

## **Hearing Agenda**

**Application Reference No: S62A/22/0006**

**Applicant: Berden Solar Limited**

**Description of proposal: Development of a ground mounted solar farm with a generation capacity of up to 49.99MW, together with associated infrastructure and landscaping**

**Site address: Land at Berden Hall Farm, Ginns Road, Berden**

**Hearing to be held on: 9 March 2023, 10am**

### **1. Introduction (by the Inspector as the Appointed Person)**

### **2. Procedural Matters / Points of Clarification**

- i. Plans/Relevant Policies (including neighbourhood plans and any new or emerging policy changes).
- ii. Acknowledgment of the Appointed Person's Issues Report, February 2023.

### **3. Main issues**

Discussion of the following main issues:-

- i. The visual effect of the development on the character and appearance of the area in a countryside location, including regard to the setting of heritage assets;
- ii. Whether the proposed use of agricultural or farming land is appropriate;
- iii. The effects to wildlife and if mitigation is adequate;
- iv. Whether highway safety and noise impacts would be acceptable;
- v. The benefits of the proposal, compliance with the development plan, including the assessment of alternatives, and the overall planning balance.

### **4. Conditions & Planning Obligation Matters (without prejudice to the outcome of the Hearing).**

### **5. Arrangements for the Site Visit.**

### **6. Closure of the Hearing.**