



The Planning Inspectorate Yr Arolygiaeth Gynllunio

Reference: Blackberry Lane Solar Park.

Inception Meeting: Blackberry Lane Solar Park, South East of Cosheston,
Pembrokeshire

Tuesday 11 February 2020 at 13:00-15:00

Room 2.11
Welsh Government Offices, Cathays Park,
King Edward VII Avenue, Cardiff, CF10 3NQ

Attendees:

Wessex Solar Energy

Charlotte Peacock – Development Manager
Richard Wearmouth
Michael Armstrong

The Planning Inspectorate for Wales (The Inspectorate):

Robert Sparey – Planning and Environment Manager and Planning Officer
Chris Sweet – Planning Officer
Gemma James - Assistant Planning Officer

Welsh Government

Alan Groves – Decisions Branch, Planning Directorate

Meeting Note

The Inspectorate met with the above representatives regarding a potential Solar development located in the South East of Cosheston in Pembrokeshire.

The developers provided an overview of the scheme. The developers confirmed that their original assessments were undertaken in 2015, the developers confirmed that they intend to obtain some revised, up to date, relevant assessment work for the scheme. The developers discussed the outcome of the recent Environmental Impact Screening Direction.

Some details of the scheme have not yet been finalised. The quantity of Solar Panels is still unknown, the developer may require fewer solar panels to generate the same level of required energy.

The focus of the discussion was mainly procedural, focussing on the various timescales described in the Inspectorate's procedural guidance, the associated fees and the requirements for public consultation, including best practice approaches. It was also highlighted that the [National Development Framework](#) is due to be adopted in Autumn 2020, the developer should be mindful that this will form part of the adopted development plan once it has been passed by the Assembly.

The developers acknowledge that the proposed development is EIA development and they look forward to receiving the Scoping Direction in due course. The developer's representatives confirmed that they intend to submit a notification of application to the Planning Inspectorate once they are in receipt of the Scoping Direction.

The Inspectorate encouraged the developer to consider the requirement for Sustainable Drainage Systems (SuDS) approval and engage with the regulatory , SuDS Approving Body , to arrange pre-application discussions regarding SuDS.

The Inspectorate encouraged the developer to engage with NRW regarding ongoing progress with the proposed development.

The developer queried how representations would be made available to them during the representation period once the application was accepted as valid. The Inspectorate confirmed it would check arrangements with the relevant procedural team. The Inspectorate can confirm that when representation(s) are made to the Inspectorate, the representation(s) will be forwarded to the developer immediately via the developer's preferred method. This is to allow the developer sufficient opportunity to consider the representations prior to the 10-day scheme amendment period.

As a result of the Inception Meeting at the request of the Developer:

- The Inspectorate has sent the developer copies of the relevant Ministerial Decisions relating to DNS Solar Parks.
- The Inspectorate has sent the developer figures regarding the timescales of relevant Examination Periods.
- The Inspectorate has sent the developer a form related to invoicing.