

Programme Document

CASTLE WAY ENERGY

BSSL Derbyshire 1 Ltd

Planning Inspectorate Case Reference: TBC

May 2026

Version 1





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1 Introduction

1.1 Background

- 1.1.1 BSSL Derbyshire 1 Limited (the ‘Applicant’) has prepared this Programme Document for Castle Way Energy (‘the Proposed Development’), a proposed renewable Development Consent Order (‘DCO’) energy project located near Derby in the East Midlands.
- 1.1.2 This Programme Document has been prepared in accordance with The Planning Inspectorate’s (‘the Inspectorate’) *Nationally Significant Infrastructure Projects: Pre-application Prospectus* (the Prospectus)¹. The content of the document has also been informed by the *Planning Act 2008: Pre-application stage for Nationally Significant Infrastructure Projects Guidance on the pre-application stage for Nationally Significant Infrastructure Projects* published on 30 April 2024².
- 1.1.3 This Programme Document provides the information requested in paragraph 008 of the Prospectus. It is a live document and is being monitored and updated throughout the pre-application process.

2 Background to the Proposed Development

2.1 The Applicant

- 2.1.1 The Applicant is BSSL Derbyshire 1 Ltd, a wholly owned subsidiary of Brockwell Energy Ltd (Brockwell Energy) which is a multi-technology Independent Power Producer (IPP) specialising in renewable energy infrastructure.
- 2.1.2 Since 2017, Brockwell Energy has created a pipeline of 3.5GW of projects in onshore wind, solar and battery storage, and is leading the way in setting new standards in the renewable energy industry. Brockwell Energy is committed to providing innovative energy solutions that drive growth and progress, enabling the UK to meet the demands of a sustainable future. Brockwell Energy’s projects prioritise environmental responsibility and focus on building energy solutions that bring lasting value, supporting both economic growth and ecological resilience.
- 2.1.3 Further information about Brockwell Energy and other projects that they have delivered can be found here: <https://www.brockwellenergy.com/about/>

¹ <https://www.gov.uk/guidance/nationally-significant-infrastructure-projects-2024-pre-application-prospectus>

² [Planning Act 2008: Pre-application stage for Nationally Significant Infrastructure Projects - GOV.UK](https://www.gov.uk/guidance/planning-act-2008-pre-application-stage-for-nationally-significant-infrastructure-projects)

2.2 The Proposed Development

- 2.2.1 The Proposed Development comprises a solar photovoltaic (PV) electricity generating station of over 100MW and associated development comprising Battery Energy Storage System (BESS), substations, grid connection infrastructure and other infrastructure integral to the construction, operation and maintenance, and decommissioning phases. The operational phase of the Proposed Development is proposed to be up to 40 years.
- 2.2.2 Clean energy generated by the Proposed Development will be supplied to the National Grid at the existing Willington 400kV substation, where a 300 MW alternating current (AC) export and 200 MW AC import connection has been agreed.
- 2.2.3 The Proposed Development currently comprises five Development Sites, located in rural areas to the west of Derby, covering an area of approximately 400 hectares. Within the boundaries of these Development Sites, ground mounted solar photovoltaic (PV) modules accompanied with the necessary infrastructure to generate and store electricity, and environmental mitigation and biodiversity net gain areas, are proposed. The Proposed Development is anticipated to include a mix of underground and/or overground cabling, both off and on-site, to connect the Development Sites to National Grid's transmission network at the Willington 400kV Substation.
- 2.2.4 The Proposed Development also includes the establishment of a legacy fund for community benefit and the intent to provide an agrivoltaics research area to be delivered in partnership with an independent scientific research institute.
- 2.2.5 The current draft Order Limits have been provided Figures which have been provided alongside this Programme Document.

Figure 1: Castle Way Energy draft Order Limits'
Figure 2: Castle Way Energy draft Order Limits with District / Borough Council administrative boundaries'
Figure 3: Castle Way Energy draft Order Limits with County Council administrative boundaries'



2.3 The Planning Act 2008 / The Planning and Infrastructure Act 2025

- 2.3.1 The Planning Act 2008 and subsequent legislation manages the consent regime for nationally significant infrastructure projects. The Infrastructure Planning (Onshore Wind and Solar Generation) Order 2025 which came into force on the 31 December 2025 changes the threshold for solar projects required to use the Nationally Significant Infrastructure Project regime from more than 50MW to more than 100MW.
- 2.3.2 Castle Way Energy proposes to generate up to 300MW of electricity, therefore, a DCO will be submitted to obtain consent for the Proposed Development. The application will be submitted in accordance with the process set out within the Planning Act 2008. Further detail is provided on the project website: <https://castlewayenergy.co.uk/timeline/>

2.4 Licences and other consents

- 2.4.1 This section of the Programme Document will identify any licences or non-planning consents required for the Proposed Development that will not be included in the draft Development Consent Order. The Applicant has not yet undertaken this activity and will be provided in a future iteration of the Programme Document.

2.5 Policy Compliance

- 2.5.1 The Proposed Development will be developed in accordance with the following policy documents.
- Overarching NPS for energy (EN-1), 2025³
 - NPS for renewable energy infrastructure (EN-3), 2025⁴
 - NPS for electricity networks infrastructure (EN-5), 2025⁵
 - National Planning Policy Framework (NPPF), 2024⁶
 - National Planning Policy Framework (NPPF): draft text for consultation (December 2025)⁷
 - The relevant Local Plans and Neighbourhood Plans
 - South Derbyshire Local Plan Part 1, 2011-2028 (Adopted June 2016)⁸
 - South Derbyshire Local Plan Part 2, 2011-2028 (Adopted November 2017)⁹

³ [Overarching National Policy Statement for Energy \(EN-1\) – December 2025](#)

⁴ [National Policy Statement for Renewable Energy Infrastructure \(EN-3\)](#)

⁵ [National Policy Statement for Electricity Networks Infrastructure \(EN-5\) – December 2025](#)

⁶ [National Planning Policy Framework](#)

⁷ https://assets.publishing.service.gov.uk/media/697b71c52ff8d10a830d5d4a/Draft_NPPF_December_2025.pdf

⁸ <https://www.southderbyshire.gov.uk/assets/attach/11431/Local-Plan-Part-1-Full-Version.pdf>

⁹ <https://www.southderbyshire.gov.uk/assets/attach/2523/Local-Plan-Part-2-reduced-file.pdf>

- Derbyshire Dales Local Plan, 2013-2033 (Adopted December 2017)¹⁰
- East Staffordshire Local Plan, 2012-2031 (Adopted October 2015)¹¹
- Derby and Derbyshire Minerals Local Plan – part one and part two (Adopted 2000, Amended 2002)¹²¹³
- Derby and Derbyshire Waste Local Plan (adopted 2005)¹⁴
- Minerals Local Plan for Staffordshire, 2015-2023 (Adopted February 2019)¹⁵
- The Staffordshire and Stoke-on-Trent Joint Waste Local Plan 2010-2026 (Adopted March 2013)¹⁶
- Hilton, Marston on Dove & Hoon Neighbourhood Development Plan 2020-2035 (Made November 2021)¹⁷
- Stretton Neighbourhood Development Plan 2014 - 2031 (made February 2016)¹⁸

¹⁰ <https://www.derbyshiredales.gov.uk/documents/dddc-adopted-local-plan-2017-2/viewdocument/200>

¹¹ <https://www.eaststaffsbc.gov.uk/sites/default/files/docs/planning/planningpolicy/localplan2012-2031/Local-Plan-2012-2031-FINAL.pdf>

¹² [Derby and Derbyshire Minerals Local Plan - part one](#)

¹³ [Derby and Derbyshire Minerals Local Plan - part 2](#)

¹⁴ [Derby and Derbyshire Waste Local Plan](#)

¹⁵ <https://www.staffordshire.gov.uk/sites/default/files/2025-10/Interim-review-of-the-Minerals-Local-Plan.pdf>

¹⁶ <https://www.staffordshire.gov.uk/sites/default/files/2025-10/Staffordshire-and-Stoke-on-Trent-Joint-Waste-Local-Plan-2010-to-2026-adopted-March-2013.pdf>

¹⁷ <https://www.southderbyshire.gov.uk/assets/attach/10510/Hilton-Marston-on-Dove-and-Hoon-Made-NDP.pdf>

¹⁸ [Made-Stretton-Neighbourhood-Plan.pdf](#)

3 The Planning Inspectorate's pre-application service

3.1 Pre-application service

- 3.1.1 The Applicant will be requesting the 'basic' tier of the pre-application service. Due to the size and nature of the Proposed Development, an experienced Applicant and consultant team and accordance with National Policy, it is considered that the basic level of service is proportionate to the level of engagement needed with the Inspectorate at the pre-application stage.
- 3.1.2 As the Applicant has requested the basic level of service, there will be no supplementary components that will be developed. This will be confirmed during the inception meeting with the Inspectorate.

4 The pre-application programme

4.1 Key Milestones Programme

- 4.1.1 The table below outlines key milestones during the pre-application stage of the Proposed Development. Section 5 of the Planning and Infrastructure Act 2025 will remove certain pre-application requirements, including the requirement for an applicant to undertake statutory consultation pursuant to sections 42, 43, 44, 45, 47 and 49 of the Planning Act 2008. Section 5 of the PIA has not yet come into force. Whilst the Applicant awaits the publication of Government guidance and the implementation of secondary legislation which will bring Section 5 of the PIA into force, all of which is expected to take place before this Application is submitted to the Inspectorate, the Applicant is anticipating consultation will be undertaken in phases.

Activity	Timeframe
Environmental surveys	May 2026 - Ongoing
Engagement with statutory stakeholders	April 2026 – completion of construction Regular monthly meetings to be held with select stakeholders as outlined in section 6 and 7.
Early engagement with neighbours and political stakeholders	April 2026 – completion of construction Near neighbour door knocks to take place prior to submission of EIA Scoping.
Inception meeting with the Inspectorate	22 May 2026
Environmental Impact Assessment Scoping	Submission of Scoping Report proposed: 16 June 2026 Scoping Opinion due: 28 July 2026
Phase 1 Engagement*	16 June 2026 – 28 July 2026
Phase 2 Engagement**	5 November 2026 – 17 December 2026

Project Update Meeting with the Inspectorate (post Phase 2 Consultation)	January 2027
Production of DCO Documentation, including: • Draft DCO • Environmental Statement and associated appendices and figures • Book of Reference • Works / Lands / Public Rights of Way Plans	January 2027 – March 2027
Statutory Stakeholder review of relevant draft DCO documentation	March 2027 – April 2027
Project Update Meeting with the Inspectorate (pre DCO application submission)	April 2027
DCO Submission	June 2027

**In replacement of what is previously referred to as ‘non-statutory consultation’*

***In replacement of what is previously referred to as ‘statutory consultation’ (as defined by the Planning Act 2008)*

4.1.2 A visual representation of the pre-application timeline can be found on our website here: <https://castlewayenergy.co.uk/timeline/>

5 Main issues for resolution

5.1 Issues for resolution

5.1.1 At this early stage of the Proposed Development, the Applicant has not identified any key issues. As the project progresses, the Applicant will update and submit to the Inspectorate a ‘Potential Main Issues for the Examination’ document which will then be submitted as part of the DCO application, in accordance with the Inspectorate’s *Nationally Significant Infrastructure Projects: Pre-application Prospectus* (the Prospectus)¹.

6 Engaging with statutory bodies

6.1 Engagement with Statutory Bodies

6.1.1 The Applicant has commenced engagement with a number of statutory bodies prior to the submission of the EIA Scoping Report. Engagement involved an introduction to the Applicant, an overview of the Proposed Development, programme and draft Order Limits.

6.1.2 The Applicant considers the main statutory bodies affected by the Application may be:

- Natural England
- The Environment Agency

- Historic England
- National Highways
- Network Rail
- Derbyshire County Council
- Staffordshire County Council
- The Canal and River Trust

6.1.3 The Applicant will be undertaking regular engagement with these statutory bodies, including holding separate monthly meetings with key stakeholders: Natural England, the Environment Agency and Historic England. Meetings with other organisations will be undertaken when necessary.

6.1.4 Throughout the pre-application stage, the Applicant will monitor and record areas of agreement and disagreement, to form Statements of Common Ground and Principal Areas of Disagreement statements which will be submitted as part of the DCO application. These documents will include an indication of the extent to which it is considered that the specific issues raised have been resolved before the application is submitted and define the focus matters for the examination.

7 Engaging with local authorities

7.1 Engagement with Host Authorities

7.1.1 In accordance with Section 43 of the Planning Act 2008 and the Inspectorate's Advice Note – *NSIPs: Advice for Local Authorities*¹⁹, the following local authorities have been identified as the Host Authorities in relation to the Proposed Development.

- South Derbyshire District Council
- Derbyshire Dales District Council
- Derbyshire County Council
- East Staffordshire Borough Council
- Staffordshire County Council

These can be seen in the Figures provided alongside this programme document

Figure 2: Castle Way Energy draft Order Limits with District / Borough Council administrative boundaries'

Figure 3: Castle Way Energy draft Order Limits with County Council administrative boundaries'

¹⁹ [Nationally Significant Infrastructure Projects: Advice for Local Authorities - GOV.UK](https://www.gov.uk/government/publications/nationally-significant-infrastructure-projects-advice-for-local-authorities)

- 7.1.2 Early engagement with the host authorities commenced in mid-April in which meetings were held to introduce the Proposed Development. The Applicant's intent is to hold monthly meetings with the local authorities and, where required, additional meetings with technical specialists. Engagement will continue throughout the DCO pre-application process, examination and post-consent. Planning Performance Agreements will be concluded with all the host authorities.
- 7.1.3 It is anticipated that pre-application Statement of Common Grounds will be produced for all the host authorities. These documents will include an indication of the extent to which it is considered that the specific issues raised have been resolved before the application is submitted.

8 Pre-application risks

- 8.1.1 At this early stage of the project, the Applicant has not identified any risks to the project, however, risks will be monitored and recorded internally, and the Applicant will seek advice from the Inspectorate where applicable.