



Preliminary meeting note

Application: Light Valley Solar
Reference: EN0110012
Time and date: 10:00am Tuesday 28 July 2026
Venue: The Parsonage Hotel & Spa, Escrick, York, YO19 6LF

This meeting note is not a full transcript of the preliminary meeting. It is a summary of the key points discussed.

1. Welcome and Introduction

Matt Tandy (MT) welcomed those present and introduced himself as the lead member of the panel of Examining Inspectors, the Examining Authority (ExA) and Jonathan Medlin and Marc Willis as panel members to examine the Light Valley Solar application.

MT explained the appointment was made by delegation from the Secretary of State (SoS) for Housing, Communities and Local Government.

MT explained that the ExA would be examining the application made by Light Valley Solar Limited ('the applicant') before making a recommendation to the Secretary of State who will decide whether an order granting development consent for the proposed project, which is a Nationally Significant Infrastructure Project (NSIP), should be made.

MT explained the purpose of the preliminary meeting (PM) and noted that the Examination will commence after the PM closes.

The ExA confirmed that all documents and submissions received and accepted during the Examination will be published on the project-specific page of the National Infrastructure Planning website.

2. Audio recording

The video recording of this PM is available on the National Infrastructure Planning website and can be accessed [here](#).

3. General Data Protection Regulation

The ExA explained The Planning Inspectorate's duties under General Data Protection Regulation (GDPR).

Further info relating to the GDPR can be found in the Planning Inspectorate's '[Privacy Note](#)'.

4. Examination process

The ExA briefly explained the examination process under the Planning Act 2008 (PA2008), further info can be found:

- ['Nationally Significant Infrastructure Projects: What to expect at a Nationally Significant Infrastructure Project event'](#)
- ['Nationally Significant Infrastructure Projects: Registering to speak at, or attend, an event'](#)

5. Initial assessment of principal issues

The ExA explained the purpose of the initial assessment of principal issues (section 88 of the PA2008), which can be found in [annex C](#) of the [Rule 6](#) letter of 19 June 2026 and asked for any observations on them.

The applicant noted that, following submission of their letter, they had seen references to the assessment of glint and glare impacts on rail users, alongside separate references to rail users within the transport row. They asked whether these were intended to address the same matter.

The ExA confirmed that they relate to two distinct issues. One concerns the assessment of glint and glare effects on rail users arising from the proposed development. The other relates to the proposed crossing of a railway line within the transport assessment, and the potential traffic impacts associated with the use of that crossing.

██████████ raised that, within the preliminary assessment, they would like to see an assessment of fire risk associated with solar panel installations and substations, as well as consideration of site selection impacts, included within the assessment of principal issues.

The ExA confirmed that these topics may be revisited during the examination.

No comments have been made by any of the other parties in attendance.

6. Examination Timetable

The ExA noted requests, already received in writing, to amend the draft examination timetable contained in [annex D](#) of Rule 6 letter and also welcomed further suggestions from the parties in attendance.

All comments received were duly noted by the ExA and considerations will be reflected in the Rule 8 Letter which will be published as soon as possible after the PM.

7. Hearings and site inspections

The ExA clarified the purpose of:

- Issue specific hearings
- Compulsory acquisition hearings
- Open floor hearings
- Accompanied site inspections
- Unaccompanied site inspections

The ExA sought comments on the arrangements for the above events. These were duly noted and considered by the ExA.

Further information relating to hearings and site inspections can be found:

- ['Nationally Significant Infrastructure Projects: What to expect at a Nationally Significant Infrastructure Project event'](#)
- ['Nationally Significant Infrastructure Projects: Registering to speak at, or attend, an event'](#)

8. Procedural decisions

The ExA clarified the procedural decisions made under section 89(3) of the PA2008 and asked for any observations.

Procedural decisions can be found in [annex F](#) of the Rule 6 Letter.

The applicant commented, in relation to Statements of Common Ground with statutory undertakers, that these matters will ultimately be resolved through agreement on protected provisions. They noted that even if separate rows were included in the SOCG, their response would state that the issue is expected to be addressed through the protected provisions to be agreed.

The ExA responded that, while protected provisions will form part of the resolution, the ExA considers it useful, and where possible preferable, for additional information to be provided if it is relevant to the consideration of the application.

The applicant queried whether the Rule 8 letter could include direction on interrelationship matters. They explained that, as set out in their PDB response, some projects have little to report, and clearer signposting would help them focus on any specific interrelationship concerns the Examining Authority considers relevant.

The applicant advised that, since their previous submission, they have engaged further with the Marine Management Organisation and held a meeting which they consider constructive, with a view that outstanding matters can be resolved. They reported that the MMO has indicated it will submit a response at Deadline 2.

The applicant also explained that they are working towards a position where a marine license will not be required. They clarified that the MMO's response will address the assessments relating to aquatic ecology and matters concerning marine licensing.

No comments have been made by any of the other parties in attendance.