



BOTLEY WEST SOLAR FARM – EN010145

Section 51 advice regarding draft application documents submitted by Photovolt Development Partners (PVDP) on behalf of SolarFive Ltd

On 14 May 2024 Photovolt Development Partners (PVDP) on behalf of SolarFive Ltd submitted the following draft documents for review by the Planning Inspectorate as part of its Pre-application Service¹:

1. Environmental Statement Chapter 6: Project Description
2. Temporary Facilities Figure 3: Temporary Facilities Overview
3. Temporary Facilities Figures 3.1A to 3.1B: Northern Site Area
4. Temporary Facilities Figures 3.2A to 3.2D: Central Site Area
5. Temporary Facilities Figure 3.3: Southern Site Area
6. Temporary Facilities Figures 3.4A to 3.4D: Cable Route and Options
7. Masterplan Overview: Figure 1.2
8. Masterplan Overview: Figures 2.1A – 2.1B Northern Site Area

¹ See <https://infrastructure.planninginspectorate.gov.uk/application-process/pre-application-service-for-applicants/>



- 9. Masterplan Overview: Figures 2.2A to 2.2D Central Site Area
- 10. Masterplan Overview: Figure 2.3 Southern Site Area
- 11. Masterplan Overview: Figures 2.4A to 2.4D Cable Route & Options
- 12. Site Location and Order Limits Overview

The advice recorded in the table below relates solely to matters raised upon the Planning Inspectorate’s review of the draft application documents listed above. The advice is limited by the maturity of the documentation provided by the Applicant and the time available for consideration and is raised without prejudice to the acceptance decision or the final decision about whether development consent should be granted.

Environmental Statement Chapter 6: Project Description		
Ref No.	Paragraph/ Section	Comment/Question
1.	Paragraphs 6.1.2 and 6.1.3 (also see Masterplan Overview Figure 1.2)	Paragraphs 6.1.2 and 6.1.3 state that the three main project sites (Northern, Central and Southern) are illustrated on Figure 1.2 (Masterplan Overview). However, it is not clear on Figure 1.2 which areas within the Order Limits fall within each site. For ease of reference, it would be useful if the Applicant could indicate on Figure 1.2 the extent of the Northern, Central and Southern project sites. Figure 1.1 (Site Location and Order Limits Overview) illustrates the Northern, Central and Southern areas. The Applicant may need to review their documents and ensure consistency across their application documents prior to submission.
2.	Paragraph 6.4.21	The explanation of what conservation grazing involves is missing from this paragraph.



Environmental Statement Chapter 6: Project Description

Ref No.	Paragraph/ Section	Comment/Question
3.	Paragraph 6.1.9	Paragraph 6.1.9 states that in areas where electrical cables cross areas of archaeological sensitivity, the cabling will be hung on frames beneath the solar arrays or placed in protected ducting on the surface of the land. It would be beneficial to understand whether these alternative cabling methods will be compatible with the conservation grazing / small scale horticultural production use that is proposed for these areas.
4.	Paragraphs 6.1.11 and 6.4.16	Paragraph 6.1.11 states that within the cable corridors, there are four locations where alternative cable routes are possible. However, paragraph 6.4.16 states that there are three areas within the cable corridor where alternative cable routes are possible. The Applicant may wish to clarify both the number and location of alternative cable routes within the project description.

Plans and Figures

Ref No.	Paragraph/ Section	Comment/Question
5.	Masterplan Overview - Figure 2.2a Central Site Area 1 of 4	The Applicant should ensure consistency across their application documents upon submission and make clear what the purpose of the 'Skylock Plots' will be.



Plans and Figures		
Ref No.	Paragraph/Section	Comment/Question
6.	Temporary Facilities - Figure 3.1a Northern Site Area 1 of 2	The figure inset showing the location of the temporary haul road in the northern site area is blurry / illegible.
7.	Illustrative Masterplan - Figure 2.3	The “Proposed Infrastructure and Land Use Elements” section of the legend for this figure includes an “Educational Area” however there is no reference to or explanation of what this comprises in the project description.

General

1. Where references are provided to other draft application documents it would be beneficial to provide the full title thereof inclusive of document reference number. Should further draft documents be provided for review, the Applicant may wish to consider providing a full list of known application documents (for purpose of signposting) as well as their respective reference number.
2. [\[MHCLG\] Application form guidance](#), paragraph 3, states: “*The application must be of a standard which the Secretary of State considers satisfactory: Section 37(3) of the Planning Act requires the application to specify the development to which it relates, be made in the prescribed form, be accompanied by the consultation report, and be accompanied by documents and information of a prescribed description. The Applications Regulations set out the prescribed form at Schedule 2, and prescribed documents and information at regulations 5 and 6.*”