



The Planning Inspectorate Yr Arolygiaeth Gynllunio

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Charlotte Peacock (Wessex Solar Energy) Ein Cyf / Our Ref: DNS/3245065
Pembrokeshire County Council
Natural Resources Wales
Welsh Government - Department of Economy and Dyddiad / Date: 16/04/2021
Infrastructure
Welsh Government - Department of Environment,
Energy and Rural Affairs
M and D Robinson
M and S Corbett
J and M Morris

(Sent via e-mail)

Dear Sir/Madam,

Town and Country Planning Act 1990 The Developments of National Significance (Wales) Regulations 2016

Application by: CHARLOTTE PEACOCK (WESSEX SOLAR ENERGY)
Site: BLACKBERRY LANE, NASH, PEMBROKESHIRE, SA72 4SJ

The appointed Inspector, N Gulley MA MRTPI, has asked me to contact you regarding the above Developments of National Significance (DNS) application. This communication constitutes official notification of important matters related to the DNS application. Please read the following and contact us if anything is unclear.

The Inspector has now reviewed all duly made representations and, after careful consideration, has decided that hearing sessions are required to discuss several aspects of the submission. This letter therefore comprises formal notice under Section 319B of the Town & Country Planning Act 1990 (as amended) as to the procedure by which the examination will proceed. Annex A identifies the topics to be discussed at hearing sessions and includes a list of the parties that will be formally invited to take part at such events. Full details of the hearings, including the exact number of sessions, the dates and times of each session and a full breakdown of who is invited to participate in each session will be confirmed at least 4 weeks before the event. It is currently anticipated that the hearing sessions will be held on 8, 9 and 10 June 2021.

Those participating in a hearing will be formally invited to submit a hearing statement in response to matters and issues identified by the appointed Inspector. Such invitations will be sent out at the same time as the full confirmation of the hearing details. Hearing statements must not exceed 3000 words and will need to be submitted to the Inspectorate two weeks prior to the relevant hearing session. Should any party decide that it is not

<https://dns.planninginspectorate.gov.uk>



necessary to submit a statement, but rather rely on information previously submitted, they should confirm this in writing prior to the relevant hearing session. All written submissions will be published to the DNS Portal website.

All hearing sessions shall be held in public, and any other person may observe proceedings. If anybody who has not been invited to participate wishes to take part at a hearing, they may request that the Inspector allows them to do so. The DNS Regulations make it clear that this is entirely down to the discretion of the appointed Inspector. It is the intention that any matters not identified within Annex A of this letter shall be considered using the written representations procedure.

After conducting the hearings, the Inspector will decide whether she wishes to carry out an accompanied site visit in addition to the unaccompanied visits that she proposes to undertake. There will be no opportunity to make representations to the Inspector at any accompanied site visit should one be arranged.

If you have any queries in respect of this correspondence, please do not hesitate to contact a member of our team.

Yours sincerely

Nina Kinsey

Swyddog Achos/Case Officer

ANNEX A

Schedule of topics to be discussed at Hearing Sessions and parties invited to take part at scheduled events

Hearing Session 1: Landscape, ecology, ornithology and transportation

The provisional list of matters to be discussed:

1. National and Local Policy
2. Landscape and visual impact
 - a. Visual amenity
 - b. Tourism, and
 - c. Mitigation measures
3. Ecology and ornithology
 - a. Badgers
 - b. Bats
 - c. Tree and hedgerow buffer
 - d. Management of wet drainage ditches
 - e. Lighting
 - f. Manx Shearwater, and
 - g. Mitigation measures
4. Highway safety and transportation
 - a. Impact of construction traffic on A477 (T) and Nash Lane
 - b. Mitigation measures, and
 - c. The Construction Traffic Management Plan

Participants

In accordance with regulation 24, those invited to take part are:

- Wessex Solar Energy (WSE Pembrokeshire Limited)
- Pembrokeshire County Council
- Natural Resources Wales
- Welsh Government - Department of Economy and Infrastructure
- M and D Robinson
- M and S Corbett
- J and M Morris

Hearing Session 2 - Best and Most Versatile Agricultural Land

The provisional list of matters to be discussed:

1. National Policy
 - a. Planning Policy Wales, Edition 11 (2021), and
 - b. Technical Advice Note 6 – Planning for Sustainable Rural Communities (2010)
2. Site Selection Process
 - a. Adequacy of the search area for the proposed solar park
 - b. Availability of alternative sites for the development of a solar park
 - c. Justification for development on BMV agricultural land

3 The adequacy of the Land Quality Implications Assessment

4. Decommissioning

Participants

In accordance with regulation 24, those invited to take part are:

- Wessex Solar Energy (WSE Pembrokeshire Limited)
- Pembrokeshire County Council
- Welsh Government - Department of Environment, Energy and Rural Affairs
- M and D Robinson
- M and S Corbett
- J and M Morris

Hearing Session 3 - Planning Conditions

The provisional list of matters to be discussed:

1. Draft conditions
 - a. Pembrokeshire County Council
 - b. Natural Resources Wales

Participants

In accordance with regulation 24, those invited to take part are:

- Wessex Solar Energy (WSE Pembrokeshire Limited)
- Pembrokeshire County Council
- Natural Resources Wales
- Welsh Government - Department of Economy and Infrastructure
- Welsh Government - Department of Environment, Energy and Rural Affairs
- M and D Robinson
- M and S Corbett
- J and M Morris

Please Note: Additional details on aspects of the topics to be discussed may be provided nearer to the date of the event.