

TEXT_LittleCrow_OFH1_Session1_29062021

Tue, 6/29 11:10AM • 57:08

00:07

Good morning, everyone. It's now 10 o'clock and it's time for me to open this open for hearing.

00:14

Concerning the postdigital Crowe solar Park.

00:19

Mrs. Hammond, can you please confirm that the live streaming has commenced?

00:32

Sorry, I can't read it. That was a bit of my feedback. But yes, the live streams are on and we can hear and see you fine. Great. Thank you very much.

00:44

My name is Graham Gould. I'm a chartered town planner. I'm employed by the planning Inspectorate. And I've been appointed by the Secretary of State to examine the submitted nationally significant influence, nationally significant infrastructure project application, and I constitute the examining authority for the purposes of the examination of this application.

01:07

For anyone watching the live stream, can I also advise you that should we at any point adjourn this hearing this morning, we will have to stop the live stream and then re commence it at the resumption of the hearing. As a result at the point at which the hearing resumes and the live stream restarts, you will need to refresh your browser page to view the restarted stream.

01:34

Should this occurrence arise. I will remind everybody about the procedure at that point.

01:41

In the arrangements conference, which preceded the start of this hearing, you will already have spoken to Mrs. Hanlon, who is the case manager for today.

01:53

This morning, she is also supported by to make a hole from the case team at the planning spectrum.

01:59

I would add that other colleagues from the planning spectrum may join this open for hearing as observers in connection with the inspector its commitment to internal continuing professional development.

02:12

In addition, a technician from a company known as production 78 isn't attendance solely for the purposes of managing recording and live stream for this hearing.

02:26

And there are a few

02:29

housekeeping type matters that I now need to turn to. Firstly, I'd ask that if you have mobile phones on, you either turn them off or switch to silent will be anybody that might have to be accessing seeing this meeting via phone calls, you'll need to keep your phone on. But if you can keep it muted, that will ensure there is no extraneous noise in the background.

02:56

If you get any alerts or anything via your devices.

03:00

Secondly, I need to briefly talk about the general protection. So general data protection regulations, the GDPR.

03:14

You will be aware that this hearing is being recorded as well as being live streamed. The digital recordings are retained and published by the planning Inspectorate and they form a public record that can contain your personal information and to which the data protection regulations apply. Sorry.

03:36

The general data protection regulations apply.

03:39

The Pentagon spectrix practice is to retain and publish recordings for a period of five years from the secretary state's decision on this application. Consequently, if you participate in this hearing, it's important that you understand that you will be recorded and your consent to the retention and publication of the digital recording is being given.

04:03

I will only ever ask for information to be placed on the public record that is important and relevant to the determination of the application.

04:11

It will only be in the rare circumstances that you might be asked to provide personal information all the time, most of us would prefer to keep private or confidential. Therefore, to avoid the need to edit the digital recordings, I would ask that you try your best not to add information to the public record, I say anything that you would wish to be kept private or that is all of that should be treated as being confidential.

04:39

Please, please bear in mind that the only official recording for this hearing

04:45

will be the recording that is to be placed on the inspectorates website, tweets, blogs and similar communications arising out of this hearing will not be accepted as evidence in the examination for this application.

05:00

In addition of transcripts transcript of the recording of the hearing will also be published, but only as a secondary record. It should be noted that the software that generates these track transcripts does not produce an entirely accurate record. For example, names and technical terms are not always recognised by it, and therefore are not always correctly reproduced in the transcript.

05:28

For the purpose

05:30

of identification, ease of reference, could I ask that of every point at which you speak

05:37

this morning in this hearing, that you give your name, and if you are representing anyone who you are representing,

05:46

and before you speak, please ensure that

05:50

you have your microphones turned on. I would also ask that when you are speaking,

05:57

if you have a camera available to you, that you ensure that that camera is on. That just helps me and the case team know

06:08

that we don't have any particular issue with a loss of connection

06:14

with anybody who is actively participating.

06:23

This hearing is being held in accordance with sections 93 and 94 of the Planning Act 2008 and the infrastructure planning examination procedure rules of 2010 specifically rule 14 relating to procedure at hearings.

06:41

I'm required to examine the application and prepare a report with a recommendation for the secretary state for business, business, energy and industrial strategy. The purpose of this morning's hearing is to give the owners and occupiers of Heron lodge

06:57

friendswood the opportunity to speak directly to the examining authority IE me about matters which they consider are important or relevant to the examination.

07:10

There is no set agenda for this open for hearing.

07:16

There is no need to pee in your oral evidence material that has already been included in your relevant representations.

07:25

As I have read those

07:28

once I've heard from the owners and occupiers of Heron lodge friends word, I will give the applicant the opportunity to briefly cover any points raised that it wishes to address.

07:41

I would then like to have a brief discussion about arrangements for how I undertake a site inspection. Heron lodge friends would

07:50

when I invite you to speak, would you please ensure that your your microphone on your computer or telephone is switched on?

07:59

And that you introduce yourself by giving your name?

08:04

I understand that both Mr. Phillips and Mr. Johnson intend to speak?

08:09

And that should there be any switching between you.

08:13

During the giving of your presentations, I would just ask you to remember that you give your name as you recommend speaking, just so that those who may be viewing or listening to the recording at a later date are clear as to who's saying what when.

08:36

I should also advise you there any new evidence that's presented when your representations are made this morning should be included in a post hearing, written submission.

08:51

And those are to be submitted via the web page for this

08:56

application at deadline for that is no later than a minute to midnight on Wednesday, the seventh of July.

09:05

This year, in effect that's just before midnight next Wednesday.

09:13

At before I ask Mr. Johnson, Mr. Phillips, to address the hearing. Does anybody have any questions of a procedural nature?

09:29

I'm not seeing any indication. So I presume everybody is content with procedural type matters.

09:37

Mr. Johnson, I understand that you will be speaking first

09:44

and I will just remind you that after the hearing is being recorded, that you should try and avoid making any comments that you would wish not to be heard in public.

09:56

That will just assist the team from back

10:00

Production 78 when they,

10:03

in effect, put the recordings together and make them available for publication, just ensure that no editing has to be undertaken.

10:11

So Mr. Johnson, if you're ready, please.

10:14

Would you like to make your comments? Yeah, I'm joined by my partner Katie Holmes, as well. He's one of the clients.

10:23

And this, we wouldn't expect him this toward. I'm sorry, I was working at a presentation promptly. So I'm just going to

10:33

just basically tell you from our point of view, what

10:37

how things out for us.

10:39

So just just before you do that, I don't explain I will be making written notes. So if I look away, it's not I'm not I'm ignoring you. It's just because of the way my home office is set up and the amount of space that's available to me. And that's the general point, when we're holding these events in a virtual arena. It's not a discourtesy, it's just a little bit more difficult

11:06

for all parties involved in them, just to keep track of what's going on.

11:11

So I should make that general point, the facility say,

11:16

if I'm not looking at you, don't worry, I am listening. So if you'd like to continue. Okay, so what basically, as you know, we moved here recently,

11:28

nearly three years ago, and it's quite an idyllic life, we are in the middle of the woods, it's exceptionally quiet,

11:39

we now have a an animal release site for local charities.

11:47

And really, it's just under also, we found that certain parts of the harvesting can exceptionally dusty. And if the winds in our direction, it's an, it's just an absolute nightmare, we can't keep open our windows and

12:01

Rusty when it was very hot, it was just unbearable. So

12:06

our main concerns,

12:09

concerns really are the impact is going to have on our life. And our imagine that's going to be mostly during the construction phases.

12:19

I can't see there's gonna be particularly effective once it's running.

12:26

But there is a slight worry about the battery storage where that's going to be

12:33

because as I understand batches, and looking for lithium, whatever, exceptionally high explosive

12:41

mount, that is something I'd like to know a little bit more

12:47

likely to

12:52

have a read through.

12:55

So the measures for reduction of just depression.

13:01

And

13:03

obviously interested in that.

13:05

I'd like to confirm the road way it's gonna run along the side, but properties say that 15 minutes from the house is that is actually

13:16

going to be left.

13:19

Essentially that outages, noise and

13:24

dust.

13:31

Other than that,

13:33

it looks like the initially brought up our concerns about a public footpath being diverted down sidebar property that from what I can read is now changed.

13:46

So that's not not really an issue anymore.

13:50

It's just the privacy and an ability affected the construction phase.

14:01

Conservatives think

14:19

I might add that

14:21

once our businesses are on site to close in Lebanon, don't generate any noise or anything like that. But once the closed, closed, so we

14:31

although we work very close to the house, we don't feel that we're at work. So let's just switch off.

14:44

Obviously our time we're limited to when we can also operate our businesses, which is really different to the expected times of the constituent days.

15:18

thing at the moment. That's all. That's all I can think of.

15:23

Thank you, Mr. Johnson. Just one point of clarity.

15:28

In terms of referring to your property, do you have a preference Heron lodge? Or fanwood? Or is it a combination of both now? No, we changed the name to fenders word.

15:41

And it's it's our little voice called fan surf. And the changes on most of the public records but not

15:51

changed it yet. With a London.

15:55

Yeah, that's fine. It's just I think it's been variously referred to both by the applicant, I think, by Mr. Phillips in the relevant representation he made on your behalf.

16:10

And I'm going to have to refer to the premises somehow when I report. So I think what I will will be likely to do is to indicate that the property was originally known as herend. Lodge, which is I think, it still appears on all the Ordnance Survey maps.

16:27

But but it is now referred to by the owners and occupiers as fans, and that will

16:33

explain that and it sounds like it won't cause a fence by anybody if I handle it that way.

16:44

Okay, well, if you think of anything that you want to say further asked, I think Mr. Phillips has said what he's about to say, by all means, if you just indicate

16:54

we can accommodate that.

17:01

Mr. Phillips, are you ready to make your comments on behalf of your clients?

17:08

Yes, I'm gay Phillips from silver and battery solicitors.

17:15

Mr. Phillips? Are you able to turn your camera on? Or do you have a camera and if so, are you able to turn it on?

17:23

is on and appears on my

17:28

on my screen? I'm I can see myself

17:33

as well.

17:36

That's interesting, because I can't see you mister.

17:43

Can you see Mr. Phillips?

17:45

I can't at the minute, but I did the small Miss. Mr. Male for the applicant? Yes, indeed, sir. Good morning. Yes, Paul, male for the applicant. Just to confirm I also can't see Mr. Phillips. I could see him during the arrangements conference. So obviously, something has

18:04

changed there.

18:05

Right, but it's not the end of the world. Because we can definitely hear Mr. Phillips.

18:13

I just think if anybody that can see Mr. Phillips and for whatever reason, we suddenly lose him if if they can indicate just in case

18:24

it's not so clear, certainly to myself and others that he has dropped out of the call.

18:31

This seems to be one of the strange Gremlins with how teams operates.

18:42

Okay, Mr. Phillips, if you'd like oh,

18:45

suddenly I can see you.

18:52

Okay, my coffee if you'd like to proceed Mr. Phillips.

18:57

The

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in

19:02

meishan that I put in on behalf of Johnson and and the other object to

19:11

waive the issue of

19:14

the

19:19

choice of site.

19:21

There is a there has been a glut of solar applications, not all of which are national infrastructure in north and northeast Lincolnshire.

19:36

The

19:39

the applicant referred it in their response

19:46

to a nother

19:51

examination that was conducted in I think, Ken

19:56

I'm now on the

20:00

He quoted in in their response to a number of

20:07

things that were said by the examiner. I don't think they actually quoted from the Secretary of State, which perhaps he said today perhaps, by the other agreeing with examination, perhaps a slightly less bullish approach than the than the,

20:30

the, the, the examiner, this is the query of hell solar power. But what was noticeable about three tail was that the applicant did put in a sequential test document, where one has a large number of one having a large number of applications coming for an area. In reality, it's a bit like railway mania in the 1840s is a bit like the dash for gas

21:02

for electricity generation in the 1990s.

21:08

Lots of schemes are put forward, and it really does have to do an examination of the merits of,

21:15

of each scheme, one against another. And that seems to be lacking here. That and

21:25

I would ask that the applicant is required to set out the various schemes that are at various stages of development. I mean, a lot have been announced that they get mentioned in the local press, then they disappear for a while, and then they come back as a more fully fledged scheme. But an overarching look at all of the solar farm development in

21:54

the north and northeast Lincolnshire. One can't really do nothing. idea of we don't build

22:06

new energy generation sources is a non starter. The idea we don't build renewable ones is a non starter, the idea we don't build photovoltaic roll type one is a non starter, the question is in an area of the country, where a lot of these schemes are being put forward, which ones should gain favour.

22:34

Now, moving on to the specific things with time, one of the things that have been was has been noted by the applicant in their documentation is the possibility of Firstly, a pro long

22:54

construction phase. And secondly, the possibility came to that, that the capacity of the soul of farm will would be increased. And I think the intention is the capacity of the soul of the farm is being increased by by improved equipment rather than by building

23:26

four units, but those the units that exist

23:32

have a higher generating capacity of possibly the cases of batteries are higher storage capacity. From my clients point of view, the real issue is a prolonged construction phase or multiple construction phases. If the economics of increasing construction,

24:01

sorry, increasing production involves

24:06

coming, coming out, taking out the cells that exist, or some other part of the equipment that exists, recycling that equipment, putting fresh equipment in and increasing capacity. That would be a considerable concern to my clients. And so what one would ask is that the condition was attached to any grant, if

24:35

the examiner and the Secretary of State turned out to be in favour of this proposal, but they that the developers cannot essentially stretch the construction phase for as long as they want and cannot we cannot effectively have second or third condition.

25:00

Action phases without making a fresh application, whether that is to the

25:06

national to the national infrastructure scheme or through local planning permission. But but effectively that that there is not carte blanche going forward.

25:21

The

25:22

the next issue I think, really concerns the roadway. And that

25:30

because it is so close to our clients property is the concern above all else in relation to this. And

25:43

my clients would ask that, and it's already mentioned the hard surface that that that basically the the

25:54

applicants are required to put in a low noise, hard surface that does not generate dust, that is going to be one of the major

26:07

things in the construction phase

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and really can't be met by other methods of keeping dust down.

26:18

And screening. Every effort is submitted should be taken to reduce noise and vibration that comes from a construction phase going over a roadway which until now has only been busy and has been dust generative.

26:40

At those times of the farming year, when, when when harvest takes place. Obviously when crops have a good day, it's winter, a while the dust well rains but but autumn or spring, rather than a crop. But the key issue is the time of harvest, that's when the road is being used for a few weeks to three weeks. But at that time a lot of Dustin's A's raise and would ask that

27:17

the the examiner and the executives, they

27:21

put their strongest obligations on the applicant to to mitigate that to the to the strongest degree.

27:36

And that is a major condition of the grant and permission for this development.

27:45

We've seen

27:49

Obviously, we've seen noise Impact Assessment and air quality assessment, but seem

27:57

not to ignore the round way at least in part, but of course

28:03

user and everyone else can see the physical relation of the road way to

28:12

apply my client's property.

28:16

I don't think he really needs a more extensive report on it, he just needs these issues to be addressed.

28:26

and

28:28

manage.

28:33

My client mentioned the footpath.

28:36

So long as the proposal those remain as indicated in the existing

28:47

documentation.

28:50

The footpath issue I think has gone away the the diversion moves away from

29:00

my clients property whereas at the time of the consultation, I think it was being moved towards their property

29:11

documents app 043 appears to be the diversion of the only rather than

29:24

and that is moving away from

29:29

our my clients properties property. So that really has ceased to be

29:40

an issue.

29:44

The question about

29:47

time, the use for access

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both during the construction phase and during the operational phase. Now obviously

30:00

There is the possibility of some emergency taking place on assumes with the batteries rather than the PV set. Although I suspect in a high when you might have an emergency that involves PV cells as well, one except that is an emergency. If we are homeless, if one has overheating batteries, someone has to come out and deal with that problem there and then, but

30:32

submit that there ought to be limitations on the hours of use for both the construction phase and the operational phase. For in non emergency situations. My clients should not be being disturbed at five in the morning or at 11 at night.

30:56

Because

30:58

Duncan tractor is on a

31:01

deadline for completing the build, or, or just because folk servicing

31:11

photovoltaic cells or batteries. I've had a lot of work that day. And I've only got to

31:21

this site late at night or design that they want to start off at dawn, that should be a disturbance that my clients are not subjected to. I think that is all the comments I have to make.

31:42

Thank you, Mr. Phillips. Just returning to Mr. Johnson, having heard what Mr. Phillips has just said, Is there anything that you want to add?

31:55

Because in effect as far as open for hearing, and you presenting your your case, if you like this is your opportunity? So Mr. Johnson isn't anything that you feel you need to add to what Mr. Phillips just said, and everything that wasn't mentioned

32:13

that

32:15

Gary did bring up at one point during the security at the moment, we're very lucky that we don't have any, anybody that

32:25

we don't see people full stop.

32:27

Obviously, with a lot of contractors coming on two sides and such forth, there's no our boundaries are not fenced.

32:37

We do have some expensive machinery

32:41

left out at times.

32:44

That's the only sort of worries is a security issue as well. Maybe addressed somehow.

33:23

Thank you, Mr. Johnson.

33:27

I will now ask the applicant if they wish to make any response

33:34

to what's been just said

33:38

by both Mr. Phillips and Mr. Johnson.

33:43

And after that, I'll come back to what everybody needs to do in terms of submissions further to this part of the hearing.

33:53

So,

33:55

Mr. Male,

33:57

does does the applicant wish to make any response at this point? And if so, is it going to be yourself or is it going to be something else from the team? It will be sir and it will be only the sort of the very briefest of responses, which

34:13

is that

34:15

the applicant obviously takes on board its its responsibilities in addressing

34:22

the issues that have that have been raised there.

34:26

And it believes that it is it has done so through measures that are secured through the requirements to the decio

34:33

largely through the securing of construction, environmental management plan which you will know covers issues such as dust and noise and make sure that they are they are adequately addressed

34:51

the throughout the construction throughout the construction process.

34:56

So I would draw attention to that and all

35:00

Also to the requirements relating to

35:03

construction hours, which are clearly set out in the decio.

35:11

I'll respond to

35:14

Mr. Phillips's point around

35:18

the the choice of sight and the consideration of effectively turn actives in a more strategic sense. I think in more detail.

35:31

We'll it'll probably be deadline five won't it's, I'm sure you'll come on to that following a submission that

35:39

Mr. Phillips may make is is a summary of this hearing deadline for but we can we can come on to that as to when you might like the submission. But But one thing I will note is that Mr. Phillips raised the

35:53

the fact that a sequential document was put in in relation to Cleve Hill

35:59

cleave Hill was a development that was in flood zone three a. And so I suspect the document he was referring to, although I will, of course checklist was a sequential test document, as required as part of the flood risk assessment process.

36:21

Other than other than that, just in relation to the ability to effectively deconstruct and and rebuild, to, to increase capacity, in my view, that wouldn't be allowed under the terms of the decio. Because the decio is, of course, constrained to the development that has been assessed, and there's no such proposal to allow such sort of deconstruction and effectively reconstruction again without further consent.

36:52

So very briefly, so those are the points I just wanted to make at this stage. I will pick up on others and respond more fully in due course at the appropriate deadline, as I anticipate your your highlight. Thank you, sir.

37:12

Thank you, Mr. Mayor. I mean, normally, I wouldn't, in an open floor hearing make any comments about

37:19

particularly what an interested party has said. But I think on the issue of Cleve Hill,

37:25

the reason why the site selection,

37:31

information contained within that application may have been handled differently, is because there would also from what I can see of

37:42

the examination reports,

37:45

the decio effort matter the secretary state's decision, because those are variously being put in by the applicant, there is a habitat regulations assessment requirement for that case, because of the proximity to at least the nsba, possibly a sack and around our site.

38:04

And therefore, I think probably navigating the habitats regulations also meant

38:11

that site selection type issues would have had to have been dealt with in maybe a slightly different way,

38:18

too, little crow. I just flag that up. So that maybe in terms of the submissions that Mr. Phillips will be making on behalf of his client, he might want to explore that. And no doubt the applicant might also in responding. We'll explore that as well and possibly draw it will explain why there may be a different approach.

38:42

I don't think that's

38:45

me overstepping the mark in terms of what I should be saying during the course of this hearing.

38:58

So in terms of the case, that's been put by

39:04

fens, word, herons, Lord, how we describe

39:07

Mr. Phipps, presuming you're coordinate something on behalf of your clients for submission deadline for Yes, which is the seventh of July.

39:20

And

39:22

that should build upon what's been said this morning, but should not introduce anything, in effect new

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or because you've got the parameters of what's been said this morning to work with.

39:38

And I think as Mr. Male has rightly indicated,

39:45

the applicant will probably then need to respond more fully 20 matters arising out of what is said in those deadline for submissions for fence wood when we get to deadline five.

39:59

So

40:00

The applicant can respond. Thereafter, there will be opportunity to of course for

40:07

friendswood to respond to anything that's been said by the deadline five.

40:16

So, Mr. Phillips, are you are you content with what needs to happen next?

40:22

Yes, sir.

40:28

Okay, well, then I think as far as hearing from interested parties,

40:35

that is everybody that has indicated interest for the control hearing. But I would like to touch upon the issue of

40:44

my site visits.

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And I think this is an opportune time to do it.

40:51

Unless, Mr. Phillips, you or your clients will be attending the issue specific hearing that's being held later on today, because that's potentially an issue that I could deal or ask questions about, then.

41:09

What was not our intention to attend that hearing? Okay, well, then I think it's appropriate that I, I talked about the site visit arrangements now.

41:24

So before the examination closes, and that will be not later than the 25th of October 2021. I will need to undertake further site inspection or inspections. And at least one of those inspections will need to include

41:41

and an inspection at Finn's wood

41:45

as well as

41:49

a more extensive look at the order limits I the application site.

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The applicant will be fully aware I did undertake an unaccompanied site inspection before the examination commenced.

42:06

But I do need to go to

42:09

go back and have a more extensive look.

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And given the nature of the representations that have been made,

42:18

on behalf of friendswood, I do feel I need to go and look at that property as well.

42:25

I'm likely to undertake my site inspection during July or August.

42:32

At the preliminary meeting, I explained that such a site visit would or in that would ordinarily be undertaken on a company basis and would be attended by the applicant North Lincolnshire Council, any registered interested parties, such as the owners and occupiers of friendswood members of the inspectorates case team and myself.

42:59

However, responding to the COVID pandemic has had implications for the way site inspections

43:06

have been and are being undertaken.

43:11

And therefore, at the preliminary meeting, I indicated that one way for me to proceed under the circumstances and in effect to D risk.

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My undertaking site visits both in terms of

43:26

social distancing, distancing type concerns, but also the actual timing, and making sure

43:34

that I

43:36

conclude a visit before

43:43

the pandemic might cause a complication that none of us can currently predict.

43:50

The conducting of what I refer to as an access required site inspection

43:56

might be, as I say, a way of de risking all of that,

44:02

and an access required site inspection.

44:07

with the permission of the owners and occupiers of premises and land that I would need to visit and physically enter.

44:16

I will be granted permission to enter that land.

44:25

I would then be able to view the land in question and that would assist my consideration of the application.

44:35

And that would also give me the opportunity to take on points on it on board matters raised by interested parties, such as fence wood, or for that matter, the local planning authority.

44:49

For an access required site inspection, a time and date would need to be fixed, so that I could make myself known to the owner or occupier or their representative.

45:00

If

45:01

they could then let me onto the land or into the premises, thereafter, I would simply undertake my inspection with minimal interaction with whoever had provided access. In effect, I would be, in essence left to my own devices to walk around the premises and the land

45:25

to, to inspect and see everything that I thought I needed to see.

45:33

This procedure being very similar to that that's been in operation for many years. Now, in terms of the determination of written representations appeals.

45:48

I, it should be noted to whatever former site inspection I undertake I,

45:54

the normal accountant site inspection or the access required inspection, during the course of that inspection, I would not hear evidence from any party,

46:07

I would simply be going to premises or entering land to have a look.

46:17

And if any particular physical feature needed to be drawn to my attention, then those attending would be able to point that out to me.

46:26

But I think in this instance, it is unlikely there are physical features that would clearly need to be drawn to my attention. So I'm generally of the view that this is an instance where an access required science back inspection,

46:42

supplemented by additional unaccompanied site inspections of the wide area would be appropriate.

46:51

So, Mr. Phillips, or Mr. Johnson, do you have any comments about the general principle of me undertaking what I referred to as an access required site inspection? at Hopkins would go for it? I do not. I think it's probably a question for Mr. Johnson, about the practicalities of what you are proposing, sir.

47:18

That's absolutely fine. We'll work with it. Yeah, I'm gonna, if everybody's contented. To proceed, I'm going to come on to how we might deal with timing. But I think that needs to be done in a specific way, which I'll explain a little bit more in a minute. But just for the benefit

47:37

of Mr. Johnson.

47:42

And Miss Holmes, literally, as I say, I would

47:48

arrive at your property at the Judy appointed hour, on whatever day ask that you let me into the premises. And then if you're happy, I will just have a wander around so that I understand what's there.

48:07

So that I can understand the layout of the premises, or the various properties within your grounds, and how they will then relate to the site.

48:20

As I say, I don't think this is a case where I would need to enter any of either the house or any other premises on site. I just need to understand the live land. And I think that's the best way of describing it.

48:35

So I think from what I'm hearing, certainly from friends word is, as far as a general principle is concerned, your content.

48:44

Okay.

48:46

Mr. law for the council, I think you're on the call in terms of access required versus accom. For the fully accompanied.

48:57

Are you content with

49:01

that procedure?

49:03

Andrew, often often kunju. counsel, yes. We understand the challenges that the current pandemic represent into everybody in the local authority would have no objection to an access required site visit being undertaken, if that was was deemed the most appropriate course of action.

49:21

Thank you, Mr. Law.

49:24

Mr. Mell turning to the applicant, either by yourself or through anybody else through your team, your your general observations, sorry, I need to put my teeth back in, I think this morning about the principle of undertaking and access required inspection as opposed to a fully accompanied inspection, which as I explained earlier, has significantly more logistical implications associated with it. Mr. Male or anybody else from the African side. Thank you, Sir Paul, male

50:00

My initial view on this is that there's unlikely to be an objection

50:08

from the applicant to the to the access required site inspection. We've obviously spoken

50:14

previous hearings

50:17

about the need to coordinate that. Yeah.

50:21

From a sort of general awareness point of view and a safety point of view.

50:27

And it may be that that somebody needs to sort of be on site as it were at a safe distance. Whilst whilst you're undertaking

50:38

that in that inspection,

50:40

from from a sort of health and safety perspective, so but the in principle, agreement to an access required site inspection is acceptable.

50:50

Thank you, Mr. Male.

50:54

As I said, earlier, I can't be too specific about the date date for any inspection at the moment.

51:02

In part that will be dependent upon hotel availability, because I will need to stay

51:09

somewhere because I expect

51:13

that I will undertake

51:15

the access required inspections on one day.

51:20

And then I will do unaccompanied on a second day, but there'll be together. So potentially that means an over night stay for me. So I will need to factor in finding hotel accommodation. And the other thing is, I'm not a great lover of hot weather. So I might need to also try and second guess what the weather might be doing?

51:42

I think I'm current form.

51:47

And thinking about possible harvest times. I might be looking more July than August, because it looks if this spell of weather continues as it has. It looks like July might be cooler than August, but who knows.

52:04

But to be factored into that because we are coming into the holiday season.

52:09

And that may affect

52:13

access to fens wood. Now what I would ask is that through Mr. Phillips,

52:22

that

52:24

Mr. Johnson,

52:26

and or miss Holmes, let Mr. Phillips know,

52:31

when you might be away, I don't want to hear in the hearing when you might be away for obvious reasons.

52:39

But then if Mr. Phillips through email could relate to the case team, and I'd like that done by email. So I'm going to close the window because a bit of extraneous noise.

52:54

I don't know whether you were picking that up, but I could pick things up. Yeah, I'd like that information about nonavailability to be submitted by email, please do not post it via

53:07

the web page. If it comes in by email to the case team using the little Crow's solar Park planning inspectorate.gov.uk email address, which is the address that appear will appears on all the letters that have been issued.

53:23

That will then be picked up either by the case manager or the one the case officers. And that will ensure it does not get published in a public form.

53:35

Because I don't want information about when a property might be empty to be published publicly, for obvious reasons. So Mr. Phillips, is that something that you'll be able to discuss with your client get nonavailability times because that's really what

53:53

will affect things most I think.

53:57

And then we'll, I'll have a discussion with a case team and try and put forward a suggested date and time.

54:04

From the applicants perspective, I presume

54:09

that there is likely always to be at least somebody representing the landowners around through July and August. So that

54:22

there is less of a constraint in time in terms of trying to fit in availability and non availability to gain access. Mr. Male, is that a fair assumption?

54:34

The long the short of it, sir is I don't know

54:37

at this point, but again, I suggest if there are any constraints that we that we highlight them in the same way. Yeah.

54:48

Could I ask that that is done as soon as possible, but certainly no later than seventh of July?

55:00

I

55:12

think that really, therefore takes us as far as we can in terms of any discussion about site inspections.

55:22

I've heard from the interested party, or parties, I should say, of course,

55:29

it is plural because the relevant reps are made five times over.

55:37

So unless there's anything else anybody wants to raise with me now, we can move to the closure of the hearing. So just turning to Mr. Phillips, is there anything from you

55:52

know, Mr. Johnson was not okay. Mr. Mayo, I suspect.

55:59

Okay. Well, then I'd like to thank everyone for your attendance this morning.

56:04

I'd remind, particularly Mr. Phillips, that post hearing submissions for this morning's hearing needs to be made by seventh of July.

56:16

Predominantly, they'll come through via the

56:22

web page for this project. The exception however, being

56:28

the non availability for site visit information which will be separately submitted by email.

56:37

The time is now 1056. And this open floor hearing is is therefore closed. And I would just to remind everybody who is attending the issue specific hearing this afternoon, that will commence at half past one with its arrangements conference starting at 10 past one.

57:02

Thank you very much, everyone.