

## Mullinger, Adam

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**From:** Botley West Solar Farm  
**Subject:** FW: Botley West Solar Farm Project Ref: EN010145

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**From:** Botley West Solar Farm <[BotleyWestSolar@planninginspectorate.gov.uk](mailto:BotleyWestSolar@planninginspectorate.gov.uk)>  
**Sent:** Wednesday, April 24, 2024 12:41 PM  
**To:** RE:Lewis [REDACTED] Botley West Solar Farm <[BotleyWestSolar@planninginspectorate.gov.uk](mailto:BotleyWestSolar@planninginspectorate.gov.uk)>  
**Subject:** RE: Botley West Solar Farm Project Ref: EN010145

Dear Ms Lewis,

Thank you for your email. I hope the information below assists with your queries.

In relation to the January 2024 meeting note, the reference to the Inspectorate being unable to host digital plans relates to interactive plans only. Digital copies of plans are expected to be submitted as part of the application documents and if the application is accepted these will be published on the project page.

Once the application is submitted, and if it is accepted, the Applicant has a duty to publicise and notify specific parties of the accepted application. Within this notice the Applicant must include a statement that a copy of the application form and its accompanying documents, plans and maps are available for inspection free of charge at the places (including at least one address in the vicinity of the proposed development) and times set out in the notice. Please note that the documents would be available to view electronically. It may be that developers also choose to make a physical suite of application documents available at one or more deposit locations, however this is not a legislative requirement. These locations are often public libraries with printing facilities.

The notice must also contain information about any charges applied for the request of hard copy documents from the applicant, which parties can request directly from the applicant.

As part of our preparation for submission, we remind the Applicant that all PDF documents submitted as part of the application documentation should be searchable, this includes plans.

At this stage we are not able to confirm where these locations will be, however the Inspectorate will publish the Applicant's notice detailing this information if the application is accepted.

Thank you for advising that you are in the process of raising these matters also with the Local Authority.

If you have any further queries you can contact me via the project mailbox, or on the number below.

Kind regards

Caroline

*She/Her*



The Planning  
Inspectorate

**Caroline Hopewell | NSIP Case Manager (please note I  
work part time, my working days are Tuesday – Friday)**

The Planning Inspectorate  
**T 0303 444 5025**

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**From:** RELewis <[REDACTED]>  
**Sent:** Tuesday, April 23, 2024 10:55 AM  
**To:** Botley West Solar Farm <[BotleyWestSolar@planninginspectorate.gov.uk](mailto:BotleyWestSolar@planninginspectorate.gov.uk)>  
**Subject:** Re: Botley West Solar Farm Project Ref: EN010145

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Dear Mr Harrold

Thank you for your detailed reply and advice.

Thank you also for confirming that the recent meeting notes are now on the Inspectorate's website.

I have made my concerns known to the Developer - without satisfactory reply - and am in the process of writing to my local authority about the issue of their failure to supply maps at sufficient scale to fully understand or respond to the details of infrastructure, access etc.

Regarding the requirement to provide 1:2,500 maps in hard copy form. In your letter you say **“ Developers will only submit physical suites of DCO application documents to the Planning Inspectorate if specifically requested to by the Planning Inspectorate”**

As I understand it you HAVE already requested this in your advise note of **24 January 2024** which I have already quoted, namely;

**“The Inspectorate advised that it is unable to host digital plans at the current time as part of the application submission.**

Doesn't this imply that you are expecting hard-copy plans and maps?

At the Statutory Consultation there were two serious inadequacies regarding access to maps (and the Developer has been alerted to this in feedback sent at the time)

1. There were no physical Master Plan maps in any of the Information Access points - they were only available at the 9 Consultation events and even there they were poorly displayed.
2. The digital versions on the Developer's website were impossible to download for the first 5 weeks of the consultation as the file was too big and kept crashing. This was not rectified until after Christmas when the file was split into separate sections but maps were still not as clear as the printed versions.

The masterplan maps at a scale of 1:2,500, which are a requirement for the DCO application, are essential to a full understanding of the application. While I understand that all the DCO application documents will be available on the Inspectorate's website, free of charge, my concern is that it may not be possible to zoom in to see sufficient detail. So my question remains - **Will the maps exist in printed form (which you imply they will?) and if so, where can the public view them?**

Regards

Rosemary Lewis

On 19 Apr 2024, at 15:39, Botley West Solar Farm  
<[BotleyWestSolar@planninginspectorate.gov.uk](mailto:BotleyWestSolar@planninginspectorate.gov.uk)> wrote:

Dear Rosemary,

Many thanks for your email, which addresses a number of concerns regarding the proposed Botley West Solar Farm application.

In respect of your feedback on the developer's consultation, please note that the Planning Inspectorate does not formally consider feedback on the adequacy of a developer's statutory pre-application consultation until an application for a Development Consent Order (DCO) has been received. If you have concerns about the developer's pre-application consultation, you should contact the developer - Photovolt Development Partners (PVDP) on behalf of SolarFive Ltd - in the first instance to enable them to address the issues:

Email: [info@botleywest.co.uk](mailto:info@botleywest.co.uk)  
Telephone: [REDACTED]

If you have contacted the developer but you are not satisfied that they have, or will, take account of your comments, you can make your comments to the relevant local authority. The Planning Inspectorate will request the relevant local authorities' view on the adequacy of the developer's consultation when the application is submitted. Further information about the pre-application consultation process can be found here:

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/418009/150326\\_Pre-Application\\_Guidance.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/418009/150326_Pre-Application_Guidance.pdf)

Regarding the availability of plans and other documents during pre-application consultation, Regulation 4 of the Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009 (APFP Regulations) sets out that the developer must make available the documents, plans and maps showing the nature and location of the Proposed Development for inspection free of charge on a website maintained by or on behalf of the developer. It may be that developers also choose to make a physical suite of application documents available at one or more deposit locations, however this is not a legislative requirement.

In terms of requirements regarding the size/ scale of plans, please note that the APFP Regulations set out such requirements, however this applies to the documents that form part of the DCO application which is yet to be submitted. As such, I would advise that any feedback regarding the plans used for pre-application consultation should again be addressed to the developer in the first instance.

Developers will only submit physical suites of DCO application documents to the Planning Inspectorate if specifically requested to by the Planning Inspectorate, but if accepted for Examination, the DCO application documents would be available to all parties to inspect free of charge on the Planning Inspectorate's website, and it is also customary for the Planning Inspectorate to publish information regarding locations where the application documents can be viewed electronically for those who cannot easily access a computer. If parties wish to request hard copies of DCO

application documents following the submission of the application, such a request would need to be made to the developer at that time, who may charge a fee.

Finally, a note of the meeting held between the developer and the Planning Inspectorate following the developer's statutory consultation exercise has now been published on the project webpage, and you will see from this note that the Applicant has been advised that it should thoroughly demonstrate regard to the concerns raised by parties during its statutory consultation.

Kind regards  
George Harrold  
Case Manager

<image001.png> **Botley West Solar Farm Project Case Team**  
National Infrastructure Planning  
The Planning Inspectorate  
**Helpline: 0303 444 5000**  
**Email: [BotleyWestSolar@planninginspectorate.gov.uk](mailto:BotleyWestSolar@planninginspectorate.gov.uk)**

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<image006.png>

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**From:** RELewis [REDACTED]  
**Sent:** Friday, April 5, 2024 6:06 PM  
**To:** Harrold, George [REDACTED]  
**Subject:** Botley West Solar Farm Project Ref: EN010145

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Ref: Botley West Solar Farm Project Ref: EN010145. Photovoltaic Development Partners (PVDP) on behalf of SolarFive Ltd

Dear Mr Harold

I am writing to you about concerns that you have raised with the PVDP but which appear to have been ignored.

## Firstly, I refer to your advice note to PVDP dated 24 January 2024

I quote from your note:

*“The Applicant sought advice about plan scaling due to the size of the Proposed Development site, informing that it was including an overarching plan of 1:25000, with insets of a 1:2500 scale. The Inspectorate advised that plan scales should align with the requirements of the Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009, and referred the Applicant to Section 12 ‘Scale of plans and drawings’ of Advice Note 6.*

*The Applicant discussed whether ‘interactive plans’ of the Proposed Development may be used to aid users to zoom in to see greater detail than provided with a PDF due to pixelation. The Inspectorate advised that it is unable to host digital plans at the current time as part of the application submission.”*

I would like it to be noted that, in the Statutory Consultation which ended on 8th February 2024, PVDP failed to **provide ANY maps at the required scale of 1:2,500**. The best scale used for the master plans was 1:10,000 ie one quarter of the required size (with most other maps at a scales ranging from 1:65,000 to 1:100,000) and too small to identify many key items of infrastructure eg fencing, cameras, inverters, substations, security lights, tracks, construction compounds, etc.

Your advice note goes on to say;

*“The Inspectorate advised that it is unable to host digital plans at the current time as part of the application submission.*

*The Applicant informed that it would produce a suite of ‘other drawings’ which would include indicative detail to ensure appropriate detail was secured in the DCO.”*

I assume this means that you are expecting the applicant to **provide hard copy maps at a scale of 1:2,500** when they submit their DCO and ES later this year. Please can you confirm this?

I understand that I can register as an interested party when PVDP have submitted their application but my question is, how do I view these revised plans and 1:2,500 maps? Will hard copies of the maps be available for viewing at the Inspectorate’s office? If not, can the applicant be required to display them publicly at a repeat consultation since full consideration of the plans was denied to me at the statutory consultation 30 Nov 23 - 8 Feb 24

## Secondly, I refer to your advice note to PVDP dated 13 September 2023

*The Inspectorate advised that the development on the green belt and the very special circumstances which the Applicant considered relevant must be clearly addresses in the application and was likely to be a key examination matter.*

*The applicant confirmed it would be including a section about consideration of alternatives within the **PEIR**. ..... Areas should be considered in relation to the infrastructure and location of the site, to show the impact on the environment has been kept to a minimum.*

The PEIR included NO justification of the “*very special circumstances for development on Green Belt*”

The only “*consideration of alternatives*” was “doing nothing”, NO investigation of nearby brownfield sites

Additionally, much other vital information was completely missing from the PEIR and the number (18) and quality of photomontages was totally inadequate. The response of PVDP’s spokesman, Mark Owen-Lloyd, when challenged at the Statutory Consultation about this was to say that “absolutely everything would be included in the ES when the DCO application is made.”

So, as with the maps, I would also like to know where and how I can access this information in **hard copy form** once the DCO and ES application has been submitted

Finally, I note from your January meeting notes that “*The Applicant and the Inspectorate to schedule the next update meeting for post- statutory consultation in late February*”. Has this happened yet and when will the notes appear on the section 51 advice on the PINS website?

I look forward to receiving your answers to my questions.

With thanks

Yours sincerely

Rosemary Lewis

Resident of Church Hanborough, Oxfordshire

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