



Planning Act 2008 – section 91

EN010118

Application by Longfield Solar Energy Farm Limited for an Order Granting Development Consent for the Longfield Solar Farm project

Agenda for Issue Specific Hearing 1 (ISH1) on the Draft Development Consent Order and Issue Specific Hearing 2 (ISH2) on Environmental Matters

I notified Interested Parties (IPs) on Thursday 25 August 2022 of the decision to hold the Issue Specific Hearings listed below:

Date	Hearing	Starting Time	Venue
Tuesday 27 September 2022	ISH1 on the draft Development Consent Order (dDCO)	Arrangements conference starts 9.30am Event start: 10.00am	Microsoft Teams
Thursday 29 September 2022	ISH2 on Environmental Matters	Arrangements conference starts 9.30am Event Start: 10:00am	

Purpose of the Hearings

ISH1 – Draft Development Consent Order

The main purpose of ISH1 is to consider the drafting aspects of the dDCO and in particular to:

- clarify issues around how the dDCO is intended to work, what is to be consented, the extent of the powers sought and what requirements, provisions and agreements are proposed;
- identify any possible issues not covered by the dDCO as currently drafted; and
- establish or confirm the views of IPs as to the appropriateness, proportionality and efficacy of the provisions and requirements as currently drafted.



The Planning Inspectorate

For the avoidance of doubt, ISH1 will not consider the underlying issues arising from the Application or the representations which have been made in relation to those issues. The decision to hold the hearing should not be taken to imply that I have reached any view at this stage of the Examination as to whether or not the Order should be granted.

ISH2 Environmental matters

The main purpose of ISH2 is to explore some of the environmental issues that arise from the application and representations and may include matters relating to land use/agricultural land, battery safety, ecology, biodiversity, and cultural heritage.

Agendas

In order to ensure that those attending the hearings can make the best use of the time, I have prepared the agendas below. Please note that these are indicative and are subject to change. I may wish to raise other matters arising from submissions and pursue lines of enquiry during the discussion which are not on the agenda.

Invited Participants

The Applicant, all IPs, Statutory Parties and Affected Persons are invited to attend. However, as the event is being held virtually it would assist with the running of the hearing if you could let the Inspectorate's Case Team (LongfieldSolarFarm@planninginspectorate.gov.uk) know by **Thursday 22 September 2022** which of the hearings you wish to attend so that the relevant instructions can be sent for you to join the event.

Please note that the hearing will also be livestreamed for those who may wish to view but not participate directly. A link to a livestream for each hearing will be made available on the [project webpage](#) shortly before any hearing is due to open. The livestream is available to anybody who wishes to observe a hearing in real time.

All hearings are recorded, and the recordings will be made available on the project webpage as soon as practicable after the close of the hearing. The recordings allow any member of the public who is interested in the application and the Examination to find out what has been discussed.

Representatives of the following companies and bodies are requested to attend to address matters identified in the agendas.

ISH1 into the dDCO:

- Braintree District Council
- Chelmsford City Council
- Essex County Council
- Any IPs with an interest in the drafting of the dDCO; implementation or discharge of proposed articles, requirements or other provisions; seeking protective provisions or any related side agreements

ISH2 into Environmental Matters:

- Essex County Fire and Rescue Service
- Braintree District Council
- Chelmsford City Council
- Essex County Council
- Any IPs with an interest in the matters listed in the agenda and who may wish to make representations.

Participation, conduct and management of hearing

Participants may be legally represented if they wish, but the hearings will be conducted to ensure that legal representation is not required.

Guidance under the Planning Act 2008 and the Infrastructure Planning (Examination Procedure) Rules 2010 provide that it is the Examining Authority that will probe, test and assess the evidence through direct questioning of persons making oral representations at hearings. As such, questioning at the hearing will be led by me.

Any lack of discussion of a particular issue at a hearing does not preclude further examination of this issue, including further written questions.

The virtual event will be open 30 minutes prior to the start of the hearing to enable a prompt start. The hearing will finish as soon as I deem that all those present have had their say and that all matters have been covered.

Every effort will be made to ensure that the issues will be discussed on the day that they are scheduled for. If there are additional matters to be dealt with or there are submissions that take a considerable amount of time, there may be a need to continue the session for longer on the day. Alternatively, it may be necessary to prioritise matters and defer others to further written questions.

Rory Cridland

Examining Inspector



AGENDA FOR ISH1

DRAFT DEVELOPMENT CONSENT ORDER (dDCO)

Item	Matters
1.	Welcome, introductions and arrangements for the hearing
2.	Structure of the Order <ul style="list-style-type: none">• The Applicant will be asked to:<ul style="list-style-type: none">- summarise the structure of the dDCO;- describe the extent of the works, provisions and powers sought;- briefly introduce each of the Schedules and their purpose; and- provide a brief summary of the changes made at Deadlines 1 and 2.
3.	Main discussion points <ul style="list-style-type: none">• Articles 28 and 29<ul style="list-style-type: none">- Temporary Possession/Neighbourhood Planning Act 2017.• Article 43<ul style="list-style-type: none">- timescale for deemed consent.• Schedule 1<ul style="list-style-type: none">- 'Further Associated Development'.• Operational lifetime/duration of consent• Requirement 20 - Decommissioning and restoration<ul style="list-style-type: none">- Trigger for decommissioning.- Financing.• Schedule 2 - Requirements<ul style="list-style-type: none">- The Applicant will be asked to identify any additional requirements that it proposes to include in the dDCO and respond to any further queries from the ExA.• Schedule 15 – Protective Provisions<ul style="list-style-type: none">- The Applicant will be asked to provide an update on the protective provisions. <p>Interested Parties will be given an opportunity to ask questions and/or comment on the above.</p>
4.	Opportunity for Interested Parties to comment on other aspects of the dDCO and raise any matters not covered in item 3 above.



5.	Other matters
6.	Close

Please note: The hearing will close at the conclusion of business. Interested parties who have registered to speak in advance will be provided with meeting link to join the meeting. Individuals who have not registered in advance may participate at the discretion of the ExA (and should contact the case team for a link to join the meeting).



AGENDA FOR ISH2

ENVIRONMENTAL MATTERS

Item	Matters
1.	Welcome, introductions, purpose and arrangements for the hearing
2.	Main discussion points <ul style="list-style-type: none">• Best and Most Versatile agricultural land<ul style="list-style-type: none">- Policy- Baseline and operational effects- Agricultural Land Survey- Continued agricultural use including factors that will determine whether the land is grazed during operational lifetime• Ecology/biodiversity<ul style="list-style-type: none">- OLEMP – monitoring and remedial measures- Arboricultural Impact Assessment- Confidence in assessments- Biodiversity net gain (trading issue)- Ecological Advisory Group- Buffer zones for watercourses• Battery technology/safety<ul style="list-style-type: none">- The applicant will be asked to set out its approach to Battery Safety and explain how it would minimise the risk of a fire or toxic plume event.• Historic environment<ul style="list-style-type: none">- Ringers Farmhouse – proposed/additional mitigation- Archaeology• Other points of clarification<ul style="list-style-type: none">- Flood modelling.- Proposed hours of construction <p>IPs will be given an opportunity to comment on the above.</p>
3.	Update on statements of common ground
4.	Other matters
5.	Close



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