



# Dean Moor Solar Farm

0E ] |ææ cÁÜ^•] [ } • ^Á[ Á  
Ü^ ~ ^ • cÁ[ |ÁQ { | { æã } ÁF

on behalf of **FVS Dean Moor Limited**

FGÁ æ 2026

Prepared by: **HGH**

PINS Ref: **EN010155**

Document Ref: **PES.1**

Revision: 1



**Firma Energy**



**DEAN MOOR SOLAR FARM**  
**APPLICANT RESPONSE TO REQUEST FOR INFORMATION 1**  
**PLANNING INSPECTORATE REFERENCE EN010155**  
**PREPARED ON BEHALF OF FVS DEAN MOOR LIMITED**

<b>Project Ref:</b>	<b>EN010155/Applicant Response to Request for Information 1</b>
<b>Status</b>	Final
<b>Issue/ Rev:</b>	1
<b>Date:</b>	12 May 2026

## Contents

1	Introduction.....	1
2	Applicant Response to Request for Information Letter .....	2

## Tables

Table 2.1	Updates in respect of Compulsory Acquisition and Acquisition by Agreement, including Compensation Arrangements .....	2
-----------	--	---

# 1 Introduction

- 1.1.1 This document has been produced for FVS Dean Moor Limited (the 'Applicant') to support the application for a Development Consent Order (the 'DCO application') for Dean Moor Solar Farm ('the Proposed Development') located between the villages of Gilgarran and Branthwaite in West Cumbria (the 'Site'), which is situated within the administrative area of Cumberland Council ('the Council').
- 1.1.2 This Applicant Response to Request for Information Letter 1 (RFIL-1) [**Post-Examination Submission (PES).1**] is a response to the Secretary of State (SoS) for the Department of Energy Security and Net Zero (DESNZ) Request for Information Letter [[LINK](#)] on 1 May 2026 which set a 15 May 2026 response deadline.
- 1.1.3 The RFIL-1 requests an update from the Applicant and 12 Property FE Limited (12FE) on matters discussed at the Compulsory Acquisition Hearing (CAH) as per the Applicant Written Summary of the CAH Oral Submissions ('AWSOS-CAH') [[REP5-011](#)] and 'Applicant Response to the CAH Action Points (AP) ('ARAP-CAH') [[REP5-014](#)]. This is to seek additional insight into progress following the position at the close of the Examination as set out in the Deadline 6 (D6) submission 'D6.14 Applicant Response to D6 Written Representations' (ARWR-6) [[REP6-024](#)].
- 1.1.4 Table 2.1 to follow sets out the Applicant's response to the RFIL-1.

## 2 Applicant Response to Request for Information Letter

**Table 2.1 Updates in respect of Compulsory Acquisition and Acquisition by Agreement, including Compensation Arrangements**

SoS RFIL-1	Applicant Response
<p><i>The Applicant and 12 Property FE Limited are requested to provide an update on the status of their negotiations regarding the compulsory acquisition by agreement and compensation arrangements in relation to Plots 1-26, 1-33, 1-35 and 1-38, including whether agreement has been reached or is anticipated, and if so, the expected timeframe.</i></p>	<p>As set out in the ARWR-6 [REP6-024], the Applicant has made significant and repeated attempts to engage, and reach an agreement with 12FE as evidenced in the Final Land and Rights Negotiation Tracker (LRTN-Final) [REP6-004]. This includes an offer, last sent on 10 December 2025, to which the Applicant had no substantive response. Following the completion of the Examination on 6 January 2026 the Applicant’s efforts have continued.</p> <p>The Applicant wrote to 12FE on 16 April 2026 to establish whether 12FE required further information on the impact of the Proposed Development on its interest in light of the significant information shared by the Applicant during the Examination, particularly in the ARAP-CAH [REP5-014]. In doing so the Applicant also advised that in the interests of reaching an agreement, the terms of the offer on 10 December 2025 remain open.</p> <p>Those terms were based upon professional valuation advice and copies of letters can be provided if the Secretary of State wishes to examine the correspondence to date. A detailed summary of negotiations is set out in the LRTN-Final.</p> <p>As of writing (12 May 2026) no substantial response has been received. Following the RFIL-1 the Applicant was contacted by 12FE in an email that advised that, as the 10 December 2025 letter was not marked ‘Without Prejudice’ 12FE intend to set out the proposed terms in their RFIL-1 response. Despite the Applicant’s view that detailed compensation terms are not relevant to the Secretary of State’s decision, the Applicant acquiesced to this, particularly as they evidence the Applicant’s meaningful and genuine attempts to negotiate. The 12FE email did not seek to advance discussions on the substance of the offer or raise any queries relating to the information provided by the Applicant during the Examination.</p> <p>The Applicant’s view is that an agreement is unlikely to be reached given how far the parties are on compensation.</p>

SoS RFIL-1	Applicant Response
	<p>The Applicant summarised its position with 12FE at the end of examination in paragraphs 5.2.1 - 5.2.7 of the Closing Submission [REP6-015]. The Applicant considers that the tests for compulsory acquisition have been met.</p> <p>Plots 1-26, 1-33, 1-35 and 1-38 (per the Land Plans [AS-007] and Book of Reference [REP6-017]) (referred to herein as the 12FE Plots) are required for the Proposed Development, as discussed extensively during the Examination (see for example the ARAP-CAH [REP5-011] at 3(a)-2).</p> <p>There is a compelling case in the public interest for compulsory acquisition, as the Proposed Development represents Critical National Priority (CNP) infrastructure which will contribute to delivering the Government's net zero commitments (as further detailed in section 10.8 of the Statement of Reasons [APP-014]).</p> <p>Significant steps have been taken to minimise private loss, for example, through the incorporation of the Minerals Code in the DCO [REP6-007]. The private loss would comprise 12FE's interest in (non-coal) mines and minerals beneath the above plots (although note that 12FE's title does not bind interests pre-March 2018).</p> <p>If the DCO is made with compulsory powers over the above plots, and an agreement not reached between the parties on compensation, 12FE would be able to make a claim to the Upper Tribunal (Lands Chamber) to settle any compensation dispute.</p> <p>The Applicant respectfully requests that the DCO is made with compulsory acquisition powers over the 12FE Plots 1-26, 1-33, 1-35 and 1-38.</p>
<p><i>The Applicant and 12 Property FE are requested to confirm whether any further survey or assessment work relating to mines and minerals has been carried out post examination. and the outcome or findings of that work</i></p>	<p>The Applicant has not carried out further survey or assessment work as such work is not required at this stage (see the Applicant's detailed response in the ARAP-CAH [REP5-014] for Action Point 7 on known surveys required in the future.</p> <p>The Applicant is not opposed to sharing survey information with 12FE in the future, but in disputes over the value of land (as is the case here), the party claiming compensation is to substantiate its interest. It is clear from the DCO application documents what works the Applicant is proposing and their impact on the subsoil (i.e. any interest directly below the surface).</p>