



Planning Inspectorate
Arolygiaeth Gynllunio

Event Transcript

Project:	Frodsham Solar Farm
Event:	Preliminary Meeting
Date:	2 December 2025

Please note: This document is intended to assist Interested Parties.

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The video recording published on the Planning Inspectorate project page is the primary record of the event.

FULL TRANSCRIPT (with timecode)

00:00:06:16 - 00:00:24:04

Good morning and welcome everybody. It is now 9:30 and time for this preliminary meeting to begin. Can I check with Mr. Cook at the live streaming and recording of this event has commenced. And that I can be heard clearly.

00:00:27:20 - 00:01:08:26

Thank you, Mr. Cook. Can I ask that everyone sets all devices and phones to silent, please? For those of you in the room, I understand that no fire alarm test is planned for today. Should an alarm sound, then please leave using the nearest fire exit, which is to the left of me here and congregate in the car park. Thank you all for attending this preliminary meeting, which is for the application made by Frodsham Solar Limited, who will refer to as the applicant for an order granting development consents for Fusion Solar.

00:01:09:12 - 00:01:31:06

My name is Jason Rowlands and I have been appointed by the Secretary of State to be the lead member of the panel to examine this application. I am now going to ask my fellow panel member to introduce himself. Thank you, Mr. Rowlands. My name is Stuart Cowperthwaite and I've been appointed as a member of the panel.

00:01:33:03 - 00:02:09:15

Together, we constitute the examining authority for this application, and we will be reporting to the Secretary of State with the recommendation as to whether the development consent order should be made. The case manager for this project is Mr. Robert Cook, and he is being supported here today by Cameron Holford. Mr. Tim Hole is providing support remotely. Please contact a member of the case team if you need help at today's event or within or with the technology.

00:02:10:01 - 00:02:52:13

The meeting will follow the agenda published in annex of the rule six letter dated 8th of October. It would be helpful if you had a copy in front of you. This is a blended event comprising an in-person meeting as well as being held on the Microsoft Team platform. It is being both live streamed and recorded for those people observing or participating through teams. Could I ask that you stay muted in order to minimize background noise? If you do wish to speak, please use the hands up function so we can see that you wish to talk.

00:02:52:26 - 00:03:24:15

Please be patient as we may not get to you immediately. For anybody watching on the live stream. Can I also advise that when we adjourn proceedings this morning, you will need to refresh your browser page to watch the resumed hearing. A recording of today's hearing will be made available on the Frodsham Solar Section of the National Infrastructure Planning website, as soon as practicable after the hearing is finished.

00:03:24:26 - 00:04:05:18

With this in mind, please ensure you speak clearly, stating your name and who you are representing each time before you speak. The digital recording and notes are the only official record of today's proceedings. A link to the Planning Inspectors Privacy Notice was provided in the rule six letter. We assume that everybody here today has familiarise themselves with this document, which establish how the personal data of our customers is handled in accordance with the principles set out in data protection laws.

00:04:06:02 - 00:04:40:18

As this event is recorded and published, it is important that you do not add information to the public record that you would wish to be kept private or that is confidential. Your address. For example, please speak to Mr. Cooke, the case manager, if you have any further questions about this. I'll now deal with a few preliminary matters. We will take a short break at around 11:00 if it appears that we need to continue.

00:04:42:02 - 00:04:56:20

If this happens, those of you who are participating virtually will need to ensure that cameras and microphones are turned off during the break. Can I ask if there is anybody here from the press?

00:04:59:24 - 00:05:15:08

Nope. Okay. Have not been made aware that any individual or group wishes to use social media, report, film or record during today's hearings and they want to check that this is still the case.

00:05:17:21 - 00:05:48:24

Okay. Uh, you are free to do so, but please do so responsibly and with proper consideration for the parties. This must not be disruptive and the material must not be misused. Let me briefly explain the purpose of this preliminary meeting. We are here to focus on the way in which we intend to examine this application. We will be discussing only the procedural aspects of this examination.

00:05:49:00 - 00:06:21:09

This morning we are not taking any evidence at this meeting, and we are not discussing either the merits or any concerns that you may have regarding this application. We would like to emphasise that we have taken no decisions yet about the merits of this application. The concerns are. Merits will only be considered once the examination of the application begins, which happens following the close of this preliminary meeting.

00:06:21:19 - 00:06:52:12

We have an issue specific hearing and an open for hearing this week, which are appropriate forums to discuss merits or raise any concerns. I have been provided by the case team with a list of those who have expressed a wish to be heard today. I am now going to ask those who are participating in today's meeting to introduce Use yourselves. When I say states your organization's name.

00:06:52:14 - 00:07:15:26

Could you introduce yourself stating your name and who you represent? And what a agenda item you intend to speak on. Please could you also state how you wish to be addressed? I'll start with those in the room first. Can I start with the applicant, please? Thank you, Mr. Speaker, for the applicant.

00:07:15:29 - 00:07:26:03

Sorry. Thank you sir. Um, so, uh, Mr. Matthew Fox, acting on behalf of the applicant, I think at the preliminary meeting, probably only be myself speaking. I'll introduce others later for issue one.

00:07:27:18 - 00:07:33:14

Thank you, Mr. Fox. Um, can you confirm which agenda items you wish to speak on?

00:07:34:17 - 00:07:49:25

Um, I think we will speak to, um, item three on the examination, um, examination process. Um, and the examination timetable. Um, and item make procedural decisions. Okay.

00:07:49:27 - 00:07:56:24

Thank you. Um, can I now go to the host local authority. Uh, Cheshire West and Chester council.

00:07:57:25 - 00:08:11:18

Michelle Sparke, on behalf of Cheshire West and Chester Council. And I will be the lead speaker for the council. Um, in respect of the agenda items, we don't propose to necessarily speak, but we can contribute as and when is necessary. Okay.

00:08:11:20 - 00:08:17:23

Thank you. Thank you very much. Can I ask if there's anybody here from Frodsham Town Council?

00:08:20:27 - 00:08:32:14

No. Okay. Um. And then can I go to the statutory parties then? Um, have we got somebody from the Environment Agency?

00:08:37:01 - 00:08:41:06

And anybody virtually from the Environment Agency.

00:08:47:18 - 00:08:56:17

Nope. Okay. Um, have we got anybody from Historic England? Either in the room or virtually.

00:08:57:27 - 00:09:03:22

Um, yes. My name is Andrew Davison, and I'm representing, um, Historic England.

00:09:03:28 - 00:09:10:21

Thank you, Mr. Davison. Is there any particular item on the agenda that you would like to speak on?

00:09:11:13 - 00:09:20:07

Um, there's nothing on the agenda that I. We particularly wish to speak on. Although if it's, uh, necessary, we might. We might do so.

00:09:21:09 - 00:09:34:19

Okay. Thank you. Um, um, can I then, uh, check if there's any other statutory party? So, um, have we got ESP energy Networks joining us this morning?

00:09:37:13 - 00:09:46:19

No. Okay. Um, I'll now move on to interested parties. Um, can I start with, you know. When is it? In November.

00:09:49:21 - 00:10:21:07

Good morning sir. Um, it's Samantha Grange from Eversheds Sutherland, acting on behalf of Innova and Claw Vinyls and Innova Enterprises. Um, we're here today primarily in a sort of observational listening capacity. So there's nothing specific in terms of the items on the agenda that we're wanting to speak to as part of today's meeting. But if contributions are required, then, um, likewise to what others have said, we will we will make those contributions as necessary.

00:10:22:11 - 00:10:24:24

Thank you very much. Um, Miss Grange.

00:10:26:28 - 00:10:31:21

Um, can I now see if we've got Cheshire Wildlife Trust?

00:10:35:29 - 00:10:44:24

Hello. I'm Melissa from the Cheshire Wildlife Trust. Um, I don't expect there's anything that we'll need to speak on. For the preliminary meeting.

00:10:45:10 - 00:10:46:28

Okay. Thank you very much.

00:10:50:12 - 00:10:54:21

Um, have we got anybody from Climate Action fruition?

00:10:58:21 - 00:11:03:06

Sorry, sir. Could we ask you to speak to a microphone if possible.

00:11:03:08 - 00:11:11:27

So that we can make sure you're picked up? Yeah, just press the button. If it's read, then you'll be heard. Thank you. I'm Christopher Cleaver.

00:11:11:29 - 00:11:20:17

From Climate Action, Frodsham. I have no questions I need to ask at the moment, but some may arise from the discussion. Thank you.

00:11:21:00 - 00:11:21:25

Thank you.

00:11:25:05 - 00:11:40:27

And I check if there's anybody else who wants to make a representation at this morning's preliminary meeting in the room first. No. And then virtually anybody virtually that would like to.

00:11:45:06 - 00:12:23:23

Know. Okay. Um. Thank you. Uh, that concludes this item of the agenda. Now, um, item two is the examining authority's remarks about the examination process in order to streamline the running of this event in an XP of a rule six letter. We provided an introduction to the preliminary meeting and the examination process, explaining how it will be conducted and how you can participate for expediency.

00:12:23:25 - 00:13:04:09

I'm assuming that everyone has read this, and therefore I don't propose to spend time reading it out now. The Planning Act 2008 sets a statutory timescale for the examination and for the determination of this application. This includes up to six months for the examination to be completed, followed by three months in which we, the examining authority, must complete our recommendation report to the Secretary of State and then three months for the Secretary of State to reach a final decision on the application.

00:13:05:15 - 00:13:39:23

The examination is an inquisitorial process in which we ask the examining authority to look for evidence that is relevant and important, and we will test that evidence to see how robust it is. It is important to the examining authority that you are clear in your understanding of the process. Therefore, if there is anything you are unclear about or which you need to But if I then please do ask the case team.

00:13:40:12 - 00:14:17:11

That completes item two. I'll now turn to agenda item three, which is oral representations from interested parties on the examination process. Please identify yourself when you speak and please direct all comments to the examining authority. If you have anything to say about other elements such as the draft examination timetable or the initial assessment of principal issues, then you will have the opportunity to raise those later on in this preliminary meeting.

00:14:17:20 - 00:14:24:05

So I'll ask the applicant first if they have anything regarding the process.

00:14:25:05 - 00:14:28:09

Um, Mr. Foxman, the applicant. No, sir. Not on the process at all.

00:14:28:11 - 00:14:33:21

Okay. Thank you. And I'll check with the host. Local authority as well.

00:14:34:15 - 00:14:37:20

And good morning sir. No, we don't have any comments. Thank you.

00:14:37:25 - 00:14:53:18

Okay. Um, and I'm just checking to see if anybody else has got any comments to make regarding the process, either in the room or virtually. No, I can't see any hands, so. Thank you. Um.

00:14:59:00 - 00:15:11:12

That completes item three. I will now move on to the next agenda items, um, which refer to the draft examination timetable.

00:15:13:15 - 00:15:44:28

For this item. It would be useful if you have the draft examination title, which is in annex C of the rule six letter in front of you. It sets out a four and a half month examination from when this preliminary meeting Closes to completion of examination, which is envisaged to be on Thursday the 16th of April 2026.

00:15:45:20 - 00:16:24:28

The draft examination timetable sets out the dates for hearings and deadlines for the submissions of written documents. It also includes dates for the examining authority to issue documents such as our written questions. Our proposed schedule of changes to the Draft Development Consent Order and the report on Implications for European sites. As you will see from the draft timetable, there are some proposed deadlines which the examining authority requires information.

00:16:25:24 - 00:17:03:12

Following the starts of the examination, we will hold our first issue specific Sick hearing this afternoon in this room starting at 1 p.m.. A detailed agenda was published on Monday, the 24th of November and is available at Examination Library Reference EV 2002. We will be back in this room tomorrow morning for continuation of issue specific hearing one, and the hearing will start at 9:30 on Thursday morning.

00:17:03:14 - 00:17:35:18

Of this week we will hold an open floor hearing which will start at 9:30. This is an opportunity for individuals to speak directly to the examining authority as the name suggests. This hearing is open to any interested party to attend and is not about a particular location or topic in relation to the proposed development. As soon as possible.

00:17:35:29 - 00:17:45:20

After this week's hearing, we will issue what is known as our rule eight letter, which will finalize the examination timetable.

00:17:47:18 - 00:18:14:13

We have received some comments in writing on the draft examination timetable from the applicant. We have also received comments on the timetable from the host local authority. Cheshire West and Chester Council. I'd like to invite the applicant to firstly summarise this points on the draft examination timetable.

00:18:16:18 - 00:18:47:12

Thank you sir. Mr. Fox, on behalf of the applicant. So yes, our our comments were in um examination of library reference PD one um 004. Um, first we just want to say, um, thank you for the ambitious timetable of trying to get in four and a half months. We agree that this is a project where that should be possible. So we only had a couple of points already on the timetable. So first of all, we had noted that there wasn't a within the rule six letter specific provision for responding to the written representations and local impact reports that will be submitted at deadline.

00:18:47:14 - 00:19:35:18

One. Um, so we had suggested that that was added to deadline three, but that that deadline was moved to the 28th of January to allow for those submissions to account for what we had said in response to the questions at deadline to so that you get a joined up approach to to the responses of those issues. Um, and as a consequence then kind of that has knock on effects that we would then suggest that the hearings are actually the week after, um, they've been suggested for so the 10th to the 12th of February to give um, un interested parties time to read what have been said on 28th January and to formulate an agenda, um, and then deadline for moving to the 20th of February to give you more time for us and interested parties to submit their, um, response to, um, sorry, their summaries of their submissions to the hearings.

00:19:35:25 - 00:20:09:08

Um, I wanted to make an additional point, um, sir, which we didn't, um, weren't able to make a procedural deadline. A but I feel like we are able to make now, which is, um, the giraffe dissemination table did make provision for us, um, potential without prejudice derogation case being submitted at 10.3. And so I would say that we feel that we've made significant, significant progress with Natural England now as reflected in the documents we've submitted a procedural deadline. Be um, and through that and the ongoing discussions that we are having with them, we we strongly feel that such a submission is not going to be necessary.

00:20:09:19 - 00:20:50:00

We don't feel that without prejudice, submission is not to be necessary. So I do understand from your perspective that, um, that you feel that that might be necessary to ensure that there is time to examine if that was necessary, um, such as submission. But we feel that it's not Because with those discussions with Natural England, we've got to the point that the real question is just the question of the ecological uplift that the non-renewable mitigation area is providing, getting their agreement on that. Um, and so if if further updates do need to be made to kind of get to a resolution that would simply just require changes to the application documents, such as the mess mitigation strategy.

00:20:50:02 - 00:21:22:13

So we don't feel that we're in a position where we would need to get to that derogation case, because there is there would be a solution through the application documents as they stand. Um, so that's where we feel we are with that. And so we don't feel that needs to be, um, on the timetable and we don't envisage looking to develop that. Um, and obviously, again, appreciating that you're concerned about the reporting and how that would be examined. We will continue to update you at each deadline about where we are at with Natural England, to continue to provide you with that reassurance.

00:21:27:16 - 00:22:00:13

Thank you very much. Can I just remind every party as well? If we're using acronyms, can we possibly expand on them to the general public? It's so easy for us because we're familiar with them. So the NBS non-breeding bird mitigation strategy. So yeah, just be mindful. I'll probably fall into a similar trap. But yeah. Thank you. Thank you for that. Um, can I now ask, um, the local host authority for the comments as well on the draft examination timetable?

00:22:00:22 - 00:22:20:01

Michelle Sparke on behalf of Cheshire West and Chester Council. Um, we really don't have anything over and above our written submission other than to reiterate the request for the time to be pushed back on the dates of the deadlines from 12 noon to 2359, if at all possible. So thank you.

00:22:20:11 - 00:22:20:26

Okay.

00:22:21:06 - 00:22:21:29

Thank you.

00:22:22:01 - 00:22:24:17

Could you expand on the reasons? Actually.

00:22:24:29 - 00:22:41:29

Internal pressure and resources, um, effectively to get to meet that deadline for the internal council officers. They would have to have that work done the day before. So it cuts down the time on already pressured and, um, resources for them. Thank you.

00:22:44:23 - 00:23:01:07

And I check to see if any other party has got any comments to make on the draft examination timetable. So if I can look in the room first, you know, and then virtually. Has anybody got anything to say?

00:23:03:25 - 00:23:46:16

No. Okay. Um, firstly, um, I, um, thank you both parties for your comments, which are invaluable and helpful in helping to finalize our rule eight letter.. Um, I'd like to address the potential change in deadline submission time from 12 noon to 2359. Um, the 12 noon submission, um, originally meant that the Planning Inspectorate case team would be available to assist with any last minute queries by any party in advance of submission.

00:23:46:18 - 00:24:08:10

I want to make it clear then, that if the deadline time is changed to one minute to midnight, I expect each organization taking part in this examination to act responsibly and to be mindful of the effects of late night working on its employees.

00:24:11:12 - 00:24:12:17

Um, where?

00:24:12:28 - 00:24:45:04

Sorry, could I just add to that? So if, um, if the time is changed to 1139 11:59 p.m. as well. If any. I'd encourage any interested parties who are not familiar with the submission process and to make their submissions during the working day, because if you have any difficulty during the working day, then there will be people at the Planning Inspectorate who can help you. Um, those people will not be available to help after, say, 5 p.m..

00:24:45:10 - 00:25:15:15

So sometimes there are funny little niggles that can creep in. Um, for whatever reason, we do want to see submissions. Um, we are going to be quite strict about the deadlines, and Mr. Rowlands will come on to that later. We do want submissions by the deadlines if we're going to meet quite a challenging timescale. Um, I'm also looking at the applicant on that point. Um, but my point is, please try to get your submissions in during the working day.

00:25:15:21 - 00:25:21:27

Um, if at all if you can. So that help can be given if you need it. Thank you. Okay.

00:25:24:00 - 00:25:57:27

Um, regarding the deadlines and possibly altering a deadline or two. Um, we could, for example, um, where we've asked, for example, um, comments on deadline one and deadline two submissions that, um, we could ask them at deadline three rather than, say, deadline for now. If we did that, then deadline three would need to be slightly later and then that would have an impact on other deadlines.

00:25:57:29 - 00:26:09:14

So for example, the hearings might be pushed a further week and there could be maybe potential knock on on other deadlines. So um,

00:26:11:02 - 00:26:45:26

an example could be um, the end of the examination could go by a further week, but I just wanted to highlight that we are mindful of what you've put to us and we are considering it. It's a difficult task to draft the timetable, which everyone is 100% happy, but we will take account of your representation when producing a rule eight letter with the final timetable. But ultimately it is up to the examining authority to decide.

00:26:46:14 - 00:26:47:27

Um, I'd also

00:26:49:15 - 00:27:31:24

like to reiterate what my colleagues said the importance of ensuring that information is submitted in accordance with the deadlines. Late submissions restrict the ability of other parties involved to respond to the information, which then raises issues of fairness and can Jeopardise the examination timetable. It is therefore important for you to note that if you do submit something late, there is possibility that we may not accept it to the examination or we may hold it up to the next deadline.

00:27:33:04 - 00:28:22:10

Once the examination closes, no further submissions can be accepted and we will make our recommendation on the basis of the evidence before us. At that point, the examining authority has already undertaken an unaccompanied site inspection from accessible land in August and the examination Library reference 001. I would like to thank Cheshire West and Chester Council for the suggested locations for the accompanied site inspection procedure deadline a which the SEC examining authority is considering if an unaccompanied site inspection is held.

00:28:22:12 - 00:28:54:13

There would be no discussion on the proposed developments merits during the course of inspection. It should be noted that submissions made at procedural deadlines do not preclude any further request for sites inspections, including suggestions of prospective locations during the examination. This may be after you have had the opportunity to review what has been said at hearings and in any additional documents.

00:28:54:15 - 00:29:17:07

However, there should be good reason for doing so. It may be that the examining authority also decides to carry out further unaccompanied site inspections at any point during the examination. Any notes from such inspections will be placed on the project page of the website.

00:29:17:15 - 00:29:47:27

Can I just, um, uh, reflect a little bit on the examination timetable? So, um, as Mr. Rowland said, um, we are very grateful for the comments made. I think there are some comments that will help us to improve the timetable, and we will be adjusting the timetable. We do intend to do that, um, both to make some clarifications and to allow a little bit more time in certain instances. So, um, please be assured that we will be making some adjustments. As Mr.

00:29:47:29 - 00:29:57:01

Rowland said, it may not be everything that was asked for because we are very keen to progress at pace. Um, but I just wanted to make that point, so thank you.

00:29:57:03 - 00:29:57:19

Thank you sir.

00:30:00:26 - 00:30:21:00

And I check if anybody has any further comments to make on the draft examination timetable in the room? No. No. Virtually. Okay. Um, thank you very much. So, um, I'll now hand over, uh, to my colleague, Mr. Cowperthwaite.

00:30:22:15 - 00:30:57:27

Thank you, Mr. Rowland. So we're now moving on to agenda item six and seven, which I'm going to take together. Um, these are both related to the initial assessment of principal issues. We, as the examining authority, prepared our initial assessment of principal issues as required under section 88, one of the Planning Act 2008. These are set out in a document dated 16th September 2025, which was published to the project page of the National Infrastructure website on the 23rd of September, 2025.

00:30:58:08 - 00:31:20:06

Um, if you want to see those and haven't been able to find them, then please ask one of our colleagues at the back for help in finding them, we grouped principal issues under four headings. Those were general matters the draft development consent order and other consents, planning matters and land rights and related matters.

00:31:22:03 - 00:31:48:09

The initial assessment helped us to make our first decisions about how we would examine the application. They are an indication of some of the main issues that we will be considering during the

examination and when we make our recommendations to the Secretary of State. However, in practice, our views on the principal issues will develop as we progressively increase our understanding of the application

00:31:49:25 - 00:32:20:24

and take on board matters raised in the various submissions that we received from parties to the examination. So our views on the principal matters will develop and will change through the coming months. A search. Our initial assessment of principal issues is very much an initial assessment. Excuse me. It's a snapshot in time, and I do not propose to go through the initial assessment of principal issues in any detail at this hearing.

00:32:24:15 - 00:32:55:24

In conclusion, if there is anything that you feel is important that's not listed in those principal issues, that's fine. We will never update the initial assessment of principal issues. That's simply not done. But we will take into account all submissions that we receive. So please don't feel in any way disadvantaged if that initial assessment of principal issues doesn't include the things that you think are important. And we will receive the things that you feel are important and we will consider those properly.

00:32:55:26 - 00:32:57:21

So please be assured of that

00:32:59:14 - 00:33:08:25

in that context. Does anyone have a roo in the room. Have a question about the initial assessment assessment of principal issues, please? I'll start with the applicant.

00:33:10:07 - 00:33:47:14

Sir. Mr. Fox, on behalf of the applicant. Just, um, just two couple of items on the list I just wanted to ask about. So the the reference to, uh, need case. Um, just just to be clear on that, said that the national policy statements are clear that there is a need for for certain renewable projects. I understand that, obviously, that is on a bullet point that's listed in the context of the grid connection and site selection, etc.. Um, but I think we just wanted to put on record said that we would see that any case discussion being in that context, not in the.

00:33:47:17 - 00:33:52:05

Is there a need for the scheme. So because we feel that that's what's set by national policy statements.

00:33:53:11 - 00:34:24:06

Uh, we're in danger of getting to the merits here. But, um, there will be a question on those matters. The issue specific hearing Caring, which has been published, I think has been published. Um, we will raise. I think that's a matter for the issue specific hearing. But, um, I understand your point. We will be examining the need case still, because, um, policy can adjust. There can be things that add or take away from that. But I recognize the the importance that we need to give to the national policy statement.

00:34:24:21 - 00:34:26:22

So thank you. Any other points?

00:34:27:09 - 00:34:53:18

Yeah. Sorry. Just a second one. Um, just to note, the, um, on the water environment bullet point that was referenced to matters of relevance to the marine management organization. And it was just to say, I think that in light of their relevant representation and a position that essentially we don't think there is any matters relevant to the MMO because we don't have works in areas under their jurisdiction. So it's just a query that whether that needs to be on the list.

00:34:53:20 - 00:35:06:28

Thank you. It's, um, something for us to be satisfied about. We may not be completely satisfied as yet. And if we're not completely satisfied, then we'll come back to it. But the reason for it being on the list are for us to get to that point.

00:35:07:00 - 00:35:07:17

Okay. Thank you.

00:35:07:19 - 00:35:14:10

Sir. Yeah. Thank you. Any other questions about the initial assessment of principal issues? Not. Not from the council.

00:35:14:12 - 00:35:17:21

Michelle's part. Cheshire West and Chester Council. No comments from us, sir.

00:35:17:23 - 00:35:25:28

Thank you. Anybody else in the room? No. Anybody online please. Any comments?

00:35:28:17 - 00:36:01:21

Okay. Thank you for those contributions. Um, that concludes agenda item six and seven. Um, let's move on to, uh, agenda item eight. Um, and this is in relation to other procedural decisions made by the examining authority and requested submissions. So from time to time, we as the examining authority will make procedural decisions, for example, in relation to how we wish to conduct the examination or our requests for information.

00:36:03:03 - 00:36:34:09

These are taken in accordance with relevant legislation, such as the Planning Act 2008 and the Infrastructure Planning Examination Procedural Rules 2010 as necessary. Our procedural decisions are published to the project page of the National Infrastructure website, which is where you will see the procedural decisions that we have taken to date. Please ask a member of the case team, our colleagues at the back for assistance. If you cannot find the procedural decisions and wish to see them.

00:36:35:27 - 00:37:06:16

IX of the rule six letter of the 8th of October, 2025 sets out procedural decisions and requested submissions under various headings. I'm now going to go through these headings to give parties an opportunity to request any clarifications, and I'm going to ask them. I'm going to introduce each

heading and then ask for any comments on each heading as we go through. So heading one is in relation to statements of common ground.

00:37:07:23 - 00:37:42:06

The aim of a statement of common ground is to inform the examination about where factual information has been agreed between parties, and where the differences lie. The differences are, if anything, more important than what has been agreed to us. We've suggested that statements of common ground are developed between the applicant and various of the parties, and that they cover certain matters. We ask that the statement of common ground are finalised by deadline five of the examination timetable.

00:37:42:08 - 00:38:14:14

So that is obviously a few weeks before the examination would finish. And our reason for that is that that then gives us an opportunity to Ask for information as we need to in relation to the finalised statement of common ground. There is a tendency for statements of common ground to arrive in the very final submissions. Um, which is understood because they can take they can be difficult to pull together and to agree final matters.

00:38:15:03 - 00:38:50:02

But we would strongly encourage not just the applicant, but any party who is assisting with the statement of common ground to give them some importance and really to move those forward as quickly as possible so that we can get a very good understanding of where any final differences would lie, and so that we have an opportunity to then ask for more information as we need to. So against that background. Are there any comments about statements of common ground as requested in the real six letter please.

00:38:50:04 - 00:38:51:20

And I'll turn to the applicant first.

00:38:51:22 - 00:39:23:26

Thanks, Mr. Fox. Behalf of the applicant. So the only comments that we had was in relation to, um, cadence being on that list. Mhm. Um, and that's because and I don't want to foreshadow the discussion tomorrow and then on Wednesday on the last item on one agenda. But I believe so we'll get to the position where essentially we are agreed on what the documents say about their new pipeline and um, such that they would need to be really reflected in SSG. And then with respect to their existing assets, that's just a protective of visions matter.

00:39:23:28 - 00:39:56:27

And that would be able to be through the other procedural decision about the, um, PPE protective Provisions tracker. We'd be able to update on that. And I think that actually we would we are close to agreeing with them on those anyway. So I think obviously we can talk about this more in the context of high net tomorrow on Wednesday. But I think generally we don't think that an SSG would them would be necessary or a value to you, sir. Um, uh, that that is agreed with Cadent. They said that I can say that today so that they agree with that, um, position.

00:39:57:07 - 00:40:30:03

Um, I think, um, I know the National highway is, is on on that list. Um, I haven't spoken to them on this point, but I think the the National Highways is very much a drafting point. And, um, we're having lots of emails. We had emails just the other day, um, on trying to get to an agreed position on that. Um, so on that, I would say we might want to take a view on again, whether an SSG will be of any value, because I think to the point that there is any disagreement, um, which we'll touch on possibly this afternoon.

00:40:30:08 - 00:40:38:21

Um, it will come out quite clearly in submissions on the scope of the DCA. Um, but we'll take a view on that. But I think Cadent so we think is unlikely to be needed.

00:40:39:12 - 00:41:14:02

Okay. Thank you. Obviously the list is a suggested list. Um, um, the value of reaching agreement and of us being clear that agreement has been reached and that the other party has signed up to that agreement and the applicant will recognize the value of that if if matters agreed are covered in other documents. Um, and the items that we list are covered somewhere. Then to some extent, it's not important to us, whether it's in the statement of common ground or elsewhere.

00:41:14:21 - 00:41:20:28

Um, so, um, it's appropriate to have some flexibility, obviously, where those matters are addressed.

00:41:21:06 - 00:41:23:01

Yes, sir. Totally understood.

00:41:23:03 - 00:41:39:09

Thank you. Anything else from the applicant on that? No. Any of the parties in relation to statements of common ground, please. Nothing from the council. Um, nobody else in the room. Anybody online, please. Any comments about the statements of common Ground?

00:41:41:27 - 00:42:18:09

Okay. Thank you. All right, let's move on to, um. Is it rather lengthy list? So please bear with me. There are 11 items on this, some of which we can cover more quickly, I'm sure. The second is to do with book of reference, statement of reasons and land plans. So these are things. These are the key documents related to the applicant's request for powers to acquire land rights. Um, we're requesting regular updates to these documents. Um, so that we can understand progress made by the applicant in identifying relevant land interests.

00:42:18:25 - 00:42:27:19

Um, the result of any diligent inquiry they're carrying out to ascertain any unknown land interests. Um,

00:42:29:09 - 00:42:45:12

identify, uh, therefore identify progress made in identifying relevant land interests, how they would be affected by the proposed development and the applicant's case for the related powers that they're requesting. I think this is a fairly routine one, but as the applicant got anything to add on that.

00:42:46:16 - 00:42:47:25

Mr. Fox mouth napkin? No, sir.

00:42:48:07 - 00:42:58:08

And anybody else? The council? No. Any other parties in the room or online, please? No, sir. Item three. Um,

00:43:00:03 - 00:43:01:28

let's cover, um.

00:43:04:04 - 00:43:38:01

Three items together, actually. Um, no. Not yet. We'll do item three. Apologies. Getting ahead of myself a little bit there. Um, so the next one is related to gain to the land rights powers that the applicant is requesting. Um, we're requesting a schedule of progress regarding any outstanding matters or objections and agreements in relation to land rights. Um, so these are essentially between the applicant, um, owners of land, other parties with the rights over land.

00:43:38:12 - 00:43:57:20

So we'd like to understand how progress is being made in those discussions. Um, so we want to keep a track of objections to the land rights power sought by the applicant. And we want to keep a track of any progress in addressing those objections. Um, with the applicant. I'd like to comment on that, please.

00:43:57:22 - 00:44:25:14

Um, Mr. Foxton parked out. So I think we would be envisaging doing that by updating at 021, which was the Land and Rights Negotiations tracker that we submitted with the application, which sets out the parties, the plots, the reasons we want the land, and then has the final column for the negotiations update, which we would envisage updating as necessary. Um, although noting that the vast majority of the land. We already have got options. Agreed.

00:44:25:19 - 00:44:27:01

Okay. Um.

00:44:32:25 - 00:44:59:14

The important thing to us is that, um, all of the matters that we've listed are covered. So we've put together the list of matters quite thoughtfully. Based on a certain amount of experience on previous examinations. Um, so in whatever form the applicant wants to cover those matters is fine with us. It's just that to make sure that they are addressed, the things that we've listed are addressed.

00:44:59:23 - 00:45:33:18

Uh, Mr. Fox and applicant. Thank you, sir. We'll make sure that that's done. I mean, I think I would make the point said that, um, apart from the statutory undertakers, the only party I think that raised, um, land concerns is Mrs. Granger's clients that intervene, um, parties who we are negotiating with. Well, I was going to come back to that because obviously we subconsciously want updates on that. But I think all other kind of land based objections are also statutory undertakers who would be caught

by the the other trackers that you've asked for. Um, but we obviously we'll look at that and make sure that we're taking all the boxes that you've asked for.

00:45:33:20 - 00:45:35:14

Thank you. Um.

00:45:37:23 - 00:45:47:06

It's also helpful to get some indication of where there haven't been objections that if there is any agreement from other parties who haven't objected.

00:45:48:12 - 00:46:08:24

That's a response from the applicant. So yes, we can look at that without straying into substance. What I would say is that the one noticeable party who don't have an agreement with for the main solar areas very much said they don't want to negotiate with us any further. Um, and that is their strongly held position. Okay.

00:46:08:26 - 00:46:25:02

Let's, let's, let's thank you for that. We'll come to the substance of that later, I'm sure. But thank you. Any other points about, um, item three objections in relation to land rights? Nothing from the council in the room? No. Online?

00:46:27:05 - 00:47:00:29

No. Right. Let's move on to item four. Um, should be straightforward as well. I think the draft development consent order and explanatory memorandum. Um, the applicant Submitted a draft development consent order with the application and the draft consent. Development Consent Order is a key document that establishes how it defines the project. The proposed development. It defines how that development would be controlled.

00:47:01:09 - 00:47:38:07

It is one of the key outcomes of this examination process. It's effectively a piece of law that allows the proposed development to take place. Should that be the Secretary of State's decision? Um, and that would, um, have all the controls in place that are developed during the examination process. So we're anticipating that the, um, the draft development consent order that the applicant has submitted will develop, um, somewhat during the examination as we probe, as parties raise issues that are relevant to that.

00:47:38:19 - 00:48:11:21

Um, so on that basis, um, we would like to. Keep track of updates to the order that are made. The draft development consent order. That are made during the examination. It would be very helpful to see any updates proposed by the applicant as quickly as possible, and so that there is good time for us to consider those. Um, um, we would like to understand the reasons for any changes made to those to the draft development consent orders.

00:48:11:23 - 00:48:31:10

So we've requested, um, clean copies and um, uh, copies with um, uh, track changes. Uh, whenever an update is submitted. And we also request an explanatory memorandum that that is updated to explain the reasons for any changes. Um.

00:48:35:03 - 00:49:07:29

And we would also ask, and this is not always possible. So if the applicant is proposing changes to the DCO that affect other parties, um, be it the council or other statutory bodies, then it would be very helpful to us if the applicant had discussions with those parties about any proposed changes before it makes those changes to the draft development consent order. Um, and if there is an agreement to those from the other parties that we have evidence of that agreement,

00:49:09:15 - 00:49:19:03

that would all help to streamline the process. Any comments about the Draft Development Consent order and expunge memorandum from the applicant first?

00:49:19:22 - 00:49:52:02

Thank you sir. Mr. Fox, on behalf of the applicant. Um, just to make two points, really. So one, um, is that, um, a procedural deadline be we did submit the schedule of changes to the DCO alongside the updates. Um, and just to say really that that will be an ongoing document that we updated, and we're getting it out. So you can see how things have changed over the course of the examination. I think that's normally helpful from from other examinations. Um, but your last point there, that's what we have been trying to do. So all the parties have seen the changes that we made at Denmark.

00:49:52:04 - 00:50:22:26

B and those are relevant. Um, and then just lastly, really, so the penultimate bullet point under that item which talks about the validation certificate from legislation. Gov. So I would ask that we are required to do that, but only for the last version of the DCA that we submit. Just because going back to that conversation about deadlines, they are well to themselves there. And I think, um, you, your purposes and case officer's purpose is knowing that the last version is compliant. That makes sense.

00:50:22:28 - 00:50:29:16

Yeah, I think we don't routinely make procedural decisions in meetings like this, but I think it's we're content with that. It's, um.

00:50:31:02 - 00:51:08:10

Um, yeah. That's fine. It's it's the it's the it's the body of the DCO changes that are important up to that point. Um, I'm not sure whether it's clear with, without reviewing, um, what we've published to date in detail. Um, it's also as well as track changes, versions at every submission. That track changes from the previous version, that the end of the examination is very helpful for us to have a version that tracks all changes since the application version, because we need to report on all changes since the application version is that, has that been.

00:51:08:14 - 00:51:11:04

Absolutely. So that we do that as a matter of course. Thank you.

00:51:11:11 - 00:51:21:10

Um that's helpful. Any other point applicant on that one from the council. Any of the parties in the room? Anybody online, please.

00:51:22:27 - 00:51:44:08

Can I just briefly interject? Um. Thank you. Uh, precede your deadline. Be you submitted an update to Draft Development Consent order, as well as a tracked version, um, that we ask. Whenever you do that, you also update the explanatory memorandum, uh, as well.

00:51:46:17 - 00:51:59:17

Um, spokesman for the applicant. Um, yes, we we can do that, sir. Um, we normally do on other examinations. I've normally done that at the end as well, but if you if you want to have a deadline, then we can actually do that, sir. Yes. Thank you.

00:52:00:23 - 00:52:04:12

The clarifications could result in us not having to ask a question.

00:52:04:14 - 00:52:07:16

Yes, that's very much understood, sir. Thank you. Thank you.

00:52:08:10 - 00:52:40:11

Um, I'm going to take three items together now. Um, so items five, six and nine. So let me just introduce them first of all, together. So, um, item five is in relation to any side agreement. So these are agreements which are outside the development consent order. Um, so it is quite normal for an applicant to have, um, separate commercial, um, or other similar agreements with other parties that are outside this process.

00:52:40:27 - 00:53:17:06

Um, but sometimes it's important for us to know that those have happened, um, for example, in relation to statutory undertakers. Um, um, if they're an important part of the agreement with parties around related to the protective provisions, for example. Um, so, um, we would like to keep a track of the matters outside the out of the outside, the development consent order, which are likely to be of interest to us, um, and which are relied on to deliver the proposed development or which explain the withdrawal of an objection, for example.

00:53:17:28 - 00:53:49:15

Um, so that's item five. Um, item to be of interest to us. Uh, six um, is a schedule of progress regarding protective provisions and statutory undertakers. So there is some relationship to item five and in relation to protective provisions in particular. Um, we're anxious to keep track of progress that the applicant may have in reaching agreement with statutory undertakers. Um, there are a large number of protective provisions within the DCO.

00:53:50:02 - 00:54:28:22

Um, and given the nature of the site, we understand the reason for that. Um, um, so, um, I think this is a particularly good example on this development of, um, those needing to see progress in agreeing the protective provisions, um, and, um, to get comments from or to have some assurance that the other

parties are agreed to those protected provisions. Um, um, if the applicant says to us they're agreed that is worth something, that is worth far more to us if the other party has indicated that agreement as well.

00:54:29:18 - 00:54:51:12

Um, so that's item six then. Item nine, um, is uh, in relation to planning obligations, it's essentially similar to one of the things I covered already in relation to site agreements, for example. So taking five, six and nine together, I know that the applicant has submitted on this, but I'd like to invite them just to comment on those please.

00:54:51:26 - 00:55:22:22

Thank you sir. Mr. Fox applicant. Yes sir. I think we were envisaging that we would do one tracker that ticks five and six, because progress on the piece is often informally linked to the progress on the site agreements. Um, so we would be everything that you've asked for in item six. We would have an additional column for progress on site agreements as well. Um, obviously, um, on the agenda this afternoon, I'll be able to report on where where we generally are at with the various parties. Um, I think on the point about the, um, planning obligation.

00:55:22:24 - 00:55:43:20

So at this point in time, we don't feel that one is likely to be needed for this project. Um, there may be some discussion of that in the last couple of days, because I think the council has some views on, on some aspects. Um, particularly last item on your H1 agenda. But I think our position at the moment is that's unlikely if needed, but we can get into that, um, at issue one.

00:55:44:15 - 00:55:47:10

Thank you. Anything from the council please.

00:55:48:06 - 00:55:52:07

Shall Cheshire West and Chester Council no comments further from us at this stage.

00:55:52:09 - 00:55:54:24

Any comment on the planning application point?

00:55:54:27 - 00:55:58:09

Um, not at this stage. Um, we're still in discussions.

00:55:58:11 - 00:56:01:22

Thank you. Um, any of the parties, please? In the room?

00:56:03:10 - 00:56:42:19

Anybody online? Thank you. Um, we've had an opportunity to review the comments that the application the applicant. Sorry. Made at procedural deadline one, um, on items five, six and nine. Um, There is overlap between those items. The applicant has suggested a simplification to how those attract, which we welcome. Um, the only uh, request from us is, is to really make sure that all of the items again, that we list in annex are addressed within the applicant's own version of the tracker.

00:56:42:23 - 00:56:50:21

Again, we've put items in annex for good reason. Um, so it would be helpful just to cross-check those, please.

00:56:51:11 - 00:56:51:26

Yes, sir.

00:56:52:03 - 00:57:38:07

Thank you. Um, right. So that takes on to item seven. Um, which is a schedule of the latest versions of applicant submission documents and documents to be certified. Um, so we need to keep track of. Um, there are, there are certain documents that would be referenced by the development consent order. Um, so certain documents, submitted documents will be certified, and it's important that there is clarity on those documents that the right versions are certified, that the DCO correctly identifies the right version of the right documents.

00:57:38:23 - 00:58:19:25

Um, it can get very messy at the end of an examination to make sure that that list is correct and there's insufficient detail and accurate. Um, so, um, and it's useful to parties to see, um, a full list of what the applicant has submitted along the way. Um, so, um, we're requesting, um, regular updates, um, to, um, the applicants list of the latest versions of documents that is submitted and that would be certified, um, at the deadlines that we've identified and seen in the timetable.

00:58:19:27 - 00:58:22:23

Does the applicant have any comments on that, please.

00:58:23:29 - 00:58:39:17

Mr. Fox, on behalf of the applicant? No, sir. Apart from to say that I think it would be at 005, the application document tracker that we'd be updating rather than the guide to the application, which is more verbose document just explaining what is tracking the actual documents. But yeah.

00:58:39:19 - 00:59:11:09

Okay. Thank you. Thank you. Um, all right. Let's move on to item eight. Schedule of progress in securing other consents. Um, the development order, does the development consent order does wrap within it? Um, a number of what are often addressed, as are the consents outside the process. Um, but it doesn't include them all. So there will be various consents that the applicant needs to receive before aspects of the proposed development could progress.

00:59:11:29 - 00:59:48:09

Um, one of the things that we need to consider when we're looking at land rights, for example, is whether there are any significant impediments to the proposed development. Um, we need to consider those because if there is the land, our consideration of land rights issues, for example, becomes more complicated. Um, so for that reason, um, we're asking for updates to, um, progress in securing consents. Um, we're asking for, um, if any other consents come to light that are required.

00:59:48:25 - 01:00:03:23

Um, we would welcome, um, to see any update to the other consents that the applicant has identified to date. Um, and, and obviously there will be consents, um,

01:00:05:15 - 01:00:33:19

that we will we will not need to consider because they're not relevant to, to our recommendations. Um, but but a number will be relevant. Um, so, um, we are requesting, um, and there may not be very many updates to the schedule of progress. Um. Let's see. Um, but we are requesting regular updates. Um, I see the applicant has commented on this already. Would it like to reiterate its thoughts? And after those, please?

01:00:33:21 - 01:01:05:06

Yeah. Thank you sir. Mr. Watson, the applicant. So yes. So the other consents that we've identified in document app 127. The other consents in license statement or consents that we would, um, get pre-construction. They're kind of construction phase consents that you wouldn't normally get at this point. And you wouldn't get a letter of no impediment or similar from the agencies in regards to them, because they're very much related to the detail of the construction, um, methodology. So I think, as we've said in our PD 104 submission.

01:01:05:08 - 01:01:25:01

So I don't think that we would there would be nothing to update essentially at this point in time. The only um, we'll come to it later is in relation to the Environment Agency and their view on and sorry for risk activity, permits and protective provisions, but we'll come back to that later. But otherwise that was our position that we didn't envisage that there's much to update.

01:01:25:03 - 01:01:33:10

I think you've given a very good I think the applicant has given a very good example of where updates are helpful. Um, I think, um,

01:01:35:07 - 01:02:08:03

what would rather than have a separate tracker if the applicant wanted to update the document it referred to, so the other consents and licences statement up 1 to 7 currently. So if the applicant wish to update that as a means of keeping us informed of updates, then that would certainly be acceptable and that would bring everything into one place. I think I would ask the applicant just to reflect on the make, again, the point about the importance to us of being clear about any potential impediments along the way.

01:02:08:10 - 01:02:11:15

Um, that's one of the things that's driving this, this request.

01:02:12:06 - 01:02:31:15

And thanks to Mr. Watson on behalf of the applicant. So yes, we do understand that. Um, and if and if we need to update that statement, we will. Um, and if there are any questions on that, we can we can answer them. But I would say is that I feel like where we are with the consent in that statement is similar to many other schemes, but obviously we can debate that.

01:02:31:17 - 01:03:01:28

Thank you. But the applicant will be happy to update as anything comes to light. Yes. Thank you. Um, any other comments? Any comments on the contents from the council? No. Anybody else in the

room? No. Anybody online, please? No. We're reaching the end. Only two more items. Um. Item ten, um, is in relation to accompanied site inspections, which Mr. Rowland's run through before suggested locations for those. And as Mr.

01:03:02:00 - 01:03:35:24

Rowlands said, um, we've received suggestions of locations to visit that we're considering. Um, and the follow on steps to any necessary accompanying site inspection are set out in the timetable. Any comments on that from the applicant? Now the council know anybody in the room? No. Anybody online please? No. Final item. 11 additional submissions. Um. Uh, this was set out in the rule six letter. It was simply a record of additional submissions that were accepted into the examination.

01:03:36:06 - 01:04:13:10

Um, um, into the future. We will use our discretion. So so the the timetable sets out, um, uh, submissions that we are inviting at any deadline. Um, we are keen that each deadline focuses on the submissions that we've requested. Um, it may be that parties want to make other submissions. Um, at those deadlines, ones that we haven't requested. Um, We will use our discretion to decide whether or not to accept those into the examination.

01:04:13:26 - 01:04:46:29

Um, we generally would accept them, but then there may be cases where we decide not to. Um, it is rare to not to to not accept, but sometimes there can be frivolous or vexatious, um, submissions that we might not accept. The overall comment is pleased to focus on the matters that we are requesting at each deadline. Um, I will comment, um, that the applicant submitted a large number of documents at procedural deadline B, which we hadn't requested.

01:04:47:05 - 01:05:19:22

Um, which we weren't expecting. Um, uh, we don't want to discourage the issuing of information to us because it would be helpful information, but, um, that information has been submitted very late in advance of the current hearings. Um, will make the statement to issue specific hearing tomorrow, but we simply haven't had time to go through those submissions because of the lateness of them. Um, we're not expecting that other parties will have had time to go through them as well.

01:05:20:16 - 01:05:43:14

Um, and it may well be that the applicant will need to inform parties at the issue specific hearing about information in those submissions, because they've simply been too late for us to address in those hearings, and potentially even in the first questions. Um, having said that, we are grateful for an early sign of progress with things.

01:05:44:09 - 01:06:16:26

As far as the applicant. Um, so yes, I think we were trying to draw that balance between trying to show that progress had been made. In particular, my point earlier about the that prejudice submission, for example. Um, what I would say is just to reassure you, sir, that the responses to the relevant document, which was we created over 200 pages long, um, I think should to say that apart from the Marine and Coastguard Agency, all of the other parties, we had previously sent versions of their responses to before the 21st of November, particularly the local authority, where we'd been sending through visits to tables and Natural England.

01:06:16:28 - 01:06:35:00

They reflected the fact that we've been having ongoing discussions similarly with the Environment Agency, because they note the progress that we've made. So, um, I appreciate that. Didn't help you, sir, but they the responses are reflective of the fact that we'd had the discussions to inform them. So they weren't they won't be a surprise to the parties who saw them.

01:06:35:15 - 01:07:08:27

Thank you. And it's, you know, grateful to parties for progressing matters. Um, it's helpful to us. Um, but there are practicalities that we all need to bear in mind. And the overriding point is to please concentrate on the material that we're requesting at deadlines. There is a very thoughtful structure and sequence to the things that we're asking for. Um, there are obviously activities outside what what we are requesting. And actually those are very important activities. We recognize that and there will be matters I'm sure that won't surface in the examination.

01:07:09:04 - 01:07:45:02

Um, so they are a very important part of making progress. Um, so thank you. I'm not wanting to discourage any of that activity at all, but very much wanting to encourage, um, following the timetable that we've set and the deliverables that we've requested. Um, because at the end of the day, we have to write the recommendation and be satisfied with the recommended DCO. So just just to reiterate that. Thank you. Um, so, um, that I think brings to a close.

01:07:45:04 - 01:07:49:09

Agenda item eight. Thank you for those contributions. Over to Mr. Rowland again, please.

01:07:52:10 - 01:08:19:14

Thank you. Um, we'll now move on to item agenda nine. Any other matters? Uh, I have had no other matters notified to me under this agenda item that people wish to raise at this meeting. So I'll just do a final check to see if anybody wants to raise any procedure or other relevant matters that anyone would like to raise after what they've heard this morning.

01:08:21:13 - 01:08:54:22

Nothing in the room and virtually nothing. Okay. Um, I'll now move on to the final agenda item, which is close of the preliminary meeting. Thank you all for your contribution to this preliminary meeting today. We very much look forward to commencing the examination of this application, and we urge all parties to engage meaningful with the examination from the outset.

01:08:56:01 - 01:09:26:24

May we remind you that both notes and a digital recording of the proceedings today will be made available as soon as practicable on the project page of the National Infrastructure website. May we also remind you of the next stage of the process issues a specific hearing one will be here and commencing at 1 p.m. this afternoon, and then we'll continue tomorrow at 9:30.

01:09:27:07 - 01:09:52:25

Open floor hearing will be here on Thursday morning and will start at 9:30. And currently the draft examination timetable shows deadline one on Monday the 22nd of December. The time is now 1040 and this preliminary meeting for Frome is now closed. Thank you.