CASTLE WAY ENERGY

brockwell energy

PHASE 1 ENGAGEMENT BROCHURE

JUNE 2026

ABOUT CASTLE WAY ENERGY

Brockwell Energy is developing plans for a new nationally significant solar energy generation project to the west of Derby, known as Castle Way Energy.

Our proposals for Castle Way Energy would see new ground-mounted solar energy generation built on land to the west of Derby. The solar farm would generate up to 300 megawatts (MW) of green energy to the electricity transmission network at the Willington 400kV Substation.

The proposed solar farm is expected to generate enough clean power in its first year to power approximately 81,000 homes, equivalent to almost all of the households in South Derbyshire combined.

ABOUT BROCKWELL ENERGY

The Applicant for the Castle Way Energy Development Consent Order (DCO) submission to the Planning Inspectorate will be BSSL Derbyshire 1 Ltd, a Special Purpose Vehicle (SPV) company and a wholly owned subsidiary of Brockwell Energy.

Brockwell Energy is a multi-technology Independent Power Producer (IPP) specialising in renewable energy infrastructure. Since 2017, we've originated, built out or are currently constructing more than £1bn in assets across the UK. Our portfolio continues to grow, with a 3.5 GW pipeline of projects in solar, battery energy storage and wind.

We work closely with local stakeholders to create renewable energy projects that create lasting value and foster economic growth, including in former coal-producing areas where the transition to renewable energy generation can deliver the greatest economic benefits.

Our purpose is to create a future where people, communities, and the environment can thrive. Success to us means a stronger, more sustainable future for all – a future worth powering. Our projects are realised through considerate, rigorous planning, integrity and a dedication to delivering impactful results.

PROJECT STATUS

Castle Way Energy is still at a very early stage in the planning process, and initial feasibility assessments are currently being undertaken.

You may have already noticed some survey teams in the local area. That' s because we have been working with local landowners who want to put solar panels on their land, and our surveyors have been assessing whether or not the land could be suitable. Further, more detailed, surveys and assessments will be carried out over the coming months.

Before submitting an application, we are committed to engaging with communities and stakeholders at an early stage of the project, giving people the opportunity to influence the design at a formative stage.

We want to understand the issues that are important to you and build a project that benefits the local area.

We have now commenced Phase 1 engagement for Castle Way Energy. We'd like to invite you to take part in this first phase of engagement on our proposals, which will run from Tuesday 16th June until Tuesday 28th July 2026, where we are keen to hear your views.

We're hosting an online webinar where you can find out more information about the proposals and provide your feedback. More information on how to register for the webinar can be found on Page 20.

KEY BENEFITS

Castle Way Energy will make a meaningful contribution to the UK's energy security and economic growth ambitions through the delivery of cheap electricity generation at scale, right here in the UK. At a time of continued volatility in global energy markets, projects such as this can help reduce reliance on imported fossil fuels, improve the resilience of the electricity system, and support long-term affordability for businesses and communities.

The plans for Castle Way Energy will:

Produce up to 300 MW of electricity for export to the National Grid, providing renewable energy to supply approximately 81,000 homes.

Provide storage for around 200MW of energy using a Battery Energy Storage System (BESS), allowing energy to be efficiently stored for use in periods of high demand.

Boost the local economy through increased employment opportunities during construction, operation and decommissioning, prioritising local jobs to boost skills and employment.

Deliver a Legacy Fund to provide long-term benefits directly to the community, and further support the local transition to Net Zero.

Boost the UK's renewable energy supply, supporting the transition to Net Zero while helping to deliver a stable, secure, and low-cost energy supply with wider economic benefits across the UK.

Deliver biodiversity net gain and generous landscaping opportunities.

Capability to continue agricultural use on the land in the form of sheep grazing.

WHAT IS A SOLAR FARM

A solar farm is a large-scale installation of ground-mounted photovoltaic (PV) panels that generate electricity.

Rows of PV panels capture sunlight and convert it into direct current (DC) electricity, which is then converted into alternating current (AC) by inverters and exported to the National Grid.

Unlike residential rooftop systems that power single properties, solar farms generate bulk electricity that is fed directly into the National Grid or regional distribution networks to power thousands of local homes and businesses.

WHY IS SOLAR NEEDED?

The UK energy system is dominated by fossil fuels, accounting for c. 76% of energy supply in 2020, which creates price uncertainty, risks energy security and contributes to climate change. The Government recognises that we need to dramatically increase the volume of energy supplied form low carbon sources and reduce fossil fuel dependence.

The government also recognises that solar is a low-cost way of generating electricity, and their analysis shows that a secure, reliable and affordable net zero system by 2050 is likely to be powered predominantly by wind and solar.

The UK has therefore made a legally binding commitment to achieve net zero carbon emissions by 2050. At the same time, demand for electricity will increase as we decarbonise other sectors of the economy, such as heating and transport.

Projects like Castle Way Energy will make a significant contribution to local and national climate commitments.

THE ROLE OF SOLAR ENERGY IN THE UK

The development of solar energy has a number of benefits, including*:

Low cost

New solar farms provide the most affordable electricity to the UK's national grid. Increasing solar development will directly help reduce the cost of energy in the UK.

Speed and efficiency

Solar is the fastest of all renewable energy technologies to deploy and is an efficient route to addressing the energy crisis.

Reliability

Achieving 40GW of solar capacity by 2030 would provide at least 10% of the UK's entire electricity needs and contribute to self-sufficiency. Solar can operate all year round, with energy storage ensuring a safe and stable supply of energy to homes, businesses and the national grid.

Jobs and investment

Deploying 40GW of solar could create 35,000 new jobs by 2030.

Support for other sectors

Solar can help diversify income for local farmers, reduce national energy costs and improve operational sustainability in the agricultural sector. Solar projects can help regenerate soil quality and secure the availability of high-quality agricultural land for future generations.

Widespread support

Recent survey results suggest that solar is the UK's most popular renewable energy technology, with public support continuing to increase over time.

*solarenergyuk.org/wp-content/uploads/2022/05/Briefing-Energy-Security-Strategy-2022.pdf

WHAT IS A BATTERY ENERGY STORAGE SYSTEM

A Battery Energy Storage System (BESS) is a development of battery container units, each comprising an industrial lithium-ion battery complete with battery mechanical ventilation and transformers. Our proposed BESS would have an electrical output of up to 200 Megawatts ('MW') to feed to the National Grid when needed.

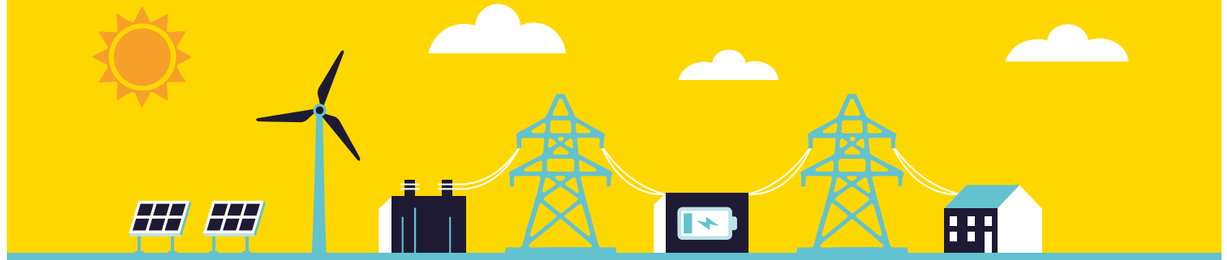
The exact location of the BESS is not yet fixed and is going through an optioneering process. The BESS will be located within the land parcels identified for development.

WHY IS BATTERY STORAGE NEEDED

Electricity storage can enable us to use energy more flexibly and de-carbonise our energy system cost-effectively.

Battery Energy Storage Systems balance the system at lower cost and maximise the usable output from intermittent low carbon generation (e.g. solar and wind). Such energy, which would otherwise be wasted, can then be exported back into the grid during low generation periods or at periods of high demand.

The result of a balanced grid is a more secure, self-sufficient and resilient energy system for the UK.



1. Renewable energy sources, such as solar and wind, supply electricity to the national grid network.
2. If supply is high, and/or consumption is low (e.g. midafternoon on a windy summer day), surplus electricity can be stored in BESS facilities for later use.
3. If supply is low, and/or consumption is high (e.g. a winter evening), electricity can be fed back into the grid from BESS facilities, ensuring predicted and manageable flow of electricity.
4. Where the frequency of the supply changes because of over/under supply, BESS supplies invaluable renewable balancing services to stabilise the grid supply.

   BESS facilities replace the fossil fuel sources that have historically fulfilled this role, such as peaking plants (gas fired generaton).

Case Study

BESS helped the energy system recover after the interconnector which connects the UK and Norway suddenly stopped exporting power to the UK on 8th October 2024.

Norwegian power exports plummeted from 1.4GW to zero, with frequency on the network falling as low as 49.59Hz in two seconds—well below the National Energy System Operator (NESO) operational limits of 49.8 – 50.2Hz. However, the system recovered within two minutes.

Batteries on both sides of the interconnector were able to activate within fractions of a second to help stabilise the electricity grid.

More information can be found here: **www.solarpowerportal.co.uk/battery-storage/uk-bess-fleet-jumped-in-to-provide-1-5gw-of-power-to-grid-after-interconnector-trips**

Battery Safety

We recognise the use of batteries (including lithium-ion) as Energy Storage Systems is a new and emerging practice in the global renewable energy sector and we will be consulting with Derbyshire Fire and Rescue to better understand any risks that may be posed and develop strategies and procedures to mitigate these risks.

We will continue to monitor developments in technological and regulatory advancements for BESS to ensure that the final design of the BESS complies with any future amendments to fire and safety standards.

Further information on battery safety will be provided in the outline battery safety management plan, which will be submitted alongside the DCO application.

WHAT IS A NATIONALLY SIGNIFICANT INFRASTRUCTURE PROJECT?

Nationally Significant Infrastructure Projects (NSIPs) are major infrastructure developments. These can include projects such as power plants, large renewable energy projects, transmission infrastructure, new airports, airport extensions and major road projects. Castle Way Energy will be classified as a Nationally Significant Infrastructure Project (NSIP) under the Planning Act 2008 because it would generate more than 100MW of power.

NSIPs apply for development consent through the DCO process which is managed by the Planning Inspectorate. There are 6 stages for a DCO project and we are currently in the pre-application phase. This means we are developing the project and engaging with local communities, councils and other stakeholders to help inform the project.

Once we have finalised our proposals we will submit our DCO application to the Planning Inspectorate. If the application is accepted it will be published and people will be able to register to take part in the examination. This is where the application is subject to detailed scrutiny by an independent panel of inspectors, known as the Examining Authority. The examination can take up to six months and involves speaking at hearings and submitting written comments. The Examining Authority will then make a recommendation to the Secretary of State for the Department of Energy Security and Net Zero who will determine whether to grant development consent. DCO applications are not determined by the local authority, although they are involved and engaged with throughout the DCO application process as a key stakeholder.

The timescales are provided in the project timescale section at the end of this brochure.

Planning and Infrastructure Act 2025

The Planning and Infrastructure Act 2025 updates the DCO Process. One of those changes is to remove the statutory pre-application consultation requirements which are expected to be implemented this summer. Although there will no longer be a requirement to conduct a pre-application consultation, we think it's important to engage with the communities in which the project will be located to help shape our proposals.

Pre-application	The time taken for this stage varies depending on the complexity of the project. The average timeframe is 2 years
Acceptance	This stage takes a maximum of 28 days
Pre-examination	There is no time limit for how long this stage lasts. It is usually around 3 months but can take longer
Examination	This stage takes a maximum of 6 months. If the application is following a fast-track timeframe, this stage will take a maximum of 4 months
Recommendation	This stage takes a maximum of 3 months. If the application is following a fast-track timeframe, the time taken for this stage will be reduced
Decision	This stage takes a maximum of 3 months. If the application is following a fast-track timeframe, the time taken for this stage will be reduced

Post-decision: Anyone can challenge the way the decision has been made but this must be done within 6 weeks of the date of the decision

OUR PROPOSALS INCLUDE:

- Installation of ground-mounted solar panels, along with associated inverters, transformers and switchgear
- Underground cables and/or overhead power lines to connect to the rest of the proposed development and to the Willington 400kV Substation
- Temporary construction and decommissioning compounds
- Potential for works to create, enhance and maintain the natural environment, including new hedgerow and tree planting
- Agrivoltaics research area to be delivered in partnership with Rothamsted Research
- Establishment of a legacy fund for community benefit

Getting Electricity to the Grid

Solar Arrays
Solar panels generate electrical power by converting solar irradiance into direct current (DC) electricity.

Inverters
Inverters, transformers and switch gear are required to convert the DC energy produced by the arrays into AC energy.

Battery Energy Storage System (BESS)
A BESS is an electrochemical device that is charged by collecting energy from the grid or a power plant, such as the solar arrays, and then discharges that energy at a later time to provide electricity or other grid services when needed.

Satellite Substation Compound
A substation is needed to step up the voltage of the electricity delivered for onward transmission.

Underground Cabling/Overhead Power Line
A grid connection corridor is required to connect the project to the Willington 400kV Substation. Our aim is to work through a considered design process to arrive at the optimum route and mix of below or above ground infrastructure.

Will my energy bills decrease?

The power generated from Castle Way Energy will feed directly into the national grid. The UK's National Grid is structured around industrial hubs meaning that electricity generated from solar farms is inputted into the grid and allocated according to national demand.

Whilst Castle Way Energy will not reduce your energy bills overnight, it will contribute to boosting the UK's energy security, which should help to reduce the volatility of energy prices in the future. Solar power is significantly cheaper to produce than power from fossil fuel sources.

SITE A

SITE B

SITE C

SITE D

SITE E

Point of Connection
Willington
Substation

N

KEY

- Draft Order Limits
- Land within draft order limits being considered for point of connection
- Land being considered for ecological enhancement
- Land being considered for potential solar development and associated infrastructure

0 1km 2km 3km

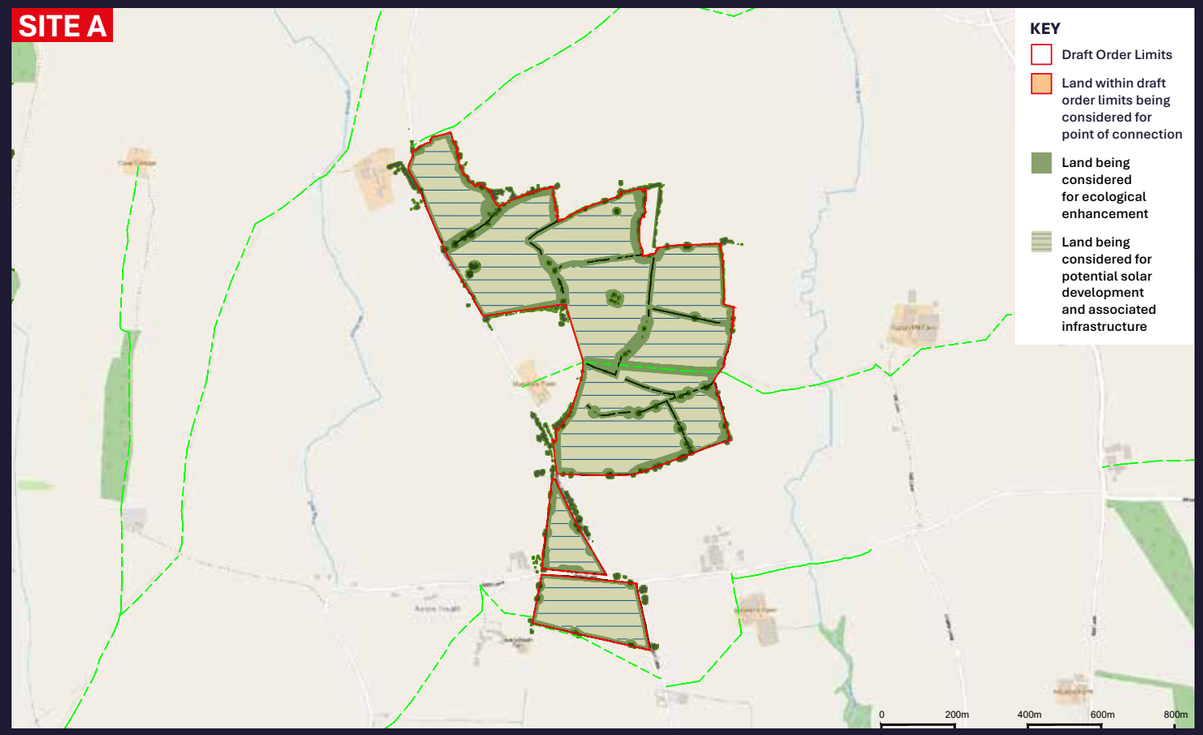
How did we select this site?

One of the key factors for determining an appropriate location for solar farms is the proximity of the site to a suitable Point of Connection (POC) to export power to the electricity distribution network. Brockwell Energy has secured an agreement to connect Castle Way Energy into the electricity transmission network at the Willington 400kV Substation.

Alongside the POC, the site selection process considered planning and environmental designations and specific sensitive receptors in accordance with the guidance on 'factors influencing site selection' that forms part of the Government's national policy statements.

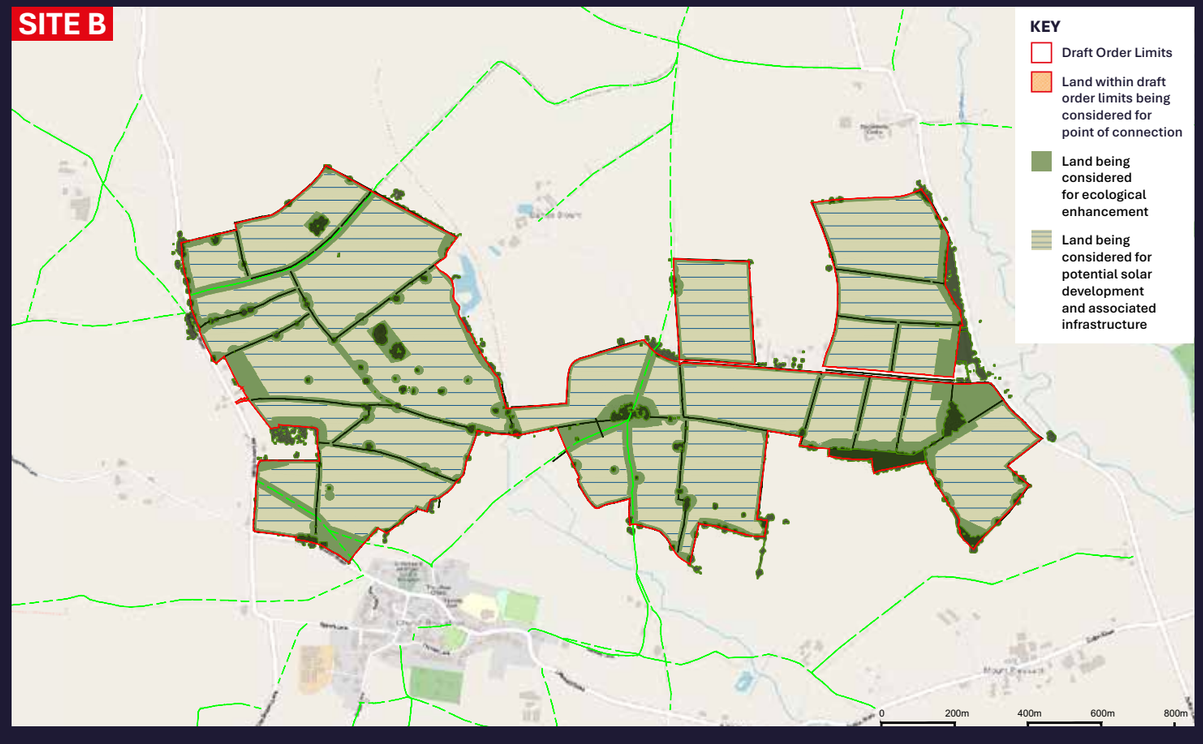
Following this, we approached landowners within our search zone to gauge their interest in being part of our project. From the offers we received, we reviewed the land to establish the most suitable areas for our project.

SITE A



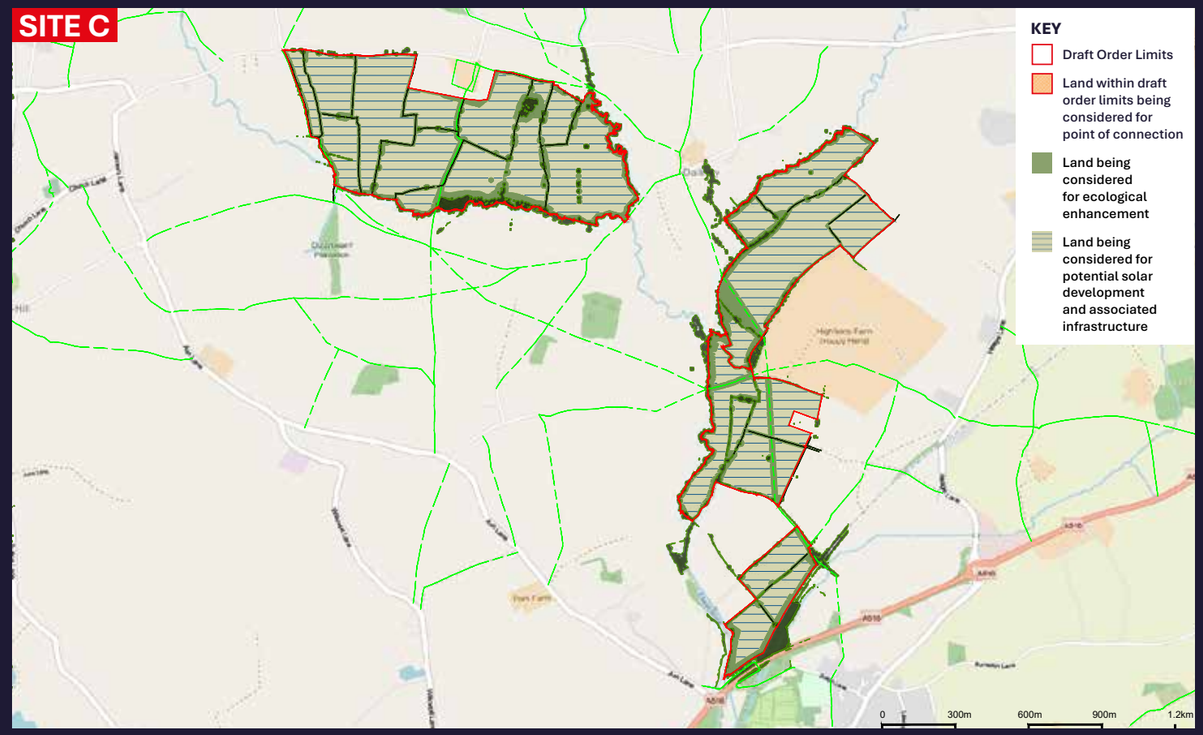
▲ Site A comprises agricultural land situated between Sudbury, Aston and the surrounding rural settlements. Access is provided via a network of local rural lanes including Muse Lane adjacent to the west and Breach Lane adjacent to the south-east.

SITE B



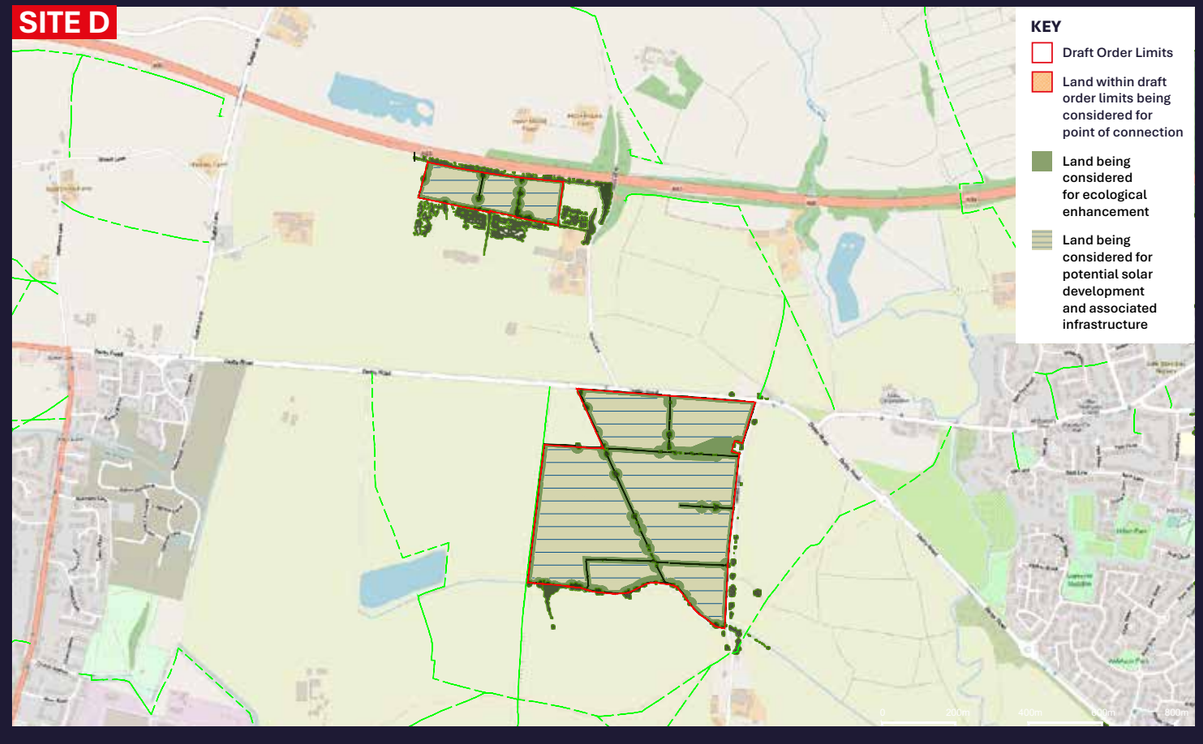
▼ Site B comprises a predominately agricultural tract of land located around Church Broughton to the south and Barton Hall to the north.

SITE C



▲ Site C is split across three distinct land parcels located between Dalbury, Trusley and Etwall. The north-western parcel is positioned to the west of Dalbury. The north-eastern parcel is situated to the east of Dalbury and extending toward All Saints' Church and the southern small parcel, located to the north of Etwall, forms a compact area of agricultural land adjacent to the A516 corridor.

SITE D



▼ Site D is split across two distinct parcels comprising predominantly agricultural land located to the north-east and south-east of Hilton and Marston on Dove. The northern parcel, positioned immediately south of the A50 Foston – Hatton – Hilton Bypass corridor. The southern parcel is located further south east toward Marston on Dove and includes Hilton Cricket Club. We are aware of the importance of the cricket club to the community and we would not seek to develop the existing cricket club area unless an alternative site was already provided.

SITE E

▲ Site E is comprised of four distinct parts of a wider land parcel located around Stretton, Rolleston on Dove, Egginton and the A38 Derby Road corridor. The north-western and north-eastern parcels are adjacent to the River Dove corridor. The southern parts form smaller, separate parcels of agricultural land adjacent to the A38 Derby road. Both parts are separated by the River Dove and adjacent to Monks Bridge.

▼ The Willington 400kV Substation is a major National Grid electricity infrastructure node located south-east of Willington and west of the River Trent. Brockwell Energy already has an agreement with National Grid to connect up to 300 megawatts (MW) of solar power to the electricity transmission network through Willington.

Point of Connection Willington Substation

DESIGN, MITIGATION AND ENHANCEMENT MEASURES

At this stage of the project, the following environmental measures are proposed to be included, subject to assessment and consultation.

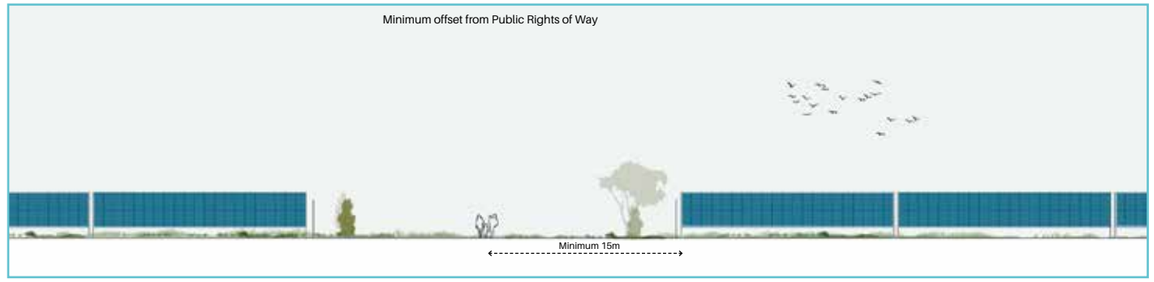
A minimum offset of 50 metres from panels to residential properties

We will seek to include areas of new planting, likely to include diverse grassland and meadows, trees and hedgerows. Once established, this new planting has the potential to result in a reduction of the level of landscape and visual effects from residential properties.

A minimum offset of 20 metres from panels to existing woodland

Existing trees and hedgerows will be retained as far as possible and new planting will be proposed to complement and enhance the existing green infrastructure network.

A minimum offset of 15 metres from panels to Public Rights of Way



The existing alignment of Public Rights of Way (PRoW) will be retained where practicable. Temporary closure, diversion, or managed crossings may be required during construction and decommissioning.

KEY

Land parcels we are currently exploring for solar generation

Connecting to the Grid

A grid connection corridor is required to connect the project to the Willington 400kV Substation.

The cable route design is not yet fixed and is going through an optioneering process. This early work has identified several routes available to the proposed project which are currently all being presented in order to obtain feedback and ensure that a full spectrum of options is being considered in the design evolution process.

We are looking at the engineering requirements, local context and environmental and community constraints. This includes avoiding residential areas, large waterbodies, woodlands and historical features. We are also working to understand areas where underground cables would be preferred to above ground infrastructure, based on a range of potential impacts. Our aim is to work through a considered design process to arrive at the optimum route and mix of below or above ground infrastructure.

0 1km 2km 3km

ENVIRONMENTAL ASSESSMENTS

At Brockwell Energy we take a nature-first approach, working to ensure that our designs are sensitive to the wider environment – aiming to create a net benefit to nature and biodiversity. To ensure Castle Way Energy is designed with care and sensitivity, we'll be conducting extensive surveys including, but not limited to, ecology, landscape and visual impact, drainage, heritage and soils. These surveys will help inform our design proposals to minimise the environmental impacts on the local environment and recreational uses within it.

Environmental Impact Assessment (EIA)

Alongside our engagement with local communities and stakeholders, we will be submitting an Environmental Impact Assessment ('EIA') Scoping Report to the Planning Inspectorate in June. This will ensure that our approach and methodology for environmental assessment is informed by feedback from the relevant authorities and environmental bodies.

Cumulative Effects

Our Environmental Statement will consider the cumulation of effects with other existing and/or approved projects, taking into account any existing environmental problems relating to areas of particular environmental importance likely to be affected or the use of natural resources.

Ecology

Our initial baseline surveys will inform our understanding of the existing ecological conditions and in turn influence siting, design and mitigation strategies. These surveys include identifying the wildlife already present on the site, mapping vegetation types and identifying key ecological features. A key part of this process is looking to see what protected species and habitats, if any, are on the site and what could be done to improve their status and environment.

The project will deliver ecological and biodiversity enhancements that will help to promote and benefit wildlife across the site for the 40-year duration of the project with the aim of increasing the quality, diversity and connectivity of wildlife on the site.

Agricultural Land

Typically, landowners agree to the inclusion of land that will support their overall agricultural business. The design and layout will seek to minimise the physical disturbance and loss of agricultural land, especially land of BMV quality.

The Proposed Development will seek to limit areas where land quality is potentially affected to areas for activities such as construction compounds, tracks and areas for the BESS and substations. Once detailed data is available, the design will seek to minimise disturbance of these areas, so far as possible and in recognition of other design and operational considerations.

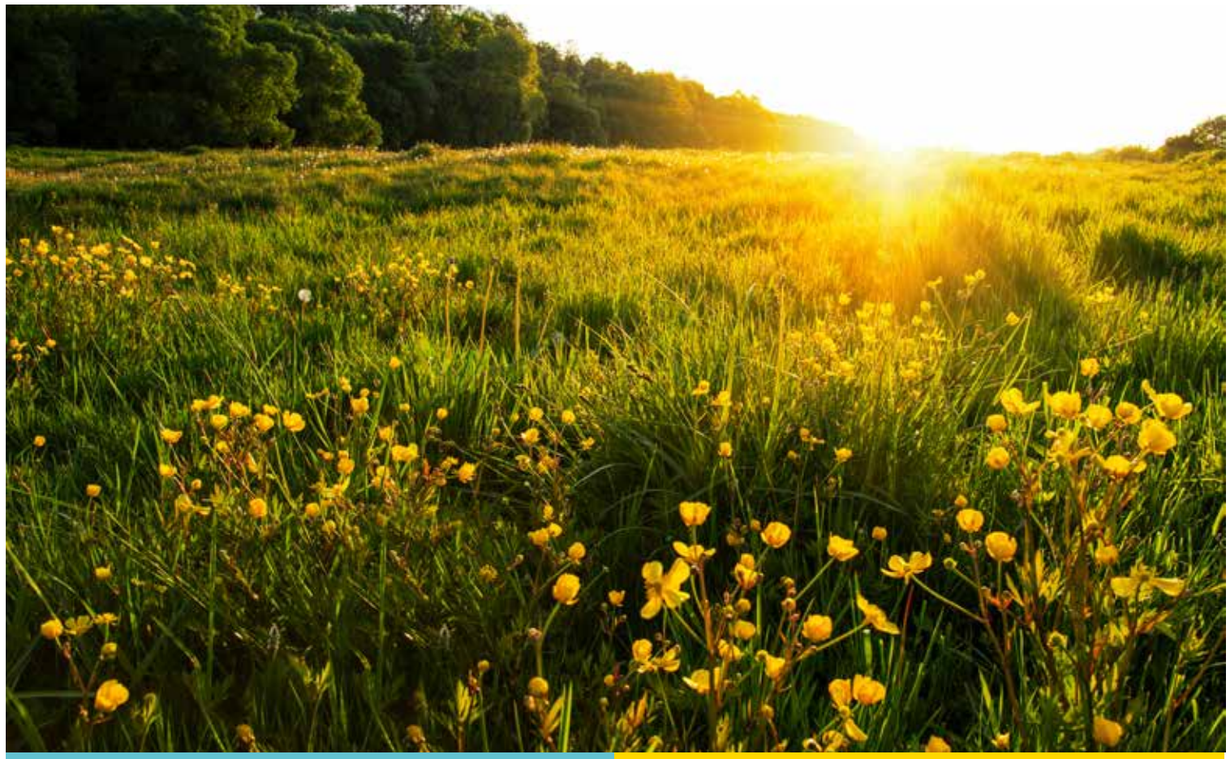
Landscape and Visual Impact

We will carry out a Landscape and Visual Impact Assessment to assess how the proposal may impact the local landscape and refine the design accordingly. We will select a number of representative viewpoints, in consultation with local groups and relevant organisations, to reflect how the development would be seen from sensitive areas, local footpaths, nearby towns and villages, and main roads.

Soils

The resting of arable land from continual arable cropping will likely result in an improvement in soil quality, through increased organic matter content.

An Outline Soils Management Plan (OSMP) will be prepared as part of the DCO submission. Detailed advice on soil management will be provided to ensure that disturbed areas can be restored upon decommissioning to a comparable Agricultural Land Classification (ALC) grade.



Below and Above Ground Heritage

Surveys and assessments will be undertaken to understand important below and above ground heritage assets and the development will be designed to minimise our potential impacts. We will engage careful with Historic England and the county archaeology teams to agree key elements of design and approach to managing impacts during construction and mitigation.

Transport and Access

As the proposal is still at an early stage, we are in the process of considering route options to transport components to the site. A series of traffic and transport surveys and assessments will be prepared, and the proposals will seek to minimise disruption on transport networks. Traffic management plans will be developed in collaboration with National Highways and the local highways authorities to ensure safe and efficient transport, mitigating disruption around peak hours like school pick up and drop off.

Drainage

An Outline Surface Water Drainage Strategy will be developed in consultation with relevent stakeholders, with detailed site-specific strategies secured and implemented as part of the DCO submission. The strategy will manage surface water runoff, prevent erosion and avoid untreated sediment entering local watercourses. Surface water from the development will be managed through permeable Sustainable Drainage Systems (SuDS), including permeable surfaces, wildflower planting and infiltration features.

Construction, Operation and Decommissioning

Brockwell Energy plans to construct, operate and decommission the project over its 40-year lifespan. We will work carefully to prepare suitable management plans for each of these stages, drawing directly on feedback from the community, local authorities and relevant environmental bodies.

For construction, we will work to develop a phased strategy that minimises the duration of impacts in specific areas. Where possible, we'll look to employ a local workforce working around sensitive times for the local community.

The project will see minimal activity during its operational period. We'll have a small team available to manage site operations, and will focus efforts on working with the community to deliver our Legacy Fund.

Decommissioning will be a requirement of our DCO. The Site will be returned to a condition suitable for return to its original use after decommissioning in agreement with the landowner.

LEGACY FUND

Brockwell Energy is committed to being a force for good for all our neighbours and host communities.

Brockwell Energy aims to bring localised benefits to the area by working with those local communities hosting this project through offering a Legacy Fund to support locally important projects and initiatives over the lifetime of the scheme, likely in the form of grants that will be made available to community groups and facilities, schools and other public services, and local homeowners.

We are proud to be partnering with Community Energy Pathways in the delivery of the Castle Way Energy Legacy Fund.

You can find out more about Community Energy Pathways here:
communityenergypathways.org.uk

Rothamsted Research Partnership

Rothamsted Research is the oldest continually operating agricultural research station in the world.

Brockwell Energy's partnership with Rothamsted Research will seek to understand how solar farms can be designed for significant land use gain across various metrics including CO2 sequestration, soil health, biodiversity, crop/livestock yield, and solar yield.

This includes using sheep to graze parts of the site and encouraging specific pollinators and pest control species by growing the right mix of wildflowers in the right place.

Brockwell Energy will look to include new initiatives supported by this research into the proposals for Castle Way Energy.

You can find out more about Rothamsted Research here:
www.rothamsted.ac.uk/about-rothamsted-research

PROJECT TIMELINE

Early engagement
from March 2026

Brockwell Energy undertook early engagement with landowners, neighbours, residents and other community and business stakeholders to share very early plans ahead of the official Phase 1 engagement.

Phase 1 engagement
June – July 2026

Brockwell Energy is currently undertaking the Phase 1 engagement period, which includes engagement with near neighbours, parish councils and other community and business stakeholders to share our initial plans and to gather early feedback.

Phase 2 engagement
November – December 2026

After considering the early feedback received and the findings of further technical assessments, we will present our refined proposals to the local community and other stakeholders as part of a second engagement round with more detailed plans.

Application submission
Summer 2027

We will submit our DCO application to the Planning Inspectorate (PINS) who will determine whether or not to accept our application for Examination.

Pre-examination
Late 2027

If the application is accepted, members of the public can register as an 'Interested Party' and take part in the Examination process, including by submitting written and/or oral comments. An independent panel, known as the Examining Authority, will be appointed to carry out an Examination of our application.

Examination
Early 2028

The examining authority will examine our application. This includes holding public examination hearings which Interested Parties, including members of the community, can attend.

Recommendation
Late 2028

The Examining Authority will prepare a report for the Secretary of State, which will include a recommendation about whether to approve our DCO application or not.

Decision
Early 2029

The Secretary of State will have the final decision on whether to approve our application.

Construction
2029 Onwards

If our DCO application is approved, we will then begin to build the project.

CASTLE WAY ENERGY

brockwell energy

HAVE YOUR SAY

Your views are important to us and we will analyse all the feedback received to help shape the proposals. We're hosting an online webinar where you can find out more information about the proposals and provide your feedback, taking place on Thursday 2nd July, 6-7pm.

To join, please scan the QR code

or contact **info@castlewayenergy.co.uk** to receive the meeting invitation.

Our Phase 1 engagement runs from **Tuesday 16th June until 11.59pm on Tuesday 28th July**.

You can share your thoughts by submitting feedback online or by post. We have feedback forms which can be completed online at **www.castlewayenergy.co.uk** or you may request a physical copy by any of the communications methods outlined below.

Ways to get involved:

Visit our website: **www.castlewayenergy.co.uk**

Email us at: **info@castlewayenergy.co.uk**

Write to us at: **FREEPOST CASTLE WAY ENERGY** (no further address or stamp required)

Complete a feedback form on our website

All feedback received will be reviewed by the project team and considered alongside the findings of ongoing technical assessments. We will then return later in 2026 for Phase 2 engagement when we will present our updated proposals to the local community and other stakeholders and seek further feedback.

We look forward to hearing from you