



Planning Inspectorate
Arolygiaeth Gynllunio

Hearing Transcript

Project:	One Earth Solar Farm
Hearing:	Preliminary Meeting
Date:	08 July 2025

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FULL TRANSCRIPT (with timecode)

00:00:20:03 - 00:00:49:11

Good morning everyone. It's 10:00, so it's now time for me to open this preliminary meeting into the on earth solar farm. Uh, DCO application. Uh, can I just check everyone in the room can see and hear me clearly, including those at the back. Super. Thank you very much. And for those of you, uh, attending virtually, is are you able to switch your camera on or raise your hands to confirm that you can see and hear us in the room?

00:00:54:10 - 00:01:00:17

Okay. I'm getting getting sign that that that appears to be the case. So that's great. Thank you very much.

00:01:04:21 - 00:01:30:00

Okay. Can I just, um, let you know that whilst we participate, those who are in, uh, operating via teams, if there are questions, if you can use the raise hand function and we will then come to you and invite you to speak at an appropriate juncture. Um, can I just check with our case manager, Miss Allen, that the live stream and recording has commenced.

00:01:31:18 - 00:01:33:18

Available and the recording has started.

00:01:34:00 - 00:01:35:02

Thank you very much.

00:01:37:20 - 00:01:54:12

Uh, so I'll just introduce myself and then ask my colleague to introduce himself. My name is Edwin Moreland. I'm a chartered town planner and planning inspector, and I've been appointed by the Secretary of State to be a lead member of the panel to examine this application. I now pass over to my colleague.

00:01:56:07 - 00:02:10:07

Thank you. Good morning. My name is Alex Jack. I am a chartered transport planner and planning inspector, and I've been appointed by the Secretary of State as a member of the panel of Examining inspectors to examine this application. I'll hand back to Mr. Moreland.

00:02:13:10 - 00:02:33:11

Together, we constitute the examining authority. And for this application, I'll now deal with some basic housekeeping arrangements. Can I just check that everyone has switched their devices to silent and and so that we're not interrupted during the course of the, uh, proceedings this morning?

00:02:34:24 - 00:03:06:17

Um, uh, should you need, uh, facilities? Toilets are through the doors and keep going right to the end of the corridor, past the restaurant. Or alternatively, left just past the lift, down the stairs, down one flight. Um, or using the lifts. Alternatively, the toilets are just to the left as you come out at the bottom of the stairs. Um, there is no planned fire drill today. Um, but in the event the alarms do go off. The meeting point is outside the front of the hotel.

00:03:07:06 - 00:03:13:07

Um, and obviously don't use the lifts to exit. Uh, use the, uh, stairways.

00:03:15:06 - 00:03:52:00

Um, aim to keep proceedings focused and efficient as possible. Um, we issued an NXP to our letter which invited you to this meeting, and that was part of our rule six letter. Um, that annex sets out an introduction to this meeting and the process. Um, the trust that everyone has had the opportunity to read it. Uh, and, and, um, so I don't intend to go through it, uh, fully now. Um, we're obviously undertaking this meeting in a hybrid way, meaning that some of us are in the room and some attending virtually.

00:03:52:19 - 00:04:01:06

And, um, we will make sure that everyone has the fair opportunity to participate. Um, as we go through the agenda,

00:04:02:22 - 00:04:38:04

the recording of today's meeting will be made available on the One Earth Solar Farm Project section of the National Infrastructure Planning website as soon as practicable after the meeting has concluded. And with that in mind, can we make sure that, um, you speak clearly into a microphone stating your name and who you are representing each time that you speak? Um, if you're not at a table with a microphone, there is a roving, uh, microphone. So please wait for those to be brought to you, uh, before you commence.

00:04:39:09 - 00:05:11:06

Um, a link has been provided to the Inspectorate's Privacy Notice, which was provided as part of the rule six letter. Hopefully everyone has understood that and familiarized themselves with it. Um, so that we can avoid, um, sharing any personal data, um, which might infringe, uh, data protection laws. Um, if anyone has any concerns or, uh, questions about that, please speak to Miss Allen, our case manager, who's at the back of the room.

00:05:12:20 - 00:05:26:17

Um, so we'll follow the agenda that we've set out in annex A of the rule six. And I wonder if it's possible for, uh, a member of the applicant team. I think it's Mr. Olney, uh, to display that on the screen.

00:05:34:16 - 00:05:36:02

So thank you very much.

00:05:39:13 - 00:05:45:11

Uh, just pass over to Mr. Jack to just go through the the purposes of a preliminary meeting.

00:05:45:14 - 00:06:22:14

Thank you. So let me briefly explain the purpose of this preliminary meeting. The purpose of this morning's meeting is to focus on the way in which the application is proposed to be examined on that on that basis. We will only be inviting discussions about the procedural aspects of the examination. The purpose of the meeting is not to discuss either the merits or any concerns that you may have regarding this application. The merits or concerns can only be considered once the examination of the application begins, which happens following the close of this preliminary meeting.

00:06:23:06 - 00:06:24:19

I'll hand back to Mr. Munde.

00:06:26:02 - 00:07:02:10

Thank you. So I'm now going to ask each of you who are participating in today's meeting to introduce yourselves. Um, can you state your organization's name and introduce yourselves, stating your name and who you represent and which agenda item you might wish to speak on? If you're not representing an organization, please confirm your name and summarize your interest in the application and confirm the agenda item which you wish to speak. Could I also ask that everyone who does speak state how they wish to be addressed, whether it's Mr.

00:07:02:12 - 00:07:11:14

or Mrs. Mas or an alternative, so that we know how to address you correctly. So if I can start with the applicant first please.

00:07:13:04 - 00:07:46:16

Good morning sir. My name is Richard Griffiths. I'm a partner at law firm Pinsent Masons LLP, and I'll be representing the applicant, One Earth Solar Farm Limited, at this morning's preliminary meeting. Please address me just by Mr. Griffiths. We do have representatives from the applicant here today, Randall Linford, the planning advisors, Harriet Cole from DWD and the communications team, Emily Sharp, SCC Newgate. But I envisage I'll be doing the speaking at this preliminary meeting.

00:07:48:03 - 00:07:53:13

Thank you. Can I now turn to Bassetlaw District Council?

00:07:56:07 - 00:08:03:10

Hello. It's Mrs. Amanda Broadhead, representing Bassetlaw District Council. I'm the major projects manager there.

00:08:09:04 - 00:08:12:19

Thank you. And then Newark and Sherwood district Council.

00:08:14:14 - 00:08:19:17

Good morning, Mr. Simon Betts, planner. Major projects you can show a district council.

00:08:25:16 - 00:08:32:18

And you're representing Newark and Sherwood today. Okay. Thank you. And West Lindsey district council.

00:08:34:06 - 00:08:35:05

Good morning.

00:08:35:21 - 00:08:49:05

Uh, Russell Clarkson, Mr. Clarkson representing West Lindsey. I am the development management team manager. And the accompanying me is Miss Danielle Peck, senior development management officer. So.

00:08:50:17 - 00:09:01:23

Thank you. Um. So, Lincolnshire County Council, I assume you're representing. No. I'll. I'll stop waffling. Link at your county council.

00:09:03:02 - 00:09:13:15

Good morning sir. My name is Stephanie Hall. I'm happy to be Miss Hall. I'm council instructed on behalf of Lincolnshire County Council by Legal Services. Lincolnshire. Thank you.

00:09:14:06 - 00:09:17:19

Thank you. And Nottinghamshire County Council.

00:09:18:12 - 00:09:24:20

Good morning, Mr. Will Laurence, planning and infrastructure manager at Nottinghamshire County Council. And I'm representing the county council.

00:09:26:12 - 00:09:30:20

Thank you. And do we have anyone from the Environment Agency here today?

00:09:34:00 - 00:09:45:14

Nope. Okay. So, uh, is there anyone else who's in attendance? Um, I've seen it. There's a couple of faces who haven't yet introduced us. So if I can come to you first.

00:09:46:23 - 00:09:49:18

My name is Stephen Fox. I'm a resident of North Clifton.

00:09:50:19 - 00:09:52:21

Is it, Mr. Fox, that we should be addressing.

00:09:52:23 - 00:09:54:04

Steve and Mr. Fox either.

00:09:55:23 - 00:10:15:14

Um, and the lady at the back, do you wish to introduce yourself or that you're not you're not speaking. Okay. Fair enough. If you change your mind during the course of the event, if you just raise your hand, then we'd be more than welcome to come and listen to what you have to say.

00:10:19:16 - 00:10:30:00

Equally, if you wish to come and join at the top table, you. You're also more than welcome. Um, but I'll leave it to you where you're most comfortable. Okay?

00:10:34:24 - 00:10:44:23

I just checked that I've not missed anyone in the room now. So is there anyone who's attending virtually who would wish to introduce themselves at this point?

00:10:50:06 - 00:11:01:00

Okay. I'm not seeing any hands up either. Oh, okay. Yes. Um, I can't see it. Mr. and Mrs. Walker, if you wish to introduce yourselves.

00:11:01:16 - 00:11:02:24

Yes. Uh. Good morning.

00:11:03:02 - 00:11:08:10

Uh, I'm Rebecca Walker and my husband, Craig Walker. Uh, we're residents of North Clifton.

00:11:10:08 - 00:11:14:07

Okay. Thank you. And is there a particular item that you wish to speak on?

00:11:15:01 - 00:11:18:03

Um, no, we're just interested in hearing about the process.

00:11:19:05 - 00:11:35:10

Okay. Thank you. Well, again, if there are questions that arise during the as we go through this morning, if you if you wish to, um, pursue that with us, just let us know. Raise the hand or as you've done, switch your camera on and we will then come back to you.

00:11:35:23 - 00:11:36:13

Thanks.

00:11:44:23 - 00:11:59:13

Okay, so I think that's the preliminaries out of the way. And so if I can then just come now I think we're on to item two remarks about the examination process. And I will turn to Mr. Jack.

00:12:01:11 - 00:12:33:02

Thank you. Um, so in order to streamline the running of this event in annex B over her rule six letter, we provided an introduction to the preliminary meeting and the examination process, explaining how it will be conducted and how you can participate. For expediency, I'm assuming that everyone has read this, and therefore I do not propose to spend time reading it now. It's just important that you're clear in your understanding of the process.

00:12:33:11 - 00:13:00:12

Therefore, if there is anything that you are unclear about or on which you need clarity, then this is your opportunity to ask. So on the basis of the information set out in annex B. Are there any questions about the way in which we propose to examine this application? If you have any specific points to make regarding the draft timetable, can I ask that these are raised later under agenda item four?

00:13:13:08 - 00:13:14:14

I got one.

00:13:14:22 - 00:13:16:20

Yeah. Can you just introduce yourself?

00:13:16:22 - 00:13:32:12

Yes. Sorry. Stephen Fox, North Clifton. Um, should we should we be proceeding to the, uh, to decide how this project proposal is examined before it is established properly? That one have actually carried out a proper consultation.

00:13:34:16 - 00:13:39:05

Okay, well, I hear your question. Um, but I think that.

00:13:42:20 - 00:14:16:07

Well, I'll answer it now. Um, in undertaking an acceptance of an application, the planning inspector has made a decision already that they consider the consultation that's been undertaken has met the statutory requirements. And you'll see if you look at the examination library, I think it's 16 local authorities who have responded to the question on consultation, and each of them have confirmed that they agree that the statutory requirements have been met.

00:14:17:04 - 00:14:28:22

So, um, that would be my initial response to that. And because that question on the suitability of consultation is undertaken in advance of the examination.

00:14:30:23 - 00:14:48:14

Effectively, it has already been answered. So, um, I will see if anyone else wishes to say anything following those comments. And I'm more than happy to come back to you, Mr. Fox, but if I come to the applicant in the first instance and then obviously I'll hear more from you if you wish.

00:14:51:14 - 00:15:35:09

Thank you sir. Mr. Richard Griffiths, on behalf of the applicant. I think your answer was very eloquently put the initiative in deciding whether to accept the application. The Independent Planning Inspectorate looks at the consultation that we've carried out through a consultation report that the applicant submits as part of the application, as well as asking the host authorities. And they have concluded that we have carried out all statutory requirements required under the Planning Act 2008, and indeed, the applicant would make the case that we have gone over and above the statutory requirements to consult with the public and various statutory consultees.

00:15:35:11 - 00:15:46:11

So the answer to the examining authority, in our opinion, is correct. This has been determined pre acceptance and it should not be something we need to cover in the examination itself.

00:15:48:11 - 00:15:50:22

Thank you, Mr. Griffiths. Mr. Fox.

00:15:51:11 - 00:16:09:02

Um well I would disagree that that they've gone over the top in terms of, uh, the presentation. I don't think they put the community in a position to properly understand the impact that the project will have on them. So and I do believe that the,

00:16:10:21 - 00:16:34:03

the, the feedback of the local community has to be properly, um, followed up. I mean, what efforts have been made to ensure that they were properly followed up with the local community? The representations there's a very impressive list of detailed answers. But, you know, um, which

00:16:35:19 - 00:16:49:01

in their own right. Um, As I say, are impressive. But they don't go to the substance. A lack of information was provided to the local community.

00:16:51:19 - 00:17:05:05

Okay, I think it would be helpful for us if you can. As part of your submission after today, um, spell out very clearly where you think the shortcomings were.

00:17:05:24 - 00:17:10:24

And I think there's ample evidence in the submissions that you've already received.

00:17:11:12 - 00:17:53:05

Well, um, I hear what you're saying, and we obviously have reviewed the representations that people have made, including from yourself. And I can see you've included a long list of correspondence that you're not comfortable you've had answers to, but that isn't necessarily the same question about whether the statutory tests had been met on consultation. So I think that there are perhaps two things running in parallel. And, um, I would welcome any further detail that you have that you would wish to make because fundamentally, if, um,

00:17:54:23 - 00:18:38:05

you know, if, if after today, the preliminary meeting closes, the application starts the examination, and if you remain dissatisfied that the consultation was not carried out appropriately, then I believe that you would be then in a situation where you are able to carry on contributing throughout the examination process, making the points that you wish to make. But after the time the Secretary of State has made their decision, whatever that may be, if you still feel that procedurally there was a failure, then you would be at liberty to make a challenge on that procedural failure.

00:18:39:00 - 00:19:01:13

Now, as I've said, I think the. The planning inspector already had made the decision that they're content as an organisation. The consultations met the statutory tests, albeit I, I think some of the issues you're concerned about are the the details of the application as opposed to the consultation.

00:19:03:13 - 00:19:35:12

I don't think that you can have a proper consultation, unless you put the local community in a position to fully understand the impact that the project will have on them and that, um, for example, I was at Edwin Stowe last week and I saw for the first time panels that were actually smaller than, um, they're proposing now on a much smaller scale. Nothing that has been presented to the local community would give them a proper impression of the way it's going to look.

00:19:35:16 - 00:20:06:08

So how can they be have been properly consulted? We asked repeatedly for a scale model to be provided. It was taken under advisement. They'd come back to us and hey presto, they didn't come back to us. Clearly, it's not in their interest to provide a scale model. Now it is a procedural issue. How can you have a proper consultation if you haven't put the local community in a position to understand what's going to actually happen to them?

00:20:08:19 - 00:20:41:14

I hear what you're saying. Um, again, I'll come back to the applicant because they will have an opportunity to respond in writing to your representations you've already made, and it will be our expectation that we will get a full and detailed response to those representations, including your criticisms, that answers haven't been given to questions raised. Just let me finish. And I'm going to come to the applicant, because I don't want to get into the nitty gritty of examining the application.

00:20:42:04 - 00:20:58:13

You know, that would be for after today. So it's in as far as where we're up to on consultation. I think I've said as much as I, I can. Um, but, uh, just come back to the applicant for, for one final response on that.

00:20:58:22 - 00:21:36:24

Thank you sir. Um, just on the point that Mr. Fox has just raised about a model, I would just like to put on record that the applicant did, during the consultation process, provide a 3D model and videos of the proposal so that, uh, residents could actually pinpoint themselves on, for example, a public right of way and, uh, see what it would look like. And that was provided during the consultation. I'd also like to highlight that in the application, for example, the planning statement, which is a document library reference number app hyphen 168.

00:21:37:11 - 00:22:10:02

There is clear reference to how the scheme has evolved as a result of feedback received from members of the public and statutory consultees. I don't want to get into the specifics because this is not the examination, but for example, um, uh, increased setbacks, um, south of Bracknell village, uh, and um, and uh, and offsets of up to about 50m for Main Street. Just an example of some of the design changes the applicant has made, uh, following, uh, statutory consultee attention.

00:22:10:04 - 00:22:41:09

Now, it may be that members of the public don't agree with those changes or that we should have made other changes, but that is a different point, uh, which should be examined in the examination. And it's not to do with the adequacy of consultation. Uh, as I say, the examiner, the Planning Inspectorate independently has concluded consultation was adequate. We are now in the realms of whether the changes that we've made and they designed the application is sufficient. Against the impacts. And that is an examination balancing point rather than a consultation point.

00:22:41:15 - 00:22:42:05

Thank you.

00:22:43:08 - 00:22:44:00

Thank you.

00:22:50:07 - 00:22:59:02

I know there's a hand up. Um, Mr. and Mrs. Walker, have you got some comments to make on this agenda item about the examination process?

00:23:00:07 - 00:23:09:03

Uh, yes. I'd just like to, uh, add that I agree with, uh, what Mr. Fox is saying, and,

00:23:10:22 - 00:23:19:19

uh, I can't personally see how, uh, consultation can be correct when an applicant is.

00:23:21:22 - 00:23:25:14

Telling, uh, open lies.

00:23:28:11 - 00:23:29:01

Uh.

00:23:33:21 - 00:23:49:19

This is they have openly been doing that, for instance. To give you an example. They have told us repeatedly solar panels do not give glint or glare.

00:23:51:17 - 00:24:01:15

That is one instance. They also told us that the scheme was for 40 years on the non-statutory consultation

00:24:03:03 - 00:24:11:18

and and then they turned round. Mr. Boyd then turned round and denied all knowledge that was in front of a group of people.

00:24:14:04 - 00:24:28:06

Thank you. Mr.. Are there any points about the examination process as opposed to those issues, which perhaps would be more better placed at an open floor hearing or a subsequent issue specific hearing?

00:24:29:11 - 00:24:30:01

Yeah.

00:24:31:08 - 00:24:36:18

Okay. Thank you. Mr. Griffiths, do you want to say anything in response?

00:24:37:04 - 00:25:15:05

Thank you, sir. Mr. Griffiths, on behalf of the applicants, of course, I will refute strongly the allegation that the applicant has lied. That is not the case at all. Consultation is an iterative process. And so scheme design changes, um, uh, change, uh, as from the from the introduction of the project into the community right through to submission. And so where the, um, uh, impact might hopefully, uh, go from, uh, medium impact to low quickly, some design changes might result in slightly bigger impact as a result of, uh, reducing an impact elsewhere.

00:25:15:07 - 00:25:48:10

So it is an iterative process. Um, and we are balancing the views of a whole range of opinions from stakeholders and communities. And, uh, I just want to, you know, put on record that that is not that the allegation is totally refuted. We have carried out strong, um, over and above the statutory requirements, and I think that is reflected adequately in the design approach statement, in the planning statement, in the application of how this project has responded sensitively to the community, sensitively to the environment, uh, to produce the scheme that is before you to be examined today.

00:25:48:13 - 00:25:49:04

And I think.

00:25:49:06 - 00:25:51:05

You're to go into the examination process.

00:25:51:09 - 00:25:59:20

Yeah. Thank you. Thank you. Yeah, I think, um. Okay. Can you switch your mind?

00:25:59:22 - 00:26:06:13

Sorry. I can point you directly to where they are, where these are procedural issues. If you just give me one more chance, please.

00:26:11:18 - 00:26:12:24

Is that a yes or no?

00:26:13:03 - 00:26:22:11

Yeah. I'm just thinking, because, uh, I just want to make sure that I'm not going down a rabbit hole. Um. But. Yes. Okay.

00:26:22:13 - 00:26:41:11

I look the feeling in North Clifton and the surrounding area is very strong indeed. And what you. I'm sure you're doing your best to put it forward. But we were left with the impression that there were a lot of untruths going on. I've got a paragraph. I was going to read you something.

00:26:41:16 - 00:26:51:10

Well, hang on a second. That's that's a that's something for the examination. I think it really is it. That's something that.

00:26:51:12 - 00:26:55:17

We need to know how you're going to ensure that we've actually seen.

00:26:56:09 - 00:26:59:20

Well that that's going to be something for the examination because.

00:27:00:00 - 00:27:02:11

You're going to do it is a procedural issue.

00:27:02:18 - 00:27:40:15

No. And that's what we will do during the examination. We will pursue this through questioning hearings and through the usual process of setting out an examination. Um, and we will also undertake site visits where appropriate. As you hopefully have seen, we've already been around the site, but will take the opportunity to do that again. But I think we're really moving into issues of examination rather than discussing how the scheme should be examined.

00:27:40:21 - 00:27:44:08

And I think that's what we really need to focus on this morning.

00:27:46:14 - 00:28:05:19

Thing that the, um, I think that the examination as to how the, um, it may, it may as to how the, the um consultation process was conducted is absolutely critical to the, to the whole process and the whole project.

00:28:06:14 - 00:28:18:10

I understand where you're coming from. I understand the point you're making. And I again, I, I would invite you to put that in writing. So it's very clear to us, you know, and.

00:28:18:14 - 00:28:21:14

It's in writing. But yeah, Feedback's never been there.

00:28:22:07 - 00:28:59:07

Well, I think that there are two separate things that I've seen. The correspondence you've made, the applicant made clear already they will be doing a response to the relevant representations, and we will expect to see a full explanation. Going through the points you've made, but also those made by other parties. And we we will then when we've seen that have the opportunity to pose further questions if necessary. Equally, you will have the opportunity to consider their response and respond further.

00:28:59:10 - 00:29:01:14

But that's really for the examination.

00:29:03:08 - 00:29:13:24

The final point I believe that they've used their resources to come up with a way to pretend that they've consulted properly.

00:29:14:07 - 00:29:14:22

Well.

00:29:15:12 - 00:29:22:20

You know, if that isn't a breach of the procedure and a breach of, um, the acts, I don't know what is.

00:29:23:24 - 00:29:29:07

Yeah, I'm not sure we're going to get any further in. Well, in progressing.

00:29:29:09 - 00:29:30:09

That point, that's the.

00:29:30:14 - 00:29:44:12

Yeah, yeah. Um, I'm going to move on. I understand where you're coming from, but I think we really need to progress through, uh, the agenda. Um.

00:29:49:12 - 00:29:57:07

Yeah. So, uh, we'll move on to the initial assessment of principal issues. If I just turn to Mr. Jack again.

00:29:59:11 - 00:30:39:16

Thank you. So the initial assessment of principal issues I'll set out in annex C of the rule six letter. The list is not intended to be exhaust, exhaustive or set in stone for the duration of the examination. It does not preclude us from amending the list by removing or adding to the principal issues for consideration at a later stage of the process. We will take into account all the issues and evidence brought before us, and the initial assessment of principal issues will not constrain the examination of other important and relevant matters that may emerge.

00:30:41:11 - 00:31:11:18

The Initial Assessment of Principal Issues list is not routinely updated, as it is only an initial assessment. The examining authority will examine all issues raised throughout the examination, and will have regard to all important and relevant matters during the examination and when we write our recommendation, report to the Secretary of State. So I'm now going to ask IPPs to speak in turn on this agenda item before asking the applicant to respond.

00:31:12:11 - 00:31:19:24

So firstly, going out to the counties, are there any anyone that would like to speak on this agenda item?

00:31:20:01 - 00:31:20:16

It.

00:31:25:01 - 00:31:26:06

Okay. Okay.

00:31:26:09 - 00:31:56:07

My table is a bit small. So it's definitely holding and you can cancel. So yes, just very briefly to, um, put a marker down that we'd like to, uh, there are two additional issues that certainly will feature in our representations that aren't featured on this list, obviously. So taking your point that it's not an exhaustive list, um, but just flagging for the Xa that we would focus additionally on grid connection and timing thereof and, uh, cumulative effects.

00:31:56:17 - 00:31:57:07

Yeah.

00:31:59:20 - 00:32:31:07

It just may be helpful for, for the Xa to understand that, that those would be a feature of Lynch's responses to the examination. So while I'm talking, I may also just wave a sort of caveat flag for for what I'm going to be able to say to the examination this week, because you'll be you'll appreciate that these hearings are held in advance of our law being approved by members. And so whilst I've got an early indication of what that might include, I've seen a draft earlier. It's not been approved politically.

00:32:31:13 - 00:32:47:17

So I have an indication of where our case may end up. But it's it's not a final version. And so I we're here, we'll make representations. We'll also attend issue specific hearing one. But our case may naturally evolve if politicians decide otherwise.

00:32:47:23 - 00:32:48:13

Okay.

00:32:48:15 - 00:32:54:00

Thank you for that. Helpful. Is there anyone else that would like to speak on this item?

00:32:56:22 - 00:32:59:21

No, actually. Right. Okay.

00:33:00:04 - 00:33:03:11

Okay. Thank you. And I'll pass back to Mr. Moreland.

00:33:06:06 - 00:33:07:00

Thank you.

00:33:11:09 - 00:34:05:02

Just then, uh, item for our draft examination timetable. And I don't believe we've received any direct requests for changes to it or any indications that there are concerns about it. But before I open it up to the floor, there are one issue that we would wish to let you know that we would be seeking to adjust. And it's not the timetable dates itself, but merely to include at each deadline a request that the

applicant provide an updated guide to the application so that we have an ongoing record of the documents that have changed as the examination progresses, and that we have a clean and tracked version of those documents, which should have been included within the list of documents.

00:34:05:04 - 00:34:22:02

So it's clear for everyone. So I apologize that wasn't there, but that's the point of clarification that we would wish to add. So I then open to the floor to see if there's any additional concerns or comments anyone wish to make with regard to the timetable.

00:34:24:10 - 00:34:47:16

So which gives the applicant no other than just to say we have no issues with the timetable and we would have the updated guide we would have done as a matter of course. So thank you for clarifying that. And just to confirm, we will be providing clean and track documents at each submission. Um, but again, thank you for making that clear so everyone can see that will be submitted. But other than that, we have no comments on the agenda.

00:34:47:18 - 00:34:51:00

Thank you. Thank you. Thank you.

00:34:51:02 - 00:35:21:08

Thank you. Stephanie Hall, Lancashire County Council. Um, a very quick ask if we can. The way in which the issue specific hearing one is split between the afternoon of one uh, day and the morning of another is is difficult for us for resourcing in terms of understanding what officers I need to ask to attend, on what day, if it is at all possible to avoid splits in the future, we'd be hugely grateful. Obviously appreciate these things are not, um. You can't always with precision, um, organise them.

00:35:21:10 - 00:35:34:04

But it's it does present a slight resourcing difficulty for um parties in terms of knowing when to ask particular witnesses to attend. Just, um, just wave that flag, if I may.

00:35:35:23 - 00:35:39:10

No, that's a welcome comment. Uh,

00:35:40:23 - 00:35:45:12

are there any concerns for this week in terms of, uh.

00:35:45:19 - 00:35:59:17

The arrangements that Stephanie Hall, Lancashire County Council I don't have specific officers that are unable to attend in one part, but not the other. The result is that I've sort of had to ask everybody to be available for for twice the time that they might otherwise have been available.

00:36:00:17 - 00:36:01:11

Okay. Noted.

00:36:01:13 - 00:36:02:03

Thank you.

00:36:13:04 - 00:36:16:18

Okay. So that then takes us on. Um.

00:36:18:13 - 00:36:23:12

Just so sorry, I think, um, Nottinghamshire County Council would like to say something.

00:36:23:18 - 00:36:24:08

Sorry.

00:36:24:14 - 00:36:53:24

Well, Lawrence, Nottinghamshire County Council, I just wanted to second, uh, the comments from my colleague at Lincolnshire County Council about, uh, making sure the issue specific hearings are specific on topics per day rather than per per hearing in relation to the issue specific hearing this week. The preference for Nottinghamshire county councillors that would deal with environmental matters on the Thursday, as that's when we have colleagues lined up to attend in person. I think relevant colleagues are available on Wednesday but not to attend in person, so if it's possible to divide it in that way, then that would be our preference.

00:36:55:12 - 00:37:00:07

Okay. Well I think the intention is that we'll be dealing with the DCO in the first instance. So.

00:37:02:08 - 00:37:07:02

Well, obviously I have to see how long that takes. Yeah. I hear what you're saying.

00:37:07:04 - 00:37:07:19

Thank you.

00:37:26:13 - 00:37:58:10

Now. I think the only other matter on the examination timetable was any arrangements for site inspections. So, um, as far as I can see, we've only had one reference to a site visit and that was from West Lindsey District Council, but that was to a public point of layby on the 1133. Um, so we can visit that unaccompanied. And we're quite happy to do so. Um, and we'll, we'll make arrangements, uh, to do that.

00:37:59:02 - 00:38:13:19

Um, but just so that I can clarify, is there a particular direction you're keen for us to look in? Um, or is it just to take a general overview in all directions from that particular vantage point.

00:38:16:13 - 00:38:40:19

Yeah. Russell Clarkson, Westland District Council I think the lay bay is a good opportunity and it is open in that position, which allows views back towards the best station and substation, proposed area and that backdrop. But it does allow views A to the north and those areas which from our interest West Lindsey does also allow views across to the east and south and some of those areas within Newark and Sherwood.

00:38:42:17 - 00:38:50:08

I think it's one of those areas from a visual receptive point of view, because it's open there. It's a good opportunity to sort of see what traffic, what on the road would.

00:38:50:10 - 00:38:51:00

Would.

00:38:51:15 - 00:38:53:23

View really in terms of the development. Thank you.

00:38:54:00 - 00:38:54:15

Sir. Okay.

00:38:54:17 - 00:38:55:07

Thank you.

00:38:57:22 - 00:39:31:23

Um, the only other matter I wanted to raise on that, which hopefully will be of assistance to the applicant, um, we haven't had any specific requests apart from that one for unaccompanied site inspection, but we're mindful that there are a number of residential properties within the order limits or adjacent to the order limits. And when you look through the relevant representations, there are a number of parties who've expressed concern about the relationship between their property and the proposed development.

00:39:33:06 - 00:39:52:11

We obviously can't just go on to someone's property. Um, but we would ask you to consider those residential receptors and have conversations with the owners to see whether it's going to be possible with their agreement for us to come to visit.

00:39:55:19 - 00:40:16:24

Because I think it will be helpful for us to understand the relationship between your proposal and those properties. And it may be that it's going to be certain places we can do that from. Rights of way. Um, but again, uh, we would ask for your assistance in understanding that.

00:40:18:14 - 00:40:51:06

Um, clearly we won't go to a site unaccompanied. So any landowner would need to understand that potentially a council representative would, uh, need to be there as well. And, uh, maybe the councils will be able to talk together to see who might be a suitable representative rather than a huge crowd arrive. Um, equally, somebody from the applicant's party is just, um, if we can ask you to look at that.

00:40:51:16 - 00:41:04:00

Uh, I haven't got specific properties in mind, but, um, it's something that when you go through the relevant representations and from your knowledge of the site, I think you'll understand what what we need to do.

00:41:06:17 - 00:41:14:17

Thank you, sir Richard Griffiths, on behalf of the applicant. Yes, thank you for that indication. We will take that away. And, um, uh, look at what we.

00:41:14:19 - 00:41:15:09

Can.

00:41:15:11 - 00:41:47:16

Do. And as you've seen from the application, we have, um, looked very carefully at various residential properties, uh, and actually and throughout the iteration of the design, the proposal being inside some of those properties that's identified in the application, we will take that away. And, um, we will, uh, look at what we can do. And, uh, I think it's deadline one, the 29th of July, where we'll be proposing a list of, um, locations for the accompanied, uh, site visit. Uh, but we'll proactively look at that, um, throughout the course of July.

00:41:48:24 - 00:41:57:02

Thank you. I know Mr. and Mrs. Walker's hand is up. Is there something you wish to say, uh, on this particular topic?

00:41:57:21 - 00:42:12:10

Uh, yes. Thank you. Uh, Rebecca Walker, uh, resident of North Clifton. Um, I'd welcome you to come and do a site inspection at our house with significantly impacted. And we've got panels 50m away from our property, so you're more than welcome to come and attend.

00:42:14:00 - 00:42:25:05

Okay. Thank you for that. Well, I'm sure the applicant will be in touch with you to talk through how best we can facilitate that. Thank you, Mr. Fox.

00:42:25:09 - 00:42:33:01

As a matter of procedure, is it sensible for the applicant to be selecting which properties they actually approach?

00:42:33:24 - 00:43:23:07

I think that we have to be sensible in how we do this, and we've obviously written out to all parties asking them to notify us of any location they would wish us to visit. And we have received nothing coming back. Apart from from West Lindsey District Council. So, um, people will be able to observe this. And if they feel that this is something that they would wish us to do, then they have an opportunity to say so, um, and it but for the applicant to be able to organize it in line with the current timetable, they would be needing to hear from those people, uh, promptly.

00:43:24:02 - 00:43:25:11

And, uh.

00:43:27:16 - 00:43:42:23

That that's as far as I can go at this stage. It really is down for individuals to make us aware of what they would wish us to see. And to date, we've not had any specific requests. So, you know, that's as far as we can go.

00:43:43:00 - 00:43:59:24

Okay. But I and many of the residents of North Clifton will make it very clear that members of the local community have asked in writing of On Earth and verbally for them to visit, and nothing has happened.

00:44:00:09 - 00:44:03:18

Well, that that's a separate issue and that's for us to.

00:44:06:16 - 00:44:30:24

Examine in due course once the examination commences. And one of the reasons I've identified this morning that we wish to undertake as it is, so that in our examination we're getting as clear an appreciation of the proposed development as we can. And so, um, we will avail ourselves of that opportunity. Mr. Griffiths.

00:44:32:01 - 00:45:04:19

Thank you, Sir Richard Griffiths, on behalf of the applicant. And I echo the examining thought is comments that, uh, if anyone would like to, uh, have their property included on the, uh, itinerary, then please let the applicant know. During the course of this month, we have a deadline that we have to submit our draft itinerary to the examining authority by the 29th of July, so people need to make that known. Obviously, we have to be sensible, uh, in terms of the number of locations to look at. But if I echo the examining authority's request.

00:45:05:02 - 00:45:24:24

And then secondly, the members of the public and statutory consultees can comment on the applicant's draft itinerary at deadline two, which is the 21st of August. So I put that on record as well, that people can of course comment on that. But in the first instance, it'd be helpful if people can maybe contact us in July. Thank you.

00:45:26:21 - 00:45:27:12

Thank you.

00:45:29:23 - 00:46:06:12

Okay. So I think that takes us towards the end of item four on the examination timetable. So now then into the procedural decisions that the examination authority have already made. Now, um, we've obviously accepted the additional submissions from the applicant in response to the section 51 advice. And they are in the examination library references as 042 as 013. We've also accepted the response to our rules 17 letter, which was seeking clarification on some of the landscape documents.

00:46:06:21 - 00:46:49:13

And that's Aso one for to Aso 55 the relevant representation from Bassetlaw District Council. We accepted which is as 002. And that then leads us on to the questions of the statements of common ground. And we've made a decision to accept the list at the applicant had identified. Um, and, but also, I think it would be sensible if we had a statement of common ground with the national grid, uh, electricity transmission, um, so that we can understand the joint positions on the connections, um, as they stand.

00:46:50:03 - 00:47:27:03

Um, so that will lead in part to the comments that were made earlier by Lincolnshire County Council. Um, and then I'm. We are considering whether we need a statement of common ground from the fire and rescue services. So this is something that, um, has happened at other examinations where fire and rescue services have submitted separate statements of common ground, but perhaps you can assist us as to whether it's what's going to be best, whether they're part of the county council's responses and if that's the same for Lincolnshire and Nottinghamshire.

00:47:28:19 - 00:47:33:22

So if I can come to you in the first instance. Uh, Lincolnshire.

00:47:33:24 - 00:48:13:12

Thank you, sir. Stephanie Hall, Lincolnshire County Council. So, yes, corporately Lincolnshire Fire and Rescue are part of the county council. So it would be an oddity for us corporately to have two statements of common ground. And our preference strongly is to have one statement of common ground if there is a concern about that being sort of easily identifiable as a separate topic, I'm sure we can address that through formatting or labeling somehow. Um, I just understand that was that was the point that came up at Springwell, um, examination that it was about essentially searchability for members of the public and visibility of fire risk as a topic.

00:48:14:01 - 00:48:39:21

Um, we'd prefer that to be addressed within the same document, because it's in terms of how we corporately would seek to seek approval for, for those matters, they're all one. Um, so that would be our preference. And we don't think that anybody would be prejudiced by that. And certainly if people need um, it's signposting very clearly in the document which bit is signed by Lincolnshire Fire and Rescue. We can do that. I can't speak for not.

00:48:41:23 - 00:49:12:21

Uh will not you can't cancel. My view is slightly different to Lincolnshire's, unfortunately, in that as far as I'm aware, all representations made so far in this project in Nottinghamshire have been from the Nottingham Fire Rescue Authority directly, uh, not via the county council have approached the Fire and rescue service. And their view is that they they will submit their own representation. So in my view, that would also follow. They'd have their own statement of common ground. But I'm looking to the applicant, as they may know more than I on the position of the not's.

00:49:12:23 - 00:49:13:14

Fra.

00:49:14:21 - 00:49:19:01

I'm glad it's not just me that gets confused on these things. Mr. Griffiths.

00:49:19:12 - 00:49:49:19

Thank you, Sir Richard Griffiths, on behalf of the applicant. Uh, well, the first, uh, point is, uh, we are happy with the examining authorities recommendation in terms of having statements of common ground with, uh, Nottinghamshire Fire and Rescue Service and Lincolnshire Fire Rescue Service.

That's the first point. Secondly, the applicant has already been in email discussion with both services. Um, and we are happy either way. Um, uh, I suggest what if the preference from Lincolnshire is to have one document? We can do that.

00:49:50:02 - 00:50:26:15

And I think in the search ability point, we make it very clear on the front of that document that it says Lincolnshire County Council, plus the fire and rescue, including the Fire and Rescue Service. So people hopefully went to upload on pins website that the public can see that. And so it's easy. And then we have a part two of that document, if you like, that has fire and rescue service. And then for Nottinghamshire happy to do a standalone uh documents. We're happy either way. We just want to assist the examination. Um, we are proposing on timetable, um, to issue a draft of those statements of common ground on the Fire and Rescue Service by the 11th of July.

00:50:27:08 - 00:50:58:09

If that stands alone at the moment for Lincolnshire, that's how we're drafting to the moment. Then we can easily incorporate that at a later date. But the draft is scheduled for the 11th of July. Um, so that's our position on that. Hope that's clear for the examining authority in respect of National Grid. Um, we again agree on National Grid. In fact, the statement of Common ground was issued to National Grid on the 23rd of June. We are awaiting a response. Uh, on that draft National grid, but that is in progress.

00:50:58:24 - 00:51:23:13

And, uh, I can update you on the other Stem to come around if it's helpful, but, uh, in short, uh, they are all in, um, in progress and drafts with the host authorities were all issued on the 1st of July. Uh, and the drafts with the Environment Agency, natural England and Historic England are to be issued this week. So all down to common ground are in progress.

00:51:24:09 - 00:51:55:03

Super. Thank you. So what I'll record then, as a procedural decision on behalf of the examining authority, is that the Lincolnshire County Council statement of common ground will include Lincolnshire Fire and Rescue Service and that there will be a separate statement of common ground for Nottinghamshire Fire and Rescue Service. And then hopefully the various parties will agree where they can and highlight concerns where they are.

00:51:55:19 - 00:51:56:11

Thank you.

00:51:57:10 - 00:52:09:03

The only other point on statement of Common Ground, which I don't think we referenced in the rule six letter, was that the relevant representation from Anglian Water indicated that they would.

00:52:09:24 - 00:52:10:14

Uh.

00:52:10:17 - 00:52:24:07

Seek a statement of common ground with the applicant. And so I just wonder whether that's something that's going to assist the examination and should be, uh, a benefit both to yourselves and to us.

00:52:30:11 - 00:52:48:05

Thank you, Sir Richard Griffiths, on behalf of the applicant, we are in discussions with Anglian Water. Um, anyway, regarding protective provisions for their, uh, apparatus. Um, and we are discussing a statement of common ground, uh, with them and we'll see how that goes. But we are in discussion.

00:52:48:12 - 00:53:01:09

Okay. Well, I think for clarity, we'll make a decision that we would seek one, and then everyone knows where we're coming from, because obviously when we get into the examination, there will be various issues on

00:53:03:04 - 00:53:07:12

the water environment that they will no doubt be able to contribute towards.

00:53:08:04 - 00:53:08:21

Thank you.

00:53:16:21 - 00:53:43:15

And I think the only other procedural decision that I need to reference this morning is obviously we have made decisions that we will hold open floor hearings this evening and tomorrow morning, and then an issue specific hearing tomorrow afternoon and the day after. So, um, I think that would take us to the end of that agenda item. So just to clarify, there's no other points that anyone would wish to raise.

00:53:47:00 - 00:54:01:04

Okay. Thank you. So that really then takes us into item six. Question of any other business. So I just, uh, see if anyone has any additional items that they would wish to raise.

00:54:03:22 - 00:54:22:05

Thank you sir. Stephanie, just just very briefly say obviously on the the rule six letter, you had expressly invited attendance from Lincolnshire Fire and Rescue. So we've obliged. And Mr. Moss sits behind me. Um, just to. He's available should you need him. But, um, that we we complied with that request. Just just to note.

00:54:22:22 - 00:54:44:23

No, thank thank you for that. And thank you for coming. I hope it hasn't been a complete waste of time. Um, but as you'll appreciate from the conversations, we weren't entirely clear as to quite where the different fire services sat within the structures of the organisation. Obviously, it's different from either side of the trend. So thank you for coming nevertheless.

00:54:48:19 - 00:54:49:09

So.

00:54:49:19 - 00:54:50:15

Mr. Fox.

00:54:51:06 - 00:55:18:13

I think we're indeed. I understand the technical. That you need to follow a very technical process. But I also believe you have to be aware that you cannot leave the local communities behind on this, that they, you know, you need to give them a chance to think. But people cannot think at this pace that the professional barristers can do. You need to give them time to express what they need, want to say.

00:55:20:04 - 00:55:30:01

And we will endeavour to do that. Mr. Fox, as I say, that that's part the reason why we've included in this right at the beginning.

00:55:30:08 - 00:55:30:23

Yeah.

00:55:31:01 - 00:56:04:12

Both an open floor hearing in the evening and tomorrow morning. And, and also we've included within the the letter we sent out opportunity for people to ask for a further open floor hearing in the event that today or tomorrow was not going to be suitable for them. So again, we would encourage all members of the public to participate fully. Um, but we obviously have a clear process to follow and within a very specific timetable.

00:56:04:20 - 00:56:20:05

I understand that, and on the subject of process, I fully understood that you'd already made the decision on the consultation report. And I think that the process of arriving at that decision without involving the local community is at fault.

00:56:21:04 - 00:56:22:19

Okay. I understand.

00:56:22:21 - 00:56:27:11

You. Can I just say why? It'll take me two minutes. Not even two minutes

00:56:29:03 - 00:57:01:01

myself. I'll say I, but I would talk for other members of the community. I would submit that one of the cynically used, the skills and resources, that there's skills and resources to give the impression of working within the rules, whereas in fact they've actually disguise their deflection of issues of substance with an impressive list of details. And it is the for the regulatory authority to expose and unearth these tactics.

00:57:06:15 - 00:57:10:23

That's it. Okay. Thank you. Mr. Griffiths.

00:57:11:14 - 00:57:47:22

Thank you. So, Rich Griffiths on path applicant, just in terms of the process going forward, just thought would be helpful to highlight that the applicant, uh, has issued a newsletter explaining what happens going forward to try and reach as many people as possible to highlight the process. And the applicant has also written to all parish councils highlighting the rule six letter and the timetable, and again offering to explain anything in that letter to date. I understand they have not received any responses, but the applicant is here to help with the community to understand what happens next.

00:57:47:24 - 00:57:50:16

So I just wanted to let the examining authority aware of that.

00:58:04:18 - 00:58:13:21

Okay. So if there are no other matters that anyone wish to raise, just check on teams that there's nothing there either. None of our virtual audience?

00:58:16:06 - 00:58:30:13

No. Okay. So I'd just like to thank everyone for coming along this morning, formally close this preliminary meeting and, um, no doubt see some of you at the open floor hearing later.

00:58:30:20 - 00:58:31:12

Thank you.