

HEARING AGENDA

Application Reference No: S62A/22/0006 (Redetermination)

Applicant: Berden Solar Ltd

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: 1000 on 26 March 2024 at the Council Chamber, Uttlesford DC, London Road, Saffron Walden CB11 4ER

Appointed Person: Paul Griffiths BSc(Hons) BArch IHBC

Welcome, Opening Remarks and Introductions

The Appointed Person's Summary of the Main Issues and Associated Matters

Procedural/Preliminary Points

The nature and scope of a redetermination

Any changes in circumstances since the previous decision was issued

Any other matters of note

The Development Plan and Other Material Considerations

Any changes in the local policy regime since the previous decision

The National Planning Policy Framework

National Policy Statements

The Main Issues

1. The effect of the proposal on the character and appearance of the surrounding area (the landscape issue);
2. The effect of the proposal on the setting and thereby the significance of heritage assets (the heritage issue);
3. Whether the proposed use of agricultural land is acceptable and linked to that, the approach to alternative sites;
4. The effect of the proposal in biodiversity terms;

5. The effect of the proposal on highway safety;
6. Whether any noise impacts resulting from the proposal would be acceptable;
7. The nature and scale of any benefits of the proposal;
8. The balance of any harm against any benefit;
9. Conclusion against the development plan, and other material considerations; and
10. Consistency and the decision on S62A/2022/0011 (Maggots End) in particular.

Speakers

Members of the Public (3 minutes)

Parish Council Representatives (5 minutes)

Ward Members (5 minutes)

Statutory and Non-Statutory Consultees (5 minutes)

The Local Planning Authority (30 minutes)

The Applicant (30 minutes)

Questions from the Appointed Person

Conditions and (if any submitted) Planning Obligations

Comments on the suggested conditions

Are any planning obligations proposed?

The Site Visit

The Inspector proposes that this be carried out unaccompanied.

Closure of Hearing

Paul Griffiths

Appointed Person

20/02/24