

Application by The Drovers Solar Farm Ltd for an Order Granting Development Consent for The Drovers Solar Farm**Agenda for issue specific hearing 3 (ISH3)**

Hearing	Date and Time	Location
Issue specific hearing 3 (ISH3)	Wednesday 9 September 2026 Friday 11 September may be used if necessary Hearing starts: 10.00am Registration and seating available at venue from: 9.30am Virtual Registration Process from: 9.30am	The Duke's Head Hotel 5-6 Tuesday Market Place Kings Lynn PE30 1JS and By virtual means using Microsoft Teams

Agenda**1. Welcome and arrangements for the hearing**

The Examining Authority (ExA) will welcome participants and address housekeeping matters.

2. Purpose of the issue specific hearing and introductions

The ExA will explain the purpose of the hearing and lead introductions.

3. Issues**Item 1 - Landscape and visual**

- The applicant will be asked to provide an update regarding the potential implications for the landscape and visual effects resulting from the potential mitigation options for aviation effects.
- The local authorities will be asked what local planning controls are in place to protect the existing woodlands (including Bartholomew's Hill Plantation),

which provide screening for the proposed development, adjoining the Order limits.

- The applicant will be asked what would be the implications for the landscape and visual residual effects, described in the Environmental Statement, for a scenario whereby the existing woodland areas adjoining the Order limits could be removed or altered subject to local planning restrictions.
- Regarding the landscape character, the applicant will be asked questions about Breckland District's Council's (BDC) request for:
 - some further work/analysis of the landscape to be undertaken by the applicant to understand the changes in the landscape since the Breckland Landscape Character Assessment (May 2007) assessment.
 - an assessment of the cumulative effects of energy infrastructure in relation to the following Breckland Landscape Character Areas:
 - D1 - Swaffham Heath; and
 - E6 - North Pickenham Plateau.
- Regarding visual amenity, the applicant will be asked questions regarding BDC's request for an assessment of any areas where the Zone of Theoretical Visibility (ZTV) studies of proposed or existing solar farms intersect with the ZTV for the application site in order to assist in the assessment of cumulative visual effects.
- The applicant will be asked questions on BDC's concerns relating to:
 - that the following views have been underplayed:
 - Views along the A1065;
 - Viewpoint Group 1 (within the site);
 - Viewpoint Group 2 (within the site); and
 - Viewpoint Group 4.
 - cumulative landscape and visual effects in Breckland and the wider county area.
 - sequential cumulative effects, along key routes within the district, with the A47 between Dereham and Swaffham being of particular concern.
- Regarding BDC's concerns with glint and glare, the applicant will be asked questions relating to its proposal for further work on panel configurations to complete geometric modelling of the cumulative impacts for receptor 20; and further comment on BDC's request for securing a glint and glare complaints procedure.

Item 2 – Flood risk, hydrology and water resources

- The applicant will be asked questions regarding discussions with Norfolk County Council's Lead Local Flood Authority (LLFA) on its outstanding concerns and areas of disagreement, particularly in relation to:
 - Completeness of Flood Risk Assessment (FRA) and Evidence Base
 - Sequential Test and Site Layout
 - Surface Water Flood Risk
 - Hydraulic Modelling
 - Infiltration and Ground Conditions
 - Ground Levels and Decommissioning
 - Ecology Mitigation areas

- The applicant will be asked questions regarding progress with resolving the following concerns from the EA relating to groundwater: underground contaminated water tanks (EA36) and removal of buried cables (EA31).

Item 3 – Population

- The applicant will be asked about Norfolk County Council's (NCC) concern that the change in landscape character may be more substantial than reflected in the applicant's conclusions, as the effect for recreational users is cumulative rather than experienced at individual viewpoints.
- The applicant will be asked to provide an update on the disagreement with NCC's LLFA regarding its concern that battery safety and firewater management have not been sufficiently assessed [or] integrated with flood risk considerations.

4. Next steps

5. Closing Remarks

Purpose of ISH

The main purpose of the Issue Specific Hearing is to clarify and get views on matters relating to each of the subjects set out in the agenda above.

Attendees

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

- Applicant (All ISH3 items)
- Borough Council of King's Lynn and West Norfolk (All ISH3 items)
- Breckland District Council (All ISH3 items)
- Defence Infrastructure Organisation, (ISH3, Item 1 – Landscape and visual)
- Environment Agency (ISH3 Item 2 – Flood risk, hydrology and water resources, and ISH3 Item 3 - Population)
- Historic England (ISH3, Item 1 - Landscape and visual)
- National Grid Electricity Transmission Plc (ISH3, Item 1 – Landscape and visual)
- Norfolk County Council (All ISH3 items)
- Norfolk County Council (lead local flood authority role): (ISH3, Item 2 – Flood risk, hydrology and water resources, and ISH3 Item 3 - Population)

However, this does not indicate that other parties will not be able to contribute. All interested parties (IP) 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 10.00am those attending virtually should join promptly at 9:30am 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.