



Planning Inspectorate

Application by Elements Green Trent Limited for an order granting development consent for the Great North Road Solar and Biodiversity Park

Agenda for Issue Specific Hearing 3 on Environmental matters (ISH3):

Hearing	Date and Time	Location
Issue Specific Hearing 3 (ISH3) Environmental matters	Day 1 Wednesday 4 February 2026 Hearing starts at 10.00 Registration and seating available at venue from 09.30 and virtual registration process from 09.30 Day 2 Thursday 5 February 2026 Hearing starts at 10.00 Registration and seating available at venue from 09.30 and virtual registration process from 09.30	The Conference Centre, YMCA Community and Activity Village, Lord Hawke Way, Newark, NG24 4FH and By virtual means using Microsoft Teams

Agenda

- 1. Welcome, introductions, arrangements for the hearing**
- 2. Purpose of the Issue Specific Hearing 3**
- 3. Matters for discussion at the hearing**

Item 1	Landscape and visual Consideration will be given to the following matters: 1.1 The existing landscape character and qualities of the study area (applicant invited to summarise)
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	<p>1.2 The methodology for assessing the significance of landscape and visual effects</p> <p>1.3 The assessment of landscape and visual effects</p> <p>1.4 The approach to assessing cumulative landscape effects</p> <p>1.5 The approach to mitigation and enhancement</p> <p>1.6 Detailed design control and management</p>
Item 2	<p>Ecology and biodiversity</p> <p>Consideration will be given to the following matters:</p> <p>2.1 Concerns raised around the ecology and biodiversity assessment methodology and baseline, including the aggregation of habitats within the assessment, and potential implications on the assessment conclusions and significance of effects</p> <p>2.2 Effects on ecological receptors, including aquatic invertebrates and birds, and any relevant mitigations within the oCEMP and oLEMP</p> <p>2.3 Concerns raised around the Biodiversity Net Gain assessment and whether its conclusions may change after further survey work</p> <p>2.4 Effects on the Humber Estuary SAC and the need for an Appropriate Assessment under the Conservation of Habitats and Species Regulations 2017 (Habitats Regulations).</p>
Item 3	<p>Construction effects</p> <p>3.1 Noise - airborne noise effect thresholds, assessment, findings, controls, EN-1 classification of weight</p> <p>3.2 Land and water contamination – approach to risk in the oCEMP and as reflected in the applicant's SoCG with the Environment Agency [REP2-091]</p> <p>3.3 Traffic, transport and access with reference to SoCGs with National Highways [REP2-093] and Nottinghamshire County Council [REP2-087]</p> <ul style="list-style-type: none"> - Update following additional information provided by the applicant - Remaining concerns of NCC including temporary and permanent changes, adequacy of design information, adequacy of order limits

	<ul style="list-style-type: none"> - Residual effect classification
Item 4	<p>Cultural heritage and archaeology</p> <p>Consideration will be given to the following matters:</p> <ul style="list-style-type: none"> 4.1 Whether the scoping out of certain heritage assets has been justified 4.2 Whether the assessment of the significance of effects on heritage assets has been adequate and reasonable 4.3 The approach to mitigating effects on designated and non-designated heritage assets 4.4 Whether the historic landscape context, including unregistered parks and gardens, has been adequately recognised 4.5 Whether the extent of ground truthing by the desk-based assessment and pre-consent field evaluation is sufficient to assess the extent of the archaeological resources and inform significance and impact 4.6 Whether post consent geophysics and trial trench evaluation would resolve pre-consent deficiencies 4.7 Whether risks of non-intrusive works have been appropriately recognised/would be appropriately managed 4.8 The drafting of dDCO requirement 11 - archaeology (if not previously covered) 4.9 The effects of development on the former Ossington Airfield
Item 5	<p>The Water environment</p> <ul style="list-style-type: none"> 5.1 If and how the Proposed Development meets the Exception test set out in NPS EN-1 and the NPPF 5.2 The Flood Risk Assessment (FRA) and its modelling parameters, with particular reference to the CCP1 dataset used for climate change allowances 5.3 The conclusions of the FRA and the level of detail provided in the assessment 5.4 Concerns raised by the Environment Agency relating to water quality, groundwater and contaminated land

	5.5 The control of contaminated surface water in the event of a BESS or substation fire
Item 6	Other matters

4. Any other business

The Examining Authority (ExA) may extend an opportunity for the applicant, other interested parties (IPs) and other persons to raise matters relevant to topics raised in ISH1 that they consider should be examined.

5. Review of matters and actions arising

The ExA will discuss how any actions arising from the discussion during the hearing are to be addressed by the applicant, other IPs or other persons following ISH3. A written action list will be published by the ExA (if required).

6. Close

Attendees

The ExA would find it helpful if the following parties could attend this hearing.

- Applicant
- Natural England
- Historic England
- Environment Agency
- Highways England
- Newark and Sherwood Council
- Nottinghamshire County Council
- Buglife - The Invertebrate Conservation Trust

However, this does not indicate that other parties will not be able to contribute. All IPs are invited to attend and make oral representations on the matters set out in the agenda, subject to the ExA's ability to control the hearing.

The ExA has sought to provide sufficient detail to assist the parties to prepare for the hearing. The details set out above are indicative and the ExA may find it necessary to include additional agenda items or to amend the order in which the items are dealt with.

Anyone wishing to attend the hearing in person, who has not already advised the case team of this, should do so as soon as possible.

The event will be livestreamed and a link for watching the livestream will be posted on the [project webpage of the National Infrastructure Planning website](#) closer to the hearing date. IPs and members of the public who wish to observe the hearing can therefore view and listen to the hearing using the livestream, or view and listen to the recording, after it has concluded.

Registration process

Parties who have registered to speak (both in person and virtually) will receive a joining instruction email shortly before the hearing which will include a link to the virtual event on Microsoft Teams, and a telephone number should they need to participate by telephone. To enable the hearing to start on time at 10.00 those attending virtually should join promptly at 09.30 to ensure that all virtual attendees can complete the registration process in good time.

Procedure at ISH

Guidance under the Planning Act 2008 and the Infrastructure Planning (Examination Procedure) Rules 2010 provides that it is for the ExA to probe, test and assess the evidence through direct questions of persons making oral representations at hearings. Questioning at the hearing will be led by the ExA. Cross questioning of a person giving evidence by another person will only be permitted if the ExA decides it is necessary to ensure representations are adequately tested or that an IP has had a fair chance to put its case.