



Hearing Transcript

Project:	East Park Energy
Hearing:	Open Floor Hearing 1 (OFH1) - Part 2
Date:	17 March 2026

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Fri, Mar 20, 2026 11:02AM • 51:27

00:00

Can I ask everybody to take their seats please? The time is now, four o'clock and this meeting has restarted. Could I just ask a member of the case team to confirm that can be heard clearly again and that the live streaming and recording has restarted? Thank you. So if I could move on to group four, please and invite the participants to the microphones. Thank you. Thank

00:48

that's one,

00:56

okay? I'm Elaine reeler. I am a qualified town planner and primary head teacher for the record, AI has not been used. Thank you for the opportunity to expand my written representation in an area I feel strongly about the intrinsic link between landscape and the well being of humans and that of our native wildlife and plant life. The proposal is earmarking an area of wide open spaces set within rolling hillsides that is crossed by many Brooks and small rivers, all adding to its unique character, there are very little light pollution or industrial noise pollutions. This makes it a popular place for those wishing to give their heads a rest from everyday life. It is a quiet place where birds can not only be heard, but also individual species can be identified. It is a haven for walkers, horse riders and cyclists of all ages and from near and far. The public rights of way network is valued and well used. The Ramblers work with the rights of way officers and the rights of way forum providing volunteer labor to help maintain this access, these factors and that it is a safe environment, attracts many of the state and Academy schools, in addition to local schools to bring groups here for their Duke of Edinburgh Award. The campsite at little Stoughton perfects this location for them in all this this landscape provides an environment and a feel that many don't get the opportunity to experience in their everyday locations. This will not be the case if this proposal is permitted. What a great loss to those young people. The area homes many species of wildlife that are roamers by nature, those that build homes in banks, woodlands and hedgerows, those that feed on insects above the water courses and the field margins situated around most of the fields that are present are here, which are ideal for plant diversity and to provide safe breeding areas for ground nesting birds such as hares and several species of deer. There are a few fences that stop their ability to roam. This is an area of arable farming due to the quality of the land there are, however, due to government funding, many field margins and headlands that are managed for wildlife and native flora. This solar farm proposal would change the area for all living things that thrive here, it would become a hostile environment fencing, noise and light pollution and many more vehicle Axios routes, there would no longer be wide open spaces with views and vistas. What is proposed is to replace this open landscape with narrow fence corridors, in most instances, along the routes of existing food place. It is a legality to keep these everything is being replaced by an industrial landscape. This cannot be considered to be a fair trade in the eyes of anybody. This area has many other solar developments, and these are

04:13

evident that please again, if you would like to follow up further information in writing,

04:27

hello. My name is Bill Scurry. It's not the end of the brook, though. The brook starts in thurleigh airfield and it flows past my house and then goes across to Purton Hall, where it often floods. Best happens now, and there's the flooding issue that I'd like to talk to you about, because it concerns me, my properties, my neighbors, two of which have had their gardens flooded and their patios, and that's in the last few years. So. It's funny, all the experts and the six reports they've got don't talk about this local flooding, and that's because they're not the experts. The local people know the roads flood. People have talked about the road from personal the great Thornton road that floods run off from the run off from the fields, as well as the brook breaking its back. Can I ask you a question? Do you know what mole training is? Is it not a term you're familiar with? A lot of the local farmers use this to improve the draining of the land by pulling behind a tractor a mole half a meter down. You can Google it. It comes up first away. And they do this because it's a temporary method. They have to do this every three, five or maybe 10 years. I've seen it. I know it happens in our local locality, if we have all these solar films, panels put on those two fields, that's not going to happen. It's not going to happen every five years. Not going to happen every 10 years. It's going to happen in about 45 years time, if they had decommissioned over that period of time, the the soil, which is good quality, Oxford clay, will compress and it will increase the chance of flooding on our little brook at keso. The other side is that the water will run off on minute left and will cause flooding in all the local roads, which will affect a lot of and cause a lot of disruption for the traffic. I have photos which I'm prepared to give you from 2004 I have Facebook stuff on the Purdon Hall Facebook group that talks about roads being inaccessible, so that's my concern, that flooding will happen and that won't be able to sell my house and I'll end up dying in 40 years time in Kiso. Thank you.

07:17

Thank you. If there's any photographs you would like to submit as part of evidence that if so,

07:29

my name is Alan Wheeler. I'm a retired chartered town planner who worked for the former Bedfordshire county council and was responsible for managing the council's interest in environmental and countryside issues, I have strongly objected to the proposed development which should be refused for many reasons. Today I am concentrating on its unacceptable damage to the highly valued local landscape. I would draw your attention to what is said in each of the relevant local planning, local plan supplementary planning documents, which are material considerations and referred to in the applicant's environmental statement. These documents are the Bedford borough landscape character assessment and the Huntington shear landscape and townscape supplementary planning document. The applicant's summary of these is short and carefully chosen. It does not surprisingly, include these assessments in the Bedford document sites A and B are in the RISD clay farmland sector of which it says a rural, peaceful area with a remote feel. They often level to gently undulating topography, and the large landscape scale results in long views fringed by wooded horizons, the lightly developed character and the dispersed settlement pattern creates an often remote, isolated landscape character. The development guidelines say conserve open spaces across the rural landscape, which are vulnerable to change from large scale development, including renewable energy, ensure proposals for solar farms and the associated infrastructure are appropriately integrated into this tranquil and rural setting, which this proposal clearly is not in the hunting and sheer document sites C and D are in the southern mold sector, and it states The gradual loss of traditional features of the agricultural landscape are also affecting the landscape character of the Southern worlds. Scale of the development proposed in this application is overwhelming. The proposal, this proposal alone, would cover 1900 acres. We must also consider the two existing solar sites and the two other solar farm sites recently granted planning permission in the locality one minute left, these smaller schemes linked by the East Park energy would create a solar corridor of 2800 acres. This proposal would fundamentally change the very valued local landscape and settlement character of the area for very much the work. US, it would devastate people's views of a local landscape, from homes, local roads and rights of way. They would be installed close to

700,000 solar panels, three meters high, visible from our rolling countryside surrounding the sites the proposed natural screening, the so called green infrastructure of woodland and woodland plant but belt planting in three acre, three meter high, hetero planting is not likely to be effective. Planting often fails, and it has at the existing local solar sites, conclude please. And even if it's successful, it takes years to mature. If the screening planting does succeed, it will radically change the local landscape. If it fails, the views of acres of solar farms will radically change the local landscape. To summarize, this proposal would cause unacceptable damage to the highly valued local landscape.

10:53

Okay, thank you. Good afternoon. My name is Anthony withers from great Staunton, and I am a local historian. My comments today will refer principally to my book, A Guide to the walks around great Staunton. I will argue that the discussion of the varied walks in this pleasant countryside is inextricably linked to the rich history heritage, assets and archeology of the area. I will therefore make passing references to two of my history books, great Staunton and its people, and a guide to St Andrew's church. First, a brief review of how some of the walks and the views will be blighted by this development. Walk six of the book highlights the extensive views north from All Saints Church in little Staunton, which is on an elevated position, a view that would be blighted by the solar arrays and all the paraphernalia associated with them. In the north this same path is on the on the ridge route to one of the prime historical assets of this area, namely the moated manor house of Sir Adam decreating, built around 1275, he was a Knight of Edward the first. And the history of this manor is contained in my book. This same walk starts actually on the highway in great Stoughton, which is home to a dozen or so houses of historical interest. The Walk continues past the 17th Century sundial down to the church, obviously a historical building, place, house and the town, the historic center of of the village. The thought of heavy lorries trundling along this path to deliver their goods is slightly alarming. I would suggest it will affect seriously with vibration these historic buildings. Little stall itself boasts an impressive Network of Public footpaths, and I will mention just one or two walks, one minute, one minute, by a green end, where views will be seriously blighted. We have a walk from great Staunton, goes to Hale Western coming back, we'll be confronted with battery storage areas, which will not be helpful. There will also be a I understand an access road past rushy farm, which is the site of the Roman villa excavated 70 years ago. So I would suggest that I've got some general objections to the scheme prioritize food rather than industrializing. The landscape could better sites have been found, brownfield sites, etc. And in conclusion, I would respectfully ask the inspectorate to reject this application. Thank you. Yes. Thank you.

14:19

Good afternoon, sir. My name is Simon lane, and I've been arrested into Purton Hall for over 30 years. Purton Hall, as you would have gleaned, is among several villages in close proximity to the proposed 1900 acre site. The development plan you show in excess of 700,000 solar panels supported on over 200,000 piles and claimed that the output will be sufficient to generate power for over 108,000 homes. My representation raised objections to diverse under nine headings. There's not sufficient time this afternoon to go through all these points, and therefore I'd like to expand on. Just one, namely the inappropriate siting of the development. In my opinion, this was caused an unacceptable and certainly avoidable blight on the local countryside, with the consequent loss of productive farmland and the industrialisation of the area. If the immense power of the sun can be sufficiently harnessed for power production, that must be a good thing. If the use of solar panels is currently the best way, then the only argument is where they would best be cited, and patently that is not within the countryside, on productive farmland. We should accept that, due to the nature of the UK climates, solar power will always be a supplementary power source, and logically, best sited on individual properties, and when the existing industrial areas adjacent to rail or motorway links or other brownfield areas, the roof area of the quoted quoted 108,000 properties, which is claimed the solar farm could power equates to an area itself of 2000 acres, 2000 acres of farmland could feed a substantial part of the local community. Why

not site the panels, therefore on roofs, therefore and avoid the need to obliterate the countryside with steel and glass. 2% of England's land surface is covered by buildings. This equates to 650,000 acres of roof area, without allowing for other suitable land use in terms of food security. Clearly, we should be retaining farmland and siting solar panels on these roofs and usher in other industrial areas. I would ask you, sir, to strongly consider these points when making your recommendation on this application to the Secretary of State. There are many other aspects of the development which should be highlighted. And as I've said at the beginning, these are contained within the current and future and future representation, and have been highlighted today. And we'll be in more detail as the examination period progresses. The first essential step in any well prepared project feasibility is to correct is to select the correct site. The Leaning Sarah PISA is a good example of the right scheme on the wrong site. Sadly, this project has fallen at the first hurdle of suitable site selection, and hence the fast array of reporting energy costs, not to mention substantial stress to the local community, being expended to try and justify the wrong scheme. Can I ask it to conclude? Please? Yeah, surely it's time to draw a line under this unnecessary and lazy attack on the countryside where a few stand to gain a lot and the majority stand to lose food security and the important way of life in local community. I would urge you, sir, to conclude that that line is here and that time is now, I'll ask you please to reject this application.

17:47

Okay? Thank you. Thank you.

17:57

Afternoon. My name is Simon Beverly. I'm a resident of Kiso, could I please ask the authority to question and consider three matters, first, if the government and the Secretary of State have specifically legislated in the GB Energy Act for measures ensuring that slavery and human trafficking is not taking place in its business or supply chains, why does this East Park energy project not merit similar or indeed bearing in mind its size far greater attention, despite the Secretary of State's decision on the mallard pass project, this independent examination should be free to consider and willing to consider every element of the supply chain in such a large commercial scheme, particularly where specific anti slavery measures now apply to state sponsored projects. Second point, could the authority please drill down into the realities of the full life cycle of the two main component parts of this proposal, the photovoltaic panels and the lithium ion batteries. The solar panels themselves are likely to need replacing after 20 years, whilst the lithium ion batteries have a lifespan somewhere between five and 13 years. So all the PV panels would be replaced once, and the batteries perhaps two, three or even four times during the temporary permission of 40 years. It is worth noting, the existing 25 year temporary permission for the person or solar farm was extended 40 years, just a decade after it commenced production, and the NPPF encourages extensions to so called temporary periods. Both the proposed PV panels and the batteries have limited proven economic recycling methods, it is simply cheaper to produce new units. Your authority should therefore seek hard evidence from East Park energy that they have a proven economic method to recycle components and that none of them ends up in landfill, or worse still, is real. Exported to become a third party's dirty problem. And finally, would the authority stress test the abilities of the proposal to generate and supply clean electricity in a meaningful and I by meaningful, I intend to compare the vast loss of food producing agricultural land to the negligible solar returns so in a meaningful and secure fashion, at a desirable and seasonal times, bearing in mind the UK is one of the least appropriate countries for solar generation, in particular, noting the typical average UK output of solar farms is only 10% of their headline capacity for several months each year, there will be no spare capacity from the panels to charge the best batteries. The reality is, the solar panels are something of a fig leaf for the best, which is likely to become the main fee earner. The best will simply be buying in cheap, Off Peak gas generated electricity and selling it back at higher prices. Thank you. Thank you.

21:11

Hello. My name is Oliver Creasy. I'm a pertinent Hall resident and local businessman. The beverage and Cambridgeshire landscape has evolved over hundreds, if not 1000s of years. It is, you know, a stunning environment. I just hope that the planning system puts some value on this. The proximity to green and blue space, according to the National Health Service, has amazing health and psychological benefits. Again, I would hope that the planning authority puts some onus on this, and that's not just with people who live there, that's people who travel through it. There's nothing more exciting than, you know, getting the third sunny day of the year and driving through a green landscape and getting the benefits of it. I think this is predominantly a very disingenuous application. It's sort of because it's a solar farm rather than its proper term of an electrical power station. It sort of slips through the net, and it reminds me very much of the early 1990s when there was a similar sort of get rich quick scheme carried out by developers looking for sites for the large supermarkets, they predominantly went to out of town areas. And we can now see how that has sort of played out with regard to high streets in this country. There is one benefit, though, of the supermarket car parks would make perfect places for solar schemes. Very interesting to see. In the last month, over just a four week period, quite a large public sector employer in Huntington has covered their car park, which now has solar all the way over the top. They've done it four weeks flat. I probably can name them, but I probably shouldn't, so I won't, and they've obviously produced solar and stop people getting wet when they get out of their cars to go into their office. I also think, you know, this is a really inequitable proposal. It just benefits a very small amount of landowners, the biggest beneficiary of which is house, funnily enough, one minute left has the green area to the rear of it, so his view will be uninterrupted if the proposal is passed. We currently have a an oil crisis at the moment, which some of you have been around from the 1970s will remember all that. But I think we also have a bit of a snake oil crisis as well, where the solar industry continually gains the planning system by highlighting that it's temporary development, and I don't think there's anything temporary about this scheme. So on that basis, I would reject it. Yes.

24:02

Thank you. Good afternoon, les Rand. I'm a resident of great Staughton, and I've been employed in the renewable energy sector for 15 years. We're being sold these systems as being vital to our energy security. However, these vast sites present huge fire and pollution risk, either through equipment failure or arson. Far from providing energy security, they offer energy vulnerability, whilst at the same time adversely affecting our food security and destroying the appearance of our wonderful rural countryside. You've just got to look at the current conflicts around the world, and it's obvious that energy infrastructure is being treated as a prime target. With so much conflict going on around the world and a very dissatisfied general public, I don't think that the threat should be underestimated to attack a conventional power plant. Would require specialized equipment and planning to attack a solar energy battery storage plant requires one person can of fuel and a match solar panels and large banks of lithium batteries, all surrounded by dry grass in the summer pose a major fire risk. Now I regularly attend firefighting courses as my part, as part of my work, and who experienced a fire near a large bank of lithium batteries, the local fire service response was to wait for the fire to go out. So what policy does our local fire service have with regard to lithium fires? So in 2020 there was a lithium battery storage fire in Liverpool. There was a similar fire in Essex at the East Tilbury in 2025 both these fires were caused by equipment malfunctions and were extremely difficult to extinguish. East Park energy are proposing 100 megawatt battery storage plant in a location which is up wind, without prevailing winds of a populated area, so there's a full risk assessment being made of any of the above. Are there fixed firefighting systems in place for the panels as well as the battery storage system. Is there a plan in place to evacuate local residents in the event of an uncontrolled fire, also in the event of an on site fire, our procedure, procedures in place to stop any toxic runoff entering the river Kim, which feeds into the great, great ooze, which in turn is pumped into graph and water, which is where our drinking water comes from. So true. Energy Security for individuals and businesses is achieved by installing so long existing buildings, bypassing multinational companies and their need for large profits. So another point

data from modern cars can be by manufacturers. Where are these panels and batteries coming from? And will the manufacturer be able to access and, in fact, switch off these systems without consulting the operator, and just one last point 15 modern offshore wind turbines produce the same amount of electricity as 1900 acres of solar under ideal conditions.

27:33

Thank you again. And before we move on to the next group, I understand that Amanda Patel would like to speak off camera.

27:49

Thank you Good afternoon. Thank you for allowing me to speak. In considering a development of East Park energy's scale, it is essential to examine not just the headline installed capacity, but how the infrastructure would actually operate within the electricity system. The proposal is presented as a major 400 megawatt solar Generating Station combined with 100 megawatt battery energy storage system. But when actual solar performance is scrutinized, a very different picture emerges. Modeling using regional installation data for 2024 shows that a solar installation of this size would produce around 39 megawatts on average, even in 2025 last year, the sunniest year on record, average output would be 44 megawatts. In practical terms, this means that a scheme promoted as a 400 megawatt project would deliver roughly 1/10 of that figure on average. Seasonality is also significant in the UK climate. Solar bleeps in summer and falls to very low levels during winter, precisely when electricity demand is highest, particularly during evenings, when generation is minimal or absent. National Policy Statement en one emphasizes that the energy system must remain secure, reliable and able to meet electricity demand. In that context, the dependable winter contribution of this solar installation would be limited. It is also important to understand the true operational role of the 100 megawatt battery system. The battery bank would have both import and export capability, meaning it can charge directly from the grid as well as export electricity to it. Battery systems of this type are not simply passive storage units. They are typically developed as grid trading assets, importing electricity when prices are low and exporting it when prices are higher, while also contracted to provide balancing services. This market activity is the primary commercial driver for battery storage. During summer months, the battery would store any excess provided by the solar array, but for five to six months of the year. Installation data, regional insulation data indicates the East parks on site. Solar generation would be far more limited, suggesting the battery would largely charge using electricity imported from the grid. Electricity drawn from the grid is not necessarily renewable. Our system still relies significantly on gas fired power station. Things, meaning that the battery banks could, at times, store gas generated electricity, and later export it back. It would be operating primarily as a grid trading and balancing asset, not as storage for on site solar. This distinction matters because battery storage does not resolve the fundamental seasonal mismatch between solar generation and winter electricity demand. Storage is for a matter of hours, not months, when considered from a system perspective, one minute to go. Thank you. The proposal therefore effectively consists of two pieces of infrastructure, a large solar installation whose generation is highly seasonal and limited during winter demand peaks, and a grid connected battery trading facility that can operate independently of the solar array, npse. And three recognizes its large solar power stations require extensive land and must therefore be carefully assessed in terms of siting, land use impacts and their role in the electricity system. Given the seasonal generation profile, limited winter output and operational independence of the battery storage, it is critical that the examination looks beyond the neighboring place and considers the project's real contribution to the system. In effect, the most economically active and commercially valuable element of the project promoted by Brockwell storage and solar, is likely to be the storage trading infrastructure, while the solar installation is largely in the background for extended periods of the year. It would be helpful for the examination to understand to what extent the storage system would participate. So good electric Can I just finish two more points?

31:23

If you could just submit everything else in writing, please? Okay, okay, thanks. So if we can move on to next group, Please, could I also include Roy Palmer in that place. Then, according to my lists, would be everybody who wishes to speak in the room will have spoken.

32:14

You okay. My name is Roy Palmer, resident of Kiso for 36 years. Good afternoon. Thank you for the opportunity to speak many of the points I was going to make. Have to make have already been made, so I won't duplicate that, so I'll keep it short. So I had a number of concerns that have already been raised, but one in particular is the issue of proportionality for this scheme. And so using government figures, East Park energy's generation would equate to roughly 0.13 to 0.14% of national electricity demand. So that's this scheme would contribute 1/7 of 1% of the UK's electricity needs on a highly intermittent basis, with extreme seasonal output swings. And so surely it cannot genuinely, genuinely be referred to as nationally, nationally significant, or even reliable, as required by the Energy Policy Statement en one. So the only significance I can see for this is significant disruption to the population of the area for three years, significant vandal vandalism and destruction of prime farmland, significant profits for these unknown investors for an insignificant poultry amount of electricity. And as the UK's electricity demand rises, how long before this becomes 1/10 of 1% of the UK's energy demand? So as I said, I'll cut it short. So this there are many issues with the East Park proposal set out, both in my relevant representation and in the hundreds of others submitted, but the points outlined today are only part of the picture, but fundamental. When a development would commit such a large area productive farmland to a scheme whose national contribution is measured in a fraction of 1% the planning becomes very difficult to justify. For that reason, I respect respectfully, submit that the planning balance weighs emphatically against this proposal. Thank you for the opportunity to speak. Thank you.

34:31

Thank you. My name is Sarah coller, and I've lived in the local area again for around 30 years, and in key so since 2006 this to me, this large scale solar pad electricity generation scheme strikes alarm bells for many reasons, a number of which are included in my relevant representation. However, today I'm just going to highlight three that I would like to submit for the examining authorities further consideration. Firstly, I'm concerned about the impact of the scheme upon the local land. So. Ape and the way in which it will alter the distinctly rural nature of the area, as any site inspection will show the solar panels and their accompanying infrastructure, together with the associated battery energy storage system, will cover vast areas of local countryside, amounting to a large scale industrialization of the landscape, despite the documented intention in existing local plans and landscape character assessments to protect and preserve the distinctly rural nature of the area. These plans have not been put together at random, but represent careful assessment of the features and attributes of the landscape and its historic and present day use, and are used by our local authorities to inform the permitted development of the area. Additionally, the local landscape, local countryside is frequently described in these plans and assessments as undulating, meaning that even after the trees and hedging planted by the developer have had time to grow, there will still be many higher level vantage points from which the site will not be screened at all. The site will not simply disappear from view, but will irrevocably change the nature of the landscape, not only for the remainder of my lifetime, but with a planned life span of over 40 years, also for that of my children, I respectfully request the examining authority to take these existing local plans and landscape character assessments into account in his assessment of the impact of the scheme. Secondly, I have concerns about the capacity and suitability of our local road network to support the large number of commercial vehicle movements that the construction, maintenance and eventual decommission of the site will require, and the consequent impact on local communities and our access to and use of the local road network that we rely on for our everyday lives. I've highlighted some specific concerns in my request for site inspection that I would request the examining authority to consider my final point concerned the efficacy of the scheme and the

National advantages that it will bring. The principal arguments are that they will in favor are that they will increase the amount of UK electricity to be generated from renewable sources, and reduce and stabilize the cost of electricity to consumers. However, there's increasing evidence that large scale solar farms are not the most efficient way to achieve this, we've already heard the figures that despite having a headline capacity figure of 400 megawatts, modeling, it predicts that the site will be unlikely to produce more than 44 megawatts per year. So is it really worth the cost and impact of such a large scale scheme when there are other forms of renewable energy that are more efficient and taking into account the non renewable and non recyclable nature of the components involved. Like others, I'm also concerned about the inclusion of the large scale 100 megawatt battery installation. Can I see it conclude? Please. Yes. So in practice, those that will be used to make profits and completely undermines the principles behind establishing the solar farm in the first place, the electricity bought from the grid cannot be guaranteed to be renewable, and the process of buying low and selling high will contribute to perpetuation of the current oil and gas energy markets, where prices are volatile and the consumer ends up paying the price, both literally and in terms of pricing stability acute. Thank

38:04

Good afternoon. My name is Tracy Stokes, but professionally, I'm known as Tracy bishner. I'm a practicing solicitor. The first point I'd like to make is this, I don't believe this venue is very convenient for most of the interested parties, particularly not for those like me, who live in Cambridgeshire, I've been a resident of great Staunton for over 30 years, and I thoroughly object to this planning application and request that you project it. In my opinion, it's not what it says on the tin. In fact, I think it's probably these sorts of schemes of which we have very little practical experience, yet they are designed to produce return on investment for investors, most of whom will be overseas and will not be affected in the way that has been described to you very clearly this Afternoon. You may well know that, unlike, say, gas, electricity cannot, in fact, be stored. It needs to be regulated approximately every 30 minutes to maintain capacity on the grid. So the idea that this massive industrial facility is going to provide usable energy in the way that has been promoted by the developer you've already heard, I'm afraid, is fairly fictional, not only in terms of final usable electricity generated and the loss, as has already been described in transmission to The Grid, but also in various other ways. My concerns are not only that, it's much better to place solar panels in the way that has already been described on brownfield sites, on rooftops, for example, Cambridgeshire is putting them on their park and ride sites, which is a very good use of this type of energy generation. But. The mounting evidence that you've also heard that this scheme is probably not financially viable without the best battery storage, which presents a known health and safety risk to the local communities with necessary plans for evacuation, as you've already heard, and the likelihood that this any toxic fumes will indeed engulf even st Nia. So this is not an insignificant health and safety risk. You've already heard that fields are needed for food production. In fact, you know, we can't grow any more land we need. We need to make sure that we we preserve what we already have. A point that hasn't been raised, apart from the fact that consultation has been poor and held at poorly timed opportunities, is that there's a local RAF flight path over much of this site, which the RAF and the US Air Force use, not only to conduct military operations, but to practice low level flying, and it's clear the developer has taken no account of this in terms of the effect on the airspace above these sites, effect on radar or from glinton glare, and clearly those affected need to be consulted, including in relation to the Luton stack and the further development include, yes, I'd also, I'd like to conclude by asking, what are the arrangements for escrow for money to be placed independently to ensure the provision of the maintenance of this potential site with new equipment, and also for the removal of everything at the end of the likely life cycle.

41:49

Thank you. Yes, thank you.

41:58

Would you like to respond at the end.

42:10

So the current speak. Julian Boswell, for the applicant, the current speaker has just described,

42:24

so I would just like to clarify. I don't think that comment is appropriate, and I invite that it is withdrawn.

42:35

May I respond? Yes, thank you. It's likely to provide return on investment initially, but if Contracts for Difference and various other means of financing these types of schemes is withdrawn, it will become progressively less valuable over time to those seeking to invest in it at this moment in time and develop their return on investment over 40 years. So I suggest it might look great now, but I don't think it will later on, particularly not for those of us who are going to be very, very affected by it, who will not have any benefit from it whatsoever, financial or otherwise.

43:12

Thank you. Thank you.

43:20

Sorry. Can we just leave it and we'll draw a line there? If there's anything that needs to be responded to, please do that in writing or in your closing comments.

43:33

Please. Thank you. Good afternoon. My name is Phil Wales, and I've lived in lotstop, and for over 30 years. I'm a chartered civil engineer, and I led the DCO process for the a four to eight black cat casting gibbet scheme. I posted the scheme this project, and I'll set out some of my main concerns. The applicant didn't consider all reasonable alternatives during the flawed site selection and assessment process. The site identification report confirmed the site of the factors of influencing site selection for the three zones this didn't actually include and prioritize the use of quality, poorer quality, like cultural land. Importantly, the assessment fail to consider other relevant factors in that process, including the effects for cultural heritage landscape and visual impacts, ecology, flood risk, traffic and transport. Also only the Eaton soak and substation was assessed as a point of connection. The little Barford substation was not considered as a reasonable alternative. If little Barford substation had been considered for the point of connection, then Zone C would have had a green rating in all categories, and would have been the preferred option over the current both site also, it's interesting that N gets relevant rep appears to indicate that the point of connection sort and substation is not secured. This question is the viability of the scheme construction traffic will. Have a significant adverse impact on local communities during construction replacement and the decommissioning stages, and will cause damage to local roads which are already in a poor condition, requiring regular repairs and unsuitable for HGVs. Indeed, Cambridge county council has imposed an 18 ton weight restriction to the west of the year one, as shown on the advisory freight map, this could result in more SUVs being routed through villages in Bedfordshire. Of concerns also about the traffic impacts at Green and in little sorghum through the introduction the satellite compound the access sa 09 highway improvements and the impact on the well used footpath four. It's also important to note that site access points and the satellite compound locations were not disclosed during the consultation process. There are also some key emissions from the outline construction traffic management plan one minute left, including the need for traffic control, traffic safety control officer. And also there's a need for detailed permitted routes and restricted routes. Plans for all construction vehicles, as has been said before, the project last significant adverse impact on the

important cultural heritage assets, including the setting of the prominent grade one listed All Saints Church and little Stoughton and the cretansbury scheduled ancient monument. Many of the adverse environmental effects will be permanent, not temporary. Finally, I'm also concerned about the cumulative impacts that are understated in the yes for construction replacement works and indeed commissioning, the cumulative effects of the numerous energy infrastructure and development projects built or planned in the area already having an adverse impact on the local communities, and this cannot continue unabated, as has been said before, these projects include many solar farms and other major projects including east west rail and the proposed thamesford New Town.

46:52

Okay, thank you very much. Can I ask if there is anyone else in the room that would like to address the hearing today. Okay, and if I turn to Microsoft Teams ask if there's anybody online who would like to say anything? No, okay. Thank you. I

47:35

so if I could just reiterate moving on any other matters, if you have spoken today, it would help if you could please ensure the points you've made in writing are submitted today in speaking are made in writing. Sorry, by deadline, one which is proposed to be the seventh of April, 2026 26

48:07

I would now ask the applicant if they would like to send a representative forward to address some of the comments made The key takeaways from today, or alternatively, if you just would like to speak into the mic, that's fine.

48:29

Julian Boswell, the applicant, three points. Obviously we can't reply to the whole range of things that have been said today, and we're not going to attempt that. The first point is on the point about a bridal way enhancement that was raised by the first speaker in at the point of submission, we weren't able to offer an enhancement, but we said in the consultation report what we were continuing to look at that. We will confirm this in writing, but we are now in a position to offer the permissive use for the life of the scheme the 40 years, in relation to the specific link that has been sought for bridal way use. The second point relates to the various issues that have been raised around safety in connection with the best. And just to highlight something that was put in the the update letter that we submitted on the 10th of March and various attachments to that. One of the attachments that was included was the now signed statement of common ground with Cambridgeshire Fire and Rescue. And I'm just trying to find the reference to that. I. But it's one of the PD, PDA 19, as I say, is the now agreed statement of common ground, covering the wide range of topics in relation to the best, including safety, and finally,

50:32

I think that's outside the normal scope of submissions in relation to an application like this. And I reiterate my invitation for that comment to be withdrawn.

50:49

Thank you, Mr. Basil.

51:00

So that concludes everything for today. Thank you for all your assistance during this hearing. Recording of the hearing will be published on the project web page for all to see. I believe now that we've covered all items on the agenda, so I will now formally close the open for hearing. Thank you very much.