



IMPORTANT PLANNING APPLICATION

25/02284/APP - Erection of a solar PV array, a 33kV substation and associated infrastructure - The Oaks Stratford Road Whaddon

Following the Public Engagement event held on the 5th July 2023 at Whaddon Jubilee Hall, a presentation by the applicants to Whaddon Parish Council on the 14th September and the distribution of 245 invitation leaflets by the applicants to all local properties by Innova Renewables Developments Ltd followed by a further presentation to WPC in June 2025, a planning application has now been formally submitted to Buckinghamshire Council (BC), relating to the site shown on the opposite page.

Residents are encouraged to inspect the documents that are available on the BC's planning Portal under ref. No : 25/02284/APP, and make their views known to that council before the consultation deadline of 19th September 2025. Visit the Buckinghamshire Council website and search for "publicaccess.aylesburyvaldc.gov.uk/online-applications" for access to the documents and to submit your response.

As the public consultation responses are no longer shown on the BC website, it would be helpful if a copy of your response could be forwarded to WPC's clerk at: clerk@whaddonbucks-pc.gov.uk in order that councillors can gauge local public opinion before making their own detailed response.

It is important to remind residents that WPC is only a statutory consultee on all planning applications, and although BC is bound to consider all responses the final decision is solely down to BC itself, guided by National planning guidelines and policies.

Residents will have their own opinions - **either supporting or objecting** – and the following notes may guide you.

Location: Oaks Farm, Milton Keynes (approx. 113 acres)

Capacity: 28 MW solar PV array – enough to power ~9,000 homes

Duration: 40 years (land restored to agriculture after)

Developer: Innova Renewables Developments Ltd

Consultation: Public events, leaflets, parish council meetings

Design Change: Northern field removed, more landscaping & ecology planting added.

Key Benefits: Clean Energy Generates renewable electricity and supports UK climate targets. Reduced Pollution Helps cut carbon emissions. Biodiversity Net Gain More planting, hedgerows, and wildlife habitats retained after project ends. Community Benefit Fund £250 per MW/year for local projects (~£7,000 annually). Agriculture Retained Grazing can continue; soil quality may improve. Temporary Impact - All infrastructure removed after project life, and land returned to farming.

Main Concerns

Loss of Farmland ~29.5% is good-quality Grade 3a land. Landscape Impact Views from

footpaths and rural character changes. Visual impact on the Whaddon Conservation Area. Ecology & Heritage Possible effects on wildlife and nearby heritage sites. Construction disruption Traffic, HGVs, and access route issues. Alternative Sites Calls for more brownfield/rooftop solar. Project Security Concerns about developer bankruptcy. Noise. Rainwater runoff.

Proposed Mitigations: Northern field removed from plans, extensive planting & screening, retained agricultural grazing, detailed traffic management for construction, heritage and landscape assessments, commitment to restore site after 40 years.

On the main policy issues like: Environmental Impact; Landscape; Biodiversity; Historic Environment; Agricultural land classification; Transport; Community and Charitable fund benefits etc, and detailed answers to such matters can be found within the submitted documents by Innova Ltd. and their various planning consultants.

WPC would recommend inspecting in particular the 'Statement of Community Involvement' and the 'Planning Design and Access Statement', both of which can be found within the BC planning portal under the reference number above.

