



## **Great North Road Solar and Biodiversity Park**

Application Letter

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Infrastructure Planning (Applications: Prescribed Forms and Procedure)  
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## Contents

<b>1</b>	<b>Subject of the Application .....</b>	<b>2</b>
<b>2</b>	<b>Application Fee and Documents .....</b>	<b>3</b>
<b>3</b>	<b>Application Formalities .....</b>	<b>4</b>
<b>4</b>	<b>Consent Flexibility .....</b>	<b>4</b>
<b>5</b>	<b>Habitats Regulations Assessment.....</b>	<b>5</b>
<b>6</b>	<b>Compulsory Acquisition.....</b>	<b>5</b>
<b>7</b>	<b>Other Consents .....</b>	<b>5</b>
<b>8</b>	<b>Pre-application Consultation .....</b>	<b>6</b>
<b>9</b>	<b>Other Matters.....</b>	<b>6</b>

Elements Green Trent Limited  
1 Half Moon Street  
W1J 7AY  
London

FAO Tracey Williams  
The Planning Inspectorate  
National Infrastructure Directorate  
Temple Quay House  
Bristol  
BS1 6PN

## **Planning Act 2008: Application for a Development Consent Order for Great North Road Solar and Biodiversity Park (EN010162)**

Dear Tracey Williams,

- 1 On behalf of Elements Green Trent Limited (“the Applicant”) a wholly owned subsidiary of Elements Green Ltd, we are pleased to enclose an application for a Development Consent Order (DCO) (“the Application”) pursuant to Section 37 of the Planning Act 2008 (PA 2008) for the Great North Road Solar and Biodiversity Park (“the Project”).

### **1 SUBJECT OF THE APPLICATION**

- 2 The Project comprises the construction, operation and maintenance and decommissioning of Great North Road Solar and Biodiversity Park, a proposed solar photovoltaic (PV) electricity generating facility with a total capacity exceeding 50 megawatts (MW), electrical storage facility and an export connection to the National Grid (hereafter referred to as “the Development”).
- 3 Two alternative options are proposed to connect the 400 kV cable to the National Grid Staythorpe Substation:
  - Connect via the substation associated with a consented grid support BESS on land immediately to the west of the existing National Grid Staythorpe Substation. This grid support BESS has been granted planning consent (Newark and Sherwood District Council, planning reference 22/01840/FULM);
  - or connect the 400 kV cable to connect directly to the National Grid Staythorpe Substation.
- 4 The need for these alternative options results from the grid support BESS not having yet been constructed. If this were to be constructed in time for the Development, then connecting via its substation allows for a shared connection, which is resource efficient and cost effective. Alternatively, the 400 kV cable could run directly to the same connection point at the existing

National Grid Staythorpe Substation. Both options are assessed within the DCO to allow for flexibility.

- 5 A detailed description of the Development is provided within the **Environmental Statement Volume 2, Chapter 5: Development Description** [EN010162/APP/6.2.5] and a Non-Technical Summary is provided in **ES Volume 1, Non-Technical Summary** [EN010162/APP/6.1.1]. A separate **Guide to the Application** [EN010162/APP/1.4] has also been provided including the **PINS Electronic Application Index** [EN010162/APP/1.6], which has also been provided as a stand-alone Excel Sheet in the requisite PINS format.
- 6 This DCO application is required as the Development is classified as a Nationally Significant Infrastructure Project (NSIP) pursuant to sections 14(1)(a) and 15(1) and (2) of the PA 2008, as an onshore generating station in England that does not generate electricity from wind and has a capacity exceeding 50 megawatts (MW). The decision on whether to grant development consent will be made by the Secretary of State for the Department for Energy Security and Net Zero (DESNZ).
- 7 The NSIP and associated development are described in the **Draft Development Consent Order (Draft DCO)** [EN010162/APP/3.1], the **Stationary Office Validation** [EN010162/APP/3.2], with the terms of the draft DCO described in the associated **Explanatory Memorandum** [EN010162/APP/3.3]. The Draft DCO itself is provided in both Word and .pdf versions, as required by PINS.
- 8 The Development will make a substantial contribution to the urgent need for renewable energy in accordance with UK Government policy and as set out in the **Planning Statement** [EN010162/APP/5.4]. The UK's energy security and net zero obligations will only be delivered if we can enable the development of new low carbon sources of energy at speed and scale. The Government has identified a critical national priority for low carbon infrastructure, as set out in NPS EN-1 (January 2024) , and which set the context for the determination of the Application in accordance with the Planning Act 2008. Wind and solar are the lowest cost ways of generating electricity, helping reduce wholesale power costs and providing a clean and secure source of electricity supply.. UK Government analysis shows that a secure, reliable, affordable, net zero consistent energy system in 2050 is likely to be composed predominantly of wind and solar power. If consented, the Great North Road Solar and Biodiversity Park will play a vital role in this respect.

## 2 APPLICATION FEE AND DOCUMENTS

- 9 A fee of £8,946 was paid by BACS transfer to the Planning Inspectorate on the 24/06/25, the reference given to this payment is EN010162 GNR Solar The application has been submitted via a file transfer system, which allows the transfer of all application documents, as agreed with the Planning Inspectorate.

### 3 APPLICATION FORMALITIES

- 10 This Application is made in the form required by Section 37(3)(b) of the PA 2008 and the application documents comply with the requirements in Section 37 of the PA 2008 and those set out in:
  - The Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009 (the APFP Regulations);
  - The Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 (the EIA Regulations);
  - The Ministry of Housing, Communities and Local Government (MHCLG) and Department for Communities and Local Government's (DCLG) 'Planning Act 2008: Pre-application stage for Nationally Significant Infrastructure Projects' Guidance (April 2024); and
  - The Planning Inspectorate's 'Advice on the preparation and submission of application documents' (August 2024).
- 11 It is understood that the Planning Inspectorate will publish the Application (with any necessary redactions and excluding any confidential documents as set out below) on the Planning Inspectorate's webpage following acceptance.
- 12 The **Environmental Statement Volume 4, Technical Appendix A8.10: Badger Baseline Report** [EN010162/APP/6.4.8.10] and the **Environmental Statement Volume 4, Technical Appendix A8.11: Schedule-1 Breeding Birds Baseline Report** [EN010162/APP/6.4.8.11] submitted as part of this Application contains confidential information, and are marked as red in the **PINS Electronic Application Index** [EN010162/APP/1.6] and the **Guide to Application** [EN010162/APP/1.4].
- 13 In line with the Planning Inspectorate's '*Advice on the preparation and submission of application documents*', a GIS shapefile showing the Order limits for the Development was submitted to the Planning Inspectorate, via email, on 13/06/25. Further to this, a draft of the electronic application index tracker was submitted to the Planning Inspectorate, via email, on the 13/06/25.
- 14 A **Section 55 Checklist** [EN010162/APP/1.2] submitted by the Applicant is included within this Application, assisting the Planning Inspectorate's compliance check of the Application.

### 4 CONSENT FLEXIBILITY

- 15 The evolving nature of renewable energy and technology means a degree of flexibility is proposed under the **Draft DCO** [EN010162/APP/3.1], **Stationary Office Validation** [EN010162/APP/3.2], **Explanatory Memorandum** [EN010162/APP/3.3], **Concept Design Parameters and Principles** [EN010162/APP/7.14] and supporting **Works Plans** [EN010162/APP/2.3]. Solar PV is a rapidly evolving technology and as a result, the Draft DCO and supporting Works Plan propose a degree of flexibility to allow the most up to date technology to be utilised and incorporated at the time of construction.
- 16 The Environmental Impact Assessment undertaken as part of this Application considered the flexibility sought in the **Draft DCO** [EN010162/APP/3.1], assessing the reasonable worst-case scenario. **Concept Design Parameters and Principles** [EN010162/APP/7.14] sets out the design parameters within which the Development is proposed to be constructed and operated, alongside the **Planning Statement** [EN010162/APP/5.4] which considers the principles

of the development and any significant effects that remain following the application of mitigation identified through the EIA against policy and guidance.

## 5 HABITATS REGULATIONS ASSESSMENT

- 17 A Habitats Regulation Assessment process has been undertaken to inform the Development. The **Habitats Regulations Assessment (HRA) Screening Report** [EN010162/APP/5.3] considers whether the Development is likely to have a significant effect on a European site (either alone or in combination with other plans or projects), and which is not directly connected with or necessary for the management of that site in accordance with the Conservation of Habitats and Species Regulations 2017 (the “Habitats Regulations”) to the Development, and is submitted with the Application in accordance with reg 5(2)(g) of the APFP Regulations.
- 18 The **HRA Screening Report** [EN010162/APP/5.3] has been prepared in accordance with the Planning Inspectorate’s ‘Nationally Significant Infrastructure Projects: Advice on Habitats Regulations Assessments’ (published in September 2024) and identifies all relevant European sites potentially affected by the Development and sets out the screening undertaken for the purposes of the Habitats Regulations. The scope of the sites to be considered was agreed with Natural England during pre-application discussions.
- 19 The Applicant has provided information to inform an appropriate assessment.

## 6 COMPULSORY ACQUISITION

- 20 The land over which the Applicant is seeking powers of compulsory acquisition of land, rights and interests and powers of temporary possession through the **Draft DCO** [EN010162/APP/3.1], is listed in the **Book of Reference** [EN010162/APP/4.3] and **Pre-application Land and Rights Negotiations Tracker** [EN010162/APP/4.4] and shown on the **Land Plan** [EN010162/APP/2.2]. The **Statement of Reasons** [EN010162/APP/4.1] also provides details of the negotiations to date, to be found in the **Pre-application Land and Rights Negotiations tracker** [EN010162/APP/4.4].
- 21 The **Book of Reference** [EN010162/APP/4.3] and **Pre-application Land and Rights Negotiations Tracker** [EN010162/APP/4.4] have been prepared and submitted in compliance with Regulation 5(2)(d) of the APFP Regulations, according with the Department for Communities and Local Government guidance 'Planning Act 2008: Guidance related to procedures for compulsory acquisition of land' (September 2013).
- 22 Details of the adequacy of the funding for compensation are provided in the **Funding Statement** [EN010162/APP/4.2]. The **Statement of Reasons** [EN010162/APP/4.1] and **Funding Statement** [EN010162/APP/4.2] are submitted in compliance with Regulation 5(2)(h) of the APFP Regulations.

## 7 OTHER CONSENTS AND LICENCES

- 23 A summary of other consents and licences likely to be required in addition to those being requested as part of the **Draft DCO** [EN010162/APP/3.1] is provided within the document **Consents and Licenses Required Under Other Legislation** [EN010162/APP/7.3] enclosed within this submission.

## 8 PRE-APPLICATION CONSULTATION

- 24 The Applicant has had careful regard to the pre-application consultation requirements of the PA 2008, complying with the guidance on pre-application consultation published by the Planning Inspectorate in relation to major infrastructure applications, and has taken account of responses received during pre-application discussions with the Planning Inspectorate as required by section 50(3) of the PA 2008.
- 25 As required by Section 37(3)(c) of the PA 2008, the Application is accompanied by a **Consultation Report** [EN010162/APP/5.1]. A **Statement of Compliance** [EN010162/APP/5.1.1] has been provided to detail the Applicant's compliance with sections 42, 46, 47, 48 and 49 of the PA 2008, the APFP Regulations, the EIA Regulations, and the relevant guidance. Due regard has been taken to responses received through the various consultation exercises in terms of the evolution and iteration of the scheme design, as confirmed in the Consultation Report.
- 26 In accordance with Regulation 5(5) of the APFP Regulations, the Applicant retains all responses to the consultation carried out under Part 5 of the PA 2008 and can make them available at the request of the Planning Inspectorate and/or the Secretary of State.

## 9 OTHER MATTERS

- 27 In accordance with Regulation 5(3) of the APFP Regulations, all 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 where appropriate.
- 28 Essential plans are identified and referenced within the application form and confidential documents are provided and redacted accordingly .
- 29 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.
- 30 Statements of Common Ground have been drafted and are being advanced with statutory consultees and the host authorities. Draft SoCGs will be submitted to the Examination in due course.
- 31 We look forward to hearing from you in relation to a formal acceptance of this Application. If we can be of any assistance, please contact me using the details provided below.

Yours sincerely,

Elena Sarieva  
**Head of Planning**  
**Elements Green Trent Limited**  
E: [REDACTED]@elementsgreen.com  
M: [REDACTED]