

Kingsway Solar Farm

Land Access Request: Frequently Asked Questions

This Frequently Asked Questions (FAQ) document has been prepared to assist landowners and occupiers who have been contacted by, or on behalf of, Kingsway Solar Farm Limited (Kingsway Solar) with a request to obtain access to their land for the purpose of undertaking surveys.

Since March 2025, Kingsway Solar's land team has been in contact with landowners and occupiers in the vicinity of the project to request access to land for a series of environmental surveys. These include walkover surveys to map and categorise habitats, checking for breeding birds and undertaking surveys in identified ponds and watercourses. Survey data is important for our ongoing work to plan and design Kingsway Solar Farm and ensure relevant environmental factors are considered and addressed in our proposals.

While most surveys are being carried out within the development boundary of the project, in some instances the land we need to survey falls outside of the development boundary and third-party land access is required. This includes land, ponds and waterways near to the development which may serve as habitat for terrestrial and aquatic species.

Many surveys are carried out seasonally, so it is important we can access the identified land during the Spring and Summer periods.

How do I get in touch with the project?

The information provided in this document is intended to assist landowners and occupiers who have been contacted by Kingsway Solar in relation to their land.

If you have received a letter from Kingsway Solar requesting access to your land for surveys, please contact WSP, the land team appointed by Kingsway Solar, directly by email uk-kingsway.solar@wsp.com or call 0207 337 1790.

Frequently Asked Questions

Why are you asking for details of my land ownership?

1. To identify interests in land to keep you informed of project updates

We would like to confirm your contact details and identify who else has an interest in the land so we can ensure we are talking to the right people. This will help ensure we can provide you with further details of the project in the future and enable you to have the opportunity to comment on our proposals. The project intends to hold a further consultation later this year, and we want to identify everyone who has an interest in the land in the vicinity of the project to ensure they are invited to take part in the consultation and can have their say.

2. To discuss potential access for surveys on your land

To support the development of Kingsway Solar Farm we need to undertake surveys. The scope of surveys is detailed in our initial letter to you in the section titled 'What surveys are required?' Further surveys may be requested in the future and if that is the case, we will contact you as soon as possible.

What are you asking me to do?

We request you complete our **Access Request Form and Land Interest Questionnaire(s)** which were issued to you with our initial letter.

The Access Request Form asks for your permission to undertake surveys over the land shown on the accompanying Access Request Plan, which was also issued with our initial letter.

The Land Interest Questionnaire(s) asks questions about the parties that have an interest in the land that we would need to consult about the project. The plan within the questionnaire(s) shows the extent of land that we believe you have an interest in. We would appreciate it if you could review and complete the questionnaire by answering the questions, providing updates to any inaccuracies and providing details of any further interests in the land.

These documents should be completed, signed and returned to the land team via the contact details provided.

Will you pay me to access the land?

We are currently undertaking initial walkover surveys across a wide area to inform our environmental assessments. These surveys are generally non-intrusive in nature and Kingsway Solar is therefore not required to pay to access your land at this stage. If further, intrusive surveys are required on your land then payment may be provided and we will discuss with landowners on a case-by-case basis.

What happens when surveys are undertaken?

Surveyors will typically attend your land in groups of two and undertake surveys in a low impact manner, working from field margins where possible. There may be a need to cross fields on foot to get clear lines of sight, but this will be avoided within arable fields. There is no large equipment or machinery required for the current programme of surveys.

Our surveyors will aim to keep any disturbance to a minimum by liaising with landowners throughout the process. There could be multiple surveyors in a single location at any one time, and they would use a standard vehicle, such as a car or small van, to travel between locations. We will discuss access and parking arrangements with landowners in advance.

When are surveys typically undertaken?

Surveys are undertaken at different times of the day depending on the nature of each survey. For example, breeding bird surveys are typically undertaken from 5am to midday. Survey schedules are communicated with landowners ahead of being undertaken.

Where are you undertaking surveys?

We are undertaking surveys within the grid connection corridors, on land adjacent to the solar development areas and within the inter-array areas, which connect the solar development areas together. We have provided a map to all landowners identifying the relevant land where surveys are required to be undertaken.

Why are you requesting to undertake surveys outside of the development boundary?

We have requested access from landowners in proximity to the development for the purpose of great crested newt and aquatic surveys, which are required to be undertaken in identified ponds and waterways within 250 metres from the development boundary. These surveys may be required to inform ecological assessments for the project.

Will notice be provided before accessing the land?

Landowners will be contacted in advance to confirm the location, date(s) and approximate time of any scheduled survey activities.

Can you share the survey results?

Unfortunately Kingsway Solar cannot share data collected through surveys at the current time.

All data is being collected for the Environmental Impact Assessment and will form part of the Environmental Statement, that will be submitted as part of our Development Consent Order (DCO) application.

What is a Section 172 Notice and why have I been issued one by Kingsway Solar?

The use of Section 172 of the *Housing and Planning Act 2016* (the Act) to obtain access is a standard process for nationally significant infrastructure projects. Kingsway Solar is able to use these powers as it holds a generation license and is therefore an acquiring authority.

Section 172 of the Act establishes the following rights to enter and survey land:

- (1) A person authorised in writing by an acquiring authority may enter and survey or value land in connection with a proposal to acquire an interest in or right over land.*
- (2) The person -*
 - a. May only enter and survey or value land at a reasonable time, and*
 - b. May not use force unless a justice of the peace has issued a warrant under Section 173(1) authorising the person to do so.*
- (3) The person must, if required when exercising or seeking to exercise the power conferred by subsection (1), produce -*
 - a. Evidence of the authorisation, and*
 - b. A copy of any warrant issued under Section 173(1).*
- (4) An authorisation under subsection (1) may relate to the land which is the subject of the proposal or to other land.*
- (5) If the land is unoccupied or the owner is absent from the land when the person enters it, the person must leave it as secure against trespassers as when the person entered it.*

Once a Section 172 notice has been issued a 14-day period must be observed before the land can be accessed under statutory powers.

Where a Section 172 notice has been issued and we have received no response, an additional notice has been issued to landowners advising when surveys will be scheduled and access taken for surveys. This additional notice is voluntary and is issued at Kingsway Solar's discretion. This approach has been supplemented by a series of door-knocks to the land required to be accessed to try and arrange access with the landowner.

I have been issued a Section 172 notice, will my land be acquired to form part of Kingsway Solar?

Section 172 notices have been issued to obtain access for the purpose of undertaking surveys. Receipt of a Section 172 notice does not indicate that your land will be needed for project aside from the environmental surveys specified within the notice.