



Planning Inspectorate
Arolygiaeth Gynllunio

Hearing Transcript

Project:	Peartree Hill Solar Farm
Hearing:	Open Floor Hearing 1 (OFH1)
Date:	22 July 2025

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

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FULL TRANSCRIPT (with timecode)

00:00:04:06 - 00:00:13:17

Good afternoon everyone. It's now 3 p.m. and time for me to open this open floor hearing. Uh, can I just confirm that everybody can hear me? Okay.

00:00:15:16 - 00:00:20:17

Thank you. Can I also come, Mr. Stevens, for the live streaming of the event has started.

00:00:25:17 - 00:00:39:06

This hearing is being held in connection with an application made by RWC renewables, UK Solar and Storage Limited, who we were referred to as the applicant for an order granting development consent for the Pear Tree Hill Solar Farm.

00:00:42:00 - 00:01:04:25

My name is Alex Hudson. I'm a chartered town planner and a chartered landscape planner. I'm a planning inspector employed by the Planning Inspectorate, and have been appointed by the Secretary of State for Levelling Up, Housing and Communities to be the lead member of the panel to examine this application. I'm now going to ask to the panel member, who has also been appointed by the same Secretary of State, to introduce herself.

00:01:06:03 - 00:01:11:06

Good afternoon. My name is Mary Louise Milliken. I'm a chartered town planner and a planning inspector.

00:01:13:21 - 00:01:21:19

Together, we will be reporting to the Secretary of State for Energy Security and net Zero, with recommendations as to whether the development Consent order should be made.

00:01:23:07 - 00:01:31:04

The case manager is Jake Stevens, and he's been supported here today by Sam Stevens. And Elias Pereira is providing support remotely.

00:01:34:11 - 00:01:38:10

Before I get on to the main part of the hearing, I'll just highlight a few housekeeping matters.

00:01:39:29 - 00:01:54:03

The hearing will be live streamed and recorded. This recording will be retained for five years from the Secretary of State's decision. The recording will be published on the project page of the National Infrastructure website as soon as practicable after this hearing closes,

00:01:55:24 - 00:02:21:23

to assist viewers and listeners. Anyone speaking should introduce themselves when they speak, please. As the recordings are retained and published, they form a public record that can contain personal information to which the General Data Protection regulations apply. A letter of 24th of June 2025, known as the rule six letter, includes a link to the Planning Inspector's Privacy Notice, which provides further information.

00:02:25:21 - 00:02:33:17

If there is a need to refer to information that participants would otherwise wish to be kept private. It should be in written form, which could be redacted before publishing.

00:02:35:23 - 00:02:41:13

Should the fire alarm go off, then the procedure is to enter through the fire exits and congregate to the front of the building.

00:02:43:19 - 00:02:48:07

And toilets located through the back door to the right and down the corridor.

00:02:50:18 - 00:02:55:19

I'll now hand over to Miss Milliken, who will outline the purpose and conduct of this open floor hearing.

00:02:58:03 - 00:03:29:26

Thank you. The open floor hearing provides an opportunity for interested parties to make their oral representations about the application to the examining authority. It also gives us an opportunity to ask speakers questions about the evidence that they have presented. The agenda for this hearing was published on the project web page on the 14th of July, 2025. Today we will hear first from any interested parties who have notified us in advance of the hearing that they wish to speak and completed the participation form.

00:03:30:19 - 00:03:35:21

They will be followed by any parties who will be heard at the discretion of the examining authority.

00:03:37:08 - 00:03:53:09

Oral representation should be sufficiently concise and to the point to be concluded within ten minutes. You are also invited to include a written summary of your oral submission by deadline one, which is the 27th of August, 2025.

00:03:54:29 - 00:04:20:20

Once you have spoken, we may wish to ask you questions that will not, of course, intrude upon your speaking time. And finally, the applicant will be given an opportunity to briefly respond to any matters raised. After all, speakers have been heard either orally before the close of the hearing, or to submit a written response at deadline one. And I firstly check who will be speaking for the applicant today, please.

00:04:29:21 - 00:04:30:25

Okay. Thank you.

00:04:35:13 - 00:04:43:23

I will now move on to agenda three to run through the list of interested parties or other parties who have notified us in advance that they wish to speak.

00:04:46:09 - 00:05:17:12

The following persons or organizations have notified us that they wish to speak. So my understanding is that whilst they are individually registered as interested parties, the organization they wish to speak on behalf of. Is not. They are George McManus, representing East Riding against the expansion, and Gavin Nguyen, also representing East Riding against solar expansion. It would be helpful for the examining authority and others, and it is common for a group's views to be put forward by one representative.

00:05:17:21 - 00:05:21:01

Can you please confirm whether you both intend to speak today, please?

00:05:24:23 - 00:05:25:25

You both wish to speak.

00:05:28:05 - 00:05:31:08

Mr. McManus, you're speaking on behalf of the. Okay. Thank you.

00:05:34:06 - 00:05:41:05

Can I now ask if anyone else in the room here today wishes to speak on this matter or anybody? Virtually.

00:05:43:20 - 00:05:48:00

Okay. Thank you. I will now hand back to Mr. Hudson to invite oral submissions.

00:05:51:05 - 00:06:09:16

Thank you, Mr. McManus. If I could, um, please ask you to provide us with your oral submission and just introduce yourself. And it might just be useful to briefly identify or briefly explain to us what your a bit about your organization that you represent as well. Please. Thank you.

00:06:11:07 - 00:06:51:02

Thank you very much and welcome to the East Riding of Yorkshire. From an East Yorkshire man. Uh, my name is George McManus, and I'm here today to represent the area's campaign, which is East Riding against solar expansion, which is a group of volunteers who live here in the East riding across the patch, who are involved in numerous campaigns, specifically because they are concerned about applications for what is classified as nationally significant infrastructure projects in CIPs.

00:06:52:16 - 00:07:15:18

We've identified four projects from Howdon over to here which occupying uh likely to occupy in total smaller projects something like 20,000 acres of the East Riding. And we are the umbrella group

speaking on their behalf. But I'm a retired civil engineer and civil servant, and I'm here in that capacity.

00:07:16:03 - 00:07:17:20

Okay. Thank you for that.

00:07:19:03 - 00:07:21:22

Can I raise a few points? Yeah.

00:07:22:04 - 00:07:32:02

Yeah. So if you start your submission, um, oral submission. No, no. Okay, then, uh, just to remind you, will you have ten minutes and we'll remind you at nine minutes. Okay. Thank you.

00:07:32:04 - 00:08:03:24

Thanks very much. Uh, for the last year, we have been taking we have been consulting with residents across the East Riding. And I want to start off at a number of public events. And through our website and other contact pages, I want to start off with raising some of the issues that have been raised with us by them. Uh, first of all, it's the issue of context, and that I understand that this is obviously our proposal for the Pear Tree Hill.

00:08:04:06 - 00:08:38:23

But people have spoken to me and said, we have to see the wider picture in this. As I say, 20,000 acres of farmland representing 3% of the crop area, much of it, we believe, of best and most valuable land. Although at this point in time I haven't had a response from our W.E. as to which category the land the land in the Purple Project falls into. Because the government, as you know, is discouraging any such developments on grades one, two and three a land.

00:08:39:11 - 00:09:18:28

Uh, so hopefully at some point in time we'll get that information. People have asked, people have raised the question of food security. And a big rural area for security is of enormous importance, not just to the people that are watching it, because almost everybody knows somebody who has uh, and the associated industries such as horticulture. Whilst the Planning Inspectorate is here, I hope you take the opportunity to visit a couple of people. I'm going to be very careful because I have been speaking to some very vulnerable individuals, including people who fear that they might lose their livelihoods as a result of these proposals.

00:09:19:09 - 00:09:54:11

They don't tend to speak out about these things in public. So much of what has been taught to me has been in confidence, but I can't. I hope that when you get an opportunity to pay a further visit, you'll visit Risdon Plants. It's a small nursery, but 20 acres, uh, between Launceston and Arnold. Second or third generation farm family run a horticulture nursery and their lives are going to be ruined because they are going to be under siege because of Patrick Hill.

00:09:54:25 - 00:10:35:21

I'm also speaking to other farmers who are very concerned in the surrounding villages, such as Meux and Arnold, who fear that if they speak out, they'll be in trouble, because these are generally people

who are not landowners, but tenant farmers who have very much been marginalized. And much of this process, although I'm sure you are doing the best to try and engage. These are people that don't tend to raise their heads above the parapet. Another point that was raised to me, somebody asked, somebody raised the issue of various people have raised issues of biodiversity, and my automatic response is to refer them to the library pages of the documents.

00:10:37:29 - 00:10:46:11

The biodiversity section and volume two of the documents on the library stretches to 15.

00:10:48:04 - 00:11:25:29

The environmental statement stretches the 15 chapters It's taken up to 1200 pages. The biodiversity statement itself, I think, is 160 pages included as one of those 15 chapters. So one of the most common complaints I've had is information overload. How is the general public possibly going to get to grips with the tsunami of information that's coming out on this? Now, I understand that RWA are under responsible for producing these documents, and I'm sure they've done it very diligently.

00:11:26:06 - 00:11:34:29

But if this is a genuine consultation process meant to engage with the general public, I'm afraid it is not user friendly.

00:11:37:13 - 00:12:08:13

The big issue, probably the big issue that has been brought up by the public is visual impact. Whether you live in Scarborough, whether you live in Bridlington or Hornsea, or whether you live in Halifax or Barnsley, you probably holiday on the East Yorkshire coast, and at some point tourism is extremely important to this part of the world. The visual impact of 20,000 acres of the East Riding being given over to fields of plastic is going to be dramatic.

00:12:09:25 - 00:12:47:08

People struggle to envisage that. So when we try to explain it to them, we try to put it in simple terms. Petrie Hill will cover an area the equivalent of 1500 football pitches. A small solar farm that's been proposed down the road. At most Croft is a 10th the size. Obviously, that's not an end to the local planning process, but when people have asked us how they can complain about this, which council they should raise it with, I've had to point out that being an insect, this is not about the normal planning process, that this is where the Planning Inspectorate comes in.

00:12:47:17 - 00:13:21:00

So whilst there have been lobbying councillors and MPs, peace. People really feel powerless when it comes to trying to influence the outcomes in this. Can I raise a couple of personal points? Because it's to do with the consultation or lack of it that I've had with RWA personally. Uh, I want to mention one thing to start off with this morning I was talking about light pollution, and from October to February last year, I tried to arrange an onsite meeting with RWA to take light meter readings.

00:13:23:01 - 00:14:03:08

You'll be familiar with the light meter that photographers carry. Well, I carry a darkness meter that measures the level of light pollution in the night sky. And one of the things that is so important to people that live here are the night skies. 80% of this country has never seen the Milky Way, but 80%

of the people living in this riding have. And that is something that has to be protected when I put it to you that there was a much simpler way to monitor this with automatic light metering systems that we use up in the North York Moors National Park, at which cost them a couple hundred pounds.

00:14:03:10 - 00:14:21:15

They said they never had that in the budget, but they've got it in the budget to rent protecting Greens hotel. I would have thought that a couple hundred pounds wasn't beyond imagination to do some serious research, so I was very disappointed with that. The other issue that I want to raise before my time is up is the issue

00:14:23:13 - 00:14:36:08

that is particularly close to my heart, and I know that bothers a lot of people, which is ethical supply chains. When it comes to solar panels and inverters and the paraphernalia that goes with that

00:14:38:02 - 00:14:56:24

in this area, I know, I know, you're only visiting. We are very proud of our connections with William Wilberforce. He was the son of Hull, and he was educated in Pocklington. And believe me, Pocklington School's very proud of that. I was the mayor for a year and they never stopped banging on about it.

00:14:58:21 - 00:15:36:10

But ethical supply chains is very important to people. And at this point in time, I back in March, we had a webinar with our W.E. and I asked them if they had people on the ground who could guarantee that in forced labour and slave labour was not being used in the supply chains. It took them over three months to give me a response, which was disappointing because it was only three weeks ago and they gave me the response. I expected they were abiding by all the agreements, and obviously they discouraged slavery in the supply chains and everything else, but they could not provide me with a positive answer that they had ways of monitoring on the ground.

00:15:36:12 - 00:16:06:28

Now, 90% of solar panels are probably going to be imported from Xinjiang in China. The United Nations rapporteurs have reported that they have serious concerns about slave labour being used in production of solar panels. In November 2023, Sheffield Hallam University produced a report, overexposed, which I would urge you to read or refer to, which they said highlighted problems with supply chains and slavery.

00:16:07:00 - 00:16:16:09

And the same month, the UK ambassador to the United Nations raised his concerns on behalf of another 50 states. Now, as you know,

00:16:17:27 - 00:16:56:00

GB energy has banned the use of these solar panels in public projects where there is evidence of slavery. We think that should be. I think that should be turned around. We think we should only import these panels where we can prove evidence that there isn't slavery. But because China is a closed country, that's about to be impossible now. There are other sources. Canada, Taiwan, even UK and manufacturing solar panels and our Dodge RWA please.

00:16:56:02 - 00:17:26:04

At this stage and the Secretary of State, make sure we have systems in place to ensure that enforced labour and slavery are not being used, because I don't want anybody involved in this process in years to come to have their blood in their hands. And believe me, I don't. I've never tried to emulate William Wilberforce, but if he was here today, I think he would be supporting this appeal.

00:17:27:03 - 00:17:29:00

Thanks very much. I think I've gone on for long enough.

00:17:30:04 - 00:17:31:28

Thank you very much, Mr. McManus.

00:17:33:16 - 00:17:34:05

Um,

00:17:35:24 - 00:17:37:27

just a couple of questions. The.

00:17:40:24 - 00:18:04:09

Yeah. I'm aware that the environmental and environmental statement can be a very large document. And, um, I just wanted to maybe point you towards the, uh, non-technical summary of the environmental statement. And, you know, if people are concerned, maybe the first port of call would be to have a look at that, which is the examination library app. 094.

00:18:07:13 - 00:18:39:18

Um, secondly, with regard to that's the most versatile agricultural land and an assessment of that has been carried out by the applicant. And that I believe, is in the up to the UN food security in the, in the population. Yes. Chapter. Yes. Sorry. Land and soils chapter. Yeah. Yeah. So I think from memory it's around of the total areas, around 30% BMV.

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Um, but again, if you can have a word with the applicant, maybe they can direct you to exactly where that is. And that's why these sessions are quite helpful. So you can speak to the applicants in person about that. Um,

00:18:56:15 - 00:18:57:14

in terms of.

00:18:59:03 - 00:19:11:13

Yeah. And also we'll be asking we've got, uh, risk questions on these subjects as well. Um, which we want, we would like to see answers to um, as well. And in terms of light pollution,

00:19:13:06 - 00:19:25:27

what is there a particular lighting aspect of the scheme that you're concerned about? What what is it in a solar scheme. Yeah. Where the where lights would be particularly. Yeah. Um, harmful.

00:19:27:00 - 00:19:52:07

We are in uncharted territory here. Uh, we've got a small solar farm up near Drifffield, uh, where I took some measurements, and they. What my. And it was there was an insignificant impact. But I am most concerned about is the collective impact over such a large area in a rural setting and the effect that could have.

00:19:52:21 - 00:19:54:02

But in terms of light, particularly.

00:19:54:04 - 00:20:27:29

In terms of, in terms of light, reflected light glare. I thought it might fit into that chapter. So we use we use the we use dark sky meters. To show how dark your sky is. And it's very important when you're coming, when you're applying for things like, uh, special status, uh, for farmland and for areas like the, uh, in Yorkshire Wolds. And again, it's the reason we're worried about it is because light pollution is bad for everybody.

00:20:28:29 - 00:20:57:14

Uh, it's particularly bad for people who are used to dark skies. So I thought I was trying to be helpful, approaching, uh, RWA and saying, work with me to do some research so that in five years time or ten years time when this is built, we can actually prove whether or not there has been a direct impact on the darkness of the skies. So I was very disappointed that they couldn't find a very small amount of money to go ahead.

00:20:57:16 - 00:21:08:13

I'm just saying, I suppose I'll just understand. Glint and glare is more of a sun like the sun reflecting off the. So in terms of dark skies, I'm just wondering what is it in that particular artificial lighting that you're concerned about?

00:21:08:15 - 00:21:42:10

Or it's not just there's going to be a certain amount of artificial lighting, but there is also certainly likely to be a certain amount of background reflected lighting, either because, for example, down at the bottom end of the project, it's near quite near the city of Hull. Uh, and the impact there should be significant. You also get reflective glare from the moon. Now one of the biggest, the biggest enemy of the astronomer in East Riding is actually the full moon.

00:21:42:12 - 00:22:12:26

Unless you're really into the moon, because it drowns out so much. And when you do not have the moon present, our fear is not only with the glare increase the general level of light pollution, but I think this might be in the biodiversity section. It could have an impact on migrating birds because as evidence coming out of Europe, that glare from solar panels is being mistaken for water and birds are dying as a result.

00:22:12:28 - 00:22:22:10

So there's a couple of knock on effects, but it's because my skies ambassador, I would like to see Dark skies status for this part of the country, and this should damage the chances of that.

00:22:22:26 - 00:22:53:03

Okay. Thank you. And then just one more question for me. Um, in terms of supply chains, we also have some recent questions on that. And, um, we will be, you know, addressing government guidance for examples such as the solar roadmap, which, um, you know, talks about those kind of things. So all of these things will be considered by the examining authority as part of this application. So I just want to thank you for your submission.

00:22:54:14 - 00:22:56:15

And thank you for listening.

00:22:58:12 - 00:23:16:03

Uh, Mr. Romano. Just one question for me, please. Um, you mentioned the Sheffield Hallam document. Um, I was wondering whether you might be able to just provide details of that document when you submit, if you choose to submit, um, a summary or a representation at deadline one.

00:23:18:26 - 00:23:26:24

Very famous Sheffield Hallam overexposed. And I think it's written by a chap called Adam Crawford.

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Okay. If you could if you're able, that would.

00:23:29:08 - 00:23:29:23

Of course.

00:23:29:25 - 00:23:31:18

Provide that in writing. That would be helpful to.

00:23:31:20 - 00:23:38:08

Us as examining authority. We can't go such. Okay. We absolutely have to consider things which have been provided to us as evidence.

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So if you can submit that for examination, that would be. Yeah. Thank you.

00:23:48:02 - 00:23:58:16

Um, so it's my understanding that we have no other people wishing to make any oral submissions at this open floor hearing. Um, I just want to double check again online as well. That's the case.

00:24:02:16 - 00:24:03:05

Okay.

00:24:09:10 - 00:24:20:06

In that case, now that we've heard from everyone, I will now move on to agenda item five and ask the applicant if it wishes to comment on or respond to the oral submission made by Mr. McManus.

00:24:22:00 - 00:24:26:06

Um, and if you have a microphone to hand, that would be really useful. Thank you.

00:24:35:11 - 00:25:09:05

Thank you sir. Um, Tom, at the more on behalf of the applicant, um, Thank you to Mr. McManus for those submissions. Um. I'd like. I'd like for him to be assured that we've. We've taken a detailed note as you were speaking, and it's our intention to provide a detailed response at deadline one, covering all of the issues that you've raised. What I what I might do if I, if I may, um, is briefly address some of the points that were made notwithstanding the detailed response that will follow in writing.

00:25:09:07 - 00:25:44:09

So just covering the different heads that Mr. McManus went through. He talked about the impacts on best and most versatile land. And as you mentioned, sir, that this has been addressed by the applicant in chapter ten of the environmental statements, and that's application documents. 46 and you will be able to find that the various categories of best and most versatile land in terms of category one, two and three and so on. Um, so hopefully that will assist in understanding the impacts of the project on on BMV land.

00:25:45:05 - 00:26:16:01

Um, you then went on to talk about impacts on businesses, and I can confirm that that again, that topic has been considered by the applicant and the relevant document reference. There is chapter 13 which deals with population and that's application document uh 049. Um, you then went on to discuss, uh, biodiversity. And I think in that context, you talked about the, uh, non user friendly nature of the environmental statement.

00:26:16:03 - 00:26:54:15

Now, as again, you mentioned, sir, there is the non-technical summary which is application document 94. And that's hopefully a useful, um, aid memoire for people wanting to engage with the environmental assessments. In addition to the non-technical summary, I would just, um, refer you as well to the to the various conclusion, In sections of each environmental Statement chapter, which summarize quite neatly the the, um, findings of that chapter and including the likely significant effects reported in each chapter or or not.

00:26:55:00 - 00:27:18:22

So again, that that can be quite a helpful tool, um, for navigating the environmental statement. And we appreciate it is a wide ranging document. It's voluminous, but that's a product of the environmental assessment process, which necessarily has to be detailed for for a scheme of this, uh, this scale and of course, is mandated in, in legislation. Um,

00:27:20:17 - 00:27:55:15

point for uh, on the point for Mr. McManus talks about landscape and visual impacts, and I would simply refer there to chapter seven of the environmental statement, which deals with the likely significant effects of the proposed development during construction and operation. And that's Application document 43. Um, so again, hopefully that's useful and you may find the the conclusion

sections of that chapter to be particularly helpful, as that is one of the longer chapters of the environmental statement under 0.4 as well.

00:27:55:17 - 00:28:25:29

Mr. Manning has talked about the fact that people didn't feel they, um, they knew where to make their views about the scheme known and felt powerless. And all I would say on that is that this is an open and public process which has enabled um members of the public to register as interested parties to make submissions to the Planning Inspectorate in line with most, uh, planning, statutory planning processes.

00:28:27:02 - 00:29:03:23

Um, and so that is all I would say on that particular matter. Um, and the 0.5, Mr. McManus talked about engagement with RWA in relation to the topic of dark skies. And, um, we apologize for, um, for the circumstances which led to the meeting. And we're very happy to engage with Mr. McManus to ensure that a meeting does happen. What I would say is that, um, it's the applicant's position that the project would not have significant effects in terms of dark skies.

00:29:04:08 - 00:29:34:17

Um, but notwithstanding, we are, as I say, very happy to, uh, arrange a meeting with Mr. McManus so that, um, we can we can discuss that, that particular issue. And I should also say that that conclusion of no likely significant effects applies on a cumulative basis as well. So it's not as if this project, in combination with other schemes, we say, would have likely significant effects in terms of dark skies. And then, uh, 0.6 on my list was Mr.

00:29:34:19 - 00:30:07:00

McManus helpful submissions in relation to the supply chain. And I feel that to do justice to that, I would need to defer a detailed response to deadline one, a written response on all of those points so that it that it covers everything properly. And I'm not popping you off today with a with a half baked response. So if you'll if you'll allow us, Mr. McManus, we will respond to that at deadline one. Um, so that was all of the points I wanted to cover for the purposes of today.

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And as I say, we will provide a full written response. Thank you.

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Thank you for that.

00:30:20:24 - 00:30:23:03

Um, in that case, um.

00:30:34:18 - 00:30:44:02

Uh, just for me, we moved to close the hearing. I'd just like to ask the applicant if you're able to respond a bit about the change requests that you mentioned earlier.

00:30:46:01 - 00:30:46:19

Um,

00:30:48:16 - 00:30:50:02

just so we have kind of some

00:30:52:01 - 00:30:59:26

so so that we know what to expect, I suppose, in a way. Is it going to involve landowners who are not already in the book of reference, for example? And.

00:31:02:06 - 00:31:08:10

When exactly might we expect the, I guess, notification for a change request?

00:31:08:25 - 00:31:32:24

Thank you sir. Tom MacNamara, on behalf of the applicant. Yes, thank you for that. Um, on the first question of do the changes involve additional landowners? I am relatively sure, and I'll say 95% sure that the answer to that is know that we're dealing here purely with, um, with persons with an interest in land that are already identified in the book of reference. Um, but I will confirm that position.

00:31:32:26 - 00:31:41:11

And sorry, they also people who you've kind of have already been negotiating with and have reached a fairly advanced stage.

00:31:41:15 - 00:32:00:26

That's that's correct. And I've, I've received some positive body language from the people to my right to confirm that we're dealing with existing persons with an interest in land. So nobody that hasn't already been engaged with by the applicant. And in relation to whom we are discussing, uh, land agreements for the, for the scheme.

00:32:00:28 - 00:32:17:18

Okay. So it might be, for example, that you're able to, um, like get confirmation of all parties with an interest in that land that they agreed to what you're going to be proposing, which will then negate the compulsory acquisition regulations kicking in potentially.

00:32:17:20 - 00:32:48:00

That's right, that's right. So so you'll be aware that the way in which those regulations work is that the process, um, set out in, I think it's regulations 5 to 19 of those regulations only binds where you haven't been able to obtain the consent of a person with an interest in lands. So what? What we are doing as part of our engagement with landowners is seeking that consent. And because, as you say, we're dealing with people we have been dealing with for for some period of time.

00:32:48:15 - 00:33:26:11

We're hopeful that we'll be able to do that. Okay. In my experience, I should just say, because the regulations apply to all persons with an interest in land, not just those with a category one interest. There can sometimes be difficulties in in procuring the consent of those, for example, the category two interest, particularly if you're dealing with a statutory undertaker. Um, simply because it's not always that easy to find the right person in that organisation to, to give the consent. But we're doing

our best and that's what we're, we're aiming for because we appreciate from your perspective, it will make things a lot easier.

00:33:27:00 - 00:33:40:22

Okay. Thank you. And one final question on that. Um, before you tell us when we can expect the notification is, is it Would it be pink? Would it be? Compulsory acquisition of land or is it rights?

00:33:41:18 - 00:33:52:11

Uh, it's rights. Uh, so it's it's blue land only there would be no additional, um, outright freehold acquisition. Um, so if that helps. Uh, yes, I can confirm that.

00:33:53:25 - 00:34:00:04

Okay. Thank you. And then just in terms of timings for what we can expect, any kind of, um, notification.

00:34:00:21 - 00:34:29:19

So in, in terms of the change notification, sir, I, I think I indicated this morning that we'd be looking to do that in good time ahead of deadline. One. Um, I don't want to commit to a specific date because of the few things that need to come together in order to, to get the notification drafted, but, um, it's, it's top of our list of things to do. And, um, I would hope that it would be with you within the next couple of weeks.

00:34:40:17 - 00:35:04:13

Okay. Thank you for that. Um, so I'd just like to thank you all for your attendance and participation in this hearing. Um, before I close the hearing, let me remind you that any post hearing submissions, including written summaries of the cases you've made orally at this hearing, shall be submitted at deadline one, which in the draft examination timetable is 27th of August.

00:35:06:25 - 00:35:21:29

May we also remind you of the next stages of the process, and that is the issue of the examination timetable. The final version and our first written questions, which will be as soon as practicable, um, after today, but it's probably likely to be early next week.

00:35:24:03 - 00:35:30:02

And the time is now 3:35 p.m., and this open floor hearing is now closed. Thank you all very much.