



Planning Inspectorate

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To: All Interested Parties

Our Ref: EN010155

Date: 19 August 2025

Planning Act 2008 and The Infrastructure Planning (Examination Procedure) Rules 2010 – rule 13 and rule 16

Application by FVS Dean Moor Limited for an order granting development consent for the Dean Moor Solar Farm

Notification of hearings and accompanied site inspection

The examination timetable at annex A of the Examining Authority's (ExA) [rule 8 letter](#), dated 25 July 2025, included reserved dates for hearings and an accompanied site inspection (ASI).

I am now writing to advise you that the following hearings will be held under sections 91, 92 and 93 of the Planning Act 2008. The hearing(s) will be blended events, with participants attending either in person or virtually via Microsoft Teams.

Hearing	Date	Start time	Location
Issue Specific Hearing – to potentially include the following topics:	Tuesday 16 September 2025	Registration and seating available from: 9:30am Virtual registration process from: 9:30am Event start: 10:00am	All hearings will be blended events at: Washington Central Hotel Workington, Washington Street, Workington, Cumbria, CA14 3AY and By virtual means using Microsoft Teams Full instructions on how to join online or by telephone will be provided in advance to
The draft Development Consent Order			
Environmental Impact Assessment related matters			
Details of the proposed development and decommissioning			

<p>Landscape and visual</p> <p>Historic environment</p> <p>Transportation and highways</p> <p>Design</p> <p>Flood risk/drainage</p> <p>Biodiversity/ecology</p> <p>Noise</p>			those who have pre-registered
Compulsory Acquisition Hearing	Wednesday 17 September 2025	<p>Registration and seating available from: 9:00am</p> <p>Virtual registration process from: 9:00am</p> <p>Event start: 9:30am</p>	<p>All hearings will be blended events at:</p> <p>Washington Central Hotel Workington, Washington Street, Workington, Cumbria, CA14 3AY</p> <p>and</p> <p>By virtual means using Microsoft Teams</p> <p>Full instructions on how to join online or by telephone will be provided in advance to those who have pre-registered</p>
Open Floor Hearing	Wednesday 17 September 2025	<p>Registration and seating available from: 12:30pm</p> <p>Virtual registration process from: 12:30pm</p> <p>Event start: 1:00pm</p>	<p>All hearings will be blended events at:</p> <p>Washington Central Hotel Workington, Washington Street, Workington, Cumbria, CA14 3AY</p> <p>and</p> <p>By virtual means using Microsoft Teams</p> <p>Full instructions on</p>

			how to join online or by telephone will be provided in advance to those who have pre-registered
<p>NOTE: If any of the above hearings are no longer required then notification will be published as soon as practicable on the project webpage of the National Infrastructure Planning website, providing reasonable notice to interested parties of the decision to cancel.</p>			

Applicant's notification duties

The applicant is reminded of its duty to notify and publicise hearings under rule 13(6) and 13(7) of The Infrastructure Planning (Examination Procedure) Rules 2010.

Hearing agendas

Please be aware that the potential topics to be discussed at the issue specific hearing, set out above, are based on the evidence available at the time of this notification letter and are subject to change. More detailed information on the topics to be covered at the issue specific hearing will be published on the [project webpage](#) at least five working days before the hearing.

The agendas and any detailed arrangements for other hearings will also be published on the [project webpage](#) at least five working days before the hearings. However, the actual agenda on the day of each hearing may be subject to change at my discretion. There may not be an agenda for an open floor hearing.

Purpose of hearings

Please refer to The Planning Inspectorate's Advice for members of the public: [The stages of the NSIP process and how you can have your say](#) for information about the purpose of open floor, issue specific and compulsory acquisition hearings.

Registration and requests to participate in hearings

Please register using the [event participation form](#) by Tuesday 26 August – Deadline 2 if you intend to participate in the hearings and provide all the information requested.
If you have any difficulty completing the form please contact the case team.

Please note that by attending the event either in person or online you are agreeing to be filmed for the purposes of the online live stream of the event and the recording of the event which will get published on the [project webpage](#). A limited number of seats will be available for observers who wish not to be filmed at the event. Please contact the case team to notify them if you prefer not to be filmed at the event. A transcript of the event will also be published on the [project webpage](#) after the event.

Any request to participate in a hearing should include the following information:

- Name and unique reference number (found at the top of any letter or email from The Planning Inspectorate);
- email address (if available) and contact telephone number;
- name and unique reference number of any person/organisation that you are representing (if applicable);
- for blended events, confirmation of whether you will participate virtually or in-person;
- confirmation of the hearing(s) you wish to participate in, the agenda item(s) on which you wish to speak and/or brief details of the topic(s) that you would like to raise;
- for compulsory acquisition hearings, the plot number(s) of the relevant land provided in the book of reference and the land plans; and
- the examination library reference number (with paragraph/page number where appropriate) of any documents you wish to refer to.

Joining instructions for hearings will be issued by the case team via email shortly before the hearing dates.

Please contact the case team if you require any support or assistance to attend any hearing, either virtually or in person.

If you simply wish to observe any of the hearings then you can either:

1. Watch a livestream of the event - a link to the livestream will be made available on the project webpage shortly before the event is scheduled to begin; and/or
2. Watch the recording of the event which will be published on the project webpage shortly after the event has finished.

Alternatively, you can attend the physical event at the venue to observe the proceedings; however, to ensure there is adequate seating capacity at the venue we request that you register your attendance to observe only by **Tuesday 26 August 2025 – Deadline 2** using the [event participation form](#). Please note that it may not be possible to participate on the day if you have not registered your wish to speak by **Tuesday 26 August 2025**.

Procedure at hearings and post hearing submissions

The procedure to be followed at hearings is set out in The Infrastructure Planning (Examination Procedure) Rules 2010.

Participation in a hearing will be subject to the ExA's powers of control. It is for the ExA to determine how the hearing will be conducted, including the time allowed at the hearing for the making of a person's representations. The hearing will be managed in the interests of ensuring fair access to the hearing for all parties, and to ensure that the submissions of all invited persons are fully heard within the allotted time. For issue specific hearings interested parties (IPs) may be invited to make oral representations at the hearing on the specific issues being examined at the hearing as set out in the agenda.

All hearings are recorded. The recordings and transcripts will be made available on the [project webpage](#) as soon as practicable following the hearing. The recordings allow any

member of the public who is interested in the application and the examination to find out what has been discussed at a hearing. It is therefore important to note that anyone speaking at the hearing will need to introduce themselves, including any organisation or groups that they represent, **each time they speak** to ensure that someone listening to the recording after the hearing is clear who was speaking.

As the recordings are retained and published, they form a public record that can contain personal information to which the General Data Protection Regulation (GDPR) applies. Please refer to our '[Privacy Notice](#)' for further information. Participants must do their best to avoid making public any information which they would otherwise wish to be kept private and confidential. If there is a need to refer to such information, it should be in written form. Although this will also be published, personal and private content can be redacted or removed before it is made publicly available. Any person who is unclear on this point should ask the case team for guidance before they place personal and private information into the public domain. The Planning Inspectorate's practice is to publish the recordings and transcripts and retain them for a period of five years from the Secretary of State's decision on the development consent order (DCO). If you actively participate in the hearing, it is important that you understand that you will be recorded and that the recording and transcript will be made available in the public domain.

The evidence presented orally at hearings should be included in post hearing submissions and submitted at the relevant deadline in the [examination timetable](#).

Notification of accompanied site inspection

I write to advise you that an accompanied site inspection (ASI) will be held under rule 16 of the Infrastructure Planning (Examination Procedure) Rules 2010 on the following date:

Event	Date	Time	Meeting Place
Accompanied site inspection (ASI)	Thursday 18 September 2025	Meeting time for safety briefing from the applicant and introduction by the ExA: 9:30am Departure time: 10:00am	Washington Central Hotel Workington, Washington Street, Workington, Cumbria, CA14 3AY

Please note that the ASI is **not** an opportunity to provide any oral representations on the project or discuss evidence. It is an opportunity for me to look at the physical features that can be seen on, or from, the sites. Participants may be invited to point out specific features or sites of interest.

Site inspection locations

I note that the applicant's suggested site inspection locations as set out in table 1 of the applicant's cover letter provided at **deadline 1**

It would assist me if the ASI draft itinerary, to be submitted by the applicant by **deadline 2, Tuesday 26 August 2025**, refined table 1 by setting out which of the viewpoints identified could be inspected on an unaccompanied basis. In addition, I would find it helpful if the ASI draft itinerary included further detail and focus on the site and its immediate environs, including locations of proposed permissive paths, features of ecological interest (including Dean Moor county wildlife site), highway access points, and general views of proposed 'area A, area B, area C, area D'.

Following the applicant's ASI draft itinerary submission at **deadline 2**, I will publish a final itinerary approximately one week before the ASI on the [project webpage](#).

Registration

If you wish to attend the ASI, please register by **deadline 2, Tuesday 26 August 2025**, using the [event participation form](#). Please provide telephone contact details (preferably mobile telephone) so that we can contact you should the ASI run late or need to be cancelled with minimal notice. Please also let us know of any mobility needs that may affect transportation.

Joining the ASI

Participants are asked to assemble promptly as the ExA will not wait for parties who are not present at the start time. For logistical and safety reasons capacity on the transport

that will be used for the ASI may be limited. Priority will be afforded to The Planning Inspectorate staff, the applicant, local authorities and relevant statutory parties.

Sites on private land

Access onto private land is at all times by permission of the person controlling it; householders, occupiers and landowners may refuse to allow some persons accompanying the ExA onto their land. Under those circumstances, I will decide whether or not to proceed with that part of the inspection and may ask those refused access to wait outside.

Clothing

The inspection may include walking on uneven or wet ground. The Planning Inspectorate therefore advises attendees to wear clothing that is appropriate for the weather and sturdy footwear.

Refreshments and comfort breaks

We are not able to provide refreshments. Please see the itinerary for planned breaks (the itinerary will be published approximately one week before the event).

Cancellation of the ASI

In the unlikely event that the ASI is cancelled we shall endeavour to contact attendees beforehand, but we ask that you regularly check the [project webpage](#).

If you have any further queries, please do not hesitate to contact the case team deanmoorsolar@planninginspectorate.gov.uk .

Yours faithfully

Matthew Woodward

Matthew Woodward
Examining Authority

This communication does not constitute legal advice.
Please view our '[Privacy Notice](#)' before sending information to The Planning Inspectorate.