CASTLE WAY ENERGY

Castle Way Energy

Phase 1 Engagement Report

On behalf of **Brockwell Energy**

November 2026



Prepared by: Thirty4/7 Communications

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1. Executive Summary

Brockwell Energy is bringing forward proposals for a ground-mounted solar energy generating station and battery energy storage system located to the northwest of Derby. The project would connect up-to 300 megawatts of solar power, along with up-to 200 megawatts of battery storage, to the electricity transmission network at National Grid's Willington 400kV substation. The proposals also include associated infrastructure, works to create, enhance and maintain the natural environment, and a Legacy Fund that would provide financial contributions to local projects.

A voluntary Phase 1 engagement was undertaken from 16th June to 28th July 2026. Engagement included early outreach to elected representatives, a community newsletter delivered to 12,451 properties, a dedicated project website, a press release, and a public webinar with a total of 126 sign-ups to attend.

A total of 424 responses were received. Key themes included traffic and site access, site selection, environmental impacts, and visual and landscape considerations.

All feedback received during the Phase 1 engagement period has been reviewed and will be used, alongside the results of ongoing technical surveys and assessments, to inform the proposals for Castle Way Energy. Brockwell Energy's Phase 2 engagement, 12th November to 13th December 2026, presents the updated proposals for Castle Way Energy along with information on the surveys and assessments undertaken.

2. Introduction

2.1.1 Context and Background

This report has been prepared by Thirty4/7 Communications on behalf of Brockwell Energy to summarise the Phase 1 engagement that was undertaken for Brockwell Energy's proposals for Castle Way Energy (hereafter referred to as the 'Project') between Tuesday 16th June to Tuesday 28th July 2026.

This report sets out the details of the engagement and provides a summary of the feedback received. It also sets out the approach used to analyse the feedback, Brockwell Energy's response to issues raised and an explanation of how the feedback will be considered in the Project design.

The report will inform, and be appended to, the Pre-Application Engagement Report that will accompany the Development Consent Order (DCO) application for the Project, currently proposed to be submitted in 2027.

2.1.2 About the Developer

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, Brockwell Energy has originated, built out or are currently constructing more than £1bn in assets across the UK. Brockwell's portfolio continues to grow, with a 3.5 GW pipeline of projects in solar, battery energy storage and wind.

Brockwell works 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.

Brockwell's purpose is to create a future where people, communities, and the environment can thrive. 'Success' means a stronger, more sustainable future for all –

a future worth powering. Brockwell's projects are realised through considerate, rigorous planning, integrity and a dedication to delivering impactful results.

2.1.3 Project Background

The Castle Way Energy Project is proposed to be located to the west of Derby, across several parcels of land. At the time of writing, the proposed development site lies within the administrative boundaries of Derbyshire County Council, South Derbyshire District Council and Derbyshire Dales District Council.

The project has been estimated to generate up to 300MW of renewable electricity, once fully operational. The project consists of ground-mounted solar panels, along with associated inverters, transformers and switchgear.

With a proposed generating capacity greater than 100MW, the Project is classified as a Nationally Significant Infrastructure Project (NSIP) under the Planning Act (2008). NSIPs apply for planning permission through the Development Consent Order (DCO) process. DCO applications are subject to detailed scrutiny by an independent panel of inspectors appointed by the Planning Inspectorate (PINS), before the final decision about whether or not to grant planning consent is determined by the Secretary of State for Energy Security and Net Zero.

Brockwell Energy has secured a 300MW export and 200MW import agreement with National Grid at the Willington 400kV substation. A grid connection will be required to connect the Project to the Willington 400kV substation.

Several cable route options were presented at the Phase 1 engagement in order to obtain early feedback and ensure that a full spectrum of options is being considered in the design evolution process.

Cable route options continue to be refined through engineering, environmental assessment and consultation. Updated information on the evolving cable corridors is presented through the Phase 2 engagement.

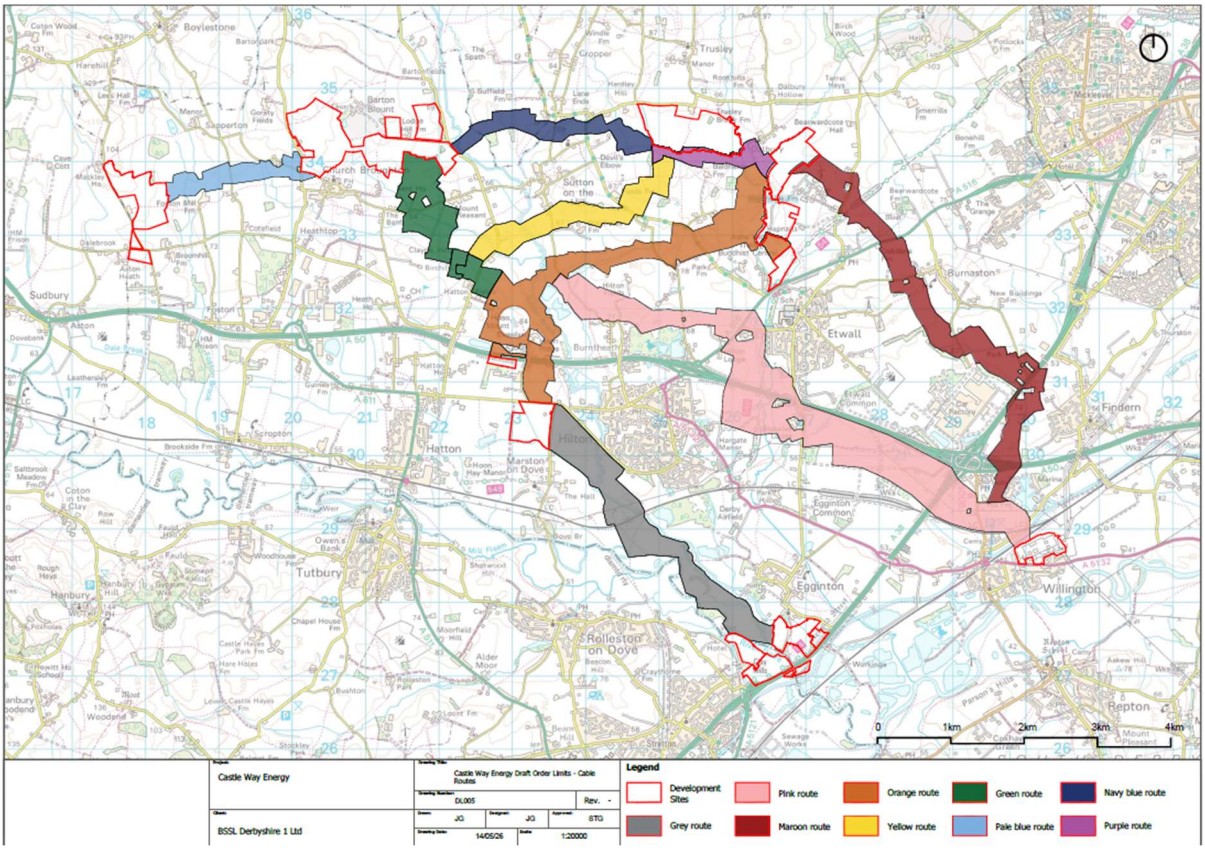


Figure 1: Proposed site plan at Phase 1 Engagement

Once operational, the Project will generate enough clean energy to power the equivalent of 81,000 households a year[1].

The Project will also aim to deliver localised benefits to the area by working with local communities hosting this project through offering a Legacy Fund, ensuring that those living locally benefit from the proposals. Brockwell Energy will seek views on how this Legacy Fund could be delivered, including different options for the distribution of this funding in the Phase 2 engagement.

2.1.4 Proposed Development – Site Options Appraisal

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 an agreement with National

[1] Calculation based on 2021 generation, and assuming average (mean) annual household consumption of 3,509 kWh, based on latest statistics from Department of Energy Security and Net Zero (Subnational Electricity and Gas Consumption Statistics Regional and Local Authority, Great Britain, 2021, Mean domestic electricity consumption (kWh per meter) by country/region, Great Britain, 2021)

Grid for a 300MW connection into the Willington 400kV substation and this was the starting point for the project site search exercise.

An initial 15km search radius was applied to the POC, which sought to exclude any urban areas, brownfield land with alternative strategic planning uses already identified, land within the green belt, and relevant environmental designations.

Following this, land was identified and landowners approached by the Applicant. Where parcels were identified, further environmental assessment work was undertaken to confirm site suitability.

The selected options to date have been influenced by engineering, efficiency, stakeholder engagement, including willingness to offer land by agreement and environmental factors.

As part of the initial preparation of Brockwell Energy's technical assessments and surveys, an Environmental Impact Assessment (EIA) Scoping Report was prepared and sent to the Planning Inspectorate to review. The feedback received from the Planning Inspectorate, alongside other statutory consultees such as the local planning authorities and National Grid, will be used to inform the scope of assessments undertaken and contribute to the refinement of the design for the Project.

3. Methods of Engagement

3.1 Introduction

Brockwell Energy is keen to hear a broad range of views and is committed to providing clear and up to date information on proposed developments, listening to local people and giving them the opportunity to provide feedback. In the case of Castle Way Energy, this will help to shape proposals for the Project's design before consent applications are submitted. This section sets out how Castle Way Energy undertook its Phase 1 engagement for the Project.

Brockwell Energy will undertake two phases of engagement with communities and stakeholders on the Castle Way Energy proposals. Phase 1 engagement was designed to provide local communities and key stakeholders with an early opportunity to comment on and help shape the Project before the detailed design phase and the preparation of draft planning documents.

The Project's two rounds of pre-application engagement are intended to be carried out as follows:

- Phase 1 engagement on the proposals for the Project, held between 16th June and 18th July 2026, which is reported within this document.
- Phase 2 engagement on the detailed proposals, between 12th November and 13th December 2026.

3.2 Engagement to Date

Brockwell Energy values the input of stakeholders at all stage of design of the Project and is committed to an ongoing programme of engagement outside of the formal phases identified above. In addition to the EIA Scoping process, this has included contacting landowners, Local Authority planning officers, elected members, Town and Parish Councils, MPs and other technical stakeholders prior to, at the start of, and following the Phase 1 engagement.

This initial phase of engagement was focused on presenting early details about the proposals based on information available as part of the early Environmental Impact Assessment (EIA) Scoping process. The scope of engagement therefore was to

introduce the project and engagement process and seek feedback on initial issues and considerations to help build a baseline understanding of key local feedback.

3.3 Purpose of the Phase 1 engagement

It is essential to engage with all relevant stakeholders to ensure their views, needs and priorities are understood. The Project's Phase 1 engagement took place between Tuesday 16th June and Tuesday 28th July 2026.

The overall objective of Phase 1 engagement was to present relevant information about the Project in a clear and accessible manner that enabled consultees to provide an informed response. These responses have been considered in the development of the Project proposals, which are presented during Phase 2 engagement. This includes:

- Presenting the case for the proposed new infrastructure.
- Engaging with residents in the closest communities to the Project.
- Fully consulting with and inviting feedback from all stakeholders on their views on the Project and any specific issues they wish to be considered; and
- Addressing any questions regarding the current Project proposals and evolving design options.
- Seeking early views on the draft cable route corridor options.

3.4 Approach to Engagement

Brockwell Energy adopted an approach to engagement that included a range of ways that stakeholders could engage with the Project and provide feedback.

The approach sought to ensure that every stakeholder could be involved regardless of age, mobility, language, or access to digital communication channels, and in a manner that they were comfortable with.

3.4.1 Engagement Zone

An engagement zone (a geographic area which defines the area of focus for the Phase 1 engagement) was defined to ensure that all residents, businesses, and

community stakeholders that may be directly affected by the Project were included in the engagement that was carried out.

The zone included addresses within 1km of the individual site boundaries, amended to include major population centres such as Willington and the cable route. The total number of addresses was 12,451.

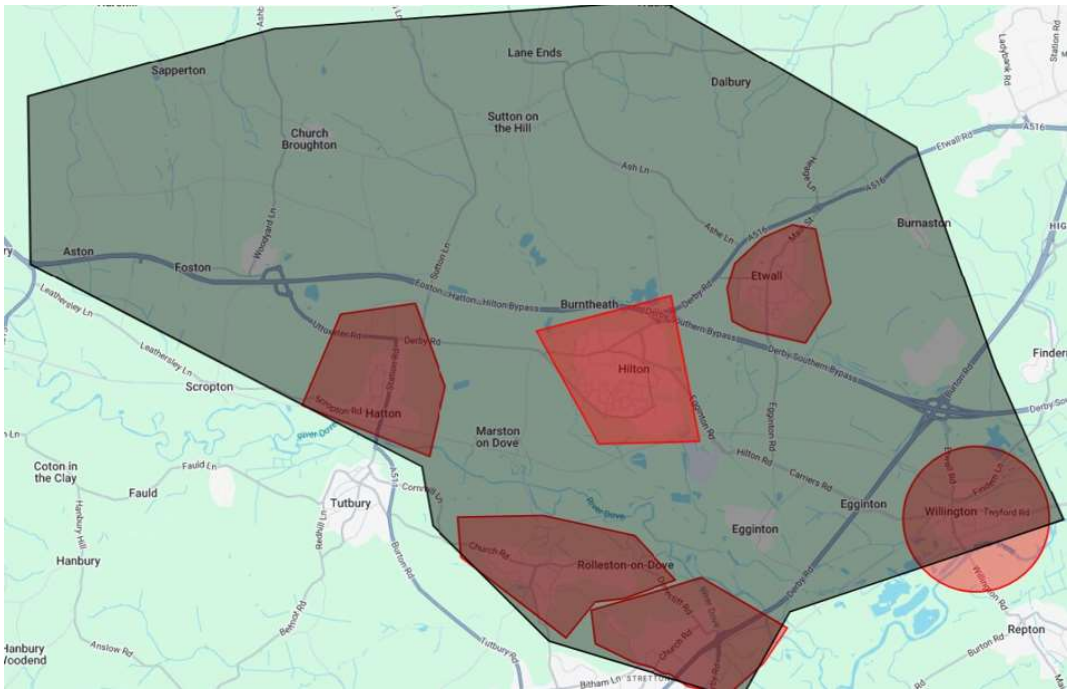


Figure 2: Mailing radius showing the properties that received a project newsletter.

3.4.2 Audiences

Although Phase 1 engagement was non-statutory (and therefore not prescribed by planning legislation), Brockwell Energy's aim was to approach all relevant stakeholders, local communities and relevant organisations that may be affected by the Project. Those consulted included community consultees, technical consultees, or relevant persons likely to be classed as prescribed consultees during the future Phase 2 engagement, including:

- Planning Inspectorate
- Parish Councils
- The local planning authorities – Derbyshire County Council, South Derbyshire District Council, Derbyshire Dales District Council, Staffordshire County Council, and East Staffordshire Borough Council.

- Known local interest and community groups operating in the area affected by the proposals.
- Elected members of the local planning authorities, including ward councillors, neighbouring ward councillors and relevant portfolio holders
- Members of Parliament whose constituencies are within the engagement zone.
- Local businesses close to the Project.
- The public.

Additionally, Brockwell Energy wanted to make sure that key local stakeholders were aware of the proposals prior to the launch of the Phase 1 engagement. On 10th March, 2nd April, and 1st May 2026 emails were sent to these stakeholders introducing the project and offering individual briefings on the proposals.

Stakeholders who received this email included:

- Cllr Alan Graves – Leader of the Council (DCC)
- Cllr Carol Wood – Cabinet Member for Net Zero and Environment (DCC)
- Cllr Sam Redfern – Electoral Division Member for Hilton (DCC)
- Cllr Charlotte Hill – Cabinet Member for Potholes, Highways and Transport (DCC)
- Cllr Stephen Reed – Cabinet Member for Business Services (DCC)
- Cllr Matthew Benfield – Electoral Division Member for Repton and Stenson (DCC)
- Cllr Robert Pearson – Leader of the Council (SDDC)
- Cllr Louise Mulgrew – Chair of the Development Management Committee (DMC) (SDDC)
- Cllr Ian Hudson – Ward Member for Willington and DMC Member (SDDC)
- Cllr Martyn Ford – Electoral Division Member for Etwall and Repton and Planning Committee Member (DCC)
- Cllr David Muller – Ward Member Etwall and DMC Member (SDDC)
- Cllr Andrew Kirke – Ward Member for Etwall and DMC Member
- Cllr Sundip Meghani – Ward Member for Hilton (SDDC)

- Cllr Grahame Andrew – Ward Member for Hilton and DMC Member (SDDC)
- Cllr Jayne Davies – Ward Member for Hilton (SDDC)
- Samantha Niblett MP for South Derbyshire
- John Whitby MP for Derbyshire Dales
- Cllr Simon Slater – Ward Member for Stretton (ESBC)
- Cllr Liz Bullock – Ward Member for Stretton (ESBC)
- Cllr Gerry Holmes – Ward Member for Stretton (ESBC)
- Cllr Barry Martin – Electoral Division Member for Stretton (SCC)
- Hilton Parish Council
- Dalbury Lees Parish Council
- Etwall Parish Council
- Willington Parish Council
- Church Broughton Parish Council
- Foston and Scropton Parish Council
- Sudbury Parish Council
- Egginton Parish Council
- Stretton Parish Council
- Trusley Parish

Briefings were held with the following stakeholders prior to the launch of Phase 1 engagement:

- Cllrs Alan Graves and Carol Wood
- Cllr Matthew Benfield
- Cllr Sam Redfern
- Cllr Martin Ford
- Antony Cobley (on behalf of Samantha Niblett MP)
- John Whitby MP

Each stakeholder meeting included a short presentation which included background information on the site and its suitability for solar development, an overview of the initial proposals and the key benefits they would deliver and the Nationally Significant Infrastructure Process (NSIP), as well as an outline of the engagement process and a timeline for key project milestones.

3.5 Communication Channels

To ensure the Phase 1 engagement was as inclusive as possible, a range of communications channels were established to ensure all consultees were able to access information about the Project, ask questions and provide informed feedback.

These communication channels included:

3.5.1 Project Website

A dedicated project website was launched on 10th March 2026. The website included high level project details, as well as information about how residents and interested parties could get involved in the engagement process, request additional information, or ask any questions.

The website is hosted at https://castlewayenergy.co.uk/ providing a full overview of the project proposals for residents and interested parties who wished to access the project website.

The project website contained:

- An introduction to the Project, as well details of the location of Castle Way Energy
- General information about Brockwell Energy
- Initial information about the Legacy Fund
- Responses to Frequently Asked Questions (FAQs)
- Contact details, including how to reach the project team via post and email.

The website also included information on the ways which interested parties could respond to the Phase 1 engagement, including:

- Details of the webinar, where people could ask questions and provide their feedback directly
- Project email address
- Feedback forms

- The project's Freepost address – FREEPOST CASTLE WAY ENERGY (no further address or stamp required)

Screenshots of the website are provided in Appendix 7.4.4

3.5.2 Contact Channels

Prior to the launch of Phase 1 engagement, Castle Way Energy launched the following contact channels to enable a two-way dialogue between the Project team and residents, businesses, and community stakeholders. These channels enabled these groups to ask questions or the Project team.

- **A dedicated Freepost address –** A freepost address (no stamp required) was hosted at **FREEPOST CASTLE WAY ENERGY**, enabling respondents to provide written feedback free of charge.
- **A project email –** A project email address, **info@castlewayenergy.co.uk**, was set up and monitored regularly throughout the engagement period; and

3.5.3 Phase 1 Engagement Webinar

To provide residents and stakeholders living near to the proposed project with the opportunity to learn more about the proposals and ask questions of the project team in person, an online webinar was held on Thursday 2nd July between 6:00-7:00pm. This event was publicised at the start of the Phase 1 engagement by the activities detailed in Section 2.7.

The event was promoted through the Project brochure, Project newsletter, Project website, press release, newspaper advertising, and via emails issued to stakeholders.

Date	Location	Attendance
Online Webinar Thursday 2nd July 6pm – 7pm	Online (Zoom)	126 sign-ups

3.6 Phase 1 Engagement Materials

The following materials were produced and shared extensively during the Phase 1 engagement.

3.6.1 Phase 1 Engagement Feedback Form

An engagement feedback form was provided for anyone wishing to respond to the Phase 1 engagement.

The feedback form was available online via the Project website.

A copy of the feedback form is available in Appendix B.

3.6.2 Frequently Asked Questions (FAQs)

A set of FAQs relating to the project was compiled and uploaded on the Project website. The FAQs described the role of Brockwell Energy, details of the Project development and proposals and any potential impact on the local area. Contact details for the Project team were provided if a question could not be answered by the document.

3.7 Promoting the Phase 1 Engagement

A series of additional activities were undertaken to raise awareness of the Phase 1 engagement, as set out below.

3.7.1 Community Newsletter

At the start of Phase 1 engagement, a newsletter was sent to the 12,451 addresses within the engagement zone (as detailed in section 3.4.1), to introduce the Project and notify consultees of the Phase 1 engagement and how they could get involved.

This sought to ensure that all properties and businesses within a 1km radius of the individual site boundaries and the cable route (see Figure 2) received a newsletter and were informed of the Phase 1 engagement launch.

3.7.2 Project Website

The project website was updated to coincide with the launch of Phase 1 engagement on 16th June 2026. The updated website provided further information about the Proposed Development and project documents.

A 20-page project brochure was published on the website, enabling local communities and other interested parties to explore the proposals in greater detail. The brochure included information about:

- Brockwell Energy;
- The Proposed Development, including the individual sites, early draft cable corridor route, and site selection process;
- The proposed technologies, how they work and why they are needed;
- The planning process, including information about NSIPs and the anticipated project timeline;
- The project's key benefits, including the proposed Legacy Fund;
- The environmental assessments that will be undertaken, and design, mitigation and enhancement measures;
- How to contact the project team and provide feedback.

A copy of the brochure is provided in Appendix 7.2.4.

Interactive map

An interactive map was created and published on the project website to coincide with the launch of Phase 1 engagement. It identified the individual site parcels and provided detailed information about their locations, together with the proposed design, mitigation and enhancement measures relevant to each parcel.

The map also presented several potential cable corridors being considered through the cable route optioneering process. Phase 1 engagement provided an early opportunity for local communities and stakeholders to comment on the potential route options and offer any local knowledge. The indicative corridors shown on the map were up to approximately 100 metres wide, allowing flexibility to refine and determine the final routing in response to technical assessments, environmental considerations and consultation feedback.

A screenshot of the interactive map can be seen in Figure 4 below.

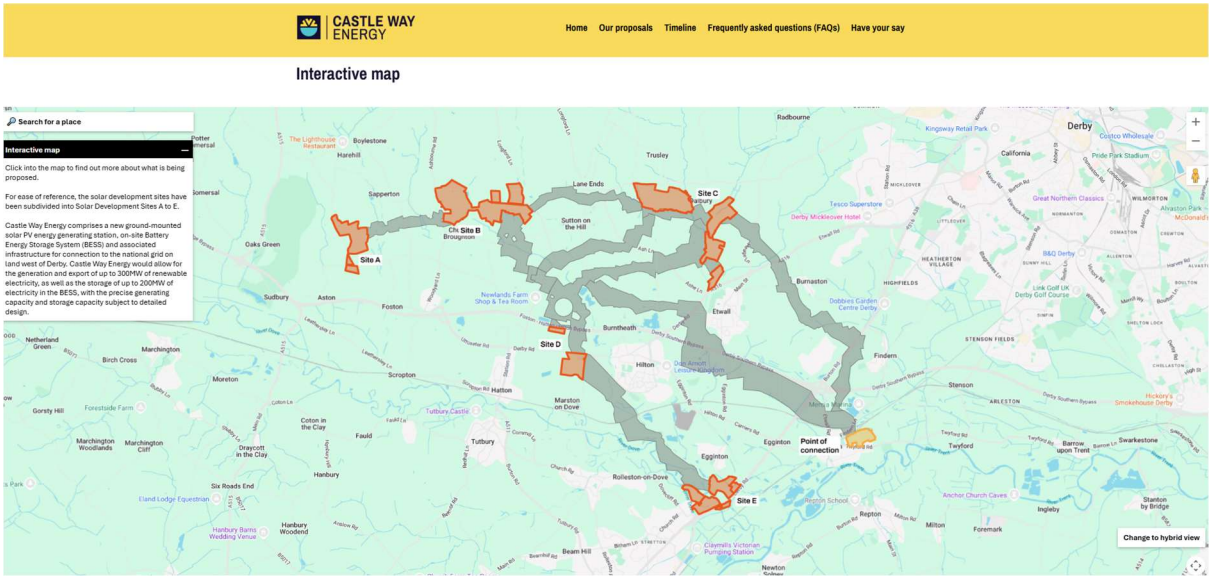


Figure 4: Interactive map for Phase 1 engagement

Throughout the Phase 1 engagement period, the pages on the website received 8746 views.

The website remains live and will be updated in line with key project milestones.

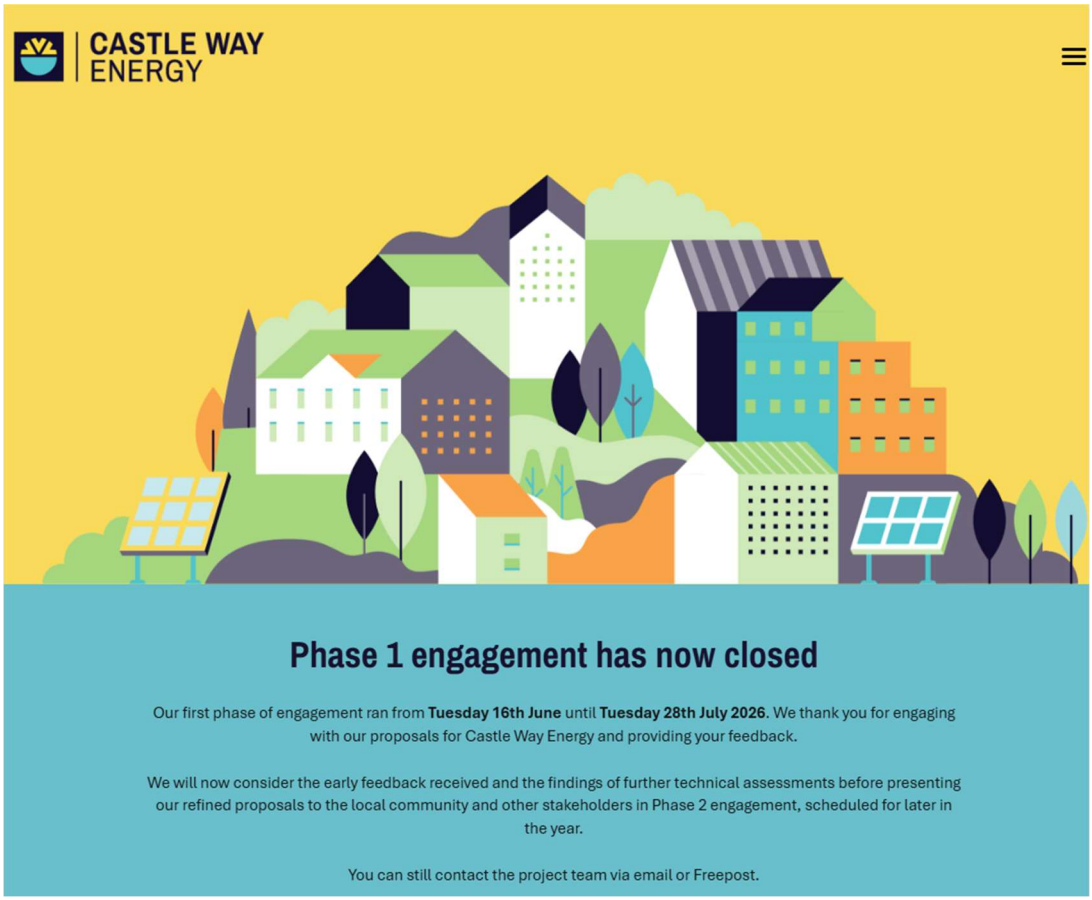


Figure 5: Extract of project website home page.

3.7.3 Email Outreach Campaign

To maximise awareness of the launch of the Phase 1 engagement, emails were sent to consultees that had been identified as 'key stakeholders' ahead of the Phase 1 engagement launch. The email introduced the Project and gave a brief overview of the proposal. This was followed by a second email that included details of the webinar and Phase 1 engagement.

To further encourage engagement, elected stakeholders (ward councillors and MPs) were offered Project briefings ahead of the Phase 1 engagement.

3.7.4 Press Engagement & Advertising

A Phase 1 engagement advert was published in the Derby Telegraph on Tuesday 16th June and the Derbyshire Times on Thursday 18th June 2026. The Derby Telegraph and the Derbyshire Times cover the engagement zone and surrounding area. A copy of the Phase 1 engagement adverts can be found in Appendix C.

A press release was also distributed to local and regional media outlets on 15 June 2026 with the aim of reaching members of the public within the engagement zone and those in South Derbyshire with an interest in the project. A copy of the press release can be found in Appendix D.

3.8 Responding to the Phase 1 engagement

3.8.1 Feedback Methods

To ensure that consultees could engage with the Project proposals and Phase 1 engagement meaningfully, feedback to the Phase 1 engagement could be provided via a range of methods:

- Online at the webinar event
- Using the online feedback form on the Project website
- By writing a letter and sending it to FREEPOST CASTLE WAY ENERGY
- By sending an email to info@castlewayenergy.co.uk
- Feedback Form

An online feedback form, asking a series of questions about different aspects of the proposals, was produced and made available from the launch of the Phase 1 engagement.

Feedback was invited on a series of themes including:

- General or specific comments on the Project.
- Factors on or near the proposed site for the Project which should be considered when developing proposals.
- Opportunities for environmental enhancements as part of the Project.
- Brockwell Energy's Legacy Fund and how the respondents would like to see the fund used in their area.

4. Feedback Process

4.1 Introduction

This section describes how feedback received during the Phase 1 engagement was processed and analysed.

All feedback received was saved to Brockwell Energy's Customer Relationship Management (CRM) System, Participatr. This is a secure database that logs project engagement and allows every interaction to be 'tagged' so that the key issues raised in it are highlighted.

4.2 Processing

4.2.1 Online Feedback Forms

The feedback form was available on the Project website. Forms were saved automatically to Participatr upon completion.

4.2.2 Letters

Letters received through the Freepost address were collected, scanned and then securely stored. The information included within the letters received was then manually input into Participatr using the same format as was used for the feedback forms.

4.2.3 Email Feedback

Emails received during the Phase 1 engagement period and any accompanying attachments were logged as 'Interactions' in Participatr.

5. Feedback Analysis

5.1 Introduction

Feedback analysis was completed via the interactions log on Participatr, which allows you to tag and track common trends raised in stakeholder correspondence.

A custom list was created in agreement with the Project team. In total, 16 key issues were identified and underneath these sat sub-issues. The issues and sub-issues were largely aligned with specific chapters or topics to be addressed within the wider Environmental Impact Assessments process.

Every stakeholder interaction on Participatr was then 'tagged' with an issue and/or sub issue. If the interaction contained more than one issue, all of these were captured. A list of these issues and sub-issues is available in Appendix C.

5.2 Feedback Received

5.2.1 Note on Interpreting Feedback

This section of the report describes the feedback received to the Phase 1 engagement. As with all engagements, respondents were self-selecting and are not statistically representative of the population that was consulted or that may be affected by the proposals.

5.3 Participation

During the course of the Phase 1 engagement, a total of 424 feedback responses were received from stakeholders and local communities. This includes questionnaires, feedback emails and letters received. It doesn't include general emails from stakeholders (i.e., meeting organisation).

Of these, there were 278 emails, 138 questionnaire responses, and eight letters.

During the engagement period, the project team received email responses from several key stakeholders, including Cllr Martyn Ford, Boylestone Parish Council, Church Broughton Parish Council, Etwall Parish Council, Egginton Parish Council, Tutbury Parish Council, and Willington Parish Council. These responses were

analysed using the method outlined above, and the key themes have been incorporated into the issues and responses table.

5.4 Feedback Received

5.4.1 Template Responses

During the engagement period, an organised campaign encouraged respondents to submit a template response to the Project team. As a result, the Project team received email submissions alongside completed feedback forms, with many respondents submitting either a standard template response or a response closely based on that template. Of the 424 responses received, 272 originated as a result of the organised campaign.

5.4.2 Site Overview

The following provides a general overview of feedback submitted through feedback forms, emails and letters. Where a respondent referred to a specific site or to the potential effects of the proposals on a particular location, the reference was recorded and tallied.

Site B was the most frequently referenced site, mentioned in 47% of responses, followed by the Point of Connection at 42%, and the Cable Corridor at 38%. Sites D and E were each referenced in around 25% of responses, while Sites A and C received fewer mentions, at 13% and 8% respectively. As respondents could refer to more than one area, the percentages do not total 100%.

Options	***Total***	*%*
Site A, including Aston or Sudbury	*57*	*13*
Site B, including Barton Blount or Church Broughton	*200*	*47*
Site C, including Dalbury, Etwall, or Trusley	*35*	*8*
Site D, including Hatton, Hilton, Foston, or Marston on Dove	*106*	*25*
Site E, including Egginton, Rolleston on Dove, or Stretton	*107*	*25*
POC, including Willington	*182*	*42*
Cable Corridor	*162*	*38*

Note: As this is a multiple-choice question, the percentages add up to more than 100%.

5.4.3 Feedback by Site

The table below presents the two most frequently raised issues associated with each project area. As respondents could identify multiple areas and issues, it is intended to provide a high-level summary rather than a complete breakdown of the feedback.

Agricultural land and food production was a prominent concern across the project, ranking as the most frequently raised issue for four sites and the second most frequently raised issue for the Cable Corridor. Flooding was the leading issue for Site E. Construction and HGV traffic ranked second across four project areas, while grid-connection and transmission infrastructure was the leading issue for the Cable Corridor and the second most frequently raised issue for two sites.

The table below presents a high-level summary with the two most frequently raised issues associated with each project area. As respondents could identify multiple areas and issues, this provides a high-level summary

Agricultural land and food production was a key concern, with this being the top issue for 4 Sites and the second highest issue for the cable corridors. For Site E, flooding was identified as the top issue. Construction and HGV traffic was a key second concern for 4 sites, closely followed by cable-grid connection infrastructure as a top issue for the cable route and a key second concern for 2 sites.

Area	Top issue	Second issue
Site A	Agricultural land and food production – 52	Construction and HGV traffic - 46
Site B	Agricultural land and food production – 166	Construction and HGV traffic - 137
Site C	Agricultural land and food production - 25	Cable/grid-connection infrastructure - 20
Site D	Agricultural land and food production - 79	Construction and HGV traffic - 67
Site E	Flooding at Egginton - 89	Cable/grid-connection infrastructure - 52
POC	Substations and associated infrastructure - 32	Construction and HGV traffic - 26
Cable Corridor	Cable/grid-connection infrastructure - 129	Agricultural land and food production - 107

5.4.4 Feedback Overview

While a full assessment of each issue raised at Phase 1 will be undertaken for the Phase 2 engagement phase, at this stage a summary of the top 5 issues raised across the feedback as a whole has been provided below.

Aside from general objections to the principle of development, access, traffic and the local road network was the most frequently referenced issue, appearing in 326 responses. Construction and HGV traffic was the most common concern within this theme, raised in 216 responses. Respondents also highlighted congestion, delays and road closures; access for emergency services; effects on the A38, A50 and A516; the suitability and condition of local roads; and road safety for pedestrians, cyclists and horse riders.

Site selection and land use was the next most frequently referenced issue, raised in 299 responses. Feedback focused particularly on the loss of agricultural land and the potential effect on food production, identified in 261 responses. Other issues included agrivoltaics, alternative locations, the cumulative effect of development, prioritising brownfield land, rooftops and car parks, and the proximity of the proposals to homes and villages.

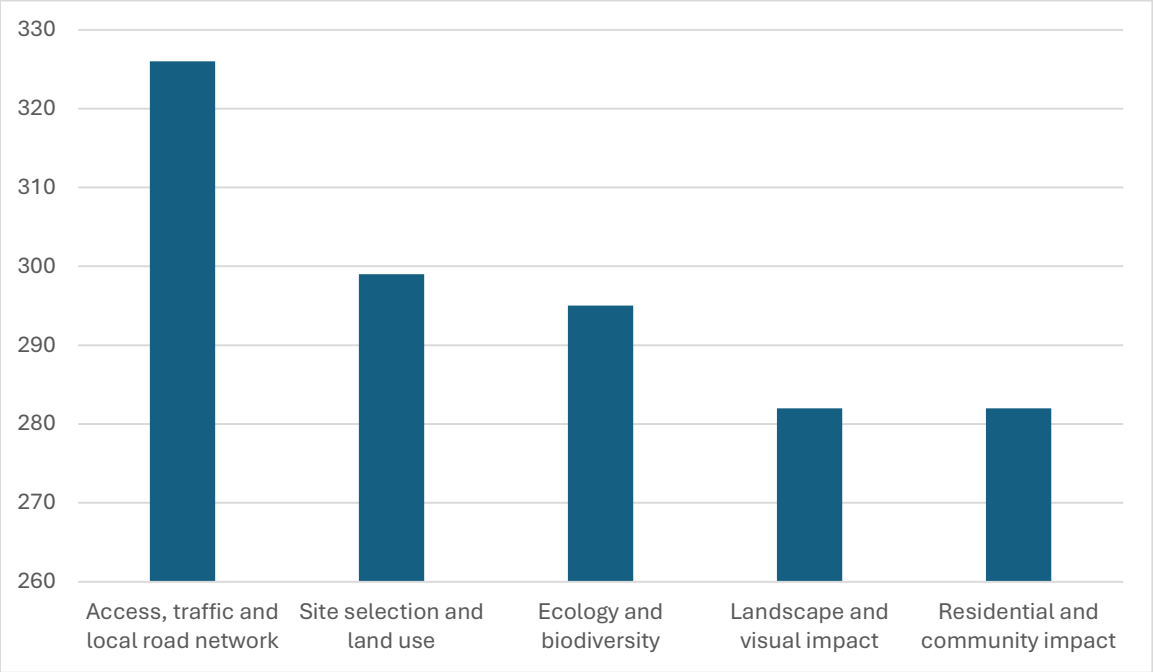
Ecology and biodiversity were raised in 295 responses. The most frequently identified ecological issue was the potential effect on birds, birds of prey and ground-nesting birds, mentioned in 131 responses. Respondents also raised concerns about pollinator and wildflower habitats, protected species and habitats, the retention of existing hedgerows, trees and green spaces, and wildlife corridors and habitat connectivity.

Landscape and visual impact were raised in 282 responses, with general landscape and visual effects identified in 191 responses. Specific concerns included glint and glare, the industrialisation of the countryside, the loss of tranquillity and dark skies, the Project's scale, density and visibility, security fencing, CCTV and lighting, and effects on the area's rural character.

Residential and community impact was also raised in 282 responses. Within this theme, 145 responses referred to potential effects on quality of life and residential

amenity. Other key issues included property values and the proximity of the proposals to homes and villages.

A full breakdown of issues and sub-issues raised can be found in Appendix C.



Issues and Responses Overview

Traffic, Access and Suitability of Local Roads

Issue	Summary	Response
Local roads - general comments	Some respondents described local roads around the proposed sites as narrow, poorly maintained or unsuitable for regular HGV and construction traffic.	We are undertaking a series of surveys and assessments to understand the potential impact of construction traffic on the local road network and identify any improvements or mitigation measures that may be required. Any proposed measures will be set out in our Outline Construction and Decommissioning Traffic Management Plan (CDTMP).
Local roads – specific concerns	Some respondents raised concerns about key connecting roads, such as the A38 and A50.	We are undertaking a series of surveys and assessments to understand the potential impact of construction traffic on the local road network and identify any improvements or mitigation measures that may be required. Any proposed measures will be set out in our Outline CDTMP
Traffic	Some respondents expressed concerns about the potential traffic increase during construction.	We are undertaking a series of surveys and assessments to understand the potential impact of construction traffic on the local road network and identify any improvements or mitigation measures that may be required. Any proposed measures will be set out in our Outline CDTMP.
Emergency service access	Some respondents raised concerns about the development's impact on emergency service access	We are still confirming our construction access routes, and which roads may need to be closed. We will commit to ensure access for emergency access vehicles will remain during the construction, operation and decommissioning of the project.

Community

Issue	Summary	Response
Legacy Fund suggestions	Some respondents suggested using the Legacy Fund to support local people through sports clubs and community facilities, including Hilton Cricket Club, as well as local wellbeing initiatives and environmental projects.	We are exploring options for how the Legacy Fund could be operated. We will be seeking views on how the Fund could be distributed, including who should be eligible to receive the funding, during our Phase 2 engagement.
Legacy Fund criticism	Some respondents criticised the offering of a Legacy Fund, describing this 'a bribe'.	Brockwell Energy aims to bring localised benefits to the area by working with those local communities hosting this project through offering a Legacy Fund. The Legacy Fund could support valued local services and initiatives, including sports clubs, community facilities, wellbeing programmes and environmental projects. We are exploring options for how the Legacy Fund could be operated. We will be seeking views on how the Fund could be distributed, including who should be eligible to receive the funding, during our Phase 2 engagement.
Culture & Heritage	Some respondents expressed concern about the potential impact of the project on the area's cultural heritage and sites of historical significance.	We have undertaken heritage desk studies, site visits and photographic surveys to identify heritage assets within and around the Proposed Development, including listed buildings, conservation areas and scheduled monuments. We are engaging closely with Historic England and the relevant county archaeology teams to agree the appropriate approach to assessing and managing potential impacts on archaeology and heritage, including measures to mitigate impacts during construction. The Environmental Statement (ES) will also assess potential effects on built heritage and identify measures to avoid, reduce or mitigate adverse effects. Further information

		on our archaeological surveys, assessment findings and mitigation strategies will be provided in the ES, which will be submitted alongside our Development Consent Order (DCO) application.
Tourism	Respondents suggested that the visual impact of the development may deter tourists and harm the area's appeal to visitors	We are undertaking several assessments to understand the potential economic impacts of Castle Way Energy, including any impacts on local tourism. This includes considering potential effects on visitors using the local countryside, public rights of way, recreational routes and heritage assets. The findings will help inform the project design and identify appropriate measures to avoid, reduce or mitigate potential impacts where possible. The assessment findings and proposed measures will be reported in the ES.
Local businesses – general comments	Some respondents raised concerns the effect of the development on local businesses.	We are undertaking assessments to understand the potential impacts of Castle Way Energy on local businesses. This includes considering potential effects on employment and the wider local economy, as well as potential benefits such as local employment and supply-chain opportunities during construction. Where potential impacts are identified, we will consider appropriate measures to avoid, reduce or mitigate them where possible. The findings will be reported in the ES.
Local businesses – specific	Some respondents raised concerns about specific businesses, including Derby Airfield, Hilton Cricket Club, and several equestrian facilities.	We are undertaking assessments to understand the potential impacts of Castle Way Energy on local businesses. Where potential impacts are identified, we will consider appropriate measures to avoid, reduce or mitigate them where possible. We have been in contact with specific local businesses, including Derby Airfield, Hilton Cricket Club and Mercia Marina, where appropriate to discuss how the Castle Way Energy proposals may impact their operations. This engagement is helping us understand how these facilities operate and identify any specific issues that need to be considered as the design and assessments progress. The findings and any proposed mitigation will be reported in the ES.

Property values	Respondents raised concerns about the potential impact of the project on local property values.	Property assessors report that solar farms generally have no measurable impact on property values. Negative perceptions tend to be strongest for unscreened facilities. Our proposals for Castle Way Energy will include landscaping improvements and screening measures to minimise visual effects and help strengthen the existing landscape character and structure. The design seeks to retain existing hedgerows and trees wherever practicable and provide additional planting to reduce views of above-ground infrastructure as it establishes. The design has also been refined to provide appropriate offsets from residential properties and public rights of way. An Outline Landscape and Ecology Management Plan will be included with the DCO Application and will set out how the proposed landscaping and environmental enhancements will be established and managed over the longer term.

Cable route

Issue	Summary	Response
Construction	Some respondents raised concerns about the construction of the cable route and its potential effects on the local area, particularly farmland, roads and access.	We are currently undertaking a range of surveys and assessments to understand the potential impacts of the Castle Way Energy proposals, including the construction of the cable route. The preliminary findings from these assessments will be shared as part of our Phase 2 engagement. The full findings will be presented in the ES, which will be submitted as part of our DCO application.
Location	Some respondents questioned the location of the proposed cable route.	The cable route design is not yet fixed and is going through an optioneering process looking at the engineering requirements, local context, and environmental and community constraints. We are 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 an optimum route and mix of below or above ground infrastructure. We presented several routes to the community in our Phase 1 engagement in order to obtain feedback and ensure that a full spectrum of options is being considered in the design evolution process.
Underground cables	Some respondents requested that the developer use underground cables to minimise the proposed cable route's visual impact.	The cable route design is not yet fixed and is going through an optioneering process. We are 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.

Hydrology

Issue	Summary	Response
Flooding – general comments	Some respondents raised concerns about the potential risk of increasing flooding risk	Early flood-risk reviews have been undertaken for parts of the Proposed Development and the proposed cable routes. These reviews consider rivers, streams, floodplains, existing drainage systems, groundwater and surface-water flow routes. Flood risk is being considered as an important part of the evolving design of Castle Way Energy proposals. We are reviewing the different potential sources of flooding affecting the project, including river and surface-water flooding, and this information is being used to help refine the proposed layout. A Flood Risk Assessment will support the DCO application and will assess the potential effect of the project on flood risk both within the development area and elsewhere. Where more detailed information is required to understand flood mechanisms or potential effects, further technical assessment and hydraulic modelling will be undertaken.

		A Surface Water Drainage Strategy will also be prepared to set out how runoff from relevant elements of the development will be managed. The project team is continuing to engage with the Environment Agency and relevant Lead Local Flood Authorities as this work progresses, supported by site-specific flood-risk assessments, hydraulic modelling and surface-water assessments where required. 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 appropriately designed Sustainable Drainage Systems (SuDS). The drainage design will seek to maintain existing drainage pathways and natural flood-flow routes, protect floodplain storage and take account of future climate change. The detailed measures will be informed by ongoing surveys, modelling and consultation with the relevant authorities.
Flooding – specific comments	Some respondents raised specific concerns about flooding at Site B and Site E.	We recognise the concerns raised regarding existing flood and drainage conditions at Sites B and E. Local evidence regarding flooded roads, blocked culverts, drainage problems, high groundwater levels and river flooding is being reviewed alongside published flood information, site observations and consultation feedback. Concerns raised about flooding at individual development areas have been reviewed as the scheme has evolved. Flood-risk information is being considered on a site-specific basis, taking account of relevant river, surface-water and drainage mechanisms. The findings are being used to inform the evolving development layout and to identify where additional surveys, hydraulic modelling or other detailed assessment may be required. The Flood Risk Assessment submitted with the DCO application will explain the flood-risk characteristics of the final scheme and the measures incorporated to ensure that the development does not increase flood risk elsewhere.

		Surface water from the development will be managed through appropriately designed SuDS. The design will seek to locate infrastructure away from areas of greatest flood risk where practicable and maintain existing drainage pathways, flood-flow routes and floodplain storage. The detailed response for Sites B and E will be informed by ongoing assessment, modelling and consultation.
BESS in flood-risk areas	Some respondents raised concerns about whether BESS facilities can be safely hosted in areas that flood regularly.	Flood risk is being considered as part of the developing layout for the Battery Energy Storage System (BESS). The design will seek to locate key infrastructure away from areas of greatest flood risk where practicable. Site-specific flood-risk assessments, hydraulic modelling and surface-water assessments will inform the location, layout, platform levels, access arrangements and drainage design for the BESS. Flood risk will form part of the consideration of the location and design of BESS and other critical electrical infrastructure. The project team is reviewing flood-risk information alongside other environmental, engineering and operational constraints as the layout develops. Where BESS infrastructure is proposed in an area potentially affected by flooding, the Flood Risk Assessment will consider the nature of the flood risk, appropriate resilience measures and access requirements. Battery safety and emergency management will also be considered through the project's battery-safety work and engagement with the relevant emergency services. We will consult with Derbyshire Fire and Rescue on the location, layout and management strategies for the BESS. Further information on battery safety will be provided in the outline battery safety management plan, which will be submitted alongside the DCO application. The flood-risk and drainage assessments will also consider safe access, existing drainage pathways, flood-flow routes, floodplain storage and the potential effects of climate change. The ES will report the findings and explain the measures incorporated into the design to manage flood risk.

Site selection

Issue	Summary	Response
Loss of agricultural land	Some respondents objected to taking productive farmland out of food production for the project's operational life.	Government policy identifies how land type should not be a predominating factor in determining the suitability of sites. Where sites are located on agricultural land, government is supportive of solar that is co-located with other functions (for example, agriculture, onshore wind generation, or storage) to maximise the efficiency of land use. Agricultural land quality is currently being assessed through an Agricultural Land Classification survey. This work will identify the quality of agricultural land within the Proposed Development, including the extent of any Best and Most Versatile (BMV) agricultural land. The design and layout will seek to minimise the physical disturbance and loss of agricultural land, where practicable. The areas where agricultural land would be permanently affected are expected to be limited to infrastructure such as substations, battery energy storage facilities, access tracks and associated infrastructure. Once the Agricultural Land Classification survey findings are available, they will be used to inform the ongoing design process and help minimise effects on higher-quality agricultural land where practicable, taking account of environmental, engineering and operational requirements. The land under option is a joint agreement with local landowners, many of whom are local farmers seeking to diversify their income. Typically, landowners agree to the inclusion of land that will support their overall agricultural business.

		Income generated from hosting solar infrastructure can subsidise and therefore protect the continued operation of an agricultural business. The land can still be productive with grazing and potential other dual use proposals. Much of the Site would remain available for agricultural activities such as livestock grazing throughout the operational life of the Proposed Development, allowing renewable energy generation and agricultural use to coexist on the same land. These activities, coupled with routine site maintenance will maintain employment on the land throughout the projects 40-year lifespan. The Site will be returned to a condition suitable for return to its original use after decommissioning in accordance with an agreed restoration strategy. The approach to soil handling, storage and reinstatement will be set out within an Outline Soils Management Plan submitted as part of the DCO application.
Alternative locations	Some respondents suggested locating solar panels on brownfield land, warehouse and industrial roofs, car parks or previously developed sites instead of farmland.	Alternative locations for solar panels, including roofs, warehouses and car parks, are becoming an increasingly familiar sight. However, these installations alone cannot deliver the volume of cheap and reliable low-carbon electricity needed to meet national climate and energy security targets. Both industrial and ground-mounted solar play an important role in the UK's future energy mix.
Cumulative development	Some respondents raised concerns about the cumulative effects of existing and proposed developments in the area.	The ES will include a cumulative effects assessment, which considers the potential combined effects of the Proposed Development together with other relevant existing, consented and proposed developments within the surrounding area. This assessment will consider whether effects on environmental topics such as landscape and visual amenity, heritage, ecology, transport, noise, air quality, flood risk, recreation and local communities could combine with those arising from other developments.

		The findings will help identify where additional mitigation or design measures may be required and will be reported within the ES submitted alongside the DCO application.
Willington substation	Some respondents queried why the developments were not located closer to the Willington substation	Our 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.
Proximity to residences	Some respondents raised concerns about the project's proximity to local residences.	We are proposing a minimum offset of 50 metres from the solar panels to residential properties. We will also 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.

Landscape, visual and noise

Issue	**Summary**	**Response**
Landscape	Respondents expressed concern that the development would adversely affect the surrounding natural landscape.	We are currently undertaking a range of surveys and assessments to understand the potential impacts of the Castle Way Energy proposals, including a Landscape and Visual Impact Assessment and a Noise Assessment. The landscape work completed to date includes a review of published landscape information, preparation of initial visibility mapping and summer fieldwork from publicly accessible locations. The existing landscape includes farmland, hedgerows, trees, watercourses, settlements, roads, public rights of way and existing energy infrastructure. The assessment is considering how the Proposed Development could affect these

		features and the character of the surrounding landscape. The design is being informed by the existing landform, field patterns and vegetation, with existing trees and hedgerows retained where practicable and new planting proposed to strengthen the landscape framework. The preliminary findings from these assessments will be shared as part of our Phase 2 engagement. The full findings will be presented in the ES, which will be submitted as part of our DCO application.
Visual	Some respondents expressed concerns about the visual impact of the project.	We are currently undertaking a range of surveys and assessments to understand the potential impacts of the Castle Way Energy proposals, including a Landscape and Visual Impact Assessment and a Noise Assessment. Initial visibility mapping and landscape fieldwork have been undertaken to identify locations from which the Proposed Development may be visible, including nearby homes, settlements, roads and public rights of way. The emerging design seeks to reduce visual effects by responding to the existing landform and vegetation, retaining trees and hedgerows where practicable, providing suitable offsets and introducing additional planting. The assessment will consider how views may change as the planting establishes over time. The preliminary findings from these assessments will be shared as part of our Phase 2 engagement. The full findings will be presented in the ES, which will be submitted as part of our DCO application.
Glint and glare	Some respondents expressed concerns about the potential impact of glint and glare from the solar panels.	We are currently undertaking a Glint and Glare Assessment to understand the potential impacts of the Castle Way Energy proposals. The work completed to date has identified nearby homes, roads, public rights of way, airports and airfields that may require assessment. This includes ongoing engagement with Derby Airport regarding the assessment approach and potential effects on aviation operations. Computer modelling will be used to identify whether reflections could affect nearby receptors. Where significant effects are identified, potential measures may include

		changes to the solar layout or appropriate screening, subject to the location and type of receptor. The preliminary findings from the assessment will be shared as part of our Phase 2 engagement. The full findings will be presented in the ES, which will be submitted as part of our DCO application.
PRoWs	Some respondents raised concerns about the project's potential impact on several popular PRoWs.	The existing alignment of Public Rights of Way will be retained where practicable and will have a minimum offset buffer of 15m on both sides between the route and solar infrastructure, subject to further assessment. Site visits have been undertaken to review the Public Rights of Way network, including how routes are used and their existing access arrangements. We will explore opportunities to enhance public footpaths or create new ones associated with the project where design and environmental considerations allow. Potential improvements may include upgraded access gates and signage. Temporary closure, diversion, or managed crossings may be required during construction and decommissioning. A Public Rights of Way Management Plan will set out how access, temporary changes and interactions with construction activity will be managed.
Construction noise	Some respondents raised concerns about noise from HGVs and construction activity	We are currently undertaking a range of surveys and assessments to understand the potential impacts of the Castle Way Energy proposals, including construction noise and vibration. Baseline noise surveys have been undertaken at parts of the Proposed Development, with further monitoring and assessment ongoing. The assessment will consider noise and vibration from construction machinery, earthworks, deliveries and Heavy Goods Vehicle movements, including potential effects on nearby homes and other sensitive locations.

		The preliminary findings from these assessments will be shared as part of our Phase 2 engagement. The full findings will be presented in the ES, which will be submitted as part of our DCO application. An Outline CEMP will set out measures to manage and control potential construction impacts, including noise and dust. Measures may include suitable working hours, controlled deliveries, well-maintained plant and temporary screening where required.
Operational noise	Some respondents raised concerns about the project's noise during the operational phase	Solar panels are effectively silent. However, supporting electrical equipment, including inverters, transformers, substations and battery cooling equipment where included, can generate operational noise. Baseline noise surveys are informing the assessment, and computer modelling will be undertaken using noise information for the proposed equipment to predict noise levels at nearby homes and other sensitive locations. The design will seek to locate electrical equipment away from sensitive locations where reasonably practicable. Quieter equipment, separation distances, acoustic barriers or enclosures will be considered where the assessment identifies that these measures are required. Equipment will also be appropriately maintained throughout operation.
Lighting	Some respondents raised concerns about security lighting and light spill effects on nearby homes, road users, wildlife and dark skies.	During the operation phase, the Site will not be permanently lit. Security lighting will be required around key electrical infrastructure and will be limited to manually operated lights or passive infrared systems. This lighting will only be used intermittently for maintenance or in the event of an emergency during hours of darkness. Lighting will be designed and positioned to minimise unnecessary light spill towards nearby homes, roads, habitats and other sensitive locations. The lighting approach will also consider species that may be sensitive to artificial light, including bats.

		Lighting during the construction and decommissioning phases will be managed in line with relevant good-practice measures through the applicable environmental management plans. Measures will seek to limit lighting to the locations and periods in which it is required and reduce light spill beyond working areas. The Site is not located within an area identified as sensitive to dark skies, and lighting effects during these phases are expected to be limited in extent, intensity, and duration. This conclusion will be confirmed through the ongoing assessment.

Ecology & biodiversity

Issue	Summary	Response
Biodiversity	Some respondents raised concerns about the project's potential impact on the area's biodiversity.	The Applicant is committed to minimising impacts on biodiversity and delivering habitat creation and enhancement throughout the Proposed Development. The Biodiversity Net Gain assessment will be undertaken in line with the statutory requirements applicable to Nationally Significant Infrastructure Projects, due to take effect on 2nd November 2026. The project commits to maximising biodiversity gains across the Order Limits and will seek to exceed the minimum 10% requirement where practicable. Habitat establishment periods will be dependent on the types of habitats created, with the time required to achieve target condition determined by the relevant assumptions and parameters within the Statutory Biodiversity Metric. The delivery programme will take account of these establishment periods to support the achievement of the Biodiversity Net Gain target. The project team is undertaking a series of assessments and surveys related to ecology, biodiversity, and habitat management. Work completed or commenced to date includes habitat, botanical, breeding bird, badger, bat, amphibian, otter, water

		vole and river habitat surveys. Ecological records have also been reviewed to identify designated sites, priority habitats and protected or notable species within and around the Proposed Development. The Applicant presents an opportunity to deliver ecological and biodiversity enhancements through habitat creation, improved ecological connections and features such as bird and bat boxes. The proposed measures will be set out through the Biodiversity Net Gain Strategy and relevant ecological and landscape management plans submitted with the DCO application.
Wildlife, Species & Habitats	Some respondents raised concerns about the potential impact of the project on local wildlife populations.	The surveys undertaken to date have identified a range of habitats within and around the Proposed Development, including agricultural land, hedgerows, trees, ditches, watercourses, grassland, scrub, woodland and ponds. The assessment is also considering designated nature conservation sites, Local Wildlife Sites, priority habitats, ancient woodland and veteran trees. The project team is undertaking a series of assessments and surveys related to ecology, biodiversity, and habitat management. These surveys consider breeding and non-breeding birds, bats, amphibians, reptiles, badgers, otters, water voles, brown hares, hedgehogs, invertebrates, fish and other aquatic species. Further surveys are ongoing to confirm how particular species use different parts of the Site. The design will seek to avoid designated sites and important habitats wherever practicable, retain existing trees and hedgerows, and provide appropriate buffers around woodland, watercourses and other sensitive features. Where effects cannot be avoided, measures may include replacement planting, habitat creation, sensitive lighting, appropriate timing and supervision of works, and long-term ecological management. The assessment findings and proposed mitigation will be reported in the ES submitted with the DCO application.

Soil	Some respondents raised concerns about the project's potential effects on soil quality	Agricultural Land Classification surveys are being undertaken to identify the quality of the agricultural land and the location and extent of any best and most versatile agricultural land. Fieldwork has commenced, but the survey findings are not yet available. A separate farm impact assessment will consider how the Proposed Development could affect individual farming businesses. An Outline Soils Management Plan (OSMP) will be prepared as part of the DCO application. The OSMP will set out measures for handling, storing and reinstating soils during construction and decommissioning, informed by the findings of the ongoing soil and agricultural land assessments. Detailed advice on soil management will be provided to ensure that disturbed areas can be restored upon decommissioning as far as reasonably practicable, taking account of the existing soil profile and land quality.

Technology and principle of development

Issue	Summary	Response
Principle of development	Some respondents expressed general opposition to the proposals.	This is noted.
Renewable Energy	Some respondents accepted the need for renewable energy but felt that the	Solar energy is a proven technology that can generate significant amounts of low-carbon electricity. Castle Way Energy would connect up-to 300MW of solar power, along with up-to 200MW of battery storage, to the electricity transmission network at National Grid's Willington East substation and will play an important role in meeting national climate and energy security targets.

	project was not the appropriate way to address the need.	
Solar energy	Some respondents questioned the efficiency of solar energy	Solar energy is a proven technology that can generate significant amounts of low-carbon electricity. Castle Way Energy would connect up-to 300MW of solar power, along with up-to 200MW of battery storage, to the electricity transmission network at National Grid's Willington East substation and will play an important role in meeting national climate and energy security targets.
Safety of BESS	Some respondents raised concerns about the safety of BESS	We will be consulting with Derbyshire Fire and Rescue on the location, layout and management strategies for the BESS. Further information on battery safety will be provided in the outline battery safety management plan, which will be submitted alongside the DCO application.

Decommissioning

Issue	**Summary**	**Response**
Restoration plan	Some respondents queried whether the land, soils and habitats could be restored after the operational period.	A decommissioning strategy or similar will be a requirement of our DCO. At the end of the project's operational life, the site will be decommissioned and restored to a condition suitable for its original use, in agreement with the landowner. A decommissioning bond will be secured with the landowner.

		Further information on our approach to decommissioning will be presented in our ES later in the engagement process.
Decommissioning bond	Some respondents requested a legally enforceable decommissioning bond.	A decommissioning strategy or similar will be a requirement of our DCO, and a decommissioning bond or similar will be secured with the landowner. Further information on our approach to decommissioning will be presented in our Environmental Statement later in the engagement process.

Engagement

Issue	Summary	Response
Accessibility	Some respondents raised concerns about the accessibility of the engagement, noting that the webinar and key materials were only available online.	We recognise that communities affected by the proposals value opportunities to engage directly with the project team. Castle Way Energy is at an early stage of development, and our Phase 1 engagement provided an initial opportunity for communities to comment on the emerging design. We will return to the community for Phase 2 engagement, currently scheduled for late 2026. This is expected to include in-person events where local communities can meet the project team, learn more about the proposals and provide feedback directly.
Engagement materials	Some respondents were concerned that the engagement materials did not provide enough details and relied on	Phase 1 took place at an early stage of project development and was intended to seek views on the emerging proposals. Since then, the project team has continued to develop the environmental evidence base, including further review of flood-risk information and engagement with the Environment Agency and other technical stakeholders.

	outdated assessments (i.e., flood information)	This updated information is being used to inform the evolving design. Phase 2 materials will provide further information on how the proposals have developed and how environmental considerations, including flood risk, have influenced that evolution. The initial findings from our ongoing surveys and assessments will be presented during our Phase 2 engagement, currently scheduled for late 2026.
Site-specific assessments	Some respondents requested separate assessments for individual sites, particularly Site E.	Environmental assessments will consider the characteristics and potential effects associated with the individual development areas where relevant. The level and form of assessment will reflect the environmental risks identified at each location. For example, flood-risk work is considering the different flood mechanisms affecting individual parts of the project and identifying where further detailed assessment or hydraulic modelling is required. The findings will be brought together within the environmental information supporting the DCO application.

5.5 Change Requests and Responses

The information below details the specific change requests received through the feedback channels and the responses provided to each.

Issue	Response
Install a minimum offset to solar panels from Lodge Hill farm.	A minimum 50m offset is proposed to residential properties at Lodge Hill Farm
Use existing electricity infrastructure to support cable connection.	The cable route design will follow existing electrical infrastructure where possible and will be confirmed through engagement with National Grid.
Locate all new cables in the same area to keep the electrical infrastructure together.	Cables will be grouped together in trenches wherever possible across the site. Exact cable trench profiles and layout will be confirmed at detailed design.
Cables should be buried to reduce visual impact.	A significant proportion of the project cabling will be buried underground to reduce the visual impact, where possible.
Create temporary access roads along direct routes for use throughout the project.	The location of temporary access roads for construction is currently being considered and will be determined ahead of the project application submission.

Increase the Biodiversity Net Gain target to at least 20%, with the aim of achieving this during the initial build phase and within two years.	The Biodiversity Net Gain (BNG) assessment will be undertaken in line with the statutory requirements applicable to Nationally Significant Infrastructure Projects (NSIPs), took effect on 2 November 2026. The project commits to maximising biodiversity gains across the Order Limits and will seek to exceed the minimum 10% requirement where practicable. Habitat establishment periods be dependent on the types of habitats created, with the time required to achieve target condition determined by the relevant assumptions and parameters within the Statutory Biodiversity Metric. The delivery programme will take account of these establishment periods to support the achievement of the BNG target.
Locate the BESS adjacent to the Willington 400kV substation.	Multiple location options for the BESS are currently being considered with the final location to be determined ahead of the project application submission.
Use the land at Site B for ground source heat pumps instead of solar panels to provide heating to the area and reduce electricity use.	Ground source heat pumps are designed to provide low-carbon heating rather than generate renewable electricity. The Project has received a grid connection from National Grid to export 300MW of electricity to the national grid. Ground source heat pumps would not meet the objectives of the Project and therefore not considered a suitable alternative to solar PV.
Minimise surface water runoff and flooding and improve existing drainage.	Flood risk and drainage are being considered throughout development of the project. The design will seek to avoid increasing flood risk elsewhere and appropriate surface-water management measures will be incorporated where required. The project is also reviewing opportunities for drainage, flood resilience and environmental enhancement where these can be appropriately integrated into the design. Measures relied upon by the assessment will be described within the Flood Risk Assessment and associated drainage information supporting the DCO application.
Maintain the existing Black Poplar trees at Site D and plant additional trees along the north-facing boundaries.	Current designs seek to place all infrastructure within existing field boundaries, where access is required, existing field entrances will be prioritised.

Minimise grass cutting and enhance the grassland with traditional meadow seed following installation.	An outline Landscape and Ecology Management plan will be produced as part of the application, detailing the management prescriptions and enhancement measures proposed for the development.
Install screening measures along the Great Northern Greenway to reduce visual impact.	Existing field boundary vegetation will be retained and enhanced with gapping up proposed where suitable. Additional planting will be proposed to provide additional screening where necessary.
Install wide, dense native hedgerow and woodland buffers along the Site D boundaries to screen the infrastructure from residential view.	Existing field boundary vegetation will be retained and enhanced with gapping up proposed where suitable. Additional planting will be proposed to provide additional screening where necessary.
Install wide, dense native hedgerow and woodland buffers along Site D boundaries to screen the infrastructure from nearby homes.	As above.
Land disturbed by cable trenching must be fully reinstated with high-quality native wildflower seeding to support local pollinators.	Along the cable route, the land will be restored back to prior use/habitat to reduce impact.
Fully reinstate land disturbed by cable trenching using high-quality native wildflower seed to support local pollinators.	As above
Include a Vulnerable Road User risk assessment in the Environmental Impact Assessment (EIA) for Derby Road, including the potential closure of the A50 bypass.	The EIA will include a review of road safety with a VRU and road safety audits to be a requirement of any consent. Consideration will also be given to construction traffic from other developments and other road maintenance programmes within the CTMP.
Include a binding requirement in the CTMP to halt or severely restrict project-related HGV movements on Derby Road during A50 bypass disruptions.	As above, consideration will also be given to construction traffic from other developments and other road maintenance programmes within the CTMP.

Promote wildflower growth to support local pollinators.	The oLEMP will provide indicative seed mixes for the Proposed Development. These will be chosen at the detailed design stage once individual site conditions are known and the best options can be pursued.
Consider the large unused area of land northwest of the Toyota factory as a potential site for solar panels.	The Applicant received a grid connection offer from NESO at the National Grid Willington 400kV Substation. Following receipt of the offer, an initial site identification exercise was undertaken to locate suitable solar development opportunities within a 12km radius of the proposed point of connection (POC). Landowners within the search area were subsequently approached to determine their willingness to lease land for the development of a solar farm and where willing, suitability of the land was assessed prior to being brought into the Project. Further information on the site selection methodology will be included in the DCO Application.
Install perimeter fencing with a 50–80 cm clearance from ground level to create a wildlife corridor for small mammals and other wildlife.	For security purposes a ground clearance of 50-80cm along permitter fencing is unlikely to be feasible from a health and safety perspective, however mammal gates will be included along the fencelines to allow wildlife passage across the site
Use mesh fencing instead of solid panels or barbed wire to reduce visual impact, allow airflow and protect local wildlife.	Fencing around solar areas will be deer/mesh fencing on wooden posts and include mammal gates. Fencing around the substation and BESS areas will be palisade fencing due to the security required in these areas.
Consider a more direct cable route along the A38, running north-east from Egginton to Willington.	As part of consultation the land near Eggington has been removed from the scheme.
Require parcel-specific hydraulic modelling.	The requirement for hydraulic modelling is being determined according to the flood-risk characteristics of different parts of the project and the decisions that the modelling needs to support. Detailed modelling will be undertaken where it is necessary to understand flood mechanisms, assess potential effects or inform the design. This provides a proportionate approach which focuses detailed modelling on locations where it is most informative, rather than assuming that a separate hydraulic model is required for every development parcel.

Install a minimum offset to solar panels from local heritage sites (Barton Hall/Sudbury Hall etc)	Offsets have been introduced to take into account any sensitive receptors. These are shown on our latest masterplan.
Maintain all trees and hedges at Site C.	We would seek to place solar infrastructure in existing field boundaries and retain and enhance existing vegetation across all sites. Minimum offsets have been produced to ensure adequate protection is given to landscape features such as woodland, hedgerows and trees.
Consider the land adjacent to the Willington Power Station as a potential site for solar panels.	The Applicant received a grid connection offer from NESO at the National Grid Willington 400kV Substation. Following receipt of the offer, a site identification exercise was undertaken to locate suitable solar development opportunities within a 12 km radius of the proposed point of connection (POC). Landowners within the search area were subsequently approached to determine their willingness to lease land for the development of a solar farm and where willing, suitability of the land was assessed prior to being brought into the Project. Further information on the site selection methodology will be included in the DCO Application.
Install developed wetlands around and beneath the solar arrays.	The project is considering opportunities for biodiversity, drainage and water-environment enhancement as the design develops. The suitability of individual measures, including wetland or attenuation features, will depend on site conditions, environmental objectives and wider design requirements. Where appropriate and technically suitable, multifunctional measures capable of providing drainage, biodiversity or water-quality benefits will be considered.
Consider alternative cable routes through Willington to avoid impacting the proposed retirement living development.	The proposed cable route will be designed to minimise impacts on all surrounding receptors as much as reasonably possible. The current cable corridors will be refined by assessing the impacts of residents and habitats to ensure minimal impact to the surrounding area.
Increase minimum 50m offset from solar panel arrays to local houses.	The project has committed to a minimum 50m buffer from residential buildings. These are shown on our latest masterplan.

Increase the separation between the solar farm and nearby villages of Church Broughton and Barton Blount to reduce visual and landscape impacts on residents.	We've reduced the area considered for solar infrastructure at Site 2 to help protect visual amenity and ensure the open field pattern is retained. Offsets have been introduced, taking into account adjacent heritage and recreational assets as well as proposed hedgerows and trees to help embed the development into its wider setting.
Protect the brook between Sutton on the Hill and Church Broughton from pollution and adverse impacts from the development.	Watercourses and drainage features potentially affected by the project are being identified and reviewed as the design develops. The assessment will consider potential construction and operational pathways that could affect water quality or the physical condition of watercourses. The design and construction approach will incorporate appropriate protection and pollution-prevention measures, including consideration of suitable crossing methods, buffers and controls where relevant.
Provide noise insulation at Lodge Hill Farm to protect the equestrian complex for the full lifetime of the project.	New native species hedgerow and trees have been proposed to aid in screening the development from properties at Lodge Hill Farm, both visually and acoustically. A noise assessment will be completed to assess and understand the impacts with any necessary mitigation provided as part of that assessment.
Provide open green spaces and natural wildlife corridors within and around the development.	Proposed hedgerow planting will help lengthen existing habitat corridors, while embedded offsets will allow for open spaces and margins around the development. Where solar infrastructure is not being proposed, habitat enhancement measures such as the sowing of species-rich grassland will be implemented.
Prioritise sites E, D and A to reduce landscape and visual impacts and allow a more direct cable route to the Willington connection point.	Cable corridors are still to be confirmed but will be decided by assessing the impacts from a wide range of environmental considerations, with LVIA an important aspect of those considerations.
Avoid overhead power lines between sites B and C and use underground cables along connection routes near the Three Churches Circular Walk to protect the landscape and views.	The use of above or below ground cabling is still to be decided and we are assessing our options based on a wide range of environmental considerations.

Protect National Cycle Network Route 54 running through Site B and maintain safe, uninterrupted access for cyclists.	The outline PRoWMP includes details of how footway and cycleways in the area will be protected throughout construction, operation and decommissioning with no plans to close NCN route 54.
Ensure development at Sites D, B and E does not increase flood risk or affect existing flood defences along Hilton Brook and the River Dove.	The Flood Risk Assessment will consider whether the development could affect existing flood mechanisms, floodplain function or flood risk to neighbouring land and communities. The design will be developed so that it does not increase flood risk elsewhere, with mitigation incorporated where required. Any relevant interaction with existing flood-risk infrastructure or flood defences will be identified through the assessment and considered as the design develops.
Protect veteran oak trees within and around Site B.	Veteran trees will be protected with enforced buffer zones in line with Natural England and Forestry Commission standing advice (Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK). For ancient or veteran trees (including those on the woodland boundary), the buffer zone should be at least 15 times larger than the diameter of the tree. The buffer zone should be 5 metres from the edge of the tree's canopy if that area is larger than 15 times the tree's diameter. This will create a minimum root protection area.
Use access routes that minimise the removal of existing hedgerows, particularly at Site A, and ensure they are suitable for construction vehicles.	All routes and access points are being reviewed for their suitability preserving vegetation is a priority when designing access points to avoid unnecessary damage.
Improve or manage construction access to minimise impacts on the existing road network.	Measures to manage/improve construction accesses will be detailed within the outline CTMP and will be continually developed as the project progresses.

6. Next Steps

6.1 Next Steps

All feedback received as part of the Phase 1 engagement has been carefully considered by the Project team. The feedback will be used alongside environmental and technical assessments to develop detailed plans for the Project.

Phase 2 is statutory pre-application engagement on these detailed proposals. The local community, technical stakeholders and other relevant statutory organisations have an opportunity to review and comment on the proposals, including environmental information.

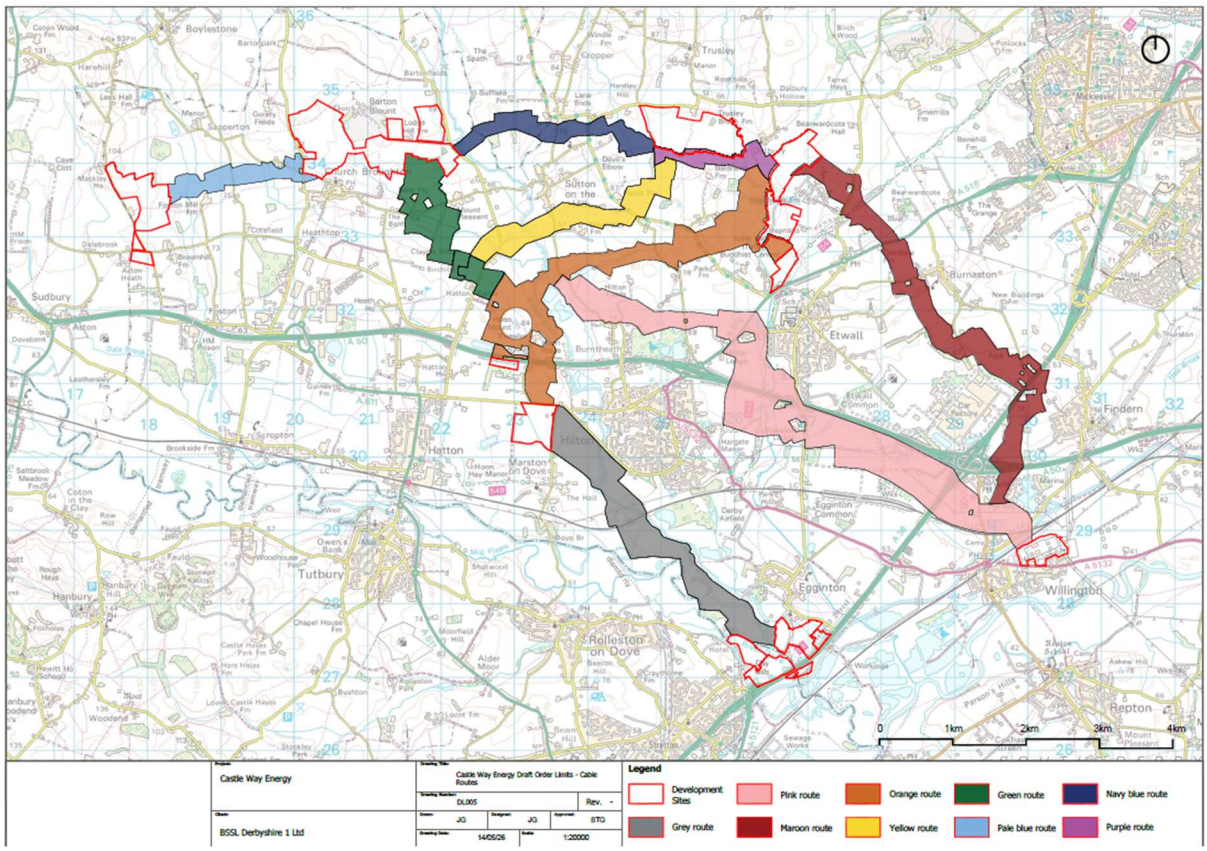
The application, to be submitted as a Development Consent Order (DCO) to the Planning Inspectorate, is anticipated to happen in 2027. A decision on the application will then be made by the Secretary of State for Energy Security and Net Zero.

The Project team will continue to engage with stakeholders outside of the formal phase of engagement.

The Project team will remain contactable on info@castlewayenergy.co.uk for any enquiries relating to the Project. The Project website will be updated in line with any developments. Should consent be granted for the Project, the Project team will continue to engage with stakeholders throughout construction.

7. Appendices

7.1 Appendix A – Proposed Development Layout at Phase 1 Engagement



7.1.1 EIA Scoping Report

The EIA Scoping Report can be found here.

7.2 Appendix B – Engagement Materials

7.2.1 FAQs

The Project FAQs can be found here.

7.2.2 Engagement Feedback Form

About you

Full name:

Organisation (if any):

Postcode:

Email:

How would you describe your interest in Castle Way Energy?

- ☐ Local resident
- ☐ Local representative
- ☐ Landowner or occupier (please specify below)
- ☐ Local business owner (please specify below)
- ☐ Local interest group member (please specify below)
- ☐ Statutory organisation (please specify below)
- ☐ Other (please specify below)

Please specify

Proposals

1. Do you have any specific local knowledge that may help us develop the design of Castle Way Energy?

If your comments relate to a specific land parcel or route corridor, please indicate

- ☐ Site A
- ☐ Site B
- ☐ Site C
- ☐ Site D
- ☐ Site E
- ☐ Point of connection
- ☐ Cable corridors

CASTLE WAY ENERGY

2. Do you have any specific ideas for how we could deliver environmental enhancements?

3. Do you have any suggestions for organisations who may benefit from the proposed Legacy Fund? Are there any local initiatives that you would like to see supported?

4. Do you have any other comments that you wish to make on our proposals?

5. Do you consent to being sent future updates about Castle Way Energy?

- Yes
- No

Submit

7.2.4 Engagement Brochure



CASTLE WAY ENERGY

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.**

CASTLE WAY ENERGY

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.

CASTLE WAY ENERGY

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.

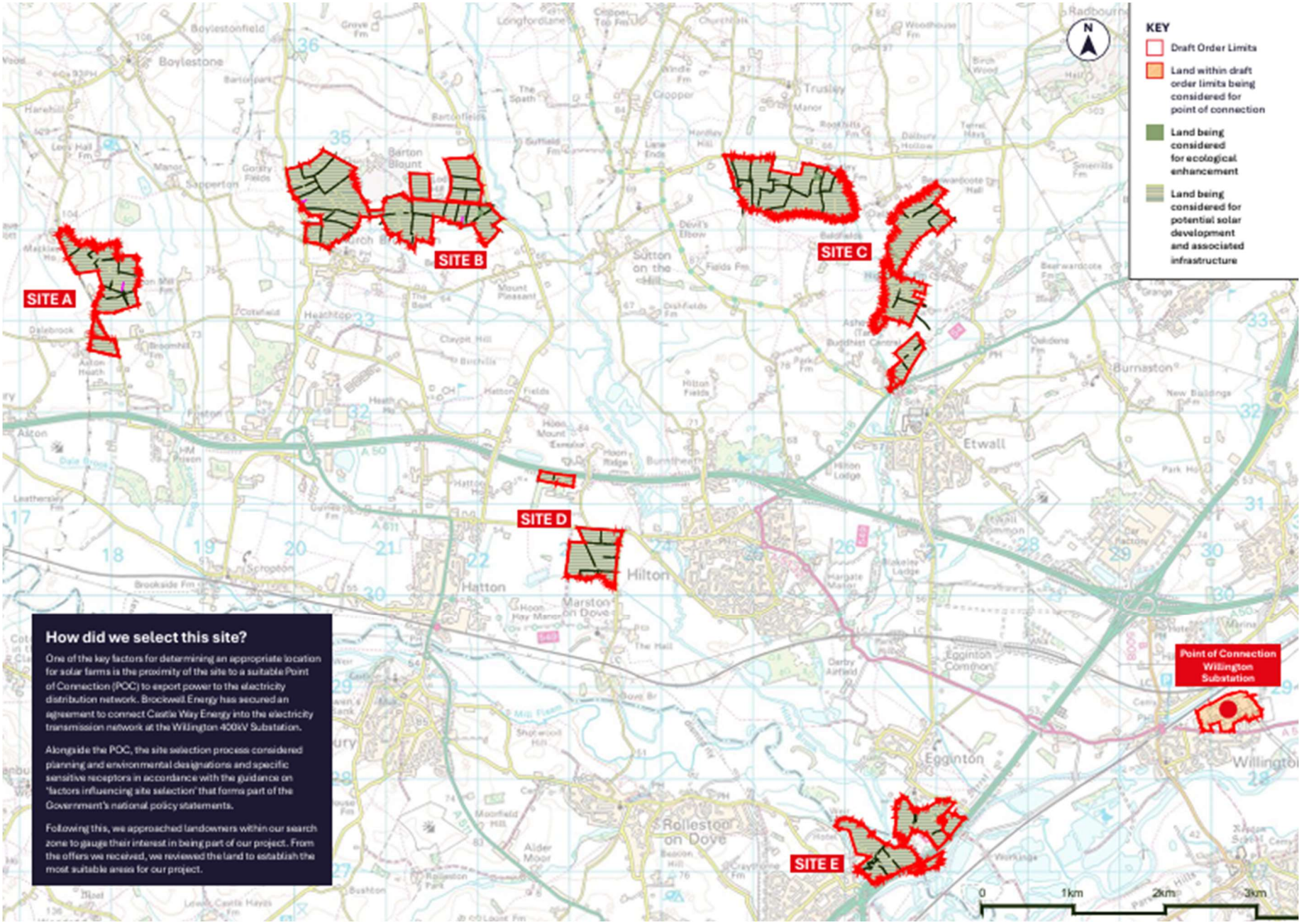
Underground Cabling/Overhead Power Line
A grid connection corridor is required to connect the project to the Willington 400kV Substation. Our aim is to work through a considered design process to arrive at the optimum route and mix of below or above ground infrastructure.

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.

CASTLE WAY ENERGY



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.

CASTLE WAY ENERGY

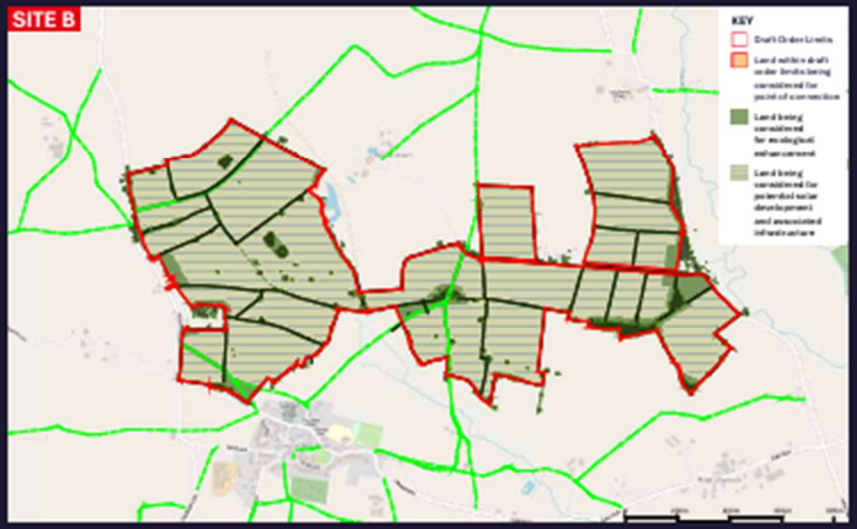
SITE A



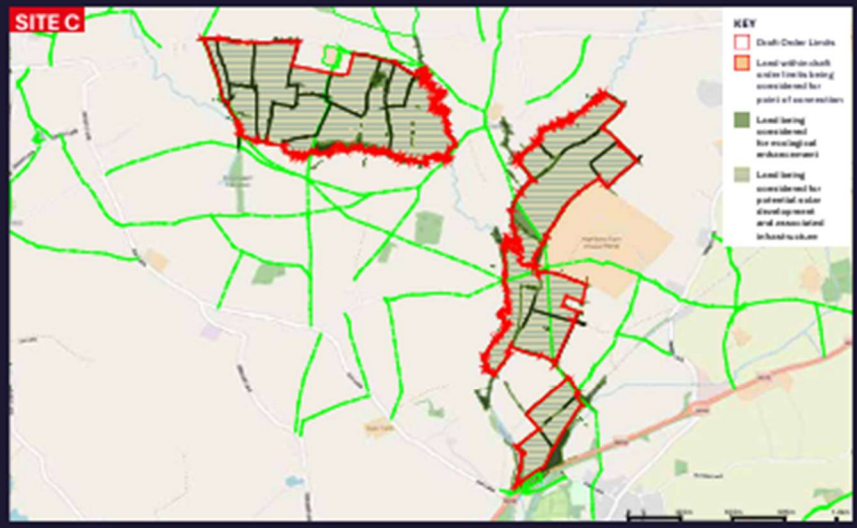
▲ Site A comprises agricultural land situated between Sudbury, Aston and the surrounding rural settlements. Access is provided via a network of local rural lanes including Muse Lane adjacent to the west and Beach Lane adjacent to the south-east.

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

SITE B



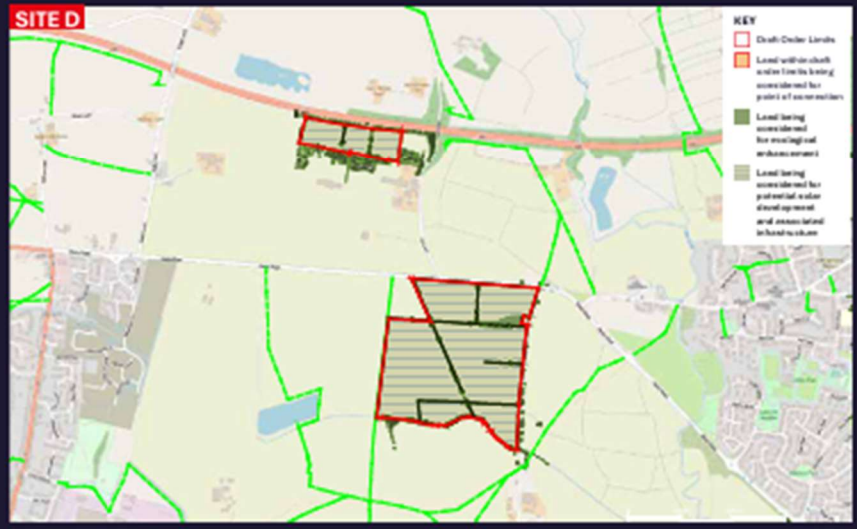
SITE C



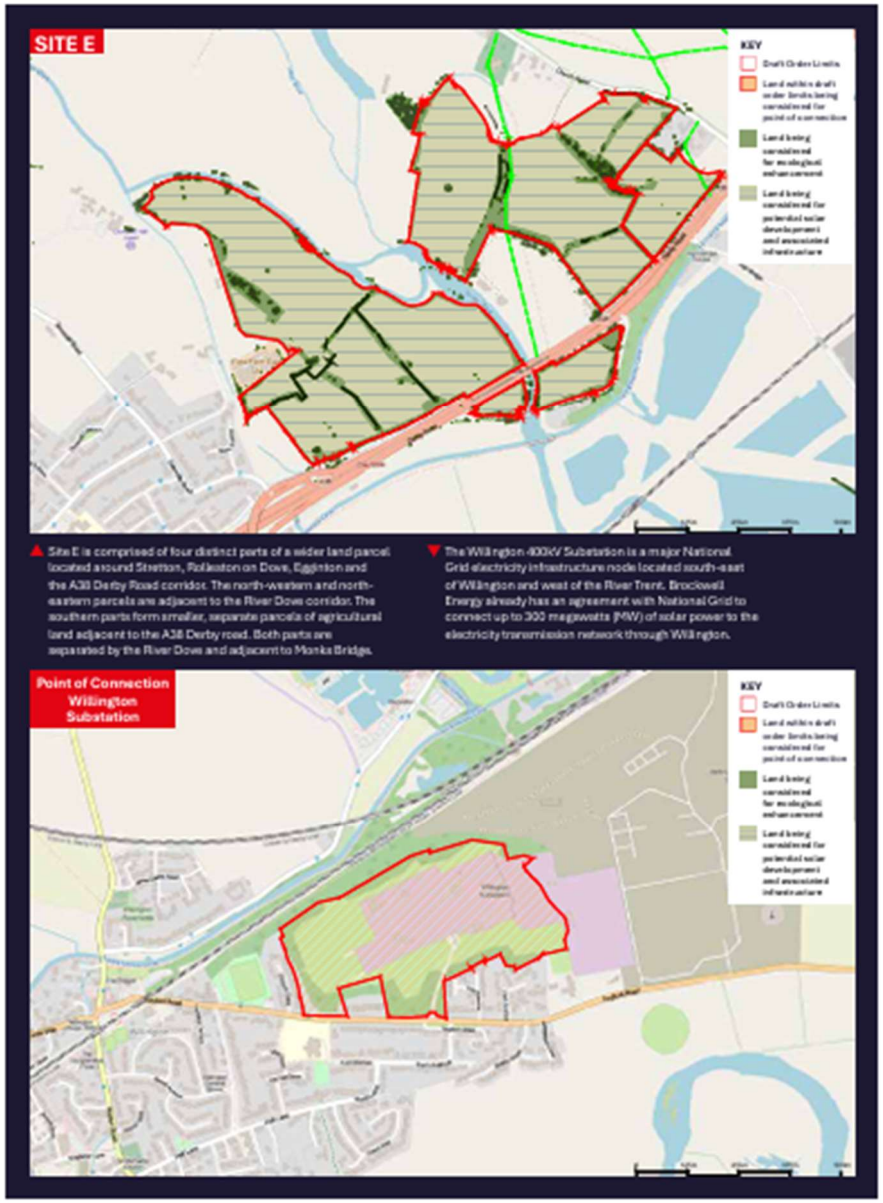
▲ Site C is split across three distinct land parcels located between Dalbury, Trusley and Etwall. The north-western parcel is positioned to the west of Dalbury. The north-eastern parcel is situated to the east of Dalbury and extending toward All Saints' Church and the southern small parcel, located to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

▼ Site D 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 D



CASTLE WAY ENERGY



▲ 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. Brocklewell 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.

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



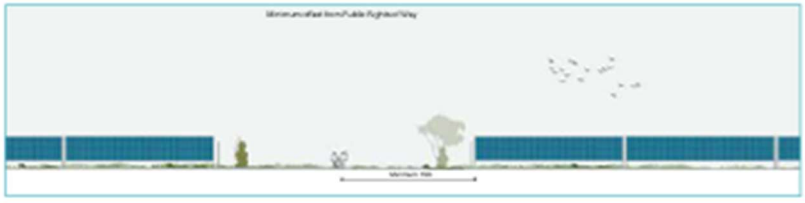
We will seek to include areas of new planting, likely to include diverse grassland and meadows, trees and hedgerows. Once established, this new planting has the potential to result in a reduction of the level of landscape and visual effects from residential properties.

A minimum offset of 20 metres from panels to existing woodland



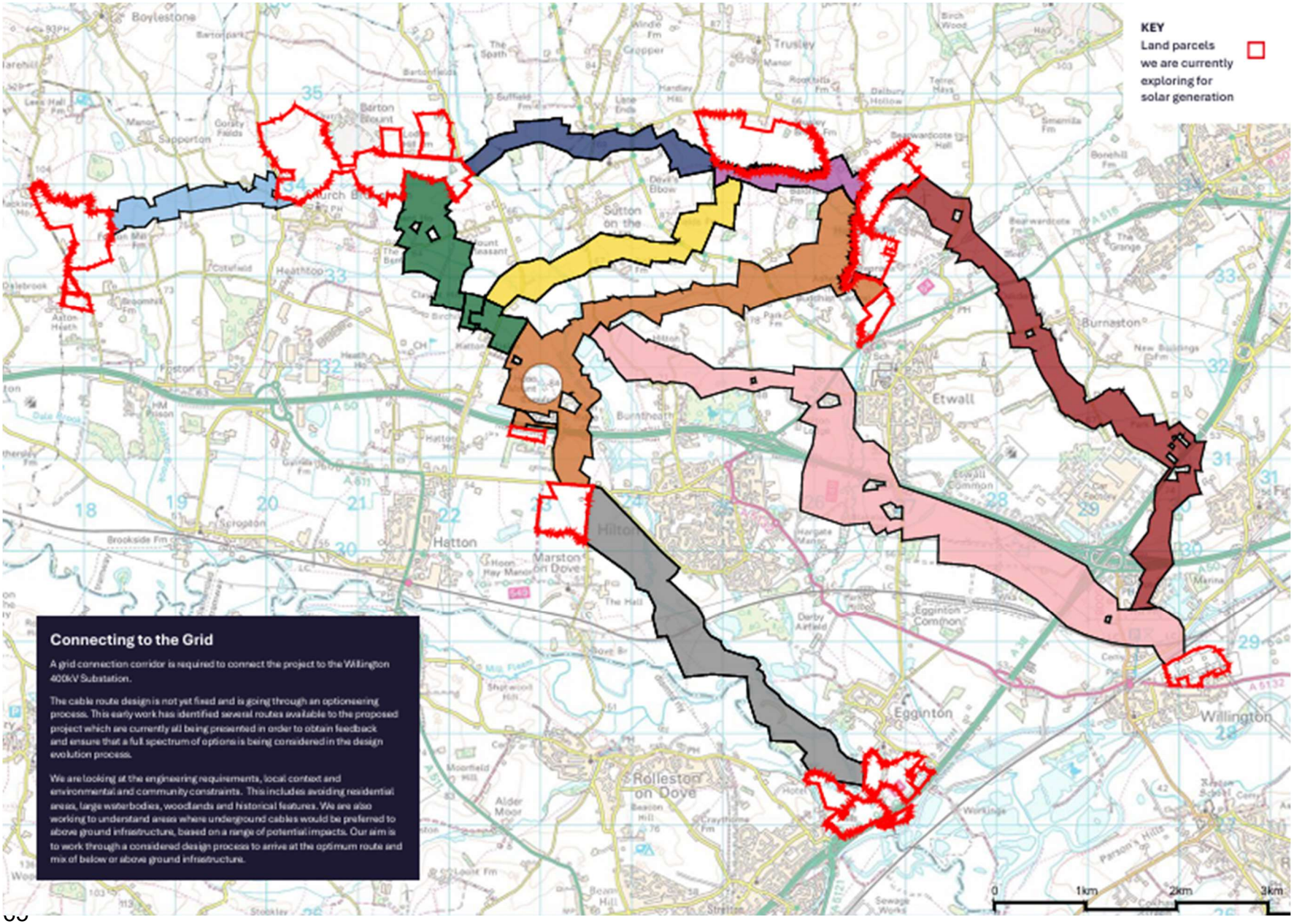
Existing trees and hedgerows will be retained as far as possible and new planting will be proposed to complement and enhance the existing green infrastructure network.

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.

CASTLE WAY ENERGY



CASTLE WAY ENERGY

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

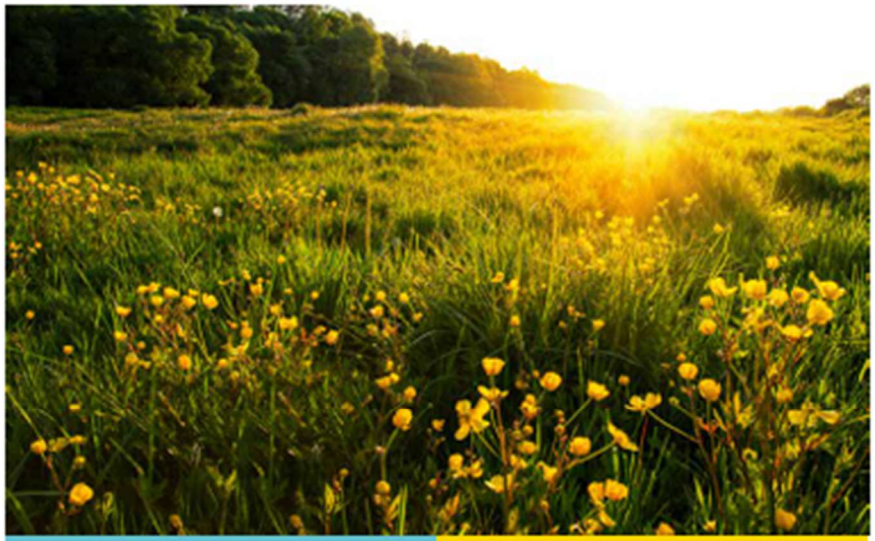
We will carry out a Landscape and Visual Impact Assessment to assess how the proposal may impact the local landscape and refine the design accordingly. We will select a number of representative viewpoints, in consultation with local groups and relevant organisations, to reflect how the development would 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 relevant 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.



CASTLE WAY ENERGY

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**.

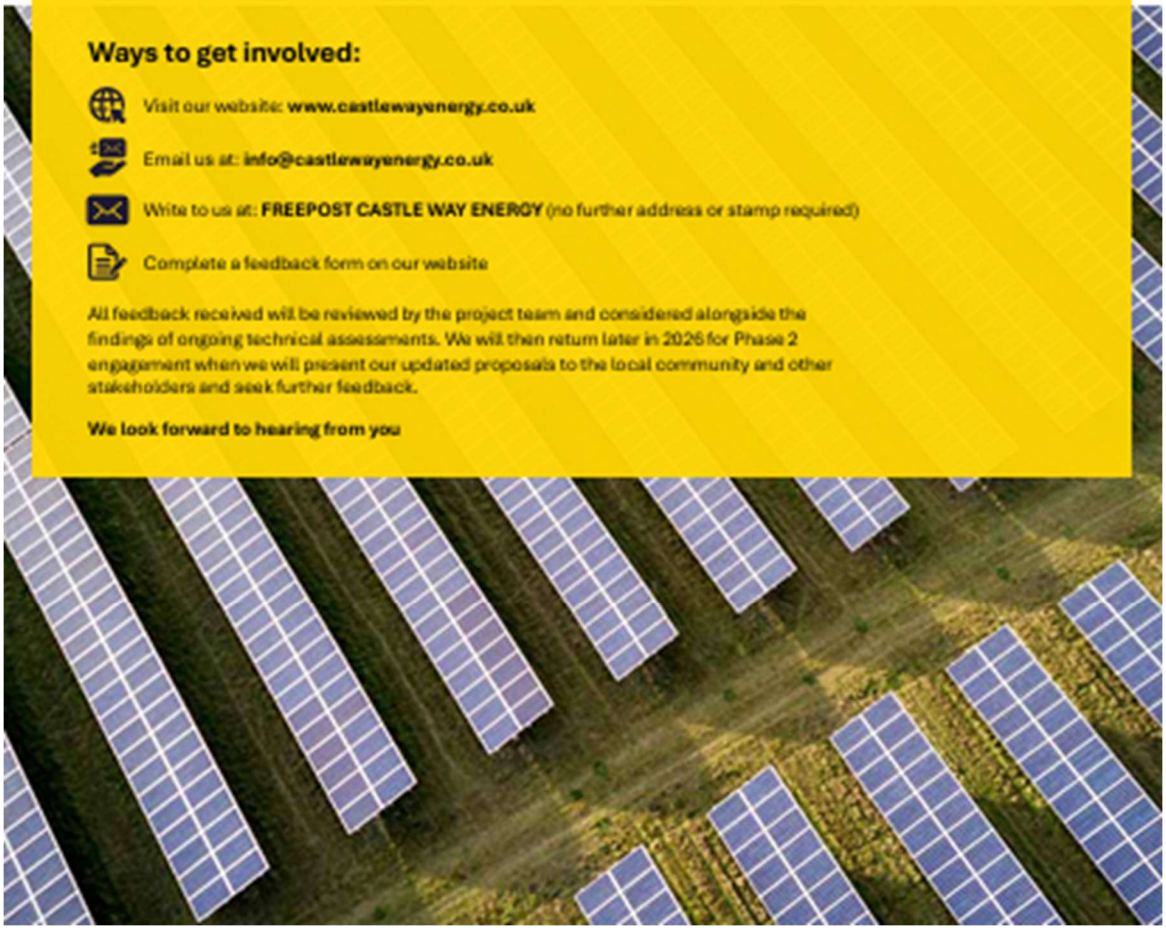
You can share your thoughts by submitting feedback online or by post. We have feedback forms which can be completed online at **www.castlewayenergy.co.uk** or you may request a physical copy by any of the communications methods outlined below.

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



7.3 Appendix C – Categorisation of Issues and Sub-Issues

Access, traffic and local road network

• General comments

• Congestion, delays and road closures

• Emergency service access

• Construction and HGV traffic

• Impact on key roads (A38/A50/A516)

• Local roads narrow, unsuitable or in poor condition

• Road safety for pedestrians, cyclists and riders

Archaeology and heritage

• General comments

• Archaeological remains, surveys and evaluation

• Barton Blount Hall

• Dovecliff Hall Hotel

• Listed buildings and historic landscape generally

• Sudbury Hall

Aviation

• General comments

• Derby Airfield operations

• General comments

• Glint and glare affecting pilots

• Pylons, transmission lines and radio interference

Cable route

• General comments

• Proposed routes

• Underground rather than overground

Phase 1 engagement and the planning process

• General comments

• Accessibility of Phase 1 engagement

• Engagement documents

• Further surveys, modelling and evidence requested

• Planning-policy concerns

• Site-specific rather assessment

Decommissioning and restoration

• General comments

• Decommissioning bond

• Decommissioning and restoration plan

• Irreversible damage

Ecology and biodiversity

• General comments

• Pollinators and wildflower habitat

• Protected species and habitats

• Protection of existing hedgerows, trees and green space

• Wildlife corridors and habitat connectivity

Energy and technology

• General comments

• Concerns about BESS technology

• Efficiency, intermittency and energy output

• Grid connection and transmission infrastructure

• Opposition to solar at the proposed locations

• Support for solar/renewable energy in principle

Flooding, drainage and hydrogeology

• General comments

• A38 flooding and resilience

• Local flood evidence

• Site B flooding

• Site D flooding

• Site E flooding

Landscape and visual impact

• General landscape and visual effects

• Glint and glare

• Industrialisation of the countryside

• Loss of tranquillity and dark skies

• Scale, density and visibility

• Security fencing, CCTV and lighting

• Impact on rural character

Legacy Fund

• General comments

• Local environment and ecological projects

• Local wellbeing and health

• Opposition to fund

• Sports clubs and community facilities

• Support for Hilton Cricket Club

Local business and community facilities

• General comments

• Dovecliff Hall Hotel

• Hilton Cricket Club

• Local business

• Tourism

Noise, light and pollution

• General comments

• Dust, mud and air quality

• Light spill and security lighting

• Noise from construction, inverters or substations

Public Rights of Way, bridleways and recreation

• General comments

• Loss of recreational access

• Site B footpaths and bridleway

• Bridleways and horse riders generally

Residential and community impact

• General comments

• Quality of life and residential amenity

• Property values

• Proximity to homes and villages

Site selection and land use

• General comments

• Agrivoltaics

• Alternative locations

• Cumulative development

• Prioritise brownfield land, rooftops or car parks

• Proximity to houses and villages

• Use/loss of agricultural land and food production

7.4 Appendix D – Phase 1 Engagement Publicity

7.4.1 Copy of Phase 1 Engagement Newspaper Advertisement

Advert in the Derby Telegraph, Tuesday 16th June, 2026



facebook.com/derbyshirelive

TUESDAY, JUNE 16, 2026 DERBY TELEGRAPH 7

Future of former care homes to be decided as residents go

News

By EDDIE BISKNELL
Local democracy reporter

EIGHT Derbyshire council-run care homes have now been emptied and closed, with remaining residents moved elsewhere, after planned sales to a sole provider failed late last year.

All eight care homes which had been put up for sale by Derbyshire County Council have been vacated as of the first week of June, it has confirmed, with processes to "dispose" of the buildings now beginning.

For some former care homes, this disposal process could include reuse by another council service, a Reform UK cabinet member has now said.

The council has already filed a notice for the upcoming disposal, to be decided in private, of the first of the eight affected care homes, Castle Court in Castle Gresley.

That first decision, to be decided in a confidential meeting by Councillor Carol Wood, cabinet member for the environment (which includes management of council buildings), is due to take place in July.

The eight affected care homes which are now vacant and set to be disposed of on the open market are:

- The Leys, Ashbourne
- Thomas Colledge House, Bolsover
- Briar Close, Borrowash
- Castle Court, Castle Gresley
- The Grange, Eckington
- Lacemaker Court, Long Eaton
- New Bassett House, Shirebrook
- Rowthorne, Swanwick

The decision to dispose and sell the eight buildings was taken by the previous Conservative county council administration in late 2024, before the May 2025 election in which Reform UK gained control.

An intended sale to a sole operator was pursued but failed in December last year, in the lead-up to Christmas.

The decision was then taken to empty the facilities and close them, with all residents needing to find new accommodation, as opposed to potentially staying in the facilities under new management.

Mark and Sonia Essex, whose mother Sheila had lived at Castle Court and had dementia, had been severely distressed and worried about the closure.

They had dubbed the then-potential closure "diabolical" and had "grave concerns" about the facility being only half full due to its future uncertainty.

Mr Essex, a former railway operations worker who has lived in Swadlincote all his life, has now told the Local Democracy Reporting Service that his mother-in-law passed away in November.

He said: "It was always on the cards to dispose of it and close them. We know the sale fell through in December.

"It is absolutely scandalous what has happened but that is what life is like now. They say there is no money to spend but they would just rather spend money elsewhere than on the elderly."

He said Castle Court was "one of the best care homes in the area" and one of the last council-run care homes in South Derbyshire, alongside Oaklands in Swadlincote.

Councillor Joss Barnes, county council cabinet member for adult care, said: "Now our residents are settled into their new homes, our property department is assessing each of the eight homes to determine what will happen to them.

"A range of options are available, including potentially repurposing them for another council service or for sale.

"The future of each of the homes will be considered by our property team on an individual basis in the coming months."

Mark and Sonia Essex outside Castle Court Care Home in Arthur Street, Castle Gresley

RELATIVE STILL ANGRY AT 'SCANDALOUS' COUNCIL CLOSURE

CASTLE WAY ENERGY

brockwell energy

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

Once operational, Castle Way Energy would generate up to 300 megawatts (MW) of green energy to the electricity transmission network at the Willington 400kV substation. Castle Way Energy is expected to generate enough clean power in its first year to power approximately 81,000 homes, or almost all of the households in South Derbyshire combined.

HAVE YOUR SAY

We are seeking preliminary views on our draft proposals. Your views can influence our proposals and help us achieve Castle Way Energy's full potential. After our initial Phase 1 engagement has closed, we'll consider all your comments and use them to develop our proposals, ensuring we have due regard for the issues and concerns raised. We will return later in 2026 to present our updated plans during Phase 2 engagement.

We invite you to view our early project information and our online webinar, details of which are set out below.

View information about the project on our website:
www.castlewayenergy.co.uk

Attend our online webinar:
Date: **Thursday 2nd July 2026**
Time: **6-7pm**

How to register:
Scan the QR code or visit our website

GET IN TOUCH

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)

Visit our website to complete an online feedback form

All feedback received will be reviewed by the project team, helping at this stage in the development of the project.

CASTLE WAY ENERGY

Advert in the Derbyshire Times, Thursday 18th June 2026



7.4.2 Copy of Phase 1 Engagement Launch Press Release

For immediate release

June 2026

Brockwell Energy launches public consultation for Castle Way Energy development near Derby

UK renewable energy developer Brockwell Energy has announced the first round of public consultation for Castle Way Energy, a solar and battery energy storage system (BESS) development to the West of Derby.

The project is expected to generate enough green energy in its first year to power approximately 81,000 homes, helping to strengthen the UK's energy security while supporting the transition away from fossil fuels. New wildlife habitats and tree planting could also be delivered to maintain and improve the surrounding natural environment.

A Legacy Fund would also provide financial contributions to community initiatives in the surrounding area. Brockwell Energy are keen to hear the views of local residents on how this funding could be best tailored to support priorities within the community.

This first round of engagement provides an opportunity for local residents, community groups and stakeholders to learn more about the emerging proposals and share their views with the project team as the plans continue to develop.

All information can be viewed on the project website: www.castlewayenergy.co.uk

As part of the consultation, members of the public will be able to access information about the proposals through the project website where you can view a community brochure and newsletter. Brockwell Energy will be hosting an online public webinar on Thursday 2nd July, providing an opportunity to learn about the project and discuss the proposals directly with members of the project team.

Nicholas Andrews, DCO Project Manager at Brockwell Energy said:

"Castle Way Energy represents an opportunity to deliver a significant portion of renewable electricity in South Derbyshire, helping to support the UK's transition to a cleaner and more secure energy system. By combining solar generation with energy storage, the project could play an important role in supporting the growing demand for home-grown, low-carbon electricity."

We are at an early stage in developing the proposals and want to hear the views of local communities and stakeholders so that their feedback can help inform the design of the project as it evolves.

Meaningful engagement and collaboration with local communities is an important part of our approach, and we encourage anyone interested in the project to take part in the consultation and share their views with the project team."

As this project will generate more than 100 MW of electricity, it will be classified as a Nationally Significant Infrastructure Project (NSIP), and will need to apply for planning permission through the Development Consent Order (DCO) process. The application would be submitted to and scrutinised by the Planning Inspectorate (PINS), with the final decision taken by the Secretary of State.

Feedback received from the community will be carefully reviewed alongside the results of environmental and technical assessments as the proposals are refined ahead of another round of consultation which will take place later this year.

Information about the project, including consultation materials and details of how to provide feedback, is available on www.castlewayenergy.co.uk.

Members of the public can also contact the project team directly by emailing info@castlewayenergy.co.uk.

ENDS

About Brockwell Energy

Brockwell Energy is a multi-technology Independent Power Producer (IPP) specialising in renewable energy infrastructure. Since 2017, Brockwell have created a pipeline of 3.5GW of projects in onshore wind, solar and battery storage, and leading the way in setting new standards in the renewable energy industry.

Brockwell Energy are committed to providing innovative energy solutions that drive growth and progress, enabling the UK to meet the demands of a sustainable future. Brockwell's projects prioritise environmental responsibility and focus on building energy solutions that bring lasting value, and support both economic growth and ecological resistance.

Meaningful engagement and collaboration are at the heart of every Brockwell project, working closely with partners, stakeholders and local communities to ensure that each initiative aligns with the needs of local communities and the principles of sustainable development.

For further information, please contact Holly Simons – info@castlewayenergy.co.uk

7.4.3 Phase 1 Engagement Leaflet sent to Households



CASTLE WAY ENERGY

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 project's 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.

PHASE 1 ENGAGEMENT

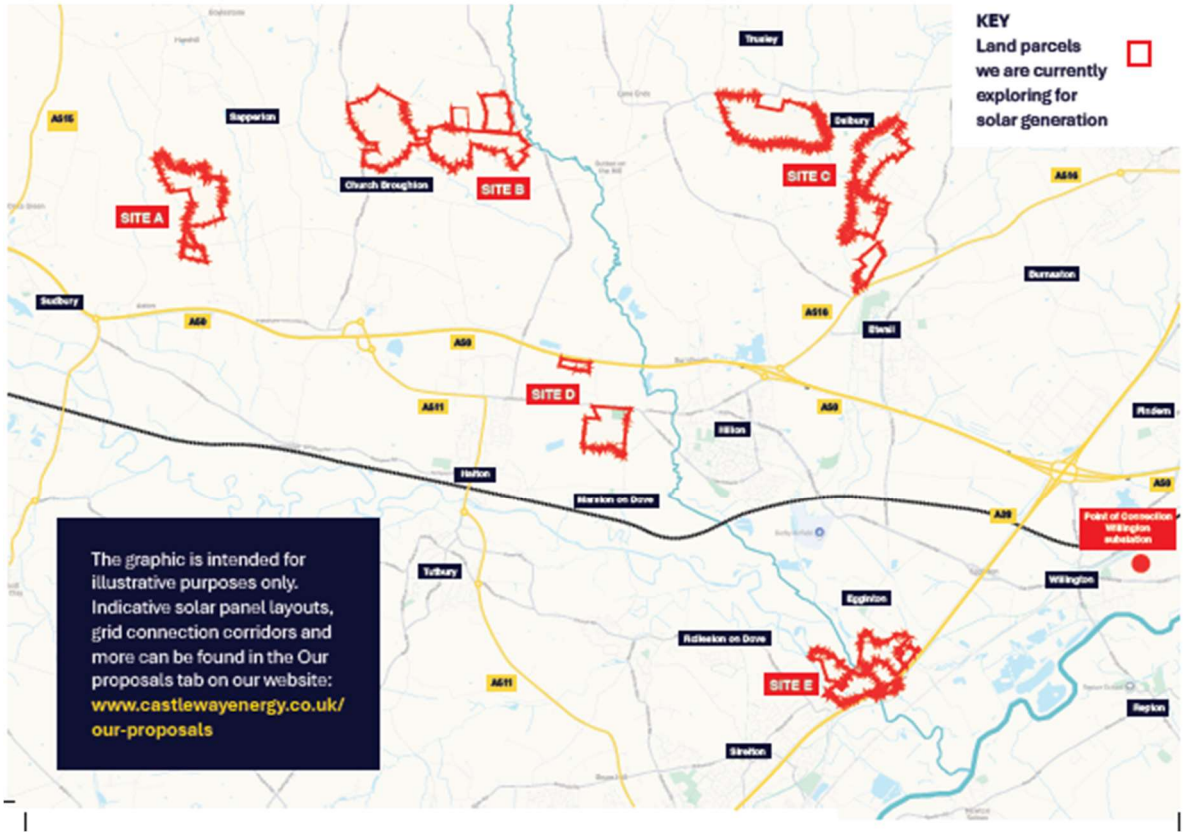
We have now commenced Phase 1 engagement for Castle Way Energy. We'd like to invite you to take part in this first phase of engagement on our proposals, which will run from Tuesday 16th June until Tuesday 28th July 2026, where we are keen to hear your views.

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 the front page.

We are still at an early stage of the process, and the design will be refined during the course of the project. The project's design will be carefully considered, taking account of the characteristics of the local landscape of Derbyshire, whilst making a significant contribution to tackling the energy crisis and fighting the global climate emergency.

Location

The project is still in the early stages, and we are completing a range of preliminary surveys and technical assessments. The plan below shows the land parcels we are currently exploring for solar generation. We will consider a range of potential environmental and amenity impacts when refining the design. We will be eager to hear feedback during the process and will work closely with local people and technical stakeholders in preparing our application.



CASTLE WAY ENERGY

OUR PROPOSALS INCLUDE:

- Installation of ground-mounted solar panels, along with associated inverters, transformers and switchgear
- Underground cables or overhead power lines to connect to the rest of the proposed development and to the Willington 400 kv 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.

CASTLE WAY ENERGY

brockwell energy

NEXT STEPS

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 shape 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 for years to come.

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. We're hosting an online webinar where you can find out more information about the proposals and provide your feedback.

Upon the culmination of Phase 1 we will go away and consider the early feedback received in this first round of engagement 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.

Get in touch

Visit our website
www.castlewayenergy.co.uk

Register to attend our online webinar by scanning the QR code or visiting our website

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

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

Visit our website to complete an online feedback form

All feedback received will be reviewed by the project team, helping to shape the plans at this stage in the development of the project.

About Castle Way Energy

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 through the Development Consent Order (DCO) process, before the final decision is determined by the Secretary of State for Energy Security and Net Zero.

About Brockwell Energy

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

Brockwell Energy is a multi-technology Independent Power Producer (IPP) specialising in renewable energy infrastructure. Since 2017, Brockwell have created a pipeline of 3.5GW of projects in onshore wind, solar and battery storage, and are 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's projects prioritise environmental responsibility and focus on building energy solutions that bring lasting value, and support both economic growth and ecological resistance.



7.4.4 Phase 1 Engagement Website Screenshots

CASTLE WAY ENERGY



Powering growth for a more secure future

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

Castle Way Energy will be classified as a Nationally Significant Infrastructure Project (NSIP), meaning planning consent will need to be determined by the Secretary of State. We will be consulting with landowners, neighbours, local residents and other community and business stakeholders on the early-stage development of a planning application to be submitted to the Planning Inspectorate (PINS) by late 2027.

Find out more about the planning process and how this project differs from a standard planning application here.



Our proposals include

A solar farm capable of generating up to 300 megawatts (MW) of clean power – enough to power approximately 81,000 homes, or almost all of the households in South Derbyshire combined

A connection – either underground or overhead line – to the electricity transmission network at Willington East 400 kV Substation

Associated infrastructure such as access roads and construction compounds

Works such as new wildlife habitat and tree planting to maintain and improve the surrounding natural environment, leading to a net gain in local biodiversity

A Legacy Fund that would provide financial contributions to local projects, ensuring that those living locally benefit from our plans

CASTLE WAY ENERGY

Home Our proposals Timeline Frequently asked questions (FAQs) Have your say

About us

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

Brockwell Energy is a leading Independent Power Producer (IPP) specialising in renewable energy. 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.



CASTLE WAY ENERGY

Get in touch:

Email info@castlewayenergy.co.uk

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

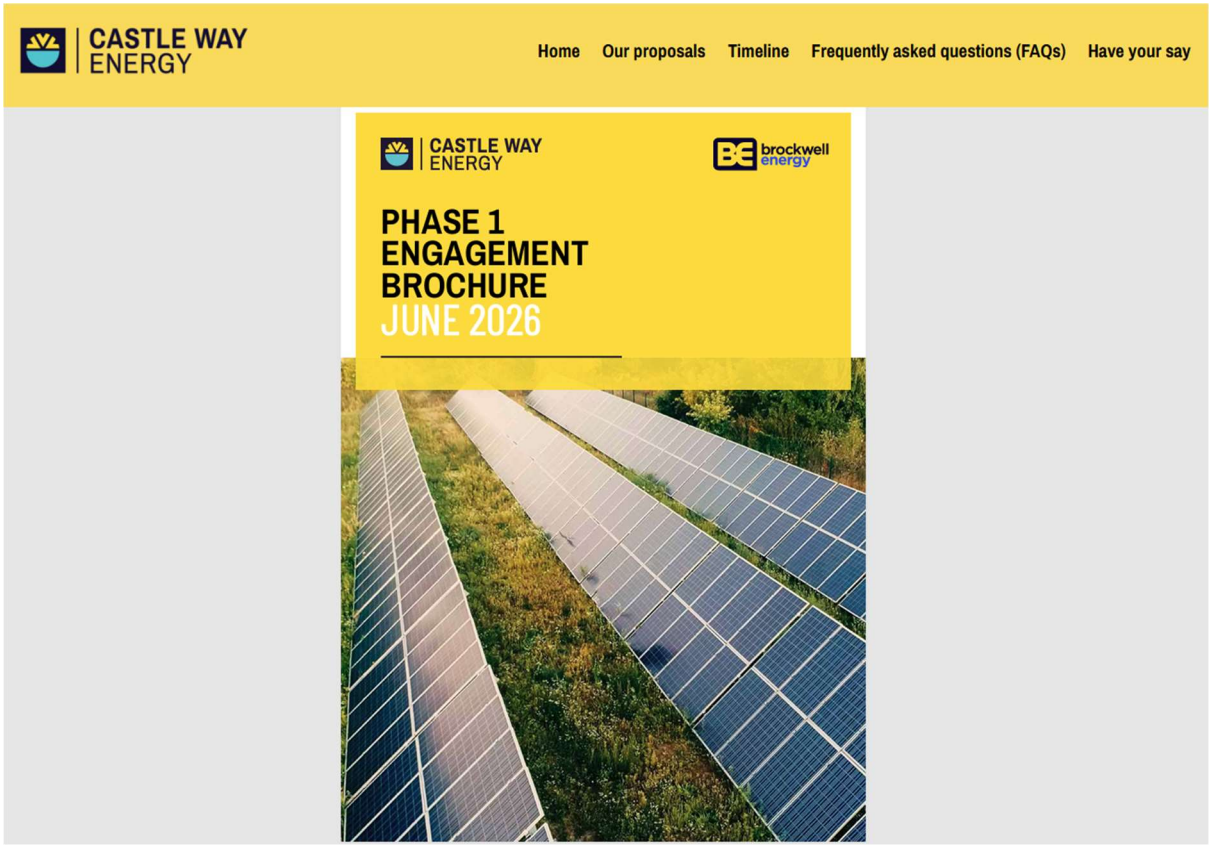
CASTLE WAY ENERGY

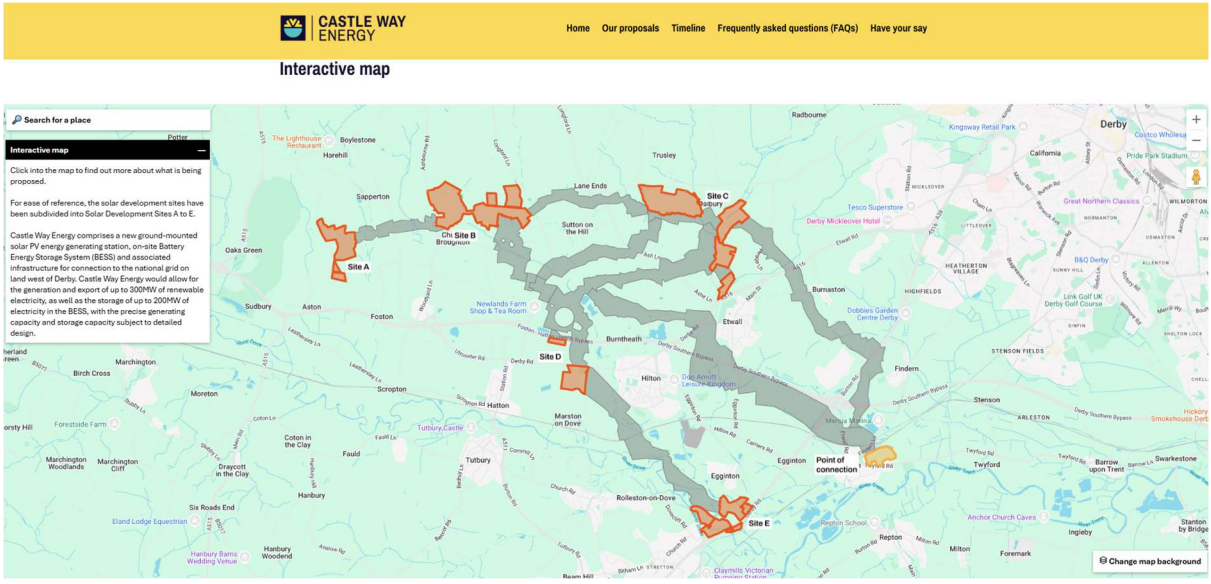
Home Our proposals Timeline Frequently asked questions (FAQs) Have your say



Project information

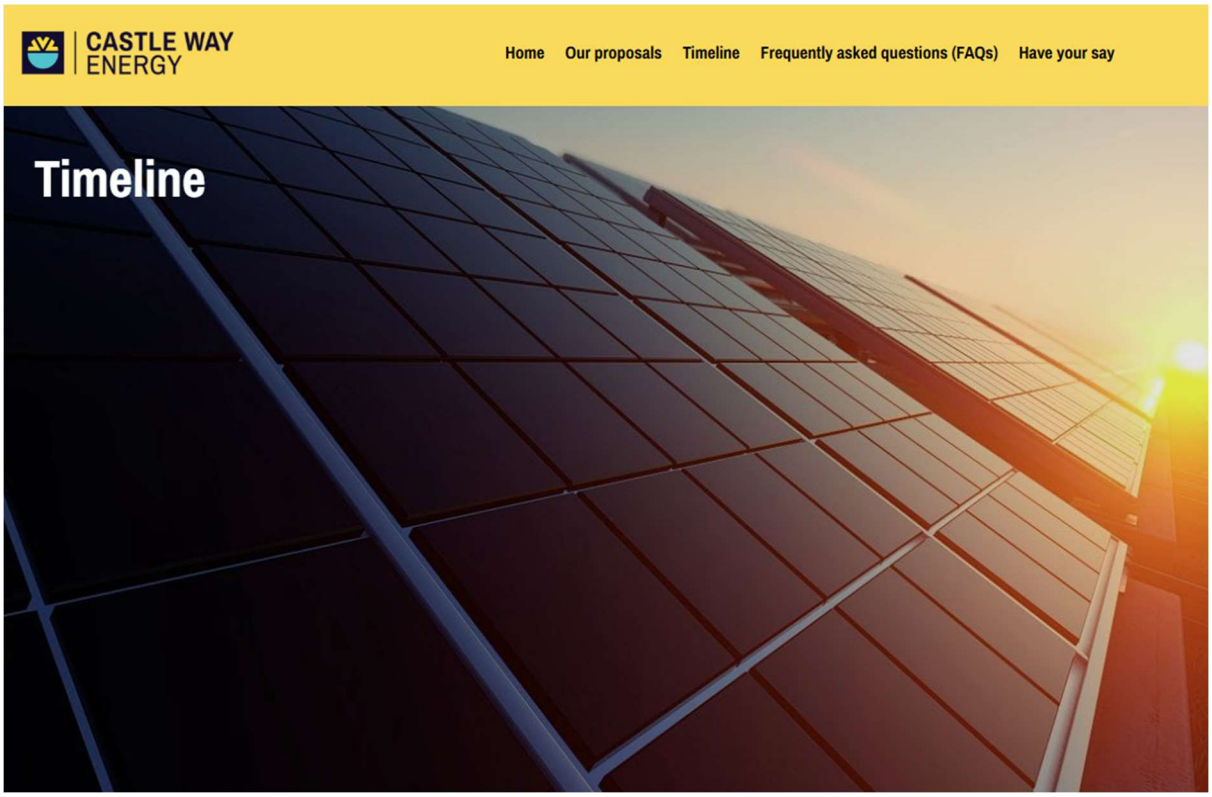
The latest project information can be viewed in the brochure below.


CASTLE WAY ENERGY
Home
Our proposals
Timeline
Frequently asked questions (FAQs)
Have your say
CASTLE WAY ENERGY
brockwell energy
PHASE 1 ENGAGEMENT BROCHURE
JUNE 2026


CASTLE WAY ENERGY
Home
Our proposals
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Frequently asked questions (FAQs)
Have your say
Interactive map
Search for a place
Interactive map
Click into the map to find out more about what is being proposed.
For ease of reference, the solar development sites have been subdivided into Solar Development Sites A to E.
Castle Way Energy comprises a new ground-mounted solar PV energy generating station, on-site Battery Energy Storage System (BESS) and associated infrastructure for connection to the national grid on land west of Derby. Castle Way Energy would allow for the generation and export of up to 300MW of renewable electricity, as well as the storage of up to 200MW of electricity in the BESS, with the precise generating capacity and storage capacity subject to detailed design.
Site A
Site B
Site C
Site D
Site E
Point of connection
Change map background

We hosted an online webinar which can be viewed below:





CASTLE WAY ENERGY

CASTLE WAY ENERGY

Home Our proposals Timeline Frequently asked questions (FAQs) Have your say

What is a Nationally Significant Infrastructure Project (NSIP)?

Castle Way Energy will be classified as a Nationally Significant Infrastructure Project (NSIP) under the Planning Act (2008) because it would generate more than 100 megawatts (MW) of power.

NSIPs apply for planning permission through the Development Consent Order (DCO) process. DCO applications are subject to detailed scrutiny by an independent panel of inspectors appointed by the Planning Inspectorate (PINS), before the final decision about whether or not to grant planning consent is determined by the Secretary of State. Although the local planning authority doesn't decide whether or not to approve the application, they are a key consultee involved throughout the DCO process and in helping to shape the final decision.

For more information on the DCO application process, please visit the Planning Inspectorate's website here:

Find out more → View Programme Document →

Project timeline

Early engagement and consultation

from March 2026

Brockwell Energy will shortly begin our early engagement with landowners, neighbours, residents and other community and business stakeholders to share our initial plans and to gather early feedback.

Phase 1 engagement and Scoping

June – July 2026

Brockwell Energy are engaging with residents, landowners and other community and technical specialist stakeholders to share our initial plans and to gather feedback. We have also submitted a request to PINS for direction on the scope of our EIA.

Phase 2 engagement

Late 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 formal public consultation.

Application submission

Summer 2027

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

Pre-examination

Late 2027

Once our 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 will be appointed to carry out an Examination of our application.

Examination

Early 2028

The panel will examine our application. This includes holding public examination hearings which Interested Parties i.e. members of the community can attend.

Recommendation

Late 2028

An independent panel will prepare a report for the Secretary of State, which will include a recommendation about whether to approve our DCO application or not.

Decision

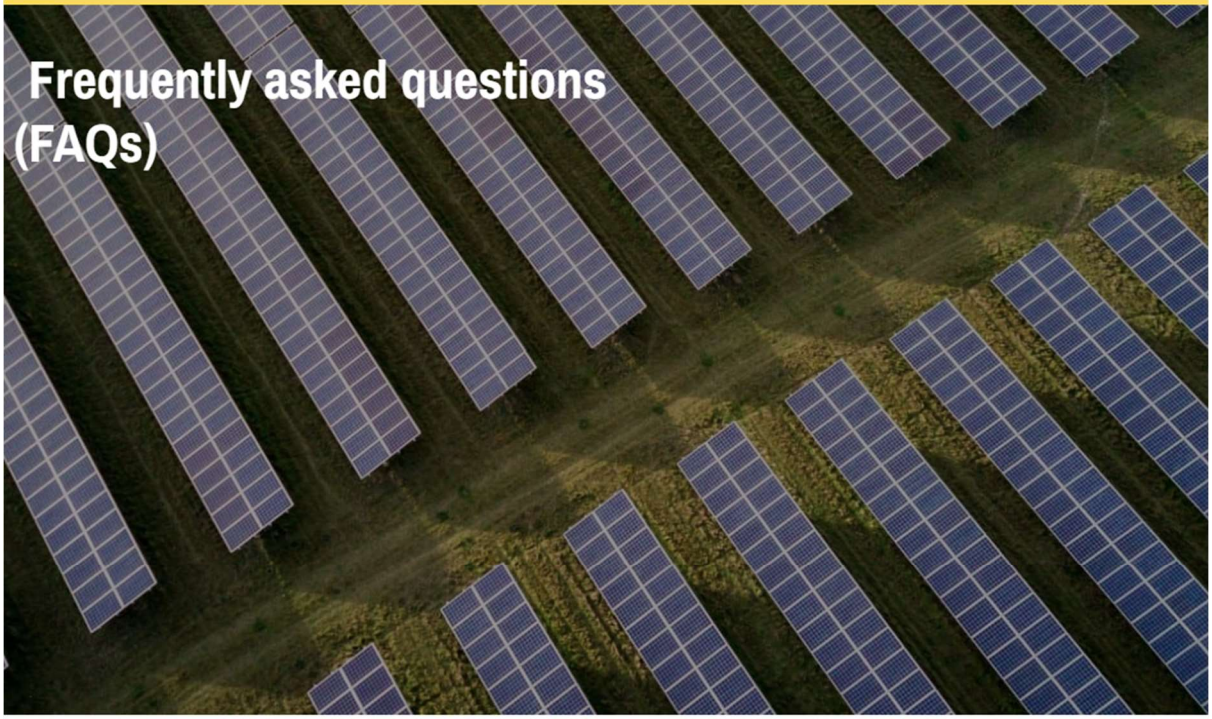
Early 2029

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

Construction

2029 onwards

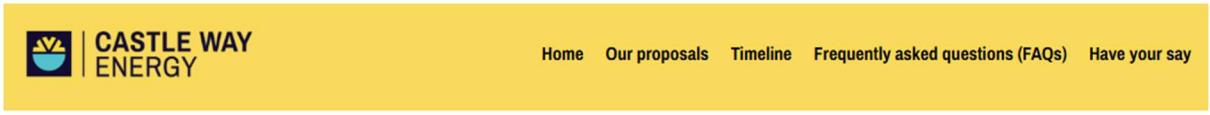
If our DCO application is approved, we will then begin to build the project.



Below you will find answers to a range of questions on our proposals for Castle Way Energy. We will continue to keep these questions and answers up to date with the latest and most relevant project information.

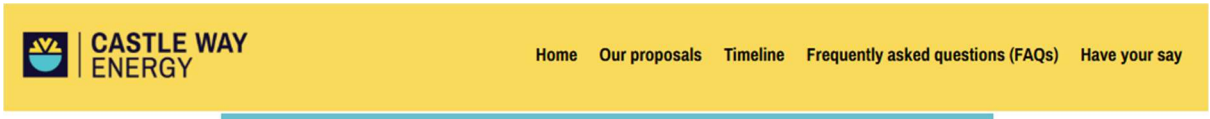
If your question is not listed below, please contact us and we will do our best to provide you with an answer. Please note however that we may not yet have full answers to detailed technical questions at this stage of the project, while surveys and studies are still ongoing.

CASTLE WAY ENERGY



General

- 1. Who is the applicant? →
- 2.What is Castle Way Energy? →
- 3. Why here? →
- 4. Will the energy generated from Castle Way Solar Farm be used to subsidise the electricity and energy bills of local residents? →
- 5. Who will decide whether the project should be granted planning permission? →
- 6. Will you capture feedback and engage with the community? →
- 7. When do you expect to submit an application? →
- 8. If the project gets approved, when will it be constructed and operational? →
- 9. What is the possibility of Castle Way Energy increasing in size? →
- 10. Is the Chesterfield to Willington project related to Castle Way Energy? →
- 11. Why can't solar panels be placed on rooftops? →
- 12. What is the status of Castle Way Energy? →
- 13. What is Phase 1 Engagement? →



14. What information is not available at this stage? →

15. Who are Rothamsted Research? →

16. How will Castle Way Energy connect to the grid? →

Environmental impact

17. Will there be a visual impact? →

18. What are the impacts on the local environment and biodiversity? →

19. Is the project sited on agricultural land? →

20. Have you considered the impact of flood risk as a result of the proposals? →

21. Will the solar farm generate noise? →

22. Will the solar panels be visible from properties? →

23. Will solar panels cover the whole area of the proposed site? →

24. How will you protect archaeological finds? →

25. How and when can I see the results of the environmental surveys? →

26. What will be provided at Phase 2 Engagement? →



We are committed to engaging with communities and stakeholders at an early stage of the project, giving people the opportunity to shape the project's 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 for years to come.

Phase 1 engagement for Castle Way Energy has now closed. We thank you for engaging with our proposals for Castle Way Energy and providing your feedback.

We will now consider the early feedback received and the findings of further technical assessments before presenting our refined proposals to the local community and other stakeholders in Phase 2 engagement, scheduled for later in the year.

You can still contact the project team via email or Freepost.

Community benefit offering

27. Will there be community benefits as a part of Castle Way Energy? →