



Meeting note

Project name	Byers Gill Solar
File reference	EN010139
Status	Draft
Author	The Planning Inspectorate
Date	03 July 2023
Meeting with	JBM Solar (“The Applicant”)
Venue	MS Teams
Meeting objectives	Project Update Meeting / Update on the Early Adopters Programme
Circulation	All attendees

Summary of key points discussed and advice given

The Planning Inspectorate (the Inspectorate) advised that a note of the meeting would be taken and published on its website in accordance with section 51 of the Planning Act 2008 (the PA2008). Any advice given under section 51 would not constitute legal advice upon which applicants (or others) could rely.

Project and Programme Update

The Applicant provided an update on the project and programme for the Inspectorate. Following continued development of the Application and the Application Documents a submission is expected in Q4 2023. A draft document review is expected in Autumn 2023, in advance of a submission being made.

Consultation Update

The Applicant confirmed that they had undertaken three webinar events and three in-person events as well as delivering a Consultation Newsletter with details of the project and consultation events to over 2000 addressed in the Primary Consultation Zone. The Applicant informed the Inspectorate that there had been 195 attendees at all three events, and 25 attendants at the webinars.

The Applicant informed the Inspectorate that there had been criticisms brought to them about the Consultation Booklet not being posted to everyone. The Applicant told the Inspectorate that this would be infeasible, and that the booklets were also available online.

The Applicant confirmed that the Red Line Boundary provided in the Preliminary Environmental Information Report was similar to that provided at Scoping. Changes to the red line boundary were a result of collaborative design informing refinements of mitigation and enhancements such as provision of community space and buffer zones between receptors and panels. The

Applicants are also seeking agreements for the offroad cable route option, and are considering the potential for Compulsory Acquisition, including if and how they use these powers.

The Applicant confirmed that 400 responses were received which included some support but the majority voiced objection. The main themes arising from these responses include:

- Visual impact and proximity of panels to residential properties;
- Use of agricultural land;
- Cumulative impact of Byers Gill and other solar developments in the area;
- Concerns regarding impact on wildlife; and
- Construction traffic in Bishopton and other villages.

Early Adopters Programme

The Inspectorate provided an update on the Early Adopters Programme (EAP) and summarised the nine components engaged by the Applicant in this case:

1. Programme Planning
2. Issues tracking
3. Principal Areas of Disagreement (PADSS)
4. Policy Compliance Document
5. Demonstrating regard to section 51 advice
6. Advice log
7. Design approach document
8. Outline control documents
9. Multiparty meetings

Programme Planning

The Inspectorate explained that the Applicant must prepare a Programme Plan for publication on its website in order that stakeholders may understand, and where relevant contribute towards, key milestones in the build up to the submission of the application. The Applicant is expected to update the plan if/ when changes to the programme occur. The Applicant must also proactively share with the Inspectorate and principal consultees (eg statutory consultees) a detailed Programme Plan which establishes when service interactions will be requested to occur eg meetings, review and feedback. All requested interactions associated with the EAP components engaged must be agreed in the detailed Programme Plan. The Inspectorate requested for the public Programme Plan to be published on the Applicant's website within two weeks.

Issues Tracking

The Inspectorate would provide the Applicant with a template for issues tracking. The Inspectorate established that this template could be refined by the Applicant to suit the individual circumstances of the project. The issues tracker should be proactively shared by the Applicant with the Inspectorate and relevant consultees prior to interactions.

PADSS

The Inspectorate reiterated that PADSS are consultee owned and authored. The Inspectorate would provide the Applicant with a PADSS template for distribution to relevant consultees to prepare and maintain. The Applicant would be required to retrieve final versions of pre-application PADSS from relevant consultees in order for them to accompany the DCO application submission.

Policy Compliance Document

The Inspectorate explained the scope and purpose of the Policy Compliance Document. It is for the Applicant to respond to the brief in terms of how to develop this product, with input from relevant consultees as appropriate. The Inspectorate confirmed that it would be able to review and feed back on draft iterations of this document as they become available within the remainder of the pre-application stage.

Demonstrating regard to s51 advice

The Applicant will be required to demonstrate how it has had regard to all s51 advice issued by the Inspectorate in a discrete location within the submitted application. The Inspectorate would be able to advise on the format in which the Applicant proposed to discharge this component within the application.

Advice log

This is an optimised way to record interactions with the Applicant and any advice issued by the Inspectorate. A similar approach had been trialled previously on the [A66 North Trans Pennine Project](#) case. The log would be maintained by the Inspectorate and a copy of the template shared with the Applicant for information.

Design Approach Document

The Inspectorate explained the scope and purpose of the Design Approach Document. It is for the Applicant to respond to the brief in terms of how to develop this product, with input from relevant consultees as appropriate. The Inspectorate confirmed that it would be able to review and feedback draft iterations of this document as they become available within the remainder of the pre-application stage.

Outline control documents

The Inspectorate would provide the Applicant with a template CEMP developed for the onshore elements of offshore wind farms. The Inspectorate established that it may seek to develop equivalent templates for different sectors. On this basis it would be for the Applicant to prepare well-developed outline control documents to accompany its application. The Inspectorate confirmed that it would be able to review and feed back on draft iterations of these documents as they become available within the remainder of the pre-application stage.

Multiparty meetings

The Inspectorate summarised its offer under this component and requested for the Applicant to confirm (i) any multiparty meetings that it would wish to engage as soon as possible following the meeting and (ii) the requested role of the Inspectorate in any meetings.

Conclusion / AOB

The Inspectorate and the Applicant agreed that a next meeting should be hosted nearing the end of Summer or early Autumn to discuss matters further.