



Hearing Transcript

Project:	Rosefield Solar Farm
Hearing:	Compulsory acquisition hearing 1 (CAH1) - Part 1
Date:	25 February 2026

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

It is not a verbatim text of what was said at the above hearing. The content was produced using artificial intelligence voice to text software. It may, therefore, include errors and should be assumed to be unedited.

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

Rosefield_Solar_CAH1_PT1_25FEB

Created on: 2026-02-25 12:36:47

Project Length: 01:16:44

File Name: Rosefield_Solar_CAH1_PT1_25FEB

File Length: 01:16:44

FULL TRANSCRIPT (with timecode)

00:00:05:03 - 00:00:27:09

Good afternoon. It is now 130 and time for this hearing to begin. I'd like to welcome you all to compulsory acquisition. Hearing one for the Rose Field Solar farm project. Just confirm that everybody can hear me clearly. Thank you. Can I also confirm with the case team that the live streaming and recording has commenced?

00:00:29:04 - 00:00:41:05

Thank you. My name is Mark James. I've been appointed by the Secretary of State as an examining inspector to examine this application. I'm now going to ask the other panel member to introduce themselves.

00:00:42:26 - 00:00:43:21

Good afternoon.

00:00:43:23 - 00:00:51:15

My name is Richard Morgan. I've been appointed by the Secretary of State to be the lead member of the panel to examine this application.

00:00:52:16 - 00:01:23:07

Thank you. Together, we constitute the examining authority for this application. I'll now deal with a few housekeeping matters for those attending in person and can please everyone, please set their devices on phones to to silence the toilets and refreshments, as you may have found already are through the door at the rear in the foyer. Now the toilets are down the stairs. If all the signs are beyond the foyer, you'll find them there. There are no plans. Fire alarms.

00:01:23:09 - 00:01:30:04

If the fire alarm does go off. Please exit the building via the fire exits on the edge of the room.

00:01:33:14 - 00:02:04:04

This meeting will follow the agenda published on the National Infrastructure Planning website on the 17th of February. That's examination library reference EV 001 and the applicant has kindly shared that on the screen. The agenda is for guidance only, and we may add other considerations or issues as we progressed through the hearing. The hearing today is being undertaken in a hybrid way, meaning that some of you presence are in the building itself.

00:02:04:06 - 00:02:36:05

While some of you may be joining us virtually online. However you attend will make sure that you decided how you turn today. Will make sure you have given a fair opportunity to participate. Our recording of today's hearing will be made available on the Roseville Farm section of the National Infrastructure Planning website as soon as possible, after the hearing is finished. With this in mind, please ensure that you speak clearly into the microphone stating your name and who you are representing each time you speak the microphones.

00:02:36:10 - 00:02:49:09

There's a button at the bottom and I press that when the light is on red, your microphone is active. If you are not at a table, there is a roving microphone. So please wait for one of those reports to you before you speak.

00:02:51:10 - 00:03:10:27

I'll link to the planning spectrum. Privacy notice was published in the notification for this hearing. We assume that everybody here today is familiarize themselves with this documents, which establishes how personal data is handled in accordance with the principles set out in the data protection laws. Please speak to the case manager if you have any questions about this

00:03:12:14 - 00:03:35:10

bill. Aim to conclude the hearing today by around 5 p.m. with a short break in mid-afternoon. However, if further time is required to complete the agenda, there is a reserved slot in the timetable to allow the continuation of this hearing tomorrow morning, starting at 930. If we do run in tomorrow morning, could virtual attendees please use the same link as they've used today to join the hearing?

00:03:37:15 - 00:03:53:02

We will be making an action points list during the hearing today. It would be helpful if applicants could also do the same, so that they can be discussed and agreed towards the end of the hearing. Can the applicant please confirm that to keep a record of any action points raised today, please?

00:03:53:16 - 00:03:58:03

Richard give us on behalf of the applicant? Yes we are. We will make that record.

00:03:58:19 - 00:04:07:23

Thank you. We'll work on the assumption. Our action points are to be addressed by deadline one, which is the 10th of March unless agreed otherwise.

00:04:10:26 - 00:04:15:27

The agreed action points will be published on our website as soon as possible after the close of the hearing.

00:04:19:12 - 00:04:26:11

At this point, can the applicant please stop sharing the agenda on on screen, please? Thank you.

00:04:28:15 - 00:04:59:01

Let me briefly explain the purpose of the Compulsory Acquisition Acquisition hearing today. The application for the proposed developments includes a request for an order granting developer consent

to authorize compulsory acquisition or the compulsory acquisition of an interest in, or rights over, land. This hearing is to enable the examining authority to hear and probe the applicant's strategic case in respect to the application, and consider whether the relevant legal and policy tests have been met.

00:04:59:22 - 00:05:27:05

We will also hear from an affected person with a legal interest in the land or rights over which the applicant is seeking powers. He has requested to speak with other affected persons who have not requested to be heard. Today are welcome to watch online or to listen to the recording. Written submissions regarding compulsory acquisition and other requests to speak as a future hearing can also be provided at deadline one, which is the 10th of March.

00:05:30:11 - 00:05:35:03

Moving on to introductions, can I ask the applicant please to introduce his team?

00:05:36:11 - 00:05:59:00

Thank you. Good afternoon sir. My name is Richard Griffiths. I'm a partner at law firm Pinsent Masons LLP, and I'm representing the applicant, Rose Field Energy Farm Limited. I'm joined at the table by my colleague Elizabeth Sand Patch and the applicant's land reference. Sir Mr. James Drury, who is the head of compulsory purchase at Yateley. Hammer. Thank you, thank you.

00:06:02:00 - 00:06:04:27

Thank you. I believe you also have representatives of Buckinghamshire Council.

00:06:08:02 - 00:06:23:03

Thank you sir. Yes, I'm Daniel Gazelka of Council and I'm representing Buckinghamshire Council today. Um, I should say it's unlikely we will have anything to say at the hearing, but I've been asked to attend just in case it, since the examiner's at any point.

00:06:23:21 - 00:06:27:07

Thank you. Sir. There are no particular agenda items on which you wish to speak.

00:06:28:04 - 00:06:29:04

That's correct.

00:06:30:02 - 00:06:52:15

Thank you. I'm now going to ask affected persons who've given notice of their intention to speak today to introduce themselves. Please confirm the name he represents and provide a brief summary of your interest in the land which will be affected by the proposed developments With Mr. James Preston of Preston Farms.

00:06:53:20 - 00:06:54:12

Hello.

00:06:54:29 - 00:06:55:19

Thank you. Yeah.

00:06:55:21 - 00:07:09:06

James Preston, Preston Farms and also associated with our sister company, TCS Biosciences. Um, we are affected both as an agricultural tenant and as a freehold owner within the order limits. Thank you.

00:07:10:18 - 00:07:19:01

Thank you, Mr. Preston. Um. You're listed. Speaker agenda item five. Are there any other agenda items upon which you'd like to speak?

00:07:22:19 - 00:07:23:13

Thank you.

00:07:25:13 - 00:07:36:26

I understand we also have Mr. Turner representing Greg Smith MP. Um, you're not an effective person, but would you like to introduce yourself, please? And then in writing upon which you'd like to speak.

00:07:39:00 - 00:08:03:12

Yes. Thank you. Good afternoon. Uh, my name is Alan Turner, and I'm here representing Greg Smith, MP for Mid Buckinghamshire. And I have a brief statement to read out this afternoon, and then I have no further points I wish to speak on other than to make notes, um, of proceedings today. Thank you.

00:08:04:15 - 00:08:13:17

The statement, Mr. Turner. Um, I'm just thinking one might be the most appropriate place to hold that within the agenda. Does it speak to any particular agenda item?

00:08:14:12 - 00:08:16:06

Uh. All right.

00:08:18:05 - 00:08:20:27

No, wherever you feel it. Most appropriate.

00:08:21:00 - 00:08:28:23

Thank you. I shall keep that in mind. Um. And some. We also have a mr. Peter Wright.

00:08:39:11 - 00:08:58:14

Good afternoon, sir. My name is Peter Wright. I'm a resident of Bottle of Clayton and an ex and And a parish councillor. Ex chairman of the council, and I want to speak on general terms about some of the issues which this is involved with. Decision. Where I do it is up to you, I guess.

00:08:59:10 - 00:09:13:02

Today's hearing is to discuss compulsory acquisition. Are you an effective person? So do you have a legal interest in any of the land that is affected by the development, or is your message more around the development itself and the issues around that.

00:09:13:04 - 00:09:18:22

Half of the community and the and the impact it has on the on our rights of way?

00:09:22:19 - 00:09:34:25

Affects and rights of way is possibly a matter to be raised at a separate hearing. Is there any particular issue around the acquisition of land or rights over land over which you'd like to address the hearing?

00:09:35:07 - 00:10:13:25

Yes. The key matter here is that we understood when we first saw the application that it was the first requirement of the inspectorate was that you had the hand of the the applicant was they had a sole person responsible for the land. This is clearly not the case now. And that causes issues in my view, of what you can do. So indeed you haven't met your own standards. Um, to uh, there is more than one person applicant, one person involved with the with a compulsory purchase.

00:10:14:04 - 00:10:37:17

Um, the criteria was inaccurately stated to the community and the land um take requirement required by EDF is includes parcels of land which are which you'll hear of later. Is not owned by the Claydon Estate and third, but by the third party. And the land is important part of their business.

00:10:38:03 - 00:10:49:09

Um, Mr. Wright, sorry if we could perhaps revisit that point towards the close of the the agenda. If that's okay, I will allow you to to reiterate that point towards the close the agenda. Is that is that fine?

00:10:49:26 - 00:10:58:29

Well, I'm not sure whether actually you should be talking about this at all because the it doesn't follow the requirements. And as stated by the applicant in the first place.

00:11:00:03 - 00:11:04:16

Well, that's that's a matter of examination to consider. Um. Mr.. Thank you.

00:11:04:18 - 00:11:25:16

We're asking you to consider that as a key issue. Um, I ask you to consider that as a key issue that actually is it actually appropriate that you're discussing, uh, compulsory purchase when it isn't part of the package which is presented to the community by EDF in the first place?

00:11:26:14 - 00:11:34:11

We're here today to discuss compulsory acquisition. Mr.. Right. Um, the application has been accepted for examination purposes, and that's what we'll be discussing.

00:11:34:13 - 00:11:38:08

So listening. You're not listening. What to the book, what the community is saying.

00:11:39:03 - 00:11:54:28

We are we're here today to listen to affected persons with an interest in the land, and we're willing to do that. And that's that's the purpose of today's hearing, Mr. Ryan. Are there any other points you wish to raise towards the end of agenda? Is that the only item? That's fine. Thank you, Mr. Wright.

00:11:57:06 - 00:12:03:15

Okay. Are there any other effective persons in the room who may wish to speak today who haven't registered?

00:12:05:22 - 00:12:06:10

Hello.

00:12:10:13 - 00:12:11:10

Doctor Chris Jordan.

00:12:11:12 - 00:12:16:06

I'm a local resident and also a member of East Claydon Parish Council.

00:12:16:08 - 00:12:17:12

I want.

00:12:17:14 - 00:12:18:01

To express.

00:12:18:03 - 00:12:18:18

Concerns.

00:12:18:20 - 00:12:19:14

About the.

00:12:19:26 - 00:12:20:11

Short.

00:12:20:13 - 00:12:24:16

And long term impacts of compulsory purchase on on the area.

00:12:26:04 - 00:12:30:09

And Mr. Jordan, do you have a legal interest in the in the land?

00:12:30:11 - 00:12:30:27

I don't.

00:12:30:29 - 00:12:37:10

Know. Thank you. We'll perhaps come to your point towards the end of the year if that's okay. That's fine. Thank you. Thank you.

00:12:39:12 - 00:12:42:22

Are there any other persons you wish to speak today?

00:12:48:23 - 00:13:25:12

Um, sorry. I'm Helen Hamilton, on behalf of the Claydon Solar Action Group. Um, it's really just a comment on behalf of the action Group. Just, um, over the proceedings. Um, I think that what we're, uh, what we wanted to say was that there is a difficulty in the process because the because affected persons are often unable to speak publicly about the process. They are in sensitive negotiations with either the landowner or the applicant.

00:13:25:22 - 00:14:01:26

Um, and I know that some have, uh, some have raised concerns. And I think generally in Dsos, um, there are matters Which could perhaps be raised in private, but which affected persons can't raise at a public hearing, for example, whether or non-disclosure agreements relating to land acquisition. So I think we just it was just about sort of making clear that the absence of comment from affected persons doesn't necessarily mean that there are not concerns.

00:14:01:28 - 00:14:02:22

Thank you.

00:14:03:05 - 00:14:04:14

No, to thank you.

00:14:08:18 - 00:14:25:12

I can see no further hands in the room or online. Uh, the National Trust were invited to today's hearing, but will not be in attendance today. However, there will be an action point for them to respond in writing to a matter later in the agenda.

00:14:28:12 - 00:15:05:24

Moving on then in the agenda to the applicant's strategic case for compulsory acquisition and possession of London rights. I've read the applicant's documents relating to all the issues, including the statement the reasons that document reference A01 for the funding statements. Document reference app Dash 017, the Book of Reference Library Reference App 018 and the Schedule of negotiation and power source that is, library reference as 016.

00:15:06:18 - 00:15:17:20

However, I think it's helpful at this stage for the examining authority and for affected persons if they could. Please outline a brief summary of this strategic case, please, with the applicant. Thank you.

00:15:18:27 - 00:15:54:03

Thank you sir. Richard Griffiths, on behalf of the applicant, I will go through agenda item four in your A to A, B, C, D etc. as you requested. But please stop me if you have any questions. I go through the case. So first of all, in our application, in the applicant's application where the applicant is seeking powers to acquire land compulsorily, also to create new and acquire rights over land and impose restrictive covenants.

00:15:54:11 - 00:16:36:19

And also we are seeing the applicant is seeking powers to take some land temporarily in order to construct the proposed development. As you said, sir, the applicant statement of reasons as 014 sets out how the applicant has complied with the relevant statutory tests and the CLG guidance in its case.

Now, under the Planning Act 2008, section 122, uh, the applicant, um, has to demonstrate that where it is seeking compulsory acquisition powers, that the land is required for the development or is indeed necessary to facilitate, it is always incidental to it.

00:16:36:27 - 00:16:54:15

The statement of reasons and the schedule of negotiations and powers sought. Document reference as hyphen 016 identifies each plot and identifies which work number that plot is required for

00:16:56:01 - 00:17:32:05

the applicant. Also in its application, how to demonstrate that there is a compelling case in the public interest in order for the Secretary of State to be satisfied to authorise the compulsory acquisition powers and the statement of reasons, again at section five, is the principal document by which we demonstrate compliance with that test in terms of how the application is then structured. Schedule one of the draft Development Consent order as hyphen zero 110 describes the proposed development by virtue of a series of work numbers.

00:17:32:23 - 00:18:03:07

Work. Number one being the main solar PV generating station, and goes all the way through to up to work. Ten The Work Plans. You then read the Development Consent Order in conjunction with the Works Plans. The works plans are referenced as hyphen 006, and they illustrate spatially where each work is going to be carried out within the order land and their color coded accordingly. You'll find some work numbers overlap with each other.

00:18:03:09 - 00:18:40:10

So, for example, there may be a plot where a temporary construction compound is to be located, but after that use has completed. The applicant will then construct the solar PV so there are overlapping work numbers in order to then construct the project and to maintain the project and operate it. The land plans then identifies on that plot by plot basis, the powers sought in respect of each plot in order to deliver that work number. So on the land plans, which is referenced as 005 pink land on those plans is the permanent acquisition of the freehold.

00:18:40:24 - 00:19:12:27

That land is needed primarily for the solar PV sites, the bass, the battery energy storage system and the Rose field substation. All of that kit, which is above ground, has an operational life of 40 years, and as it's obviously above ground, the land is then for that use. Hence the need to acquire the freehold. All of the land for the solar PV has been acquired is now under option through the primary landowner, the Claydon Estate.

00:19:14:11 - 00:19:54:07

The blue land on the land plans is the permanent acquisition of new rights and the imposition of restrictive covenants. Now that land that those rights are primarily required for cabling, the applicant does not need to acquire the freehold of land where we're installing the underground cabling as that as once the cabling has been installed, the land above ground can be returned to its former use and can be grazed, farmed, etc. as it is today. Schedule nine of the Draft Development Consent Order clearly sets out what rights are being sought and restrictions over that land, over that blue land.

00:19:55:01 - 00:20:34:10

And then finally, on the land plans, you have land that is coloured green. That land is where temporary possession and use of that land is only required. And schedule 11 of the Draft Development Consent order sets out those plots and the and the reason why temporary possession is required. I should state at this point that temporary possession is also sought over all of the order land pursuant to article 31. That is to enable us to minimise the compulsory acquisition, particularly the rights which I'll come onto shortly where there are overlapping work numbers.

00:20:34:12 - 00:20:48:13

As I explained earlier, then the highest power, so to speak, is sort. So if you've got a temporary construction compound and then after that use the solar PV is to be constructed, then the freehold of that land is being sought.

00:20:51:04 - 00:21:31:11

As required by the tests. The applicant has also considered alternatives, both alternative sites, alternative technologies and alternative designs for the site layout, and that is again outlined not only the statement of reasons, but also in chapter four of the environmental statements AP 047 and appendix one to the planning statement, which is a site selection report, and in that, in looking at alternative sites, the applicant looked at irradiation levels, grade point of connection and grid capacity, which is as set out in National Policy Statement.

00:21:31:13 - 00:22:08:24

N1 and then set itself a radius by which to look for sites and to minimise, as far as possible, compulsory acquisition. So try reducing the number of people subject to compulsory acquisition. And that is where the applicant then landed on the site that we have before us today. Uh, because, um, the majority of the site is under a single landowner and that delivers a nip size project, which is part of the project objectives.

00:22:08:26 - 00:22:41:01

And as I said, voluntary agreement with that primary landowner has been reached. As I said, other alternatives such as technologies and then the design of the site has been looked at indeed in site layout. Various plots were initially proposed for, say, the best, and then that's been moved to take into account both affected persons interests and issues such as disturbance to their businesses in terms of the extent of the powers sought.

00:22:41:03 - 00:23:14:24

The applicant has sought to minimise that where possible, so the freehold is sought for the for the kit I've already outlined. So the solar PV, the the bass and the substation, the items that are there for 40 years and is built to development effectively. But the applicant has sought to minimise the land acquisition and drop down to rights, such as for the cabling and then temporary possession and on temporary possession. The ability to have temporary possession across all of the order land is important to enable the applicants to minimise the.

00:23:20:05 - 00:24:02:06

Example. That is, as I said, primarily for the cabling. The applicant will not need a permanent easement for the whole width of that plot. It will only need but it's a floating easement dependent on

where the applicant then in final design identifies where the cable should be installed. That's where the temporary possession power under article 31 helps as the applicant can go on the land, undertake survey work. Micro siting, identify the precise route for the cabling, install the cable and then take the permanent easement of a narrower space, thereby minimizing the acquisition sought.

00:24:02:08 - 00:24:25:06

And so in article 31, it has a two tier structure in the draft amendment Development Consent Order, article 31, subparagraph one little A and little IE is temporary possession only of the Greenland, so no other powers are of thought over Greenland and article 31, subparagraph one. Little a little two is then the rest of the order land

00:24:26:23 - 00:24:27:21

three point.

00:24:34:00 - 00:25:01:04

One break point on this. At this stage, in terms of temporary possession, the land plans and the description of pink, blue and green land in the legend. Um, it doesn't strike me as being particularly clear that temporary possession would apply across the land. Based on those descriptions at first glance to an effective person.

00:25:02:03 - 00:25:43:00

Richard Griffiths on behalf the applicant. So the color coding on the land plans, um, I think is clear because the green land, as I said, is only where is where only temporary possession is being sought. So the green land on the land plans is where the applicant is not seeking. Freehold isn't seeking rights. It can only go on the land pursuant to schedule 11 and article 31 of the Draft Development Consent Order, which is temporary possession. The statement of reasons clearly sets out that in respect of the remainder of the order land, and that is at paragraph uh.

00:25:46:13 - 00:26:14:01

Paragraph 4.4 of the Statement of Reasons. It clearly sets out that two tier structure and says, um, that paragraph 4.4.3 identifies the various plots that is only green, and then also says that, um, second bullet point of 4.4.3, that the rest that all the other parts of the order land can also be taken under temporary possession prior to the permanent acquisition being sold.

00:26:14:13 - 00:26:33:16

I understand. I think that's a useful clarification. I guess where it came from is is from the viewpoint. And in fact, the person who may not understand the process and they may be looking at the land plan and trying to understand how the development may affect their land. At first glance, it isn't immediately obvious that Blue Land, for instance, could be subject to temporary possession.

00:26:36:13 - 00:27:16:06

Which goes to the applicant. I have given you the answer of how the application is clear, and I've just set out in this hearing and given the reference numbers to the statement of reasons that explains, um, the, uh, the, um, uh, the position. Uh, I mean, what we we will be updating the land plans at deadline one, the 10th of March, and we'll explain why shortly. But what if it would help, sir, what we could

put as a footnote on the first page, um, of the document to highlight to affected persons to read those relevant paragraphs of the statement of reasons.

00:27:16:24 - 00:27:29:26

I think I think if we set it as an action point, just just for ease of reference, I think really that's understand the point. I understand how the process works and how those position powers would apply, but I think it's a reference for all parties, not the useful thing to have. Just to clarify, at that point.

00:27:30:06 - 00:27:33:12

We'll put a reference to guide people to read that paragraph.

00:27:33:18 - 00:27:34:12

Thank you.

00:27:36:13 - 00:27:41:25

So moving on then, to the compelling case in the public interest.

00:27:44:06 - 00:28:14:29

The applicant has established that case and set it out in the statement of reasons as zero one for the statement of need as app hyphen 036 and the planning statement as zero 27. And in that document, we set out the why the Secretary of State can be satisfied. There is a need for the compulsory acquisition, without which there could be an impediment to the applicant delivering this nationally significant infrastructure project.

00:28:15:05 - 00:28:50:26

In short, I won't go into all the detail as you have the references before you. But the first key point is the urgent need for critical national priority infrastructure to achieve government policy on energy decarbonization, national security and economic benefits. And solar is classed as a critical national priority infrastructure in the parliamentary approved National Policy Statement.

00:28:50:28 - 00:29:24:03

Ian one and that and this proposed development before you meet that urgent need. Being a nationally significant project of 50MW plus. The second point is the wider scheme benefits that the project will deliver. The battery energy storage Facility maximizes the land use and efficiency of the grid capacity as encouraged by NPS. National Policy Statement on three. There is a commitment by the applicant to deliver a minimum of 10% biodiversity net gain.

00:29:24:16 - 00:29:39:04

There are enhancements to connectivity through rationalizing and enhancements of, um, public rights of way, and that is set out at paragraph

00:29:41:00 - 00:29:56:23

5.2.7 of the Statement of Reasons. Uh, where we are, um, making various enhancements, including delivering 3.1km of new permissive footpaths.

00:29:58:09 - 00:31:01:18

There are a variety of other biodiversity benefits. And finally, there is the employment commitment secured through the outline employment, skills and supply chain plan and the applicant has an established record of leaving a lasting legacy with supply, local supply chains. All of that combined, um, not only meets the national policy tests in N1 and N3 and taken together, that there are no exceptional circumstances, in our view, that outweigh that presumption of granting consent, satisfies the compelling case in the public interest to deliver that compelling that that case compulsory acquisition powers are needed, um, for to deliver the scheme and even where an option has been secured with a landowner, the um, uh, course acquisition powers are required as a backup, just in case a breach of that contract happens later.

00:31:01:20 - 00:31:52:22

And that is standard precedent, as I'm sure you are aware. moving on then, to. Funding. Um, the funding statement, which is Ape hyphen 017, um, sets out the the corporate structure of the applicant with EDF Energy Renewables Limited holding 51% of the applicant race Field Energy farm Limited. And the funding statement attaches at its appendix, the accounts for the majority shareholder, which clearly shows that the EDF Group has cash combined cash or cash equivalent of £6.38 billion, thereby demonstrating it can deliver not only the construction costs but also any costs relating to compulsory acquisition.

00:31:54:19 - 00:32:30:20

And then finally, on the agenda item, we're not finding there's one more point, but the in terms of the provision of the Human Rights Act and the Equality Act 2010. The applicant has had due regard to both those. Piece of legislation as set out in the Statement of Reasons. The relevant Human Rights Act 1998 provisions are the first protocol. Article one of the first protocol. And as I've explained, we've sought to minimise the compulsory acquisition and through temporary possession powers, will seek to minimise those powers going forward.

00:32:30:29 - 00:32:41:11

But there is the compelling case in the public interest, as I've outlined, and because of that public benefit that outweighs the impact on

00:32:42:27 - 00:33:10:15

the article. One of the first protocol respect with respect to article six, affected persons have the ability both before submission to make representations throughout through the statutory consultation process. They're effective persons have the ability to make both relevant representations and written representations through this process. And indeed, we're holding the first compulsory acquisition hearing today for affected persons to be heard.

00:33:12:08 - 00:33:54:14

And you may well call the second compulsory acquisition hearing in terms of the Equality Act. The applicant has prepared an equality impact assessment app, hyphen 148, to assess the potential equality impacts of the proposed development and to enable ourselves and the Secretary of State to fulfill their duty. And the applicant in that assessment demonstrates how the various protected characteristics against discrimination have been taken into account through the application and the mitigation measures that the application applicant has put in place, particularly through the management plans.

00:33:56:13 - 00:34:32:12

And then I think this is your final point on the agenda is the National Trust land. So on the National Trust land and appreciate the National Trust aren't joined here today, but the applicant has fully engaged with the National Trust in respect of their interest. And I can confirm I do not believe this has been submitted into the examination yet, but it's certainly the applicant will be doing so at deadline one, which may remove your need for a question. But the applicant and the National Trust, the National Trust of Britain, um, well, directly to the planning spectrum, we don't think it's been.

00:34:32:14 - 00:35:17:17

Um, we think it's only been sent to us and not to you, but it's a letter dated the 10th of December, 2025, where the National Trust confirms that the interest, uh, over plots 314, three, 15, 316, 317, three, 18 and 41 a not interest held by the National Trust in Alien B and therefore do not fall within the scope of section 130 of the Planning Act 2008. The letter also confirms that the National Trust does not have an objection to the proposed development on those plots, and that with the mitigation in place through the approved management plans, there will be no breach of their restrictive covenants.

00:35:17:19 - 00:35:21:08

So that letter will be submitted to you at deadline one.

00:35:22:06 - 00:35:22:21

Thank you.

00:35:30:02 - 00:35:43:23

Thank you sir. Yes. As I said, we'll be submitting that letter, uh, at deadline. Uh, deadline one, but that is the confirmed position of the National Trust. And I think, sir, that brings me to the end of your list of questions on the agenda.

00:35:44:23 - 00:35:51:11

Thank you. It does. I have some questions of my own for you. Bear with me.

00:35:57:15 - 00:36:08:05

Think you can. They can display the land plans on screen. Please document reference as 005.

00:36:15:01 - 00:36:48:13

Thank you. So the first one is just a point of clarification really. Um, in relation to the extent of the old land, the legend and the land plans identifies the land shaded and white is land within the old limits. This is not world land. And that is also referenced in paragraph 1.25 of the statement of Reasons, in that the old land is slightly smaller than the order limits. Um, white land being where no powers of compulsory acquisition or possession of sorts.

00:36:49:12 - 00:36:50:02

Um.

00:36:52:12 - 00:37:01:03

I've searched the land plans and the only white line I can find is in the vicinity of the East Clayton substation.

00:37:05:29 - 00:37:11:01

On East Clayton Road. That's sheet seven on the land plans.

00:37:12:22 - 00:37:31:01

I'm just looking for some clarification as to whether or not that is the only land within the old limits that is not borderland. As the first point of clarification, please, because I don't think that's actually referenced anywhere as to where the distinction is.

00:37:41:05 - 00:37:42:01

For the applicant,

00:37:43:24 - 00:38:17:16

we are without going through every plot with double check just now. We do think that is the only white land, um, on the land plans. However, at deadline one we will be updating the lamp plans, as I alluded to earlier, to remove plot. Um seven um, slash six and turn that from blue into white land. That is the pumping station which we do not need those powers over. So that will be removed and turned into white land, and therefore no powers will need.

00:38:17:18 - 00:38:23:04

Works are being sought over that land. So there will also be that piece of land as well, turning white.

00:38:24:25 - 00:38:33:06

Thank you. As an additional action point, perhaps a list of the plots that are white land would be helpful as well. Please. I think that'd be useful. Clarification.

00:38:33:22 - 00:38:40:09

Yes, sir. Which groups on popped up because yes, we'll, we'll we'll double check that. And then also adding that new plot for D1.

00:38:40:13 - 00:38:56:13

Thank you. And then as a follow up to that, is the applicant confident that there will be no need for compulsory acquisition or temporary possession powers over that white land, so will be no further changes during the course of the examination that may trigger the need to consult with potential affected persons.

00:38:58:29 - 00:39:35:24

Which is on the part of the applicant? Yes. In respect to the white line, I can't promise there'll be no changes over the course of the next six months. Um, I'd be silly for me to do so. Um, given, uh, discussions with National Grid and other landowners as to whether or not there may be changes, but our position would be if there were any more changes, um, it might be reduction rather than any, uh, increase, which is obviously the key point. Um, but at the moment, the only changes we have, um, that are, that are confirmed is, is taking seven and six out of the order land.

00:39:36:02 - 00:39:43:17

Nothing else is currently planned. But I don't want to suddenly say and promise, you know, that on day two of the examination.

00:39:45:05 - 00:39:46:01

Thank you.

00:39:48:29 - 00:39:53:03

Regarding works number seven.

00:39:55:27 - 00:40:26:20

In the works, plans will keep the screen on the lamp plans. That's fine. So that's the interconnecting cable code of, um, between parcels one and two and two and three of the developments. And they're displayed on sheets three, four and six of the land plans. The parameters of the working width for these corridors in table 3.14 of the proposed development description.

00:40:26:24 - 00:41:10:25

That's app Dash 046 are given as 25m between parcels one and two, and 50m between parcels two and three respectively. And I'm just keen to understand how those working widths of the corridors correspond and relate to the width of the plots, where rights are sought. So how much flexibility is the applicant seeking within the landowner, which is seeking rights effectively in comparison to the the width of the working for the corridors? Is the applicant able to provide some clarity on how much difference there is? I appreciate the width of the corridors does vary.

00:41:11:21 - 00:41:19:27

Um, but I can understand how much flexibility the applicant is looking for with the working width within the corridors of which rights are sought.

00:41:21:04 - 00:42:46:11

Richard Griffiths on the applicant I don't have the the width in front of me. Um, uh, of the corridor, um, of the order land. So I can't give you that confirmation of that width. What I would say is that, um, as, as your, as you both understand and appreciate, um, uh, it is, it is standard practice. that in the absence of applicants being unable to microsite at such an early stage pre consent, that, um, flexibility is sought uh, in the land plans and the powers to enable the applicant to have a wider area than the stated working width, and then the final easement in order to enable the applicant, um, to have that flexibility so that when they come to construct, they can, um, precisely they, they have their flexibility, just in case both AA land changes over time, but also to avoid, um, uh, anything in the ground that we have not identified at this stage, the project, the reason why the corridor is a is not a straight line, which, of course, the applicant could have done is to demonstrate to you that the applicant has sought to minimize the the power of sought, um, you know, quite an obvious way to do it.

00:42:46:13 - 00:43:18:03

Well, I literally just walked toward a straight line, but that would have been, um, a not having regard to, um, uh, um, constraints that we can clearly see, uh, above ground. So that is why, by seeing a jagged and strange shape, the applicant is also demonstrating that, you know, we're seeking to

minimize, um, the power of thought. But I, I haven't got the figures before me to say how wide that that is compared to the working width we need. Um, but it is a narrow.

00:43:18:05 - 00:43:31:09

What I can say is. And compared to other, um, uh, corridors, uh, it is a narrow corridor being sought to date. We're not seeking anything over, uh, excessive in this power.

00:43:32:10 - 00:43:50:01

Thank you. Appreciate the flexibility. I'm trying to gauge the degree of flexibility that is being sought, perhaps as a as an action point, again, for deadline one. And there could be a note that summarizes the way for the corridors, and provide some further commentary on why that is required in relation to the working with the cable corridors.

00:43:51:18 - 00:43:52:11

Thank you.

00:43:57:21 - 00:44:15:08

And then on a similar note, and in relation to works number six, which is the grid connection cabling corridor, which is on sheet number seven of the land plans. If we can scroll to that please.

00:44:17:27 - 00:44:48:04

Thank you. So this is the land in the vicinity of the existing National Grid substation and the lands for the potential post new substation. Um, and it's a similar question really, in terms of, um, the applicants being able to provide some additional commentary and justification for the extent of land where rights are being sought, and whether there has been any attempt so far to refine that.

00:44:48:10 - 00:44:54:23

Having regard to any known details of the proposed new substation for National Grid.

00:44:55:12 - 00:45:40:26

Which agree with us on behalf of the applicant. Um, so I think the best answer to your question actually, is, um, is for the national grid themselves on their submission to your to your questions. Um, I don't actually have the reference number. There is dated 26th of January 2026. I haven't got the reference number. Apologies for the examination library, but um, in that letter, when that response, they uh very clearly state that they appreciate paragraph 5.2, uh, they appreciate the applicant's position, um, as stated in the environmental statements, um, that those limits extend to a larger area than may be required in practice, the delivery of development in order to allow for flexibility taking into account design development.

00:45:40:28 - 00:46:19:17

And they have sympathy for our position because they that will grace um, uh, new substation parameters. Are still, um not confirmed. And if we had that confirmation or precisely where the substation would be located, and indeed it had a consent, then that would be we'd be able to drop down. Um, the flexibility being sought. But because, um, we know it's going to be roughly in that location, but we cannot confirm where that flexibility, that flexibility is therefore required.

00:46:19:19 - 00:46:53:11

If that changes throughout the examination and we get a clear confirmation. Um, uh, albeit a planning application wouldn't be granted. There may be ability to refine, uh, that area. That's why I didn't want to commit to no changes earlier. but at this point we can't have. There is not that clarity from National Grid. Um, and therefore, um, the flexibility being sought as I set out on the land plans. But, you know, we've got six months to go essentially, in this examination.

00:46:53:19 - 00:47:06:21

A lot can happen in that six months. And if more certainty come emerges, we or we will keep revisiting this if we to see if we can, if we can refine, uh, even in the absence of a planning permission for that substation.

00:47:08:11 - 00:47:19:13

No, thank you. In terms of the potential timescales. Appreciate this may be a difficult question for you to answer, but, um, this is the planning application, etcetera. The early information in terms of where that's that's what's at the moment.

00:47:33:07 - 00:47:41:04

Which give us on path the applicant. Um, we're not sure when National Grid are going to be submitting the application. They haven't confirmed a date to us.

00:47:42:21 - 00:47:45:16

Thank you. The council may be able to assist at this point.

00:47:45:23 - 00:47:54:11

Thank you sir. Yes. Daniel Gazelka for Buckinghamshire Council. Um, just to confirm what the applicant said, we're not aware either. So I think that puts us in the same position.

00:47:55:05 - 00:47:56:00

Thank you.

00:48:04:11 - 00:48:15:09

Moving on then. And it's another question in relation to the extent of land, um, this time in relation to works number ten, which is green and blue. Infrastructure.

00:48:21:27 - 00:48:52:01

Details of green infrastructure are set out in appendix one and two of the outline Landscape and Ecological Management Plan. That's document reference. Ape Dash 142142, and they refer to the lands being used for mitigation and or enhancements. Um, it's not entirely clear how much of the land is required for mitigation and how much is required for enhancements.

00:48:52:03 - 00:49:10:26

And in particular, um, whether or not that land will be used is used entirely solely for biodiversity net gain, or whether it is required solely for for mitigation. There is a very clear split between land required for mitigation, land required for biodiversity gain, for instance.

00:49:17:16 - 00:49:19:16

Richard Griffiths, on behalf of the applicant. Um.

00:49:23:06 - 00:50:07:00

It's a mixture of both. Um, so there's obviously, um, mitigation, uh, being, uh, planted if I'm taking a planting, um, mitigation uh, planting within that itself, um, will be an enhancement. So we can't we can't simply say this plot over here is mitigation only, and that plot there is only, um, uh, enhancement. The two go hand in hand by by introducing mitigation and improving, uh, hedgerows or, or plant or adding additional planting that itself will then have an enhancement, uh, to, um, for wildlife or whatever it is.

00:50:07:02 - 00:50:09:23

So the two are very much interrelated.

00:50:11:06 - 00:50:25:07

So all of the land required works number ten is both for enhancement and mitigation. There is no distinction in any parcel of that land over which land or rights of sort.

00:50:28:17 - 00:51:07:03

I, I think I'll take that away. Uh, to go through it. It's been on the whole. I mean, I want to check the public rights away point. That's where I want to go. Where? In check. Uh, in terms of land, that is a public right of way enhancement. Um, is it mitigation as well as enhancement, for example? Um, so it's not it's quite a difficult question on the whole. Uh, it is interrelated, particularly on the landscaping element, but I think I just want to take that away and double check the particularly the public rights of way as to whether that falls in clearly one bucket or another without.

00:51:07:05 - 00:51:27:15

I don't want to give you an incorrect answer and come back and correct it, but I think, as I say, on the whole, it is a combination of both. But I will, we will we will take that away and just confirm if there is anything. I'm thinking there are public rights of way here where that is actually an enhancement rather than rather than a pure mitigation measure.

00:51:27:28 - 00:51:32:01

Thank you. That would be helpful. So that's another action point for deadline one.

00:51:41:07 - 00:51:44:03

I'm moving on to funding.

00:51:47:27 - 00:51:55:14

You touched on funding arrangements as set out in the funding statements. Um.

00:51:58:06 - 00:52:18:06

The funding statement doesn't appear to address the point that adequate funding will be available to enable compulsory acquisition within the statutory period following the order being made. It doesn't address that directly. I think it's implied. Just confirmation that that is the case. Please.

00:52:18:20 - 00:52:41:00

Richard is on path. The applicant, EDF Group, has £6 billion of assets. Um, now. Uh, so, um, I think you have the confidence there that there is the funding, uh, from that, from the majority shareholder to cover not only compulsory acquisition but the development of the project.

00:52:43:03 - 00:52:43:24

Thank you.

00:52:48:07 - 00:53:24:11

Uh, moving on, in relation to private loss, uh, section 5.5 of the statement of reasons that examination log reference S-014 briefly touches on compensation and design changes that would help to minimize private loss. Um, and you touched on this yourself in your outline at the beginning. Um, I would appreciate if that can just elaborate on some of the steps it's taken to minimize private loss, including any such losses that may be incurred to businesses.

00:53:45:22 - 00:53:46:16

Give me two seconds.

00:53:56:18 - 00:54:36:27

Richard Griffiths, on behalf of the applicant, I think a good place for examining authority to refer to. Uh, well, in the, um, in the scheme evolution. Uh, I think that's clear of how the applicant has taken into account, uh, not only, um, concerns from or in part from environmental effects, but also, uh, from um, uh, a affected person. So, um, for example, the battery energy storage system was supposed to be in field E 23, uh, in parcel three or fields HD nine in parcel two is part of Design Stage two.

00:54:36:29 - 00:54:49:03

And in response to that, um E 23 was removed as an option for the location of the battery energy storage system. And now it's only going to be located in fields D8 and D9.

00:54:51:25 - 00:55:08:13

And uh, that design change, uh, um, deals with an affected, uh, persons representations. So that's an example of where we have taken into account um, uh, affected persons, um, views in order to minimize loss.

00:55:10:26 - 00:55:27:24

I think it's helpful, perhaps if you could elaborate that as an accurate point for deadline one, just there was a clear list of all actions that have been taken in terms of design changes. There are references to it and the fairly brief. There's any more detail that can be added to to elaborate on that in writing that I'd be helpful, please.

00:55:30:04 - 00:55:41:05

Yes. We'll have a look at what's in writing, and if there's anything further we can add, we will do so. It might just be a signposting document to help help with the with the evidence already put before you.

00:55:48:18 - 00:55:49:12

Thank you.

00:56:03:05 - 00:56:17:29

That brings my questions on the applicant's strategic case to an end. For now, do any affected persons have any comments to raise on the applicant's strategic case?

00:56:22:20 - 00:56:23:21

So it will be much clearer.

00:56:26:18 - 00:56:33:11

The position that the applicant has just set out in terms of why land needs to be compulsory, acquired, all lands sort over that land.

00:56:36:04 - 00:56:36:27

Thank you.

00:56:39:29 - 00:56:41:09

How does it work with the.

00:56:42:05 - 00:56:42:20

Sorry.

00:56:42:22 - 00:56:43:29

Can you give you.

00:56:44:04 - 00:56:45:23

The best that you talk about?

00:56:46:00 - 00:56:46:18

Um.

00:56:46:23 - 00:56:58:29

Did didn't get. Hasn't been signed off yet, has it? So why do you need compulsory? A compulsory purchase order for the best. That's only got gate two. Sorry. Gate one. Um, instruction at the moment.

00:56:59:02 - 00:57:03:23

Sorry. Could you explain who you are, please? Into the microphone and what your interests are.

00:57:04:05 - 00:57:27:24

Uh, well, I'm a local resident. I'm not terribly good at this. I don't, um, read or write very well, so I'm not. I haven't seen many of these documents before, and I can't articulate things terribly well. But I'll do my best if you can bear with me. So I'm just. I'm just slightly puzzled by the eye. Someone told me about this whole best thing. Didn't get signed off yet, so I'm just curious as to why you need it. Why you need that.

00:57:27:26 - 00:57:38:18

I think given the purpose of this hearing, I think it'd be helpful. Perhaps if you if you have any concerns or points to raise on that, perhaps you could raise them in writing a deadline. One as part of a written representation.

00:57:38:20 - 00:57:43:21

Well, it's not a concern, chap. It's just a question. Sorry, sir. Sorry. I believe you, sir.

00:57:45:00 - 00:57:51:18

It's the examining authority to be asking questions today. If you have any points to raise. I think perhaps from what you just said, it might be better placed in writing.

00:57:51:20 - 00:57:52:13

Okay, fine.

00:57:52:15 - 00:57:54:19

Thank you. Deadline one staff, the 10th of March.

00:57:54:21 - 00:57:55:07

Super.

00:57:55:09 - 00:57:56:01

Thank you.

00:57:58:06 - 00:57:58:26

Thank you sir.

00:58:00:02 - 00:58:02:29

Okay, so we have one more hand.

00:58:06:01 - 00:58:40:01

Thank you very much, sir. Helen Hamilton, on behalf of the Claydon Solar Action Group. Um, just one point, um, to raise about the mitigations enhancement points. I understand there's going to be an action point to clarify what constitutes mitigation and enhancement. Just to hope that this will cover or include an understanding that the that VA three clearly states that in landscape terms, mitigation and enhancement are very different things.

00:58:40:06 - 00:58:47:01

Mitigation is not enhancement. So it would be helpful if that were made very clear in

00:58:48:19 - 00:58:49:22

that commentary.

00:58:51:11 - 00:58:57:10

Thank you. Now, if you could address that point and its deadline one submission.

00:58:57:17 - 00:59:34:18

Richard, give us on path that it would be careful not to inflate this. This is a proposed acquisition hearing and we are dealing with your question on on that on on what? That is on the land use. Um, that's an Elvia question. Um, and I'm trying to we want to make sure the document goes to your primary need, which is the use of the land. Rather than start delving into, uh, the Elvia, um, uh, um, effects. So I our priority is going to be to deal with your question, uh, on on the use of the green land as identified on the land plants.

00:59:36:03 - 00:59:43:12

No. So the question wasn't around, Elvia, clearly, but it was around the distinction between mitigation and enhancements. Yeah, yeah. Thank you.

00:59:45:06 - 00:59:50:06

Okay, I shall move us on to the next agenda item then. Um.

00:59:51:12 - 01:00:24:01

Sorry, sorry. Just going back to the first question. Um, on the best, I may, um, obviously if we'll see if anything comes in in writing, but, um, uh, there is obviously the gauge process. There's also policy. I, I identified, um, N3 encourages um, maximisation of the land and the grid connection. That is what the best achieves. And the gate one offer can be brought forward. So this is master planning the site.

01:00:24:06 - 01:00:55:00

Um, uh uh, in the appropriate manner, uh, and for the Secretary of State to take that into account, uh, coherently, um, in one application. Bearing in mind the policy support for battery and the need for battery. Um, in terms of balancing the grid system and, uh, um, which is why the battery is included in the application and the fact that the battery could indeed come forward earlier. Subject to, uh, we'll see.

01:00:55:02 - 01:00:57:00

National. Um, the grid.

01:00:59:08 - 01:01:27:03

Noted. Thank you. Um, so moving on to the next agenda item and representation by two persons. Um, Mister Preston, uh, would you like to set up your position in relation to compulsory acquisition, please, and how it may affect your interests and to the applicant? You may be useful to have the line plans again on screen and to display Mr. Preston's land interest, please.

01:01:29:08 - 01:01:30:12

Over to you, Mr. Preston.

01:01:30:14 - 01:02:07:18

Thank you. Could we have the sexes? If that's okay, rather than the sevens is probably. It's both, but, um, probably this slide is more relevant. Um, as mentioned, we're affected both as an agricultural tenant and as a freehold owner. Uh, within the limits. Um, just for a little bit of additional context about what we do, because I do feel it's relevant. Um, our holding isn't a typical farm. We run a

specialist horse and sheep business supporting healthcare supply chains through our sister company, TCS Biosciences.

01:02:07:23 - 01:02:40:10

We operate under Home Office license. Animal welfare movement and biosecurity are very tightly managed. Um. Although our land appears agricultural on a plan, it operates as part of a controlled biomedical production system rather than a conventional farming unit. And just in relation to some of the material the applicant has put forward, we would like to clarify that Preston Farms isn't a typical grazing tenant that employs one farm manager.

01:02:40:28 - 01:03:10:05

Um, we employ around 15 people and together with TCS Biosciences, that number is about 70. Listening to some of the open floor hearing comments yesterday. The potential impacts of the proposed project were described as localised, but we would like to highlight that the impact of our inability to supply our customers would be felt on a national and international level. We're surprised that there is no reference to our concerns and the main issues for examination.

01:03:11:22 - 01:03:41:28

Of concern today is about whether the specific compulsory acquisition powers and new rights sought over the land we farm are necessary and workable in practice, given how our operation works. The order includes permanent acquisition, new access, cable rights and temporary possession across land that forms part of a tightly managed specialist system. And we have three main concerns regarding the compulsory purchase powers.

01:03:42:25 - 01:04:14:27

The first is linked to construction traffic. The construction routes cut across established animal movement corridors. So this isn't just about the loss of land, but also how the holding works as a co-ordinated operational system. Even temporary disruption can affect animal rotation, welfare management and biosecurity arrangements. Secondly, regarding ongoing third party access, which I believe is one of the rights covered in the blue section as well as cabling rights.

01:04:15:23 - 01:04:46:24

Um, the access and to a certain extent, cable rights, introduce long term rights of entry into areas we currently manage as controlled operational areas. We understand infrastructure needs access, but the breadth and location of these rights creates ongoing operational constraints and biosecurity risks, not just short term disturbance. And then finally, um, the the overall layout fragments are farm holding.

01:04:47:00 - 01:05:25:20

So taken together, the proposed land take and access routes effectively divide the area. We farm into separate operational sections. And for a specialist system that relies on controlled movement and flexibility, that is a fundamental change to how the business functions. Um, rather than just a simple reduction in land area. We have engaged constructively with the applicant and acknowledged discussions around mitigation and replacement land. And while this is appreciated, replacement land does not recreate the existing functionality of our holding or remove the operational and biosecurity concerns that we have.

01:05:26:09 - 01:05:50:09

At present, we do not see clear evidence that the power saw over our farm represent the minimum necessary or are proportionate in light of our specialist operational use, and we asked the examining authority to look carefully in necessity and proportionality in our case. We will provide further detailed specific information in our written representation. Thank you very much.

01:05:52:15 - 01:06:02:19

Thank you, Mr. Preston. Would the applicant like to respond to those points raised, please? Particularly the three main concerns Summarized.

01:06:11:06 - 01:06:44:06

Thank you sir. Richard Griffiths, on behalf of the applicant. Um, as Mr. Preston has said, the applicant and, um, the affected persons have been discussing, uh, the proposed developments and the impacts on, um, their business. And I would add that in the population chapter of the environmental statement app hyphen 057, we do recognise the the non-agricultural nature of the business.

01:06:44:27 - 01:07:27:09

The applicant takes very seriously, um, the co-existence of the development and the effective persons business. And that is why, um, various mitigation measures have already been proposed in the application. Um, so for example. Design commitment. Uh, G2, which is document reference as hyphen 018 uh provides for corridors uh for livestock to to pass through as, as an example um in addition um at deadline one and we're happy to discuss this wording in advance of deadline one with the with Mr.

01:07:27:11 - 01:08:04:14

Preston and um, uh, we are looking to update the Outline construction environmental management plan, um, that will manage the construction of the project. So, for example, um, we appreciate noise. Uh, uh, could be a disturbing, uh, factor. And therefore, um, we would want we are committing to active consultation, um, uh, with, um, Uh, um, the all effective persons actually appear to obviously, in particular this Mr.

01:08:04:16 - 01:08:42:19

Preston and Preston farms and HTC's Barr Sciences regarding the construction works that will be taking place. Um, in order to ensure they have advanced warning of construction so that, um, maybe work can be moved to other places around the landholding to minimize that impact, which is temporary in the construction of the as the role as the cable is installed, it is quite a fast moving, temporary, um, construction period. We also will commit to, um, uh, the British Horse Society, document advice on construction site and horses and make sure that is complied with.

01:08:42:21 - 01:09:12:18

And we will also be adding in reference to bar security measures. Of course, our construction workers comply with the applicant's own biosecurity measures, but I appreciate the controlled nature of this site. And so, uh, additional wording will would be referred to the affected person's own biosecurity control measures, and ensure that both talks are given to the construction team by the affected person, and that we agree what those biosecurity measures are. So, um, there is a

01:09:14:16 - 01:09:45:17

an alliance there. Um, obviously that detail won't be in the outline construction environmental management plan because it is outlined. But the commitment will be there to do that. And then the enforcing authority to ensure it is that detail is in the final construction environmental management plan falls on the relevant local planning authority to ensure that that commitment has been followed through. So the outline will have that express commitment in there, as will the Outline Operational Environmental Management Plan to deal with any operational access.

01:09:45:19 - 01:10:20:10

So, um, the, uh, the cable corridor will require permanent, um, access rights over a narrow strip, um, you know, A narrow two meter strip, but appreciate there is still then people walking along there which requires biosecurity measures. And so that will be written into the outline, uh, operational management plan. And indeed going even further to 40 years time, the outline decommissioning Environmental and Environmental management plan will have that additional wording incorporated.

01:10:20:24 - 01:10:54:18

Um, so we will be strengthening what we've already written in the, in those documents, uh, at deadline one, which I ehm and happy to share and discuss that with the affected person prior to deadline one, but certainly we will issue a draft of that additional wording about, uh, at that point. Um, the. Yes. And that's really my answer as to the these three points, we can summarize where we've got to on the discussions with the applicant from the pure policy acquisition Status if that's helpful.

01:10:54:23 - 01:10:58:20

But obviously those are the three points were raised regarding co-existence.

01:11:00:12 - 01:11:25:12

Thank you. So just to clarify that we'll take that as an action point. Then the updated management plans at deadline one. Um, in terms of the relocation agreement, which I understand relates to the lands over which, um, present forms of tenancy from the claimant states as opposed to their freehold. Um, can you please just elaborate on on that particular agreement and what that may consist on, please?

01:11:26:25 - 01:11:27:24

James Dewey, on.

01:11:27:26 - 01:11:28:26

Behalf of the the.

01:11:28:28 - 01:11:29:17

Applicant.

01:11:29:19 - 01:11:30:11

So.

01:11:31:00 - 01:11:33:13

Um, as Mr. Preston stated.

01:11:33:15 - 01:12:09:14

Um, there are there are two areas for this freehold land and as you said, as I think you're referring to the tenanted land that is, that is owned by the clade in the state. Um, negotiations have been undertaken between um Preston Farms and the estate. Um, those negotiations regard a land swap agreement whereby exchange land is given a similar size to the land that they will be vacating in order for the sale of farm to take place. Heads of terms were agreed in September last year for that land swap agreement.

01:12:09:22 - 01:12:19:03

Um, and also agreement that secures the future of the of the Prestons in this area and that is currently with solicitors at the moment.

01:12:21:16 - 01:12:34:06

Thank you. Appreciate the land maybe of a similar size. What Mr. Preston said. It appears as though it may not be entirely suitable in terms of the needs of the business. Could you provide some further comments on that point?

01:12:34:08 - 01:12:57:10

James, on behalf of the applicant, the Prestons were part of the discussions with the estate over various land options and land parcels that were available um, as land exchange land. Um, and as I say, the the agreement reached in September 2025, included the definition of that area of land that was to be to be exchanged.

01:12:58:26 - 01:13:00:19

Thank you, Mister Preston.

01:13:00:21 - 01:13:03:12

Would you like to respond to that point?

01:13:04:02 - 01:13:33:10

Thank you. Regards to the last point. We are appreciative of the replacement land offer. I mean, it is not currently a like for like obviously of what we're losing in terms of the state of the land. But I think more importantly, our point there is that it doesn't necessarily negate our concerns around the current layout of our holding and removes our issues around access and biosecurity and sort of the functionality of how that affects what is quite a specialist operation.

01:13:35:22 - 01:13:44:24

Thank you. Are there matters that are being addressed through the relocation agreement as it stands?

01:13:47:04 - 01:14:34:18

James Stewart, on behalf of the applicant. I think there probably matters because. Because they're on on existing land. And I think the land that. And please correct me, Mr. Preston, if I if I'm correct incorrect. But I think in terms of land that is being vacated by the Prestons, um, I think they're more dealt with through through the construction, um, and the actual design of the scheme. Um, so in particular one one parcel which was A23, there are corridors built into the, the design to enable um

animal movement through whilst, whilst there will be solar on that, that, on that um field that will allow an animal movement through through that to try and help with the movement around, around the farm on the land that the, the, the Preston's farm continue to farm.

01:14:36:06 - 01:14:40:15

So is the replacement land, land that's potentially also affected by the development.

01:14:41:22 - 01:14:48:09

James Dewey, on behalf of the applicant, know the replacement land is is not impacted by the development.

01:14:49:29 - 01:14:54:02

Okay. Mr. Preston, do you have anything further to add?

01:14:54:23 - 01:15:22:24

We'll put our writing in more detail. Um, I do agree with, with James that 610. 612 and 613 are particularly are areas that we want to highlight as well as other points. Um, we do have concerns around moving horses that are managed under high welfare standards through solar panels. We don't feel that that is appropriate, but we will put our more detailed thoughts down in writing, um, ahead of March the 10th.

01:15:23:29 - 01:15:24:27

Thank you.

01:15:29:15 - 01:15:37:23

Unless you have any further points to raise, Mr. Preston, I shall I shall move on from this particular agenda item, unless you have anything further to add in relation to Mr. Preston's points.

01:15:38:12 - 01:16:10:05

Thank you sir. Mr. Gibson. No, I think we need to wait for the written representations. I think it was helpful clarifications at the end though about plot. Six. Six. Ten. Six. Seven. Six. 12. To narrow this down. And that is where the, um. The management plans come in. And the amendments we're looking to make at D1 and discussions with, with Mr. Preston and, and indeed the corridors that Mr. Drury also also mentioned. So I think that's helpful in terms of moving this forward.

01:16:10:07 - 01:16:16:12

But we'll obviously wait for the rest of the presentation and respond further when we see that and keep talking to the affected person as well.

01:16:18:09 - 01:16:19:03

Thank you.

01:16:21:03 - 01:16:37:13

Um, the next item on the agenda is an update on negotiations, but is conscious at the time. It's probably a good point to which to have a short adjournment. Um, if can adjourn until 3 p.m.. Thank you.

