

**LAND ADJACENT TO SOTBY WOODS, STURTON ROAD, HATTON**

**CASE MANAGEMENT CONFERENCE (CMC) HELD ON TEAMS AT**

**0900 – 1200 Monday 23 June 2025**

**Appeal related to an application by Hatton Solar Farms Ltd**

Installation of a temporary ground mounted  
49.9MW solar farm with associated infrastructure, construction of  
vehicular accesses, CCTV cameras on 2.5m high poles, a 15m high  
communications tower and security fencing to a max. height of  
2.2m.

**INSPECTOR'S NOTES**

• **PURPOSE OF THE MEETING**

Phillip Ware introduced himself – an inspector but not the Inquiry inspector - George Baird will be holding Inquiry and deciding appeal.

Continue to communicate with PINS case officer – who will forward to me until Inspector Baird's return.

Procedural matters only discussed. Not the merits of the case.

• **APPEARANCES**

Appellant – Richard Kimblin KC - 4 witnesses (landscape, heritage, agricultural land, planning)

East Lindsey District Council – Freddie Humphreys of Counsel – 2 witnesses (heritage and planning.)

Hatton Action Group (R6) – Daniel Stedman-Jones of Counsel – 3 witnesses (landscape, heritage, planning)

• **MAIN MATTERS TO BE CONSIDERED**

General agreement that the list below encompasses main matters, some of which may not turn into final main issues:

- Effect on the landscape
- Effect on Sturton Harden Corner Farmhouse

- Effect on agricultural land (R6)
- Residential and recreational impact (R6)
- Fire hazard (R6)
- Planning balance – including the weight to be accorded to renewable energy

- **DOCUMENTS RECEIVED TO DATE**

Application documents incl. D.A.S.

Committee report

High Court material

Statements of Case x 3

Statements from Parish Councils (Part of R6 group)

Individual representations

Appellant's procedure note for CMC

- **STATEMENT OF COMMON GROUND**

It was confirmed that the SOCG dated 10 June (marked 'draft') is agreed between appellant and LPA.

R6 only saw SOCG briefly before finalised. Agreed that R6 would not submit comments separately, but make it clear in evidence where it differs from SOCG.

- **CORE DOCUMENTS AND OTHER DOCUMENTS**

The use of Core Documents will minimise need for many appendices to proofs. It will be a rolling document with documents added – once proofs are submitted any further documents need to be accepted by the Inspector – a reason for late submission will be needed.

The Council will host the CD library and start populating - with all parties input. All parties should be aware that this library to made available to all.

Inspector Baird is happy to work with electronic Core Documents. (Note his document regarding Model Core Documents.)

Inspector Baird requires a hard copy of proofs-of-evidence and appendices and a set of full-size application plans to be submitted with the proofs.

- **CONDITIONS AND OBLIGATIONS**

Without-prejudice conditions are in the SOCG – bilateral. The R6 party is asked to comment on the conditions – those to which they object/comment and any others. The Inspector needs a 'final' set of conditions prior to the inquiry.

There is no planning obligation.

- **RUNNING THE INQUIRY**

Venue will be Market Rasen racecourse.

Council asked to check that wi-fi will cope with multiple parties being online at once.

As matters stand, no perceived need for livestream. Should there be a significant need for livestream the Council will need to check availability of facilities and discuss with PINS.

The inquiry will be topic-based. The only round table sessions will be conditions.

- **INQUIRY PROGRAMME**

1000 first day – there may be a discussion of 0930 subsequently

The parties felt that 6 days should be sufficient – as far as can be judged at this stage.

- **SITE INSPECTION AND VIEWPOINTS**

The Inspector will undertake a per-inquiry visit to the area – public viewpoints only.

A formal visit will take place in the latter part of the Inquiry or after closing.

The Inspector will need a route/viewpoints – agreed by all parties – before the first week of the inquiry.

- **PRE INQUIRY TIMETABLE**

CD library – as soon as possible

Proofs - Tuesday 12 August

PINS will ask parties for time estimates – Friday 15 August

Rebuttals – generally discouraged but if there are genuine rebuttals - Tuesday 26 August

APP/D2510/W/25/3363157

Parties will respond to PINS with a combined draft timetable - Friday 29 August

Inquiry opening 1000 Tuesday 9 September

- **OTHER MATTERS**

The attention of the parties was specifically drawn to two other documents sent with the CMC agenda - Inspector's guide to document preparation, Blank appearances list.

**Phillip Ware BSc DipTP MRTPI**

**23 June 2025**