or reduce adverse impacts on the surrounding environment and nearby communities.

While the Proposed Development could include compulsory acquisition powers, the Applicant is seeking to avoid the use of such powers if at all possible.

In addition to the above, any necessary rights and powers may be sought to ensure delivery of the Scheme, including compulsory acquisition and temporary use powers and, if required, powers to apply and/or disapply legislation relevant to the Proposed Development.

### **Consultation Information**

The Applicant will be undertaking statutory pre-application consultation under Section 42 of the Act between 5 May 2023 and 16 June 2023.

Section 46 of the Act requires the Applicant to send to the Secretary of State the information that it intends to provide to consultees under section 42 of the Act, on or before coming section 42 consultation.

Please find a secure link to a private folder which has available the information being supplied to consultees as part of this organisation: <https://tinyurl.com/byersgillsolar>. Hardcopies are also available on request.

The covering letters provided confirm how this information has been supplied to the consultees. The contents of the secure link includes:

- covering letters sent to consultees under Section 42 of the Act as follows:
  - letter sent to consultees prescribed in Schedule 1 of the Infrastructure Planning (Applications: Prescribed Forms and Procedures) Regulations 2009
  - letter sent to host local authorities as defined in Section 43 of the Act
  - letter sent to neighbouring local authorities as defined in Section 43 of the Act
  - letter sent to categories 1 and 2 land interests as defined in Section 44 of the Act
  - letter sent to non-statutory consultees
- section 48 notice
- consultation booklet
- consultation feedback questionnaire
- preliminary Environmental Information Report (PEIR), accompanied by a Non-Technical Summary
- consultation plans and drawings



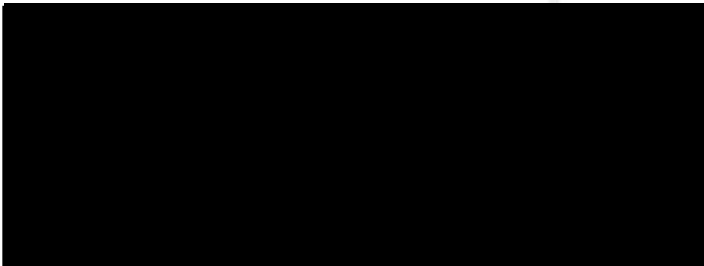
**Consultation arrangements**

Consultation materials will be made available at a deposit location, at public consultation events and online at [www.byersgillsolarfarm.co.uk](http://www.byersgillsolarfarm.co.uk). Further details of the consultation arrangements can be found on the website and in the enclosed Section 48 notice.

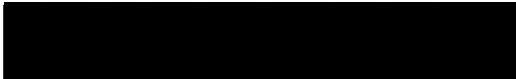
Should you have any queries, please do not hesitate to contact me using the details provided below or the project team on 0800 197 0018.

Please acknowledge that this notice has been received as a record of compliance.

Yours Sincerely



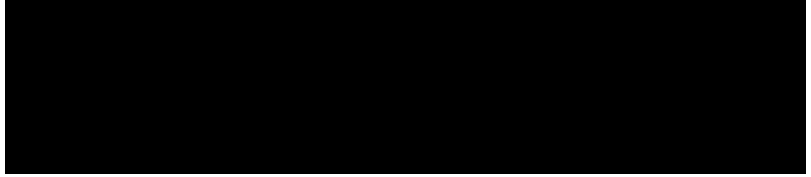
DCO Project Manager, Byers Gill Solar



# Appendix 5.6 Acknowledgement receipt by PINS (Regulation 8)



National Infrastructure Planning  
Temple Quay House  
2 The Square  
Bristol, BS1 6PN



By email only

Your Ref:

Our Ref: EN010139

Date: 09 May 2023

Dear 

## **Planning Act 2008 (as amended) – Section 46 and The Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 – Regulation 8**

### **Proposed application by JBM Solar Limited for an Order Granting Development Consent for Byers Gill Solar**

#### **Acknowledgement of receipt of information concerning proposed application**

Thank you for your letter of 4 May 2023 and the following documentation:

- Letter sent to consultees prescribed in Schedule 1 of the Infrastructure Planning (Applications: Prescribed Forms and Procedures) Regulations 2009;
- letter sent to host local authorities as defined in Section 43 of the Act;
- letter sent to neighbouring local authorities as defined in Section 43 of the Act;
- letter sent to categories 1 and 2 land interests as defined in Section 44 of the Act;
- letter sent to non-statutory consultees;
- section 48 notice;
- consultation booklet;
- consultation feedback questionnaire;
- Preliminary Environmental Information Report (PEIR), accompanied by a Non-Technical Summary; and
- The site location plan.

I acknowledge that you have notified the Planning Inspectorate of the proposed application for an Order granting development consent for the purposes of section 46 of the Planning Act 2008 and supplied the information for consultation under section 42. The following reference number has been given to the proposed application, which I would be grateful if you would use in subsequent communications:

<https://infrastructure.planninginspectorate.gov.uk>



EN010139

I also acknowledge notification in accordance with Regulation 8(1)(b) of the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 that you propose to provide an environmental statement in respect of the Proposed Development.

I will be your point of contact for this application – contact details are at the top of this letter.

The role of the Planning Inspectorate in the application process is to provide independent and impartial advice about the procedures involved and to have open discussions with potential applicants, statutory bodies and others about the processes and requirements of the regime. It is important that you keep us accurately informed of your timetable and any changes that occur.

We will publish advice we give to you or other Interested Parties on our website and, if relevant, direct parties to you as the Applicant. We are happy to meet at key milestones and/or provide advice as the case progresses through the Pre-application stage.

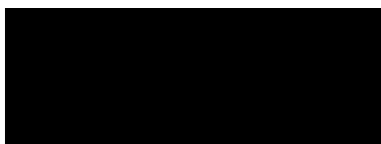
Once you have prepared draft documents we are able to provide technical advice, in particular on the draft Development Consent Order, Explanatory Memorandum, the Consultation Report and any draft Habitats Regulations Assessment. You may therefore wish to build this into your timetable.

In the meantime, you may wish to have regard to the guidance and legislation material provided on our website including the Infrastructure Planning (Fees) Regulations 2010 (as amended) and associated guidance, which you will need to observe closely in establishing the correct fee to be submitted at the successive stages of the application process.

When seeking to meet your pre-application obligations you should also be aware of your obligation under the current data protection legislation to process personal data fairly and lawfully.

If you have any further queries, please do not hesitate to contact me.

Yours sincerely



**Case Manager**

This decision was made by officials on behalf of the Secretary of State under delegated powers.

This communication does not constitute legal advice.

Please view our [Privacy Notice](#) before sending information to the Planning Inspectorate.

<https://infrastructure.planninginspectorate.gov.uk>





# Appendix 5.7 Primary Consultation Zone

