

**Oaklands Farm Solar Limited | Prospect House | 5 Thistle Street | Edinburgh |**

The Department of Energy Security & Net Zero  
3-8 Whitehall Place  
London  
SW1A 2AW

FAO: [REDACTED], Head of Energy Infrastructure Planning Delivery &  
Innovation

**Date**  
25<sup>th</sup> April 2025

Dear [REDACTED]

**EN010122 – APPLICATION FOR A DEVELOPMENT CONSENT ORDER FOR OAKLANDS FARM SOLAR PARK, SOUTH DERBYSHIRE**

**PLANNING ACT 2008 AND INFRASTRUCTURE PLANNING (EXAMINATION PROCEDURE RULES 2010)**

**18.1 – THE APPLICANT’S RESPONSE TO THE SECRETARY OF STATE’S REQUEST FOR INFORMATION**

This letter, and the documents which accompany it, are the response by the Applicant to the letter dated 10<sup>th</sup> April 2025 from the Secretary of State, requesting updates or further information as appropriate on specific matters [“the request for information”].

The submission in response to the request for information comprises the following:

- 4.5 – Schedule of Progress – Affected Persons – SoS Rfl version – an update on outstanding land agreements and negotiations for easements;
- 6.1 – ES Appendix 5.6 – Deadline 4 - Outline Landscape and Ecological Management Plan (Clean);
- 18.1 – This letter, including its associated appendix:
  - o Appendix 1 - Correspondence from the Environment Agency (EA).

We have dealt with the specific matters in the request for information in turn, as follows.

### **Updated National Flood Risk Assessment**

The Applicant is aware of the new data published by the EA regarding the national assessment of flood and coastal erosion risk. The Applicant queried the implications of the new data on Oaklands Farm Solar Park directly with the EA in March 2025. The EA confirmed that Oaklands will not need to undertake a new assessment based on the new dataset as the modelling carried out by the Applicant is more detailed and reflects the impacts of the development accurately.

Following the request for information on 10<sup>th</sup> April 2025, the Applicant reached out to the EA again to confirm the position set out above remains valid in relation to the specific query raised by the Secretary of State. As per Appendix 1, the EA stated:

*“Detailed hydraulic modelling has been undertaken for the watercourses which run through the development site. The Environment Agency have reviewed this modelling and are satisfied that it provides a good representation of baseline and future baseline flood risk and also accurately quantifies the impact of the development on flood risk. This detailed hydraulic modelling provides a more accurate assessment of flood risk to the development site than the recent updates to the Risk of Flooding from River and Sea and Flood Map for*

*Planning products as part of NaFRA2. The Environment Agency have no concerns with regards to the recent update to NaFRA2 with respect to this development”.*

Given the above, the updates do not have any implications on the Environmental Statement Chapter 8, the Flood Risk Assessment and the Sequential Assessment for the proposed development.

### **Outline Landscape and Ecological Management Plan (“OLEMP”)**

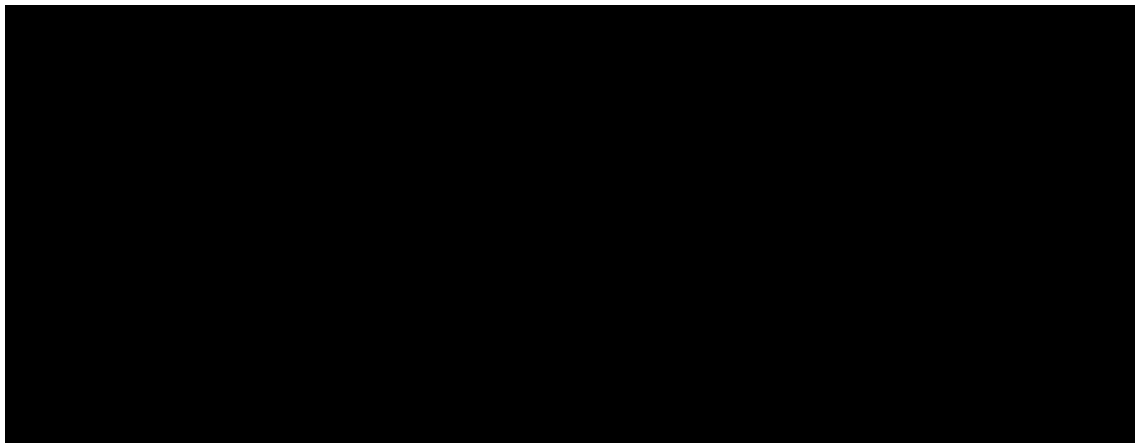
Thank you for drawing our attention to the omitted plans at Appendix A of the Deadline 4 version of the OLEMP. On review the Applicant noted that the plans at Appendix C of the Deadline 4 version of that document had also been omitted.

An updated copy of REP4-040, that includes both Appendix A and Appendix C, is therefore provided as part of this submission with both of those appendices included. The Applicant confirms that there are no changes to the plans at both Appendix A and Appendix C of the document now submitted, which remain the same as those plans included in the OLEMP submitted at Deadline 3 of the Examination.

For completeness, the Applicant has left the document reference of the submitted version as Deadline 4 – Clean, on the basis that there have been no other changes to the document, save for the inclusion of the appendices noted above.

### **Draft Development Consent Order**

As regards the Applicant’s statement in REP5-026 that *“the [decommissioning] controls between the landowner and the Applicant are going to be strongly enforced”*, the Applicant provides below an extract from its commercial agreements with the relevant landowners which is relevant to the question from the SoS on this matter and which shows that appropriate provisions for the decommissioning of the scheme are secured:



The Applicant has provided a redacted version of this letter as it is requested that the detail of those commercial agreements is kept confidential and not published as part of the Examination library or elsewhere. The Applicant considers it to be appropriate to treat that information as confidential as it is detail from a private agreement and there is not adequate public interest to make that information public.

The Applicant also provides updates on the outstanding land agreement(s) and negotiations for easement(s). To ensure consistency with the updates provided throughout the Examination, the Applicant has provided an updated version of Document 4.5 – Schedule of Progress – Affected Persons. Updates have been highlighted in red text.

We welcome the opportunity to provide this further clarification and I trust this submission provides a comprehensive response to each of the matters raised in the request for information. Please do not hesitate to contact me if further information is required on any other matters.

Yours sincerely

[Redacted signature]

[Redacted name]

Oaklands Farm Solar Limited

## Appendix 1

Correspondence between the Applicant and the Environment  
Agency, April 2025



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**RE: Oaklands Farm Solar Park - Request for Information by SoS**

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From [REDACTED]@environment-agency.gov.uk>

Date Thu 4/17/2025 10:56 AM

To [REDACTED]@baywa-re.co.uk>

Morning Ailsa,

Sorry for the slight delay, I have been on annual leave.

Detailed hydraulic modelling has been undertaken for the watercourses which run through the development site. The Environment Agency have reviewed this modelling and are satisfied that it provides a good representation of baseline and future baseline flood risk and also accurately quantifies the impact of the development on flood risk. This detailed hydraulic modelling provides a more accurate assessment of flood risk to the development site than the recent updates to the Risk of Flooding from River and Sea and Flood Map for Planning products as part of NaFRA2. The Environment Agency have no concerns with regards to the recent update to NaFRA2 with respect to this development.

Best wishes,

[REDACTED]  
Planning Specialist, National Infrastructure Team

**Environment Agency** | Tyneside House, Skinnerburn Road, Newcastle NE4 7AR

Phone : [REDACTED] | Mobile: [REDACTED] | Email: [REDACTED]@environment-agency.gov.uk



**From 1 April 2024** the Environment Agency will be implementing new legislative powers to recover its costs for all stages of the Nationally Significant Infrastructure Project (NSIP) consenting regime. Please contact us for details for what this means for your existing or proposed NSIP.

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From: [REDACTED]@baywa-re.co.uk>

Sent: 17 April 2025 10:19

To: [REDACTED]@environment-agency.gov.uk>

Subject: Re: Oaklands Farm Solar Park - Request for Information by SoS

Hi [REDACTED]

Just following up on the below, would you be able to come back to me?

Thanks,

[REDACTED]

[REDACTED] | Senior Renewables Developer | M: [REDACTED] [@baywa-re.co.uk](mailto:[REDACTED]@baywa-re.co.uk)

 BayWa re.

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**From:** [REDACTED] [@baywa-re.co.uk](mailto:[REDACTED]@baywa-re.co.uk)>  
**Sent:** Thursday, April 10, 2025 3:41 PM  
**To:** [REDACTED] [@environment-agency.gov.uk](mailto:[REDACTED]@environment-agency.gov.uk)>  
**Cc:** [REDACTED] [@baywa-re.co.uk](mailto:[REDACTED]@baywa-re.co.uk)>  
**Subject:** Oaklands Farm Solar Park - Request for Information by SoS

Hi [REDACTED]

I hope you are doing well.

We've received correspondence from the SoS with request for some additional information / clarifications: [EN010122-000887-Consultation Letter - Oaklands Solar Farm 10.04.25.pdf](#)

Please see comments regarding the new flood risk data.

### **Updated National Flood Risk Assessment**

3. The Secretary of State notes that the Environment Agency has published new data following an updated National Flood Risk Assessment (NaFRA)<sup>1</sup>. The Flood Map for Planning and flood zones were updated on 25 March 2025<sup>2</sup>. The Applicant is invited to explain whether the updates have any implications for Environmental Statement Chapter 8, the Flood Risk Assessment and the Sequential Assessment for the proposed development.

My colleague Ashley had previously spoken to you, and I think you had confirmed that we would not need to undertake a new assessment based on the new datasets? As the modelling Oaklands carried out is more detailed and reflects the impacts of the development.

Apologies, I wasn't copied into this correspondence and Ashley is on paternity leave at the moment. Would you be able to confirm the EA's position in relation to the request from the SoS?

Any questions, please let me know.

Thanks,

[REDACTED]

[REDACTED]