



Dean Moor Solar Farm

Application Cover Letter

on behalf of **FVS Dean Moor Limited**

March 2025

Prepared by: Stantec UK Ltd

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26 March 2025

The Planning Inspectorate
Temple Quay House
Temple Quay
Bristol
BS1 6PN



FVS Dean Moor Limited
127 Cheapside, London
United Kingdom
EC2V 6BT

Dear Sir or Madam,

Dean Moor Solar Farm – DCO Application Cover Letter

Application Ref: EN010155

1. Introduction

- 1.1 On behalf of FVS Dean Moor Limited (the 'Applicant'), I am pleased to enclose an application for a Development Consent Order ('DCO') (the 'Application') pursuant to Section 37(1) of the Planning Act 2008¹ (the 'PA 2008') for Dean Moor Solar Farm (the 'Proposed Development').

2. Subject of the Application

- 2.1 The Proposed Development comprises the construction, operation, and decommissioning of a solar photovoltaic (PV) energy generating station with a total capacity exceeding 50 MW.
- 2.2 The Application is required because the Proposed Development is classified as a Nationally Significant Infrastructure Project (NSIP) pursuant to Sections 14(1)(a) and 15(1) and (2) of the PA 2008¹, as an onshore solar generating station in England with a capacity exceeding 50 megawatts (MW). As such, the decision on whether to grant development consent will be made by the Secretary of State for Energy Security and Net Zero (Secretary of State). The Proposed Development is described in Schedule 1 of the draft Development Consent Order (the 'Order') [REF: 3.1].

3. Application fee and documentation

- 3.1 The necessary fee required to accompany an application for Development Consent is £8,796.00. This has been paid to the Planning Inspectorate directly, via Bank Transfer (BACS), on the 28 February 2025.
- 3.2 The Application documents as listed in the Acceptance Application Index have been submitted electronically using Dropbox with the Acceptance Application Index attached separately. This was agreed with the Planning Inspectorate prior to submission.
- 3.3 The GIS Shapefile, outlining the Order Limits of the Proposed Development was shared with the Planning Inspectorate, via email, on the 28 February 2025.

¹ Planning Act 2008 c 29

- 3.4 An Application Acceptance Checklist [REF: 1.4] has been completed by the Applicant and has been included within the Application to assist with the Planning Inspectorate's compliance check.

4. Application formalities

- 4.1 This Application is made in the form required by Section 37(3)(b) of the PA 2008¹ and the Application documents comply with the requirements in Section 37 of the PA 2008¹ and those set out in:
- The Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009² (APFP Regulations);
 - The Infrastructure Planning (Environmental Impact Assessment) Regulations 2017³ (the 'EIA Regulations');
 - The Department for Communities and Local Government (DCLG, now known as the Department of Levelling Up, Housing and Communities) 'Planning Act 2008 Application Form Guidance'⁴ (June 2013);
 - The Planning Inspectorate's Advice Page: 'Advice on the Preparation and Submission of Application Documents'⁵ (January 2025).
- 4.2 The Proposed Development is an Environmental Impact Assessment ('EIA') development and therefore the Application is accompanied by an Environmental Statement ('ES') [REF: 6.1-6.4] in accordance with the EIA Regulations.
- 4.3 It is understood that, should the Application be accepted, the Application documents will be published on the Planning Inspectorate's website.

5. The Proposed Development description

- 5.1 A non-technical summary of the Proposed Development and the Application documents is included within the Guide to the Application [REF: 1.3]. A non-technical summary of the ES is included at [REF: 6.4]. A more technical and detailed description of the Proposed Development can be found at ES Chapter 3 – Site and Proposed Development Description [REF: 6.1].

6. Need for the Proposed Development

- 6.1 The Proposed Development will support the UK's net zero target by generating large-scale low carbon electricity which could be operational by 2027, contributing to the UK Government's goal of net zero carbon emissions by 2050. Section 5 of the Planning Statement [REF: 5.5] provides a detailed case in support of the Application in the context of Government policy on energy infrastructure.

7. Consent flexibility

- 7.1 The final design of the Proposed Development cannot be finalised until the tendering process for the design has been completed and the detailed design has been

² The Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009 (SI 2009/2264)

³ Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 (SI 2017/572)

⁴ DCLG. (2013) *Planning Act 2008: Application form guidance*. London, UK.

⁵ The Planning Inspectorate (2025) Advice on the Preparation and Submission of Application Documents.

approved in advance of the Proposed Development commencing (or part thereof). This is to allow for flexibility to accommodate changes in technological advancements. For example, the enclosure or building sizes may vary depending on the contractor selected and their specific configuration and selection of plant.

- 7.2 To maintain flexibility in the design and layout at this stage in the process, the assessment of the Proposed Development, in accordance with NPS EN-1, has adopted the Rochdale Envelope approach, as described in the Planning Inspectorate's Advice Note Nine: Rochdale Envelope⁶ (July 2018). This involves specifying parameter ranges, including details of the maximum, and where relevant the minimum, size (footprint, width, and height relative to above ordnance datum ('AOD')), technology, and locations of the different elements of the Proposed Development. The Works Plans [REF: 2.3] and the Order have been developed to reflect the level of flexibility required at this stage.
- 7.3 The use of the Rochdale Envelope⁶ approach has been adopted to present an assessment of the likely significant environmental effects of the Proposed Development. More detail on the parameters used is presented in Table 3.2 of ES Chapter 3 and the Design Parameters Document [REF: 5.7].

8. Habitats Regulations Assessment

- 8.1 The Application includes a Shadow Habitats Regulations Assessment (ES Appendix 8.7) [REF: 6.3] as required by Regulation 5(2)(g) of the APFP² Regulations. This report has been prepared in accordance with the Planning Inspectorate's Advice on Habitats Regulations Assessments⁷ (September 2024). This report identifies all relevant European Sites potentially affected by the Proposed Development and sets out the screening undertaken for the purposes of the Habitat Regulations.
- 8.2 This report provides sufficient information for the Secretary of State to undertake an appropriate assessment to determine whether the Proposed Development would have an adverse effect on any European Sites.

9. Compulsory Acquisition

- 9.1 The land over which the Applicant is seeking powers of compulsory acquisition of land, rights and interests and powers of temporary possession in the Order for the purposes of the Proposed Development is listed in the Book of Reference [REF: 4.3]. It is shown on the Land Plans [REF: 2.2] which have been prepared and submitted in accordance with Regulation 5(2)(d) and 5(2)(i) of the APFP² Regulations respectively. The Statement of Reasons [REF: 4.1] provides details of, and justification for, the powers sought and negotiations to date.
- 9.2 Details of the adequacy of the funding for compensation are provided in the Funding Statement [REF: 4.2] which is submitted in compliance with Regulation 5(2)(h) of the APFP² Regulations.

⁶ HM Government (2018). Planning Inspectorate Guidance Nationally Significant Infrastructure Projects - Advice Note Nine: Rochdale Envelope

⁷ HM Government (2024). Planning Inspectorate Guidance Nationally Significant Infrastructure Projects: Advice on Habitats Regulations Assessments

10. Pre-application Consultation

- 10.1 As required by Section 37(3)(c) of the PA 2008¹, a Consultation Report **[REF: 5.1]** and Consultation Report Appendices **[REF: 5.2]** accompany this Application and detail compliance with Sections 42, 46, 47, 48 and 49 of the PA 2008¹. These documents have been prepared in accordance with the relevant APFP² Regulations and the EIA Regulations, including Regulation 12 and Regulation 13.
- 10.2 In accordance with Section 50(3) of the PA 2008¹, the Applicant has had regard to the Government's guidance on the Planning Act 2008¹: Pre-application stage for Nationally Significant Infrastructure Projects⁸ (April 2024) and the Planning Inspectorate's Advice on the Consultation Report⁹ (August 2024).

11. Other consents

- 11.1 A summary of other consents and agreements that are likely to be required, or may be required, in addition to those being requested as part of the Order in relation to the Proposed Development, is provided in the Consents and Agreements Position Statement **[REF: 5.4]**.

12. Other matters

- 12.1 As required under Regulation 5(3) of the APFP² Regulations, all relevant Application document plans, drawings or sections provided under Regulation 5(2) are no larger than A0 size, are drawn to an identified scale (not smaller than 1:2500) and, in the case of plans, show the direction of north.
- 12.2 In accordance with Regulation 5(5) of the APFP² Regulations, the Applicant retains all responses to the consultation carried out under Part 5 of the PA 2008¹ and can make them available at the request of the Planning Inspectorate and/or the Secretary of State.
- 12.3 The Applicant has prepared plans of statutory and non-statutory sites or features in accordance with APFP Regulations 5(2)(l) and 5(2)(m) **[REF: 2.6-2.7]**.
- 12.4 The Applicant will keep all Application documents under review and will endeavour to provide updates (where it considers it necessary to do so) during the examination of the Application considering questions and comments received from the Examining Authority and Interested Parties.

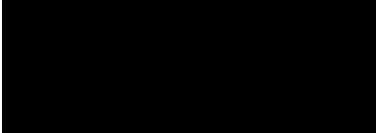
⁸ MHCLG (2024). Planning Act 2008: Pre-application stage for NSIPs

⁹ The Planning Inspectorate. (2024). Advice on the Consultation Report

12.5 I look forward to hearing from you in relation to the acceptance of the Application. If I can be of any assistance, please do not hesitate to contact me at the details provided below.

Yours sincerely,

FVS DEAN MOOR LIMITED



Director, UK, ib vogt
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