



Dean Moor Solar Farm

Consultation Report: Appendix 7 – Further/Ongoing Engagement on behalf of FVS Dean Moor Limited

March 2025
Prepared by: Alpaca
PINS Ref: EN010155
Document Ref: 5.2
Revision: 1



Firma Energy

 **ib vogt**

**DEAN MOOR SOLAR FARM
CONSULTATION REPORT APPENDICES
PLANNING INSPECTORATE REFERENCE EN010155
PREPARED ON BEHALF OF FVS DEAN MOOR LIMITED**

**Regulation: SECTION 37(3)(C) OF THE PLANNING ACT
2008**

**APFP REGULATION 5(2)(Q)
INFRASTRUCTURE PLANNING (APPLICATIONS:
PRESCRIBED FORMS AND PROCEDURE)
REGULATIONS 2009**

Project Ref:	EN010155/Consultation Report Appendix 7
Status:	Final
Issue/ Rev:	1
Date:	March 2025

List of Appendices

Appendix	Document
Appendix 7.1	Post consultation engagement December 2024 Presentation to Dean and Distington Parish Councils
Appendix 7.2	Dean Moor Solar Farm Work Plan
Appendix 7.3	Template letter sent to newly identified land interests

7.1 December 2024 presentation to Dean and Distington Parish Councils

Dean Moor Solar Farm

Dean and Distington Parish Councils



11 December 2024

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About us

FVS Dean Moor Ltd is a joint venture formed by two renewable energy development specialists: Firma Energy Ltd and ib vogt UK Ltd.



Founded in 2021 by Rufus Salter and Andrew Jones, Firma is an independent management owned business, based in Leeds. The business has a focus on creating and delivering value from renewable energy developments with environmental and social benefits.

Across the UK Firma currently has projects totalling over 1800 MW in development, including 300 MW of solar.



ib vogt (IBV) is a leading developer specialising in utility-scale infrastructure for solar photovoltaic (PV) farms and Battery Energy Storage Systems (BESS). With a 20-year history of global expertise, we have been a significant player in the UK solar industry, holding the position of the second-largest solar developer in the country from 2012 to 2017 and with over 40GW of development projects in the pipeline globally.

At ib vogt we are committed to sustainable energy and high-quality local development, a commitment solidified by our participation in the UN Global Compact. With over 490MWp of solar operations in the UK our projects are designed and delivered with consideration for communities at their core. Through transparent communication and investment in local employment, we strive to empower local resilience while addressing the global challenges of climate change. Our focus on development and engineering excellence supports our mission to create a greener future through renewable energy solutions.



What have we changed following statutory consultation?

We have made changes to the following key aspects of the proposals following feedback received during the statutory consultation. This includes:

- Landscape and Visual
- Biodiversity
- Highways and Access
- Footpaths
- Soils and Drainage
- Ground Conditions
- Benefits
- Battery Energy Storage System Safety



What have we changed following statutory consultation?

Landscape and Visual

- Feedback highlighted potential visual impacts on nearby dwellings, leading to the inclusion of landscape buffers and screening.
- The Lake District National Park Authority (LDNPA) and Dean and Distington Parish Council noted impacts on long-distance views from nearby fells, with LDNPA welcoming the exclusion of solar arrays on higher ground.
- LDNPA recommended additional planting, and the Proposed Development now includes screening blocks and corridors to minimise impacts on long-distance views from nearby fells.



What have we changed following statutory consultation?

Biodiversity

- Improving water quality in the Marron and Derwent Rivers, with the Proposed Development contributing through reduced grazing intensity.
- Planting and green corridors will be introduced along existing watercourses
- The Site overlaps with a County Wildlife Site (CWS) managed by Cumbria Wildlife Trust (CWT), we have minimised development in the Works Areas.
- A large portion of the CWS will be reserved for **biodiversity enhancements**, with grassland improvements proposed in collaboration with CWT.
- Neighbouring residents highlighted the ecological value of a pond on-site, and the Proposed Development will include enhancements to this pond and associated **watercourses** as part of its biodiversity measures.



What have we changed following statutory consultation?

Highways and Access

- Nearby residents raised safety concerns at the junction of Gilgarran Road and Branthwaite Edge Road, with accident data showing historic issues. Vegetation clearance is planned to improve visibility for construction traffic.
- The Local Highway Authority prefers to minimise traffic on Gilgarran Road (Collingate Road), and alternative access points and secondary compounds will be used to reduce vehicle tracking across the Site.
- Members of the public highlighted potential traffic impacts during peak periods (e.g., school runs), and we will schedule deliveries to avoid these times where possible.



What have we changed following statutory consultation?

Footpaths

- Nearby residents identified informal paths within the Site, we now propose two permissive paths to improve access and highlight the Stone Circle in Area C and biodiversity enhancements near the central pond.

Soils and Drainage

- The Lead Local Flood Authority (LLFA) raised concerns about soil impacts, and a mitigation strategy has been agreed, to be secured in the Construction Environmental Management Plan.

Ground Conditions

- The northern Site areas (A and B) have historic mining activities, with risks of contamination, and the Council's Environmental Health Officer has confirmed the development is appropriate subject to mitigation in the Construction Environmental Management Plan.



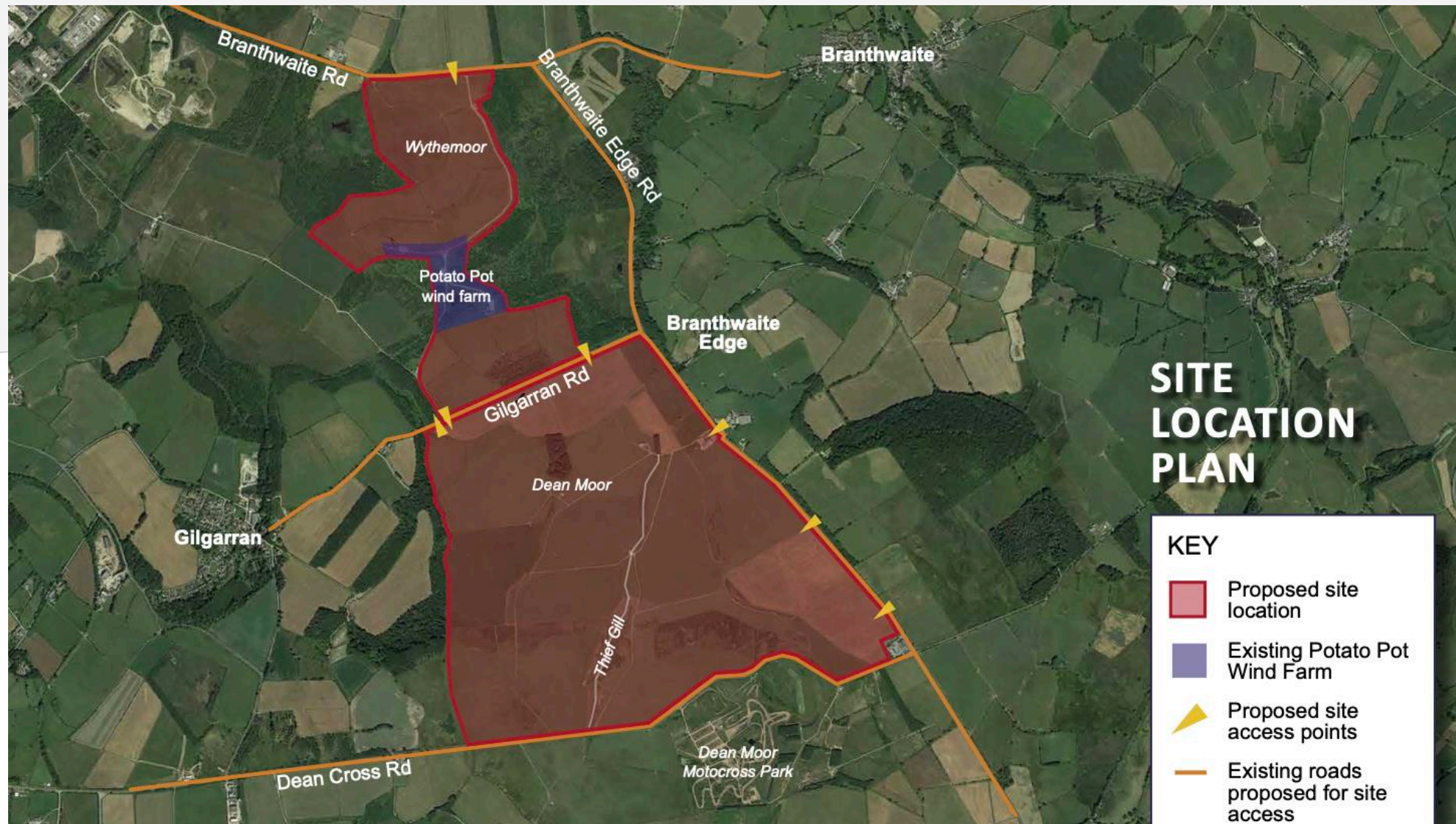
What have we changed following statutory consultation?

Battery Energy Storage System Safety

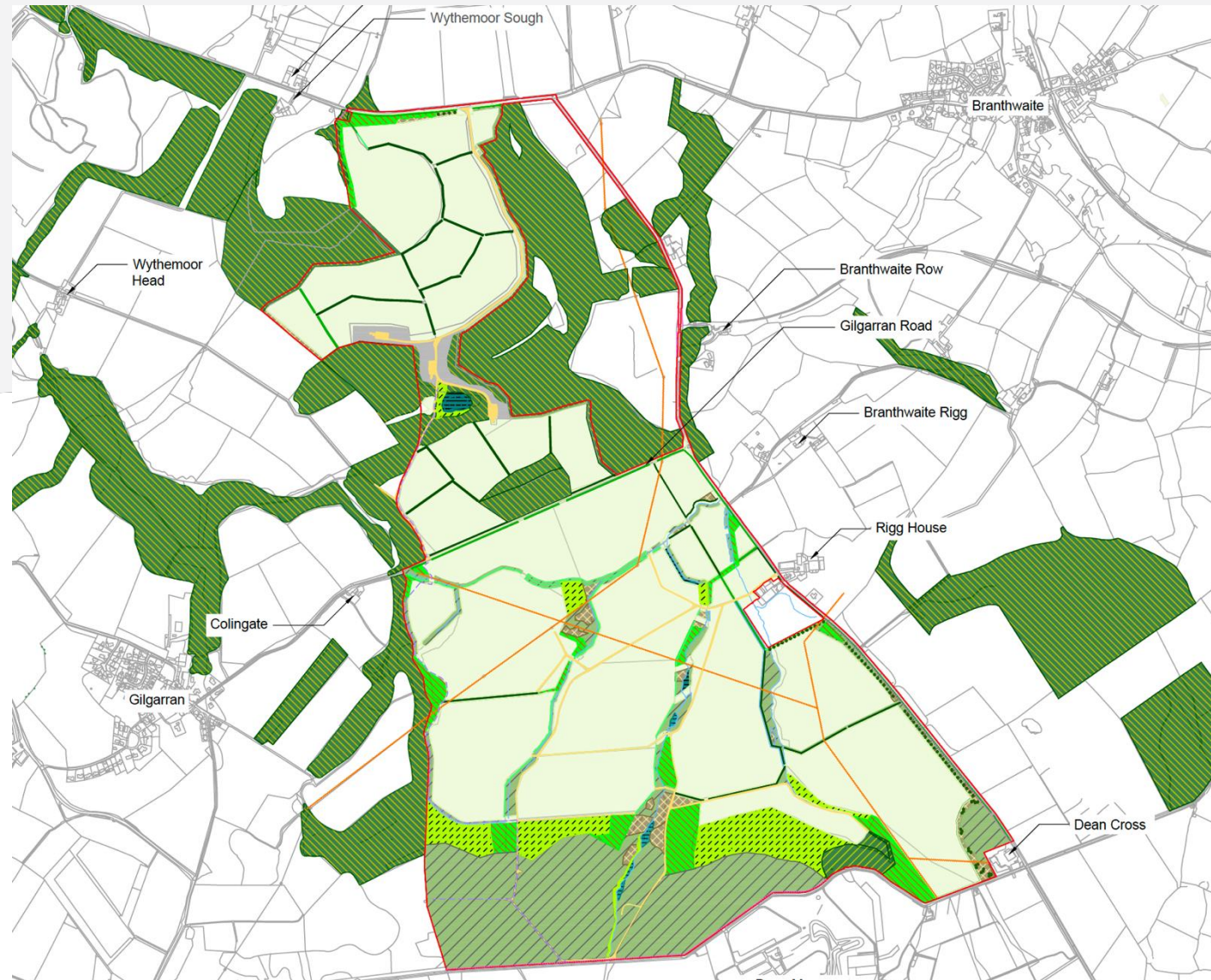
- Members of the public raised safety concerns about the BESS during consultation, and the Applicant met with Cumbria Fire and Rescue Service (CFRS) to discuss a Battery Safety Management Plan.
- The BESS has been removed from the Proposed Development to avoid ground disturbance and long-term impacts, including the sterilisation of agricultural land due to soil loss.



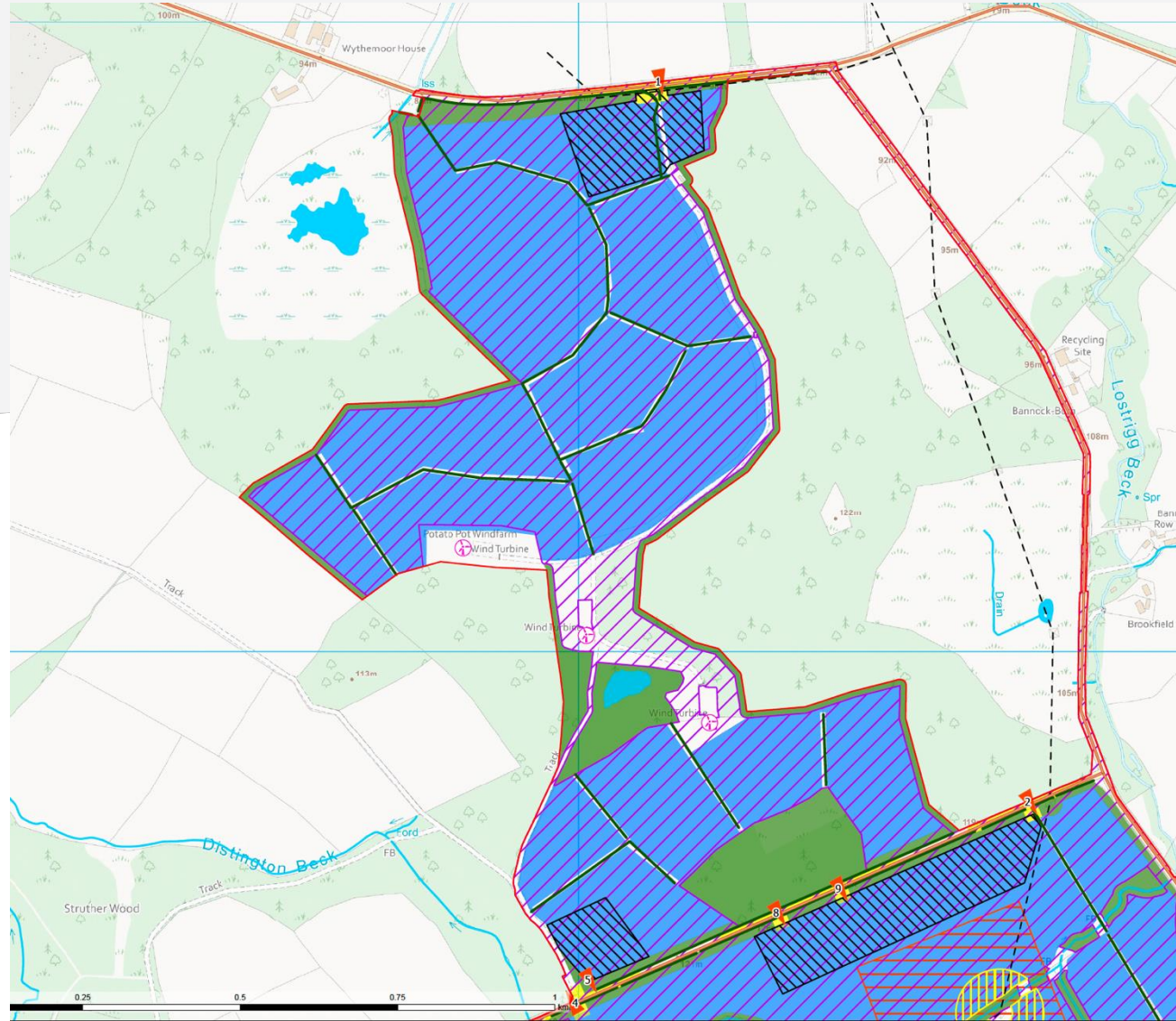
Early site plan



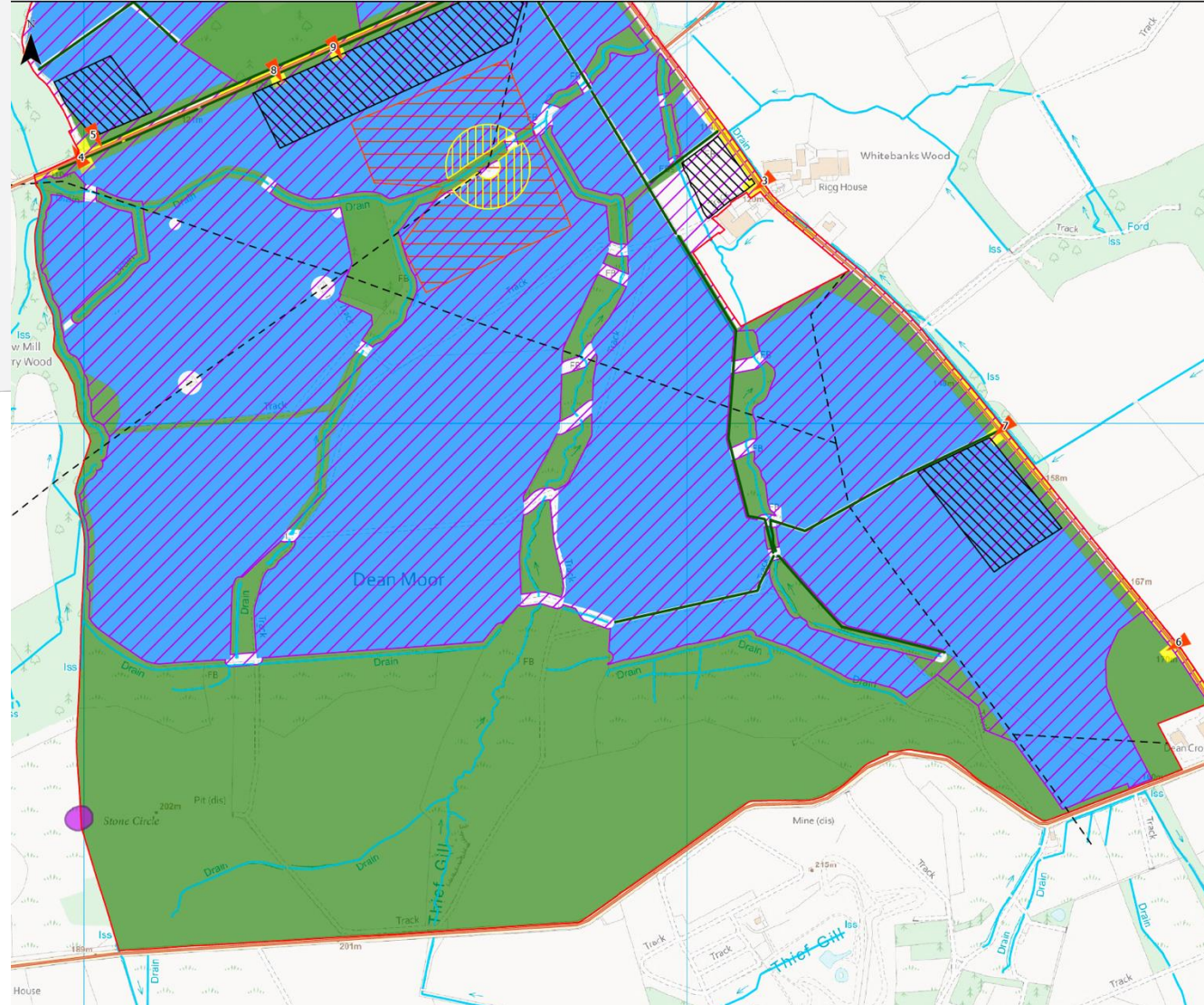
[Draft] Landscape Strategy Plan



[DRAFT] Parameters Plan A & B



[DRAFT] Parameters Plan B & C



Community Benefit [CB]

FVS Dean Moor is committed to supporting the communities in the vicinity of the Dean Moor solar farm. We have begun working with local partners in the community to help identify local projects that we may be able to contribute towards.

Following the rounds of non-statutory and statutory public consultation, we have sought to engage with additional partners and groups to enable us to provide a wider community benefits package which contributes towards causes, issues, and projects which public feedback has emphasised. **This is therefore being done in addition to the initial £500,000 fund.**

When engaging with local community organisations, including parish councils, the Applicant identified various potential recipients and projects which could receive funding through the Community Benefit Package. The Applicant has changed how to structure the Proposed Development's benefits package to respond better to these organisations' needs.

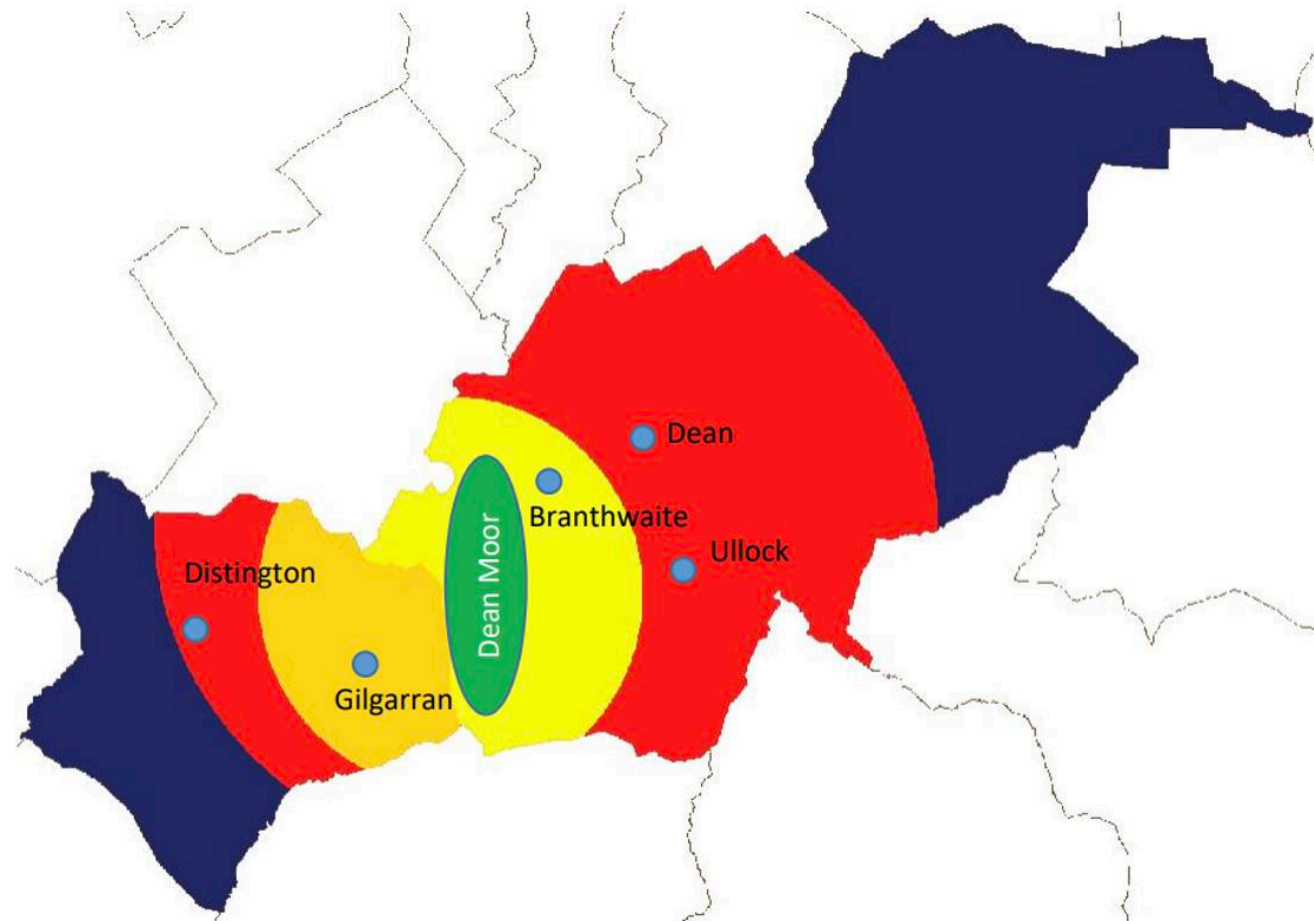


CB Objectives

1. To make the communities of Distington and Deane energy consumption carbon neutral by 2037
2. To support the mission of ib vogt to advance sustainability through economic, social and environmental well-being; and
3. To address the climate change agenda, community health and resilience, sustainability or enhancing biodiversity and the natural environment.



Locality



CB Substance

- Circa £500,000 allocated to a grant-giving fund to be delivered via a local Cumbrian organisation;
- An additional grant for education and jobs/skill related initiatives with a strong focus on local schools;
- An additional grant for nature and biodiversity enhancement across the Cumberland Local Authority; and,
- Funding of circa £50,000 allocated in total across the local communities most impacted by our proposals (including Pica, Branthwaite, and Gilgarran) to be provided outside of that which might also be available via the above grant-giving fund.

The total amount envisaged for the above will be circa £1 million.



NSIP Planning Process & Timeline – What happens next?

As this Site will generate over 50MW of electricity, it is considered a Nationally Significant Infrastructure Project ('NSIP'). These projects are required to go through a special planning process in order to be granted a Development Consent Order ('DCO') under the Planning Act 2008. Anyone intending to construct and operate an NSIP must first submit an application to the Planning Inspectorate for a DCO.

Once the application has been accepted by the Planning Inspectorate, views from interested parties are sought prior to the application being examined during a 6-month examination period. The appointed examiner(s) subsequently provide a report and recommendation to the Secretary of State for Department of Energy Security and Net Zero, who ultimately makes the decision. Further details on this process may be found on the Planning Inspectorate's website at <https://infrastructure.planninginspectorate.gov.uk/application-process/the-process/>

Indicative Timeline



Any Questions?

Email:

info@deanmoorsolarfarm.com

Website:

www.deanmoorsolarfarm.com

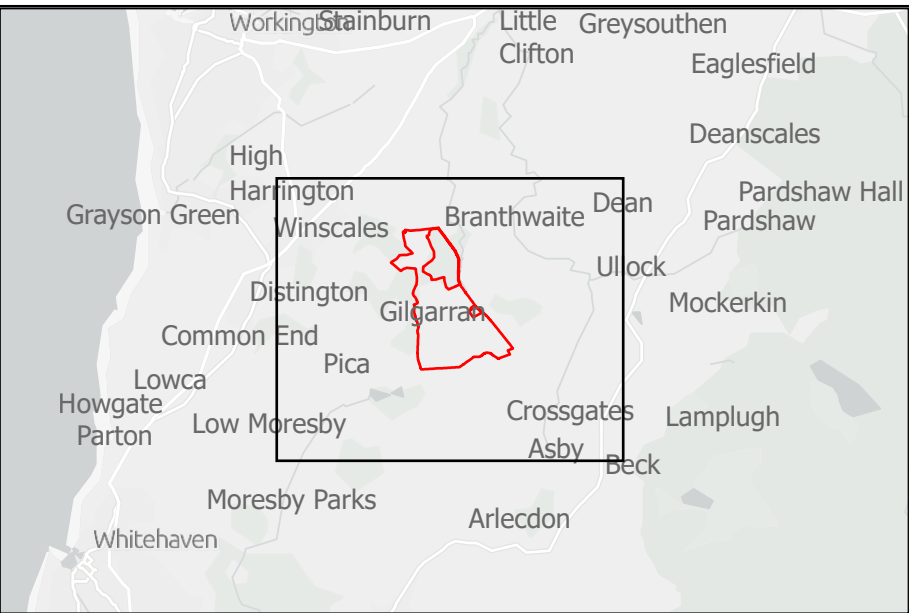
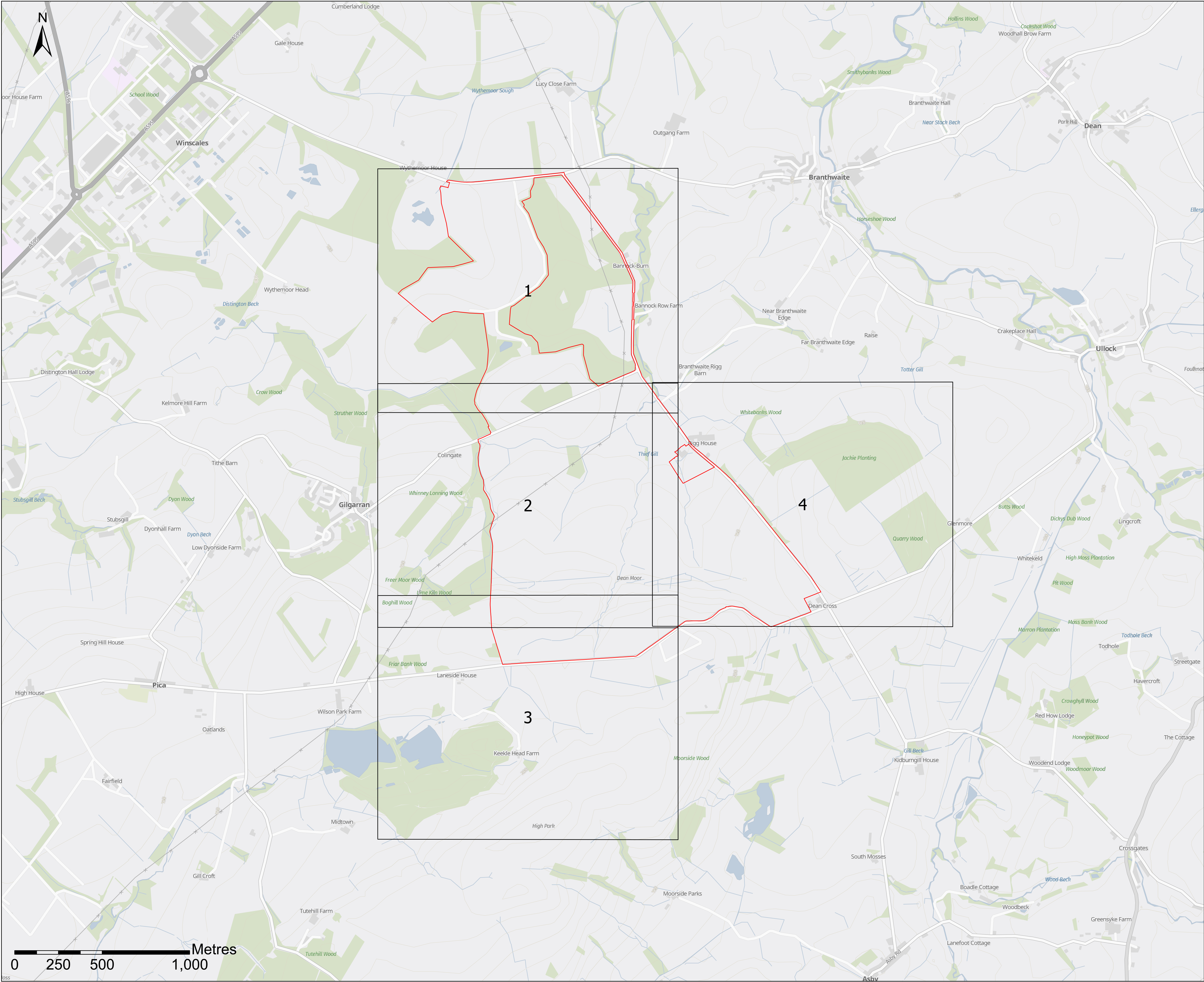




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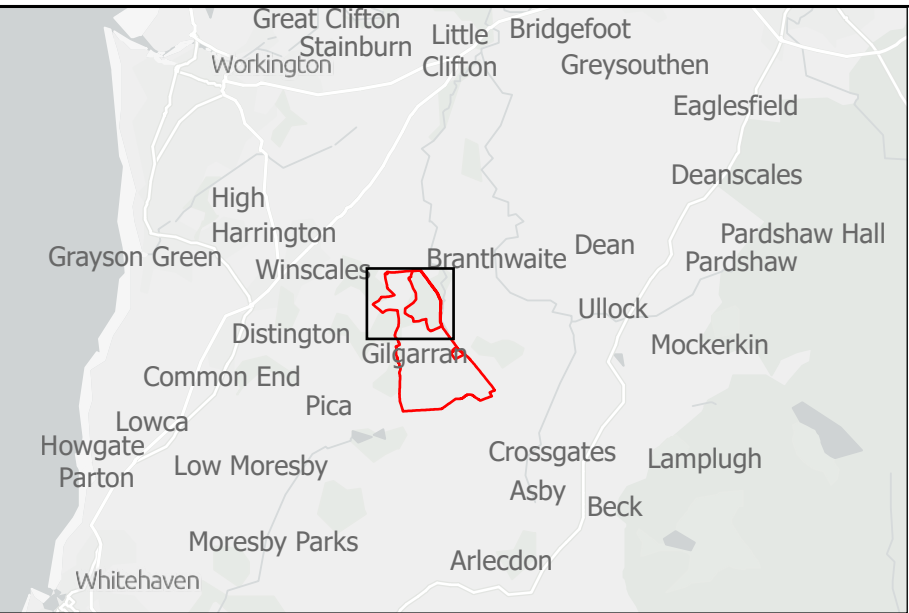
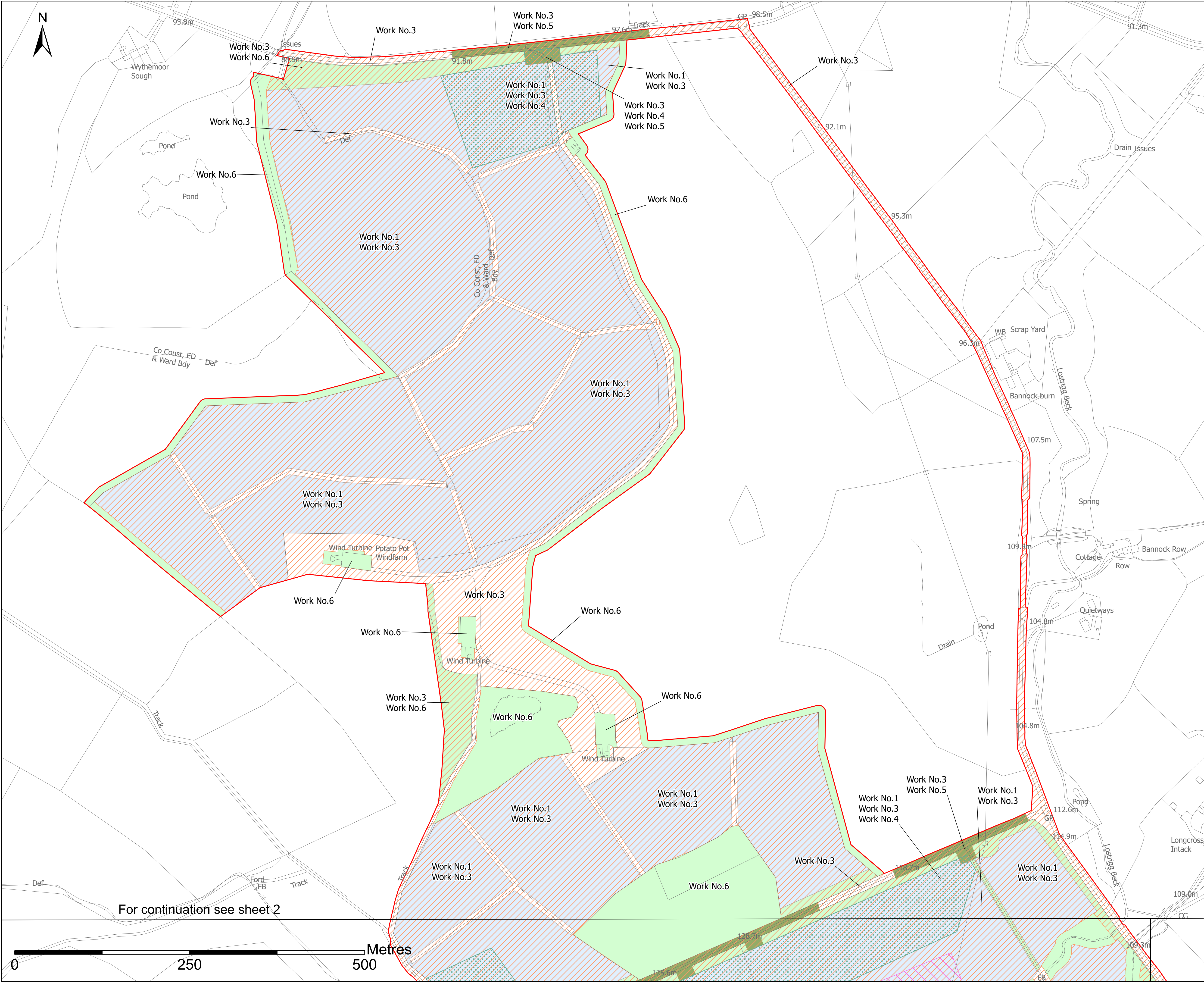
7.2 Dean Moor Solar Farm work plan

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Legend <div><div></div> Order Limits</div> <div><div></div> Sheet extent</div>	
Notes: - These works plans show the Order Limits and the limits of deviation for the numbered works comprised in the authorised developed, which are described in Schedule 1 (Authorised Development) of the draft Development Consent Order. These plans should be read in conjunction with (and are informed by) the other relevant Application Documents, in particular, the draft Development Consent Order [EN010155/APP/XXX]. - These plans show some works taking place in combination with each other on the same area of land. The Applicant seeks authorisation for any combination of the Work Nos. shown within that area.	
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Project Title 	
Client FVS Dean Moor Limited	
Dean Moor Solar Farm Development Consent Order	
Title WORK PLAN/OVERVIEW PLAN SHEET 1 OF 1	
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Status: DRAFT	Date: 18/12/2024 @ A1
PINS Reference Number: EN010155 Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009. APFP Regulations: Reg 5(2)(j) Drawing Reference: EN010155/2.3	
	

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Legend

Order Limits

Limits of Deviation

Work No.1 - Solar PV Infrastructure

Work No.2 - Grid Connection Infrastructure

Work No.3 - Associated Infrastructure

Work No.4 - Temporary Construction Works

Work No.5 - Highways Access Works

Work No.6 - Green Infrastructure

Notes:

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Project Title



Client

FVS Dean Moor Limited

Dean Moor Solar Farm
Development Consent Order

Title

WORK PLANS
SHEET 1 OF 4

Spatial reference: British National Grid

Scale: 1:2,500

Status: DRAFT

Date: 18/12/2024

@ A1

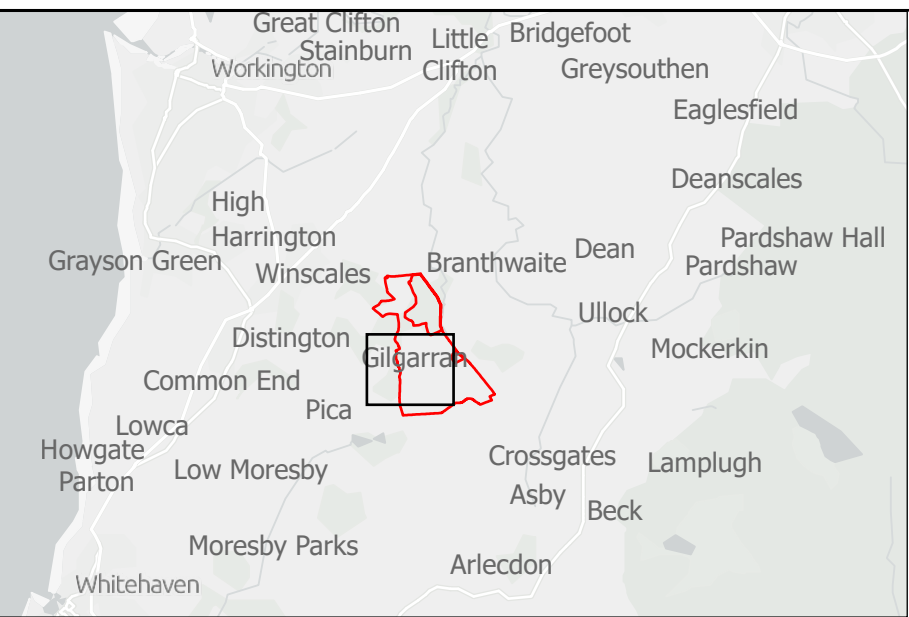
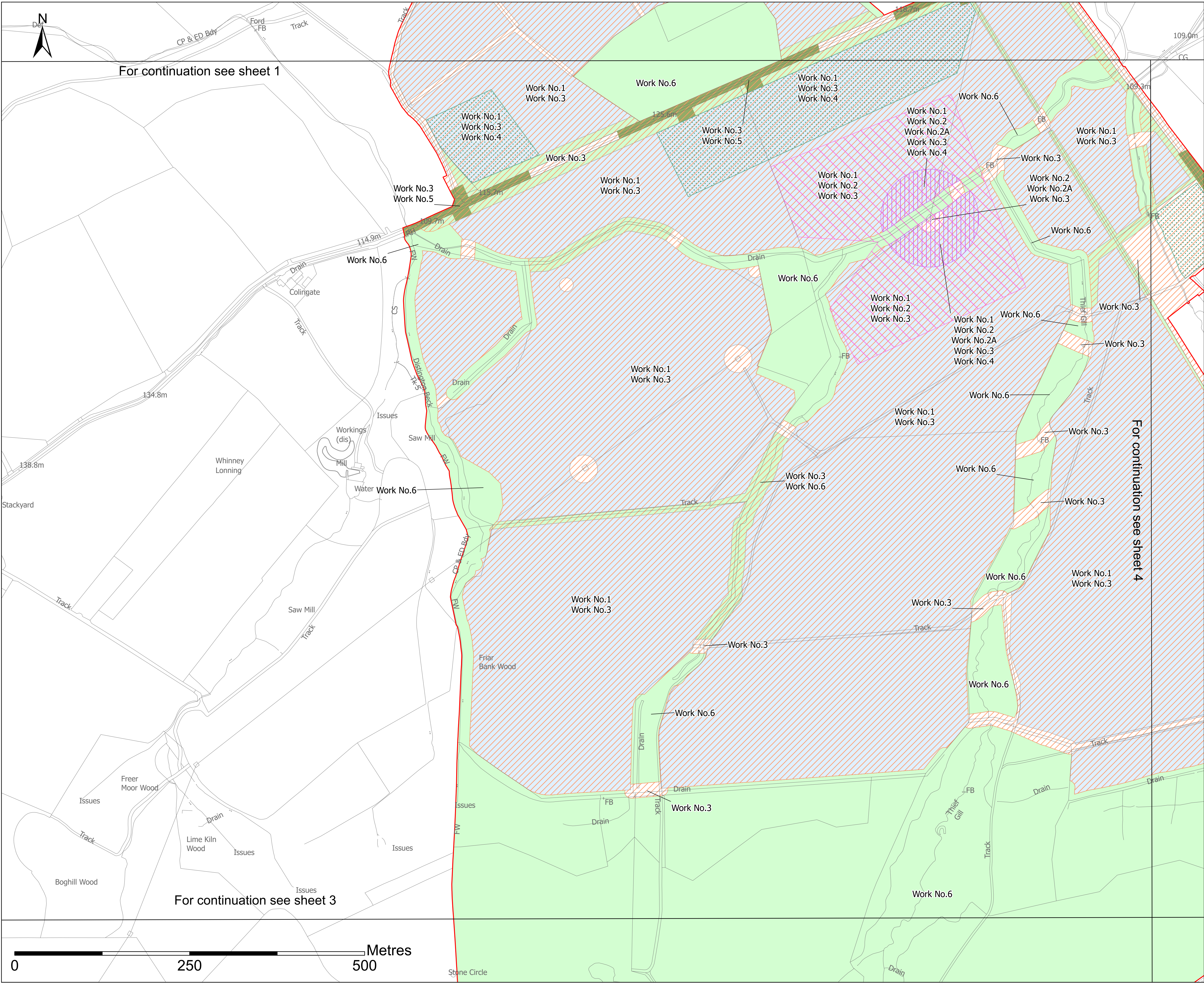
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Drawing Reference: EN010155/2.3

Arden

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Legend

Order Limits

Limits of Deviation

Work No.1 - Solar PV Infrastructure

Work No.2 - Grid Connection Infrastructure

Work No.2A - Point of Connection Masts

Work No.3 - Associated Infrastructure

Work No.4 - Temporary Construction Works

Work No.5 - Highways Access Works

Work No.6 - Green Infrastructure

Notes:

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Project Title



Client

FVS Dean Moor Limited

Dean Moor Solar Farm Development Consent Order

Title

WORK PLANS
SHEET 2 OF 4

Spatial reference: British National Grid

Status: DRAFT

PINS Reference Number: EN010155

Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009. APFP Regulations: Reg 5(2)(j)

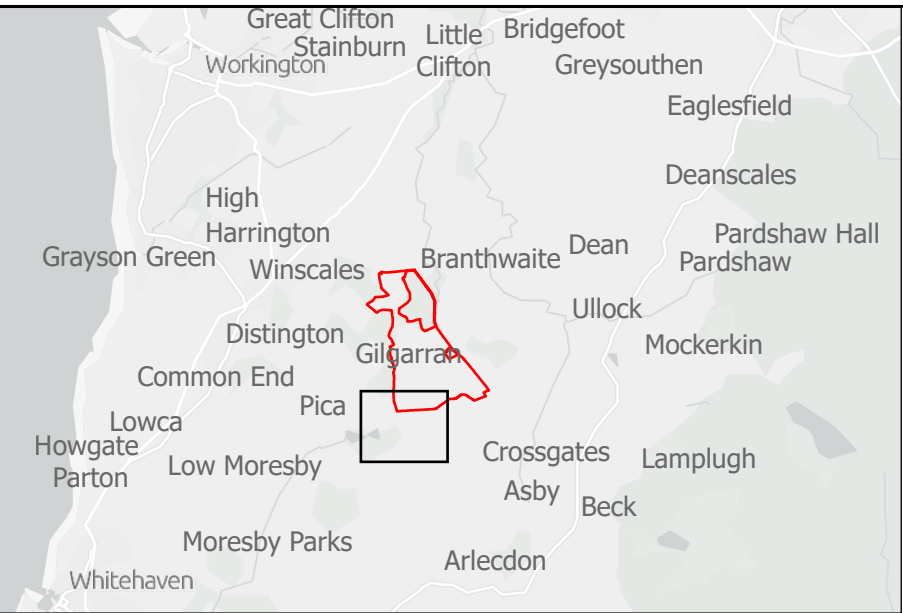
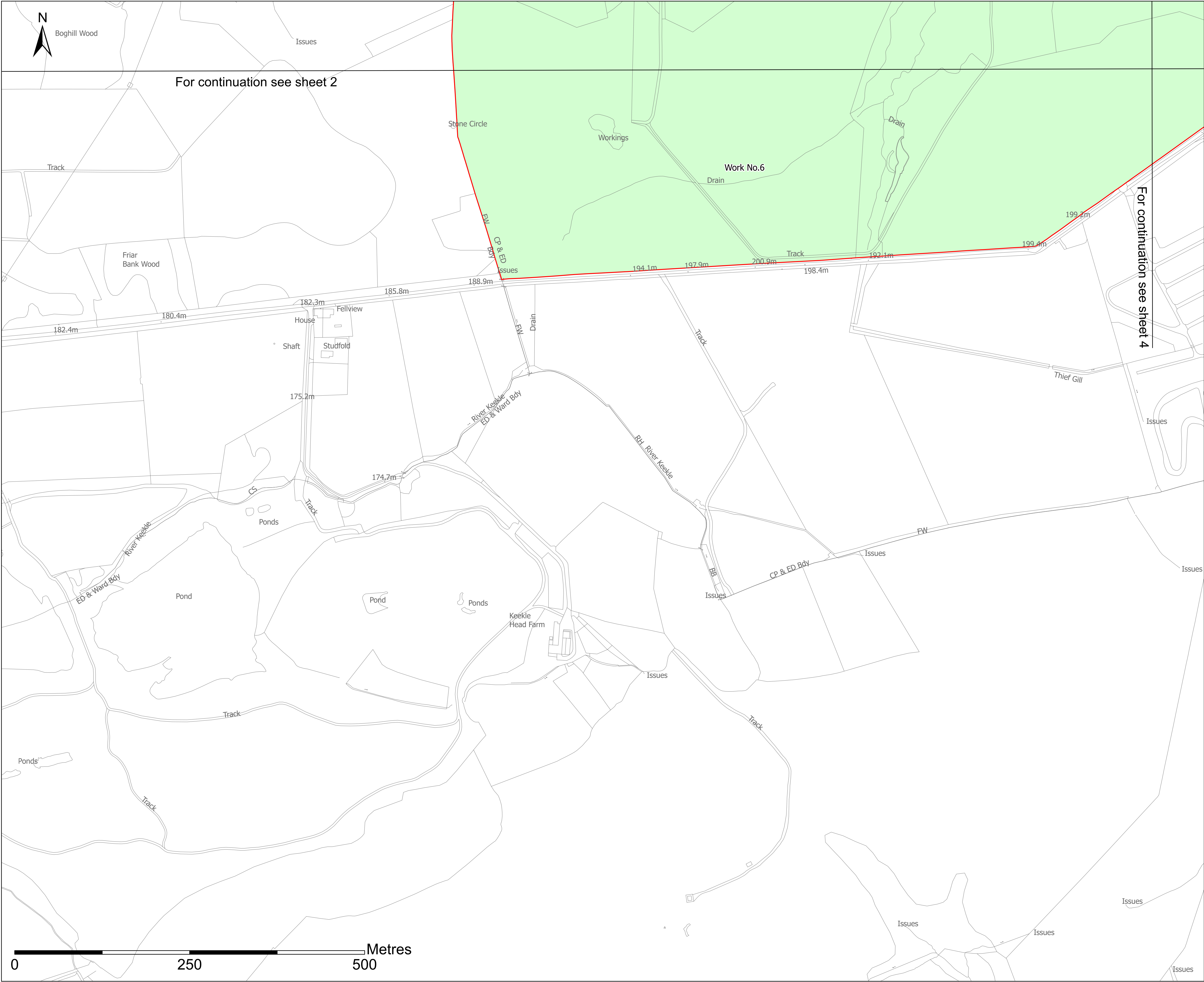
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Arden

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Legend

Order Limits

Limits of Deviation

Work No.6 - Green Infrastructure

Notes:

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Project Title



Client

FVS Dean Moor Limited

**Dean Moor Solar Farm
Development Consent Order**

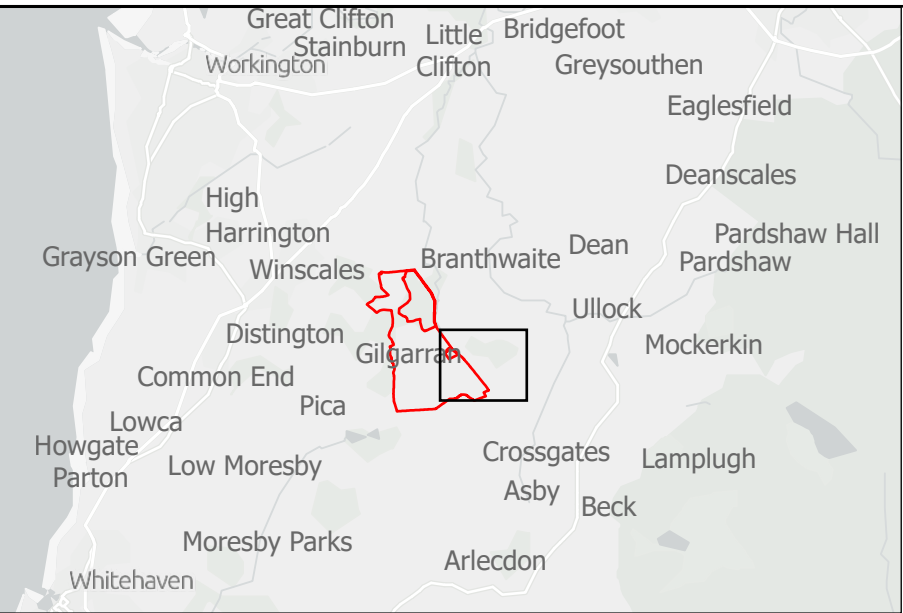
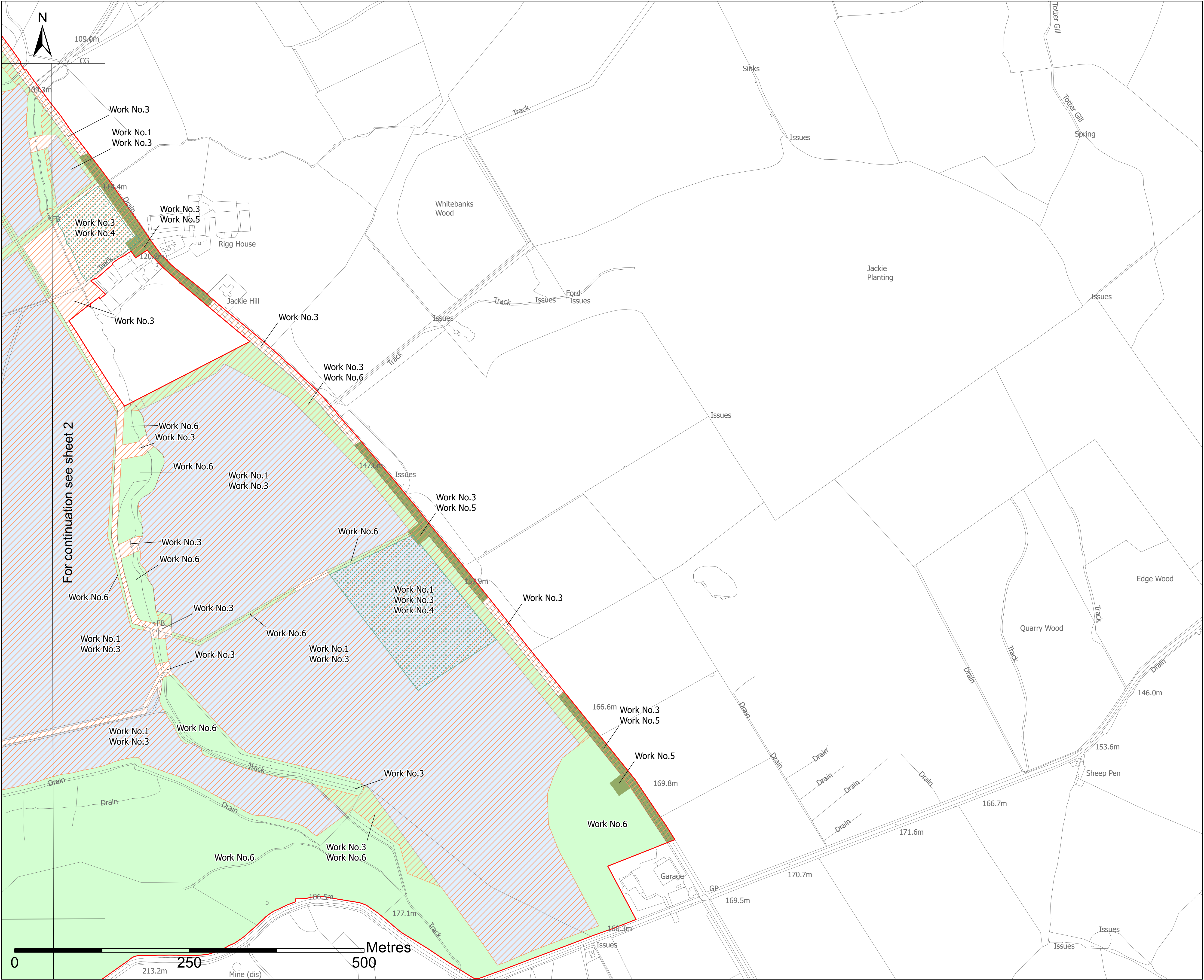
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WORK PLANS
SHEET 3 OF 4

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Status: DRAFT	Date: 18/12/2024
PINS Reference Number: EN010155	
Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009. APFP Regulations: Reg 5(2)(j)	
Drawing Reference: EN010155/2.3	

Arden

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Legend

Order Limits

Limits of Deviation

Work No.1 - Solar PV Infrastructure

Work No.3 - Associated Infrastructure

Work No.4 - Temporary Construction Works

Work No.5 - Highways Access Works

Work No.6 - Green Infrastructure

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Project Title

Dean Moor Solar Farm

Client

FVS Dean Moor Limited

Dean Moor Solar Farm Development Consent Order

Title

WORK PLANS
SHEET 4 OF 4

Spatial reference: British National Grid

Scale: 1:2,500

Status: DRAFT

Date: 18/12/2024

@ A1

PINS Reference Number: EN010155

Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009. APFP Regulations: Reg 5(2)(j)

Drawing Reference: EN010155/2.3



7.3 Template letter sent to newly identified land interests

Our Ref: XXXXX

XXXXXXX
XXXXXXX
XXXXXXX

t: [Redacted]
e: [Redacted]

Date: XXXX

Dear Sir/Madam,

Dean Moor Solar Farm Project Introduction Application for a Development Consent Order for Dean Moor Solar Farm

You may be aware that FVS Dean Moor Ltd ('The Applicant') are preparing their proposals to develop and operate Dean Moor Solar Farm (the Project) located between Gilgarran and Branthwaite.

As part of these proposals, Ardent have been instructed by the Applicant to undertake the Land Referencing work to identify those parties with interests potentially affected by the Project. Periodic updates are made to the Land Registry data for land forming part of the Project. Through our ongoing Land Referencing updates, including a recent refresh of land registry, we have identified you as now being a person with an interest in land within our proposed order limits or that it is potentially affected by the Project. As a result, your details will be shown in the Application version of the Book of Reference.

Your interest in the order limits:

HMLR title	Interest Type
XXXXXX	XXXXXXXXXX

Dean Moor Solar Farm

The Project will assist in tackling the climate emergency and help the UK Government in meeting its target to reach net zero by 2050 and ambition to reach 70 gigawatts of installed solar capacity by 2035. The Project will generate enough clean electricity to power over 50,000 typical family homes every year during its operation. The Project will also provide benefits relating to local prosperity, biodiversity and a cleaner Cumbria.

As the Project is over 50MW, it is considered a Nationally Significant Infrastructure Project. These projects are required to go through a process known as a Development Consent Order ('DCO') pursuant to the Planning Act 2008. This process provides an opportunity for public consultation through what is known as statutory consultation. The statutory consultation was held in April 2024 and we had written to the previous owner of the Mines and Minerals Interest. The application for a DCO is expected to be submitted to the Planning Inspectorate in Q1 2025.

Why are we writing to you?

In preparation for the submission of the DCO, the Applicant is 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. Ardent has been instructed by the Applicant to undertake this land referencing exercise.

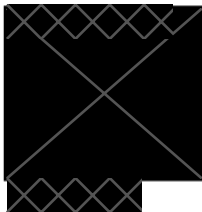
The enclosed plan highlights land that may be affected by the development of the Project in which it is understood that you hold (or may hold) an interest ('the Land'); and which therefore forms part of this land referencing exercise.

We are contacting you to keep you informed of our proposals and to ensure that you understand how to engage with the DCO process. Despite our 2024 statutory consultation now being closed, you may still take part in the DCO process. We will notify you should the Project be accepted for examination into the DCO process. You may then register as an interested party via the Planning Inspectorate's website and submit a relevant representation. We would be grateful if you could complete the enclosed documentation to ensure that you receive future notifications relating to the Project.

This letter and the enclosed Land Interest Questionnaire ('LIQ') form and plans are part of this identification process as we need to confirm your interest as well as identify details of any other freeholders, leaseholders, tenants, occupiers and parties with other interests (such as rights of access, easements etc.) in the Land.

It would be helpful if you were able to return the completed attached form within 14 days of receipt of this letter. You can also provide information via email if this is easier.

If you have any queries about this or the enclosed documents please contact:



Director

Ardent Management Limited
on behalf of FVS Dean Moor Ltd



Ardent

www.ardent-management.com | t: 