



Planning Inspectorate

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To the Applicant

Your Ref:

Our Ref: EN010155

(By email only)

Date: 15 April 2025

Dear Mr. Legg

Planning Act 2008 – section 51

Application by FVS Dean Moor Limited for an order granting development consent for the Dean Moor Solar Farm project (EN010155)

Advice following issue of decision to accept the application for examination

On 16 April 2025 the Secretary of State decided that the application for the above project satisfied the acceptance tests under section 55 of the Planning Act 2008 (PA2008). The Planning Inspectorate's acceptance checklist and the application documents have been published and made available on the project page of our website.

In undertaking checks at the acceptance stage, the Inspectorate has made some initial observations in relation to the application. This letter comprises advice to the applicant provided under section 51 of the PA2008 in respect of these initial observations. The applicant should pay attention to its content and consider how appropriate action might be taken in response.

Consultees identified on a precautionary basis

Given the individual circumstances of this case, the Planning Inspectorate advises taking a precautionary approach to consultation under s42(1)(a) of PA2008 to ensure that all persons potentially affected by, or potentially likely to have an interest in the application are given the opportunity to participate fully in the examination of the application. On this basis, the Applicant may wish to serve notice on the bodies listed in **Box 6** of the section 55 checklist when it serves notice of the accepted application under s56(2)(a) of the PA2008; unless there is a specific justification why this is not necessary.

There are minor errors and omissions, as reflected in Box 30 of the acceptance checklist.

Land Plans (Doc 2.2)

It is difficult to identify the location of the plots as per the description stated in the Book of Reference, for example public highway is not stated on the Land Plans. The Book of Reference description states “Permanent acquisition of new rights / Key on Land Plan description”. It appears that the word ‘new’ is missing on the Land Plan.

In addition, more inserts may possibly be required for smaller plots.

Streets and Access Plans (Doc 2.4)

The plans do not have any road names as identified in the dDCO.

Traffic Regulation Measures Plan (Doc 2.5)

The plan does not have any road names as identified in the dDCO.

Schedule 6 of the dDCO states points TSC/1 and TSC/2 hatched yellow on the plan, but the colour on the plan is orange.

Consultation report (Doc 5.1)

The Applicant has provided a list of persons consulted under s42(1)(a) on 9 March 2024 at Appendix 5.1, however elsewhere in Appendix 4.7 the Applicant refers to a definitive list of consultees who were actively consulted in Appendix 3.9. We were unable to locate Appendix 3.9 within the submitted application documents. If this appendix is missing, we request this to be submitted before the Relevant Representation period opens.

Planning Statement (Doc 5.5)

On page 17, footnote 10, the National Planning Policy Framework latest version was published December 2024, not 2025 as implied.

Environmental Statement (Doc 6.1)

Chapter 2 – Table 2.6

The statement indicates that the cumulative schemes set out in table 2.6 have not been agreed. A complete table which can be used to inform the assessment of likely significant cumulative effects should be provided prior to the start of the Examination.

Appendix 11.1

Commitments Register lacks sufficient detail. Please refer to Nationally Significant Infrastructure Projects: Commitments Register advice and the associated template.

ES Figure 8.1 – Statutory Designated Sites (Doc 6.1)

The applicant should ensure figures are clear as possible for the end user. Colour choices for the legend in ES Figure 8.1 are not easily identified and a substantial bleed has been included for the Lake District National Park making the exact border location unclear.

Non-Technical Summary (Doc 6.4)

Several of the Figures within the NTS do not match the corresponding ES Chapter Figures (Doc 6.2). This is confusing and potentially misleading when cross-referencing material.

Flood Risk

Following the release of further flood and coastal erosion risk data by the Environment Agency in March 2025, the applicant should be prepared to demonstrate that they have given due consideration to these updates, and where there are implications to the assessment, revise them accordingly.

Except for submitting a copy of the missing annex as requested in this letter, the applicant may wish to carry out a review of the minor errors and omissions to be corrected, as listed in Box 30 of the acceptance checklist, and be prepared to submit updated versions of such documents if requested by the appointed Examining Authority.

Please pay close attention to the advice set out in this letter and act on it accordingly. This will contribute towards a more efficient examination and give any future Examining Authority comfort that the documentation is complete and accurate.

We trust you find this advice helpful, however if you have any queries on these matters, please do not hesitate to contact our office using the contact details at the head of this letter.

Yours sincerely

Robert Cook

Robert Cook
Case Manager

Case Manager

This communication does not constitute legal advice.

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