

## Hearing Transcript

<b>Project:</b>	One Earth Solar Farm
<b>Hearing:</b>	Open Floor Hearing 1 (OFH1)
<b>Date:</b>	8 July 2025

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

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FULL TRANSCRIPT (with timecode)

00:00:31:01 - 00:00:57:17

Good evening everyone. It's now 7:00, and it's time for me to open this open floor hearing, um, into the One Earth solar farm project. But I just confirmed that everyone in the room can hear and see me clearly. Thank you. And for those attending virtually, if you can either use the raise hand function or switch your camera on to indicate that you can hear us.

00:01:00:19 - 00:01:06:09

Okay. I think that confirms that we can. Everyone's on board. Thank you very much.

00:01:09:03 - 00:01:14:14

I also confirm with Miss Allen that the live stream and recording of the event has commenced.

00:01:19:08 - 00:01:35:04

Okay. Thank you. My name is Edwin Maund. I'm a chartered town planner and a planning inspector, and I've been appointed by the Secretary of State to be the lead member of the panel to examine this application. I now pass over to my colleague to introduce himself to you.

00:01:36:24 - 00:02:06:20

Thank you, Mr. Ward. Good evening. My name is Alex Jack. I am a chartered transport planner and planning inspector, and have been appointed by the Secretary of State as a member of the Panel of Examining Inspectors to examine this application. Together, we constitute the examining authority for this application. So I'm now going to go through a few housekeeping matters. Uh, for those attending in person. Can everyone please set all devices and phones to silent

00:02:08:14 - 00:02:19:15

if you need? Uh. The facilities, the toilets can be found either through the double doors back there. Um, keep going past the restaurant. Or alternatively, you can go down the stairs and they'll be on the left hand side.

00:02:22:01 - 00:02:35:11

There is no fire drill planned. So if you hear the fire alarm, please exit using one of the marked exits using the stairs and the meeting point is opposite the building on the road.

00:02:39:08 - 00:02:44:11

Are there any members of the press here today? Can I please declare themselves?

00:02:48:24 - 00:02:49:14

Okay.

00:02:53:01 - 00:02:57:05

So now onto, uh, the agenda and logistics summary.

00:02:59:18 - 00:03:13:14

And agenda has not been prepared for this hearing, because its purpose is to hear the representations of interested parties who have registered to make oral representations, elaborating on their written representations to date.

00:03:15:05 - 00:03:25:10

The order which you'll be invited to speak will follow the list provided to us by the case team, and is based upon the order in which requests to speak were received.

00:03:29:14 - 00:03:49:06

Today's hearing is being undertaken in a hybrid way, meaning some of the of you are present with us here at the hearing venue, and some of you are joining us virtually using Microsoft Teams. We'll make sure that however you have decided to attend today, you'll be given a fair opportunity to participate.

00:03:51:02 - 00:04:13:13

Recording of today's hearing will be made available on the One Earth Solar Farm Project section of the National Infrastructure Planning website as soon as practicable 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 before you speak.

00:04:20:23 - 00:04:46:10

A link to the planning Inspectorate's Privacy Notice was provided in the notification for this hearing. We assume that everybody here today has familiarized themselves with this document, which establishes how the personal data of our customers is handled in accordance with the principles set out in the data protection laws. Please speak to Miss Allen if you have any questions about this. I will now hand back to Mr. Maund.

00:04:48:13 - 00:05:19:03

Thank you. This open floor hearing is an opportunity for you to raise anything with us that you consider to be important and relevant for the examining authority to take into account, and anything that we should know about and consider in preparing our report to the Secretary of State. They are not. They do not have to be location specific or particular to a particular topic. It is for you to provide to us your representations about the proposal.

00:05:19:19 - 00:05:24:03

Um, so hopefully that will assist you in

00:05:25:19 - 00:06:07:11

knowing the breadth that you can go to in this open floor hearing. Now, uh, on certain occasions, if there are large numbers of people, uh, we put time limits on, uh, for people to speak to ensure that everyone has a fair opportunity to, uh, be heard within the time available. Now, I don't think necessarily that will be the case today. But, uh, what I want to just clarify. And when we get to the

introductions, uh, as I understand it, at the moment, we have six people who've indicated a wish to speak with a number of others who've indicated they wish to observe.

00:06:07:23 - 00:06:38:20

So when we come to the introductions, if you can clarify what your position is, if it remains as indicated, we can then at the end of that period, decide whether it's going to be sensible to have a time limit so that everybody knows exactly what they're, they're working to. So before I come to those introductions, um, can I just see ask if anyone is here from the applicant and who might be speaking for them?

00:06:44:00 - 00:06:48:06

Uh, yes. If you come to the front, that might be easiest. Um.

00:06:54:10 - 00:07:08:09

Good evening, sir. My name is Miss Alexis Coleman. I'm a legal director at Pinsent Masons, and I act on behalf of the applicant. I think we will aim to try and respond to some of the points after people have spoken. But obviously we will respond in writing as well to make sure we've covered all the points.

00:07:08:16 - 00:07:10:06

Okay. That's helpful. Thank you.

00:07:17:14 - 00:07:29:22

So what I'll come to do then, um, I'll come through the list of names, and if you can wait until Miss Allen's presented the microphone to you. And I'll start with miss, uh, Tanya Russell.

00:07:37:02 - 00:07:43:14

If you just want to introduce yourself at this stage and let us know if you. I'm assuming that you do wish to speak.

00:07:44:24 - 00:08:02:02

Yes, I do wish to speak. Um, I am Tanya Russell, um, resident of South Clifton. I'm speaking on behalf of, uh, several of my neighbors. Um, my questions really are mainly on noise, and it's clarification on the noise.

00:08:02:09 - 00:08:18:22

Okay. Can I just stop you there? Because I'll just go through the introductions in the first instance, and then you can come to the table and tell us what? Tell us what? Tell us what you wish to tell us. Okay. Uh, Mr. Armstrong.

00:08:22:24 - 00:08:30:15

My name is Ray Armstrong. Uh, I won't be talking, but, uh, I'm a resident, and I'm just interested to hear what's being said today.

00:08:31:01 - 00:08:35:16

Okay. Thank you, Mr. Armstrong. Uh, Mr. Stephen Fox.

00:08:40:14 - 00:08:41:07

Resident of North.

00:08:41:09 - 00:08:43:19

Clifton. I think everybody here knows me anyway. So.

00:08:44:15 - 00:08:59:03

Yeah. But it's it's it's. Yes, yes. It's just for the benefit of those who might be observing as well or coming to watch the recording later as well. So we get a full record. Um, miss Emma Tildesley.

00:09:04:08 - 00:09:08:16

No. Okay. Uh, Mr. David White.

00:09:11:19 - 00:09:29:09

Hi. Uh, David White from. I'm a resident of North Clifton. I'm speaking on behalf of many North Clifton residents. And as lead of the say no to Warner Earth Solar Action Group and as, um, planning officer for the parish meeting. Thank you.

00:09:33:18 - 00:09:37:11

And I think we have Mr. Coverdale, who's with us virtually.

00:09:39:14 - 00:09:43:11

I come to you, Mr. Coverdale, you'd like to introduce yourself.

00:09:44:19 - 00:09:45:10

Yes.

00:09:45:16 - 00:10:03:04

Um, I'm Andrew Coverdale. I'm a resident of South Clifton. Um, I won't be speaking. Um, I'm representing, um, the residents of South Clifton, but I won't be speaking. Um, I just need to understand what, um, my fellow colleagues there will be, um, saying.

00:10:04:06 - 00:10:06:04

Okay. Thank you very much, Mr. Coverdale.

00:10:08:11 - 00:10:21:23

So, is there anyone else in attendance who would wish to speak this evening? Okay. Right. So if I start off, then, um. Mr. Dad's. Well.

00:10:27:23 - 00:10:28:13

That's

00:10:30:02 - 00:10:32:15

okay. Um. Mr. Dawes.

00:10:36:15 - 00:10:39:20

Oh, uh, Mrs. Fox.

00:10:41:22 - 00:10:45:18

Just observing. Okay. Uh, Mr. Connelly.

00:10:49:19 - 00:10:56:08

Hello. Mr. Connelly, I'm a resident of South Clifton. Will be asking questions on behalf of some of my neighbors.

00:10:57:16 - 00:11:00:17

Okay. Thank you. Um, Mr. Oates.

00:11:05:00 - 00:11:22:01

Good evening. I live in South Clifton, and I shall be raising issues concerning socio economic factors. Uh, concerning the proposal on behalf of. Say no to the, uh, say no to one Earth Solar farm action Group.

00:11:23:00 - 00:11:26:08

Okay. Thank you, Mr. Oats. Uh, Mrs. Walker.

00:11:30:00 - 00:11:34:07

Uh, I'm Rebecca walker. I'm a resident of North Clifton, and I wish to speak.

00:11:35:01 - 00:11:37:01

Thank you. And Mr. Walker.

00:11:38:12 - 00:11:44:03

Hi, I'm Craig Walker. I'm a resident of North Clifton, and I wish to speak, please.

00:11:44:12 - 00:11:45:05

Thank you.

00:11:46:19 - 00:11:54:24

So is. Is there anyone else who I've missed who would wish to speak? Would you wish to introduce yourself at this point?

00:11:59:23 - 00:12:02:09

Okay. Thank you.

00:12:04:16 - 00:12:36:11

I think in light of the numbers, it's probably going to be sensible to have a time limit. But I think ten minutes should be sufficient for everybody and hopefully that that would be allow each of you to say something. I'm not encouraging to go the full ten minutes, but, uh, you can say a lot in that time if

you're well organised, but at least then hopefully everyone gets the opportunity to say clearly to us what you wish to.

00:12:37:06 - 00:13:14:15

And, um, no one will miss out. The other thing I should say, at this point, a number of you had indicated to speak this evening and tomorrow. Obviously, if you speak this evening, there'll be no need for you to speak tomorrow. And we wouldn't, uh, invite you to do so because it's clearly not efficient use of our time or yours to say the same thing twice. I think the other thing I would point out to you, obviously, the running order is very much as we've indicated in order.

00:13:14:19 - 00:14:09:08

The people that have registered. So if you hear something that you strongly agree with or disagree with having spoken, then it won't be an opportunity to have a conversation with us. But I would invite you to add that to your written submission after the event so that we understand if there is a particular point that someone's made that you strongly support or strongly oppose, then that's the opportunity and way to do that. So if everyone's content that we will commence and if we start with Miss Russell, please, if you want to come forward, um, when you get to the the chair, you just need to press the button on the microphone, uh, when you're ready and will commence, there's a clock which will start to tick down.

00:14:09:16 - 00:14:17:21

Don't don't don't worry about it. But it's just there hopefully gives us a reminder and and gives you an idea of where you're up to.

00:14:19:11 - 00:14:22:05

Okay. So if you want to begin when you're ready.

00:14:22:12 - 00:14:59:04

Okay. Um, my questions are on noise. It's mainly the concerns of noise overall. Um, uh, Inverters are essential components in solar energy systems. We've asked repeatedly for information about the inverters to be used. What is their noise levels? How many? Where and when will these be placed on the master plan? One Earth earlier plans show them placed within meters of family homes. In newer plans, the inverters are now no longer shown at all.

00:15:00:00 - 00:15:09:11

We are told they will be placed well away from homes and public rights of way. But this is not a guaranteed in the current submission.

00:15:11:10 - 00:15:33:22

Um, is there a minimum distance away from dwellings for these placements? Do one earth farm guarantee that noise from all inverters, the substation and best will remain below world Health Organization and b h2 Two. Double. Three. Noise level. Limits at nearby dwellings.

00:15:35:18 - 00:16:04:01

Will you commit to placing these noise sources at least 200 to 300m away from prowl and homes? If not, why not? And how will local families be protected from chronic noise exposure day and night?

What assurances will homeowners receive that these noise levels will be intrusive and still allow us to enjoy our home setting?

00:16:14:14 - 00:16:15:12

Okay. Thank you.

00:16:18:08 - 00:16:21:11

Thank you. I don't think we've got any further question. That was very clear. Thank you.

00:16:21:13 - 00:16:22:03

Thank you.

00:16:27:09 - 00:16:35:10

Um, Mr. Fox, I think you're next on our our list. As Mr. Armstrong had indicated, he didn't wish to to speak.

00:16:50:01 - 00:16:57:24

Just a point of order from what you said earlier. If people have planned to speak on one subject today and another tomorrow, how do you deal with that?

00:16:59:21 - 00:17:05:19

I would ask them to try to deal with it today. Um, and, uh,

00:17:07:19 - 00:17:20:10

do the best they can. And if there is something that they don't feel they can raise today because a lack of preparedness or there's a piece of information missing, I would ask you to add that to your written submission in due course.

00:17:20:14 - 00:17:21:04

Okay.

00:17:22:15 - 00:17:37:01

Right. Many, many people are A desperate radio regarding this project, and I don't think that they can possibly understand the magnitude of it on the basis of the information provided.

00:17:39:10 - 00:17:40:00

Um.

00:17:42:03 - 00:17:58:13

I ask the question, but I'll ask again. Should we be proceeding to decide how this project proposal is to be examined before it is established? That one has carried out their consultation in accordance with the act, and acted in good faith,

00:18:00:01 - 00:18:09:19



and in particular like to deal with the in good faith issue, because it's been made abundantly clear that the regulator has already decided that it complies with the act.

00:18:14:10 - 00:18:27:05

Um, what are the roles of the regulator is to ensure that there has been proper consultation with the affected communities and to assess whether the applicants adequately addressed the feedback received.

00:18:29:16 - 00:18:41:10

The consultation report submitted by Onearth claims to provide evidence of compliance with the legislation and their response to to feedback received during the consultation.

00:18:44:03 - 00:18:46:05

For a consultation to be effective,

00:18:48:00 - 00:18:55:15

the applicant must first put those in the. It is consulting in a position to fully understand the impact of the project.

00:18:57:04 - 00:19:13:03

How will the regulator judge that they have done this? For example, where is the scale model repeatedly asked for and taken under advisement by the. What I thought was the chief executive bonus.

00:19:15:05 - 00:19:33:09

Um, that demonstrates the scale of the project. The real impact of what is being proposed. Mocked up pictures as presented in the documents on your website. Don't do it, nor do videos on a 24 inch screen.

00:19:35:00 - 00:19:46:02

The local farmers are already giving up on their land. Why don't we actually see some of these full mock ups on there, so we can see the impact of what's going to happen to us all?

00:19:48:00 - 00:19:50:09

Even that won't demonstrate the full scale.

00:19:52:17 - 00:20:09:15

What efforts will the regulator make to establish the significance of the changes made by the proposal made to the proposal in response to the consultation in relation to the size of the project, and that the and that the changes are genuine.

00:20:11:08 - 00:20:32:17

The consultation does not give an impressive list of requests and responses, but such lists are designed to detract from the fact that no efforts have been made to show the local community the scale of the project, and the full impact it will have on their environment and their daily life experiences.

00:20:35:20 - 00:20:45:12

You should consult properly. The applicant would need to produce a comprehensive cost benefit analysis of the project to the local community.

00:20:48:00 - 00:21:03:04

Will the regulator be asking for this before he considers that the consultation has been properly conducted? And I use the word properly, not in the legalistic sense, but in the sense that ordinary people can understand what's going to happen to them.

00:21:05:10 - 00:21:09:22

The whole approach taken in the consultant consultation report.

00:21:13:08 - 00:21:27:20

Is to show one earth in a positive light without presenting any independent, proper analysis of their actions. Does the regulator simply accept that they have acted honestly and truthfully given their commercial interests?

00:21:30:17 - 00:21:51:03

There is ample evidence in my own written submissions to the planning authority to use to the regulator, and in many of those made by others, which demonstrate that Oneearth has not taken their responsibility to consult, engage and respond to the views of the local population seriously.

00:21:53:02 - 00:22:07:05

The number of times on Earth said they would respond on many issues put to them by members of the local community, and then they either did not respond or obfuscate. It is clear from these submissions

00:22:09:04 - 00:22:35:21

many of the responses left members of the community incredulous to the extent that it left us questioning the competence, seriousness and honesty of the One Earth team. Now I use those words carefully. I've no issue with any one personal issue with anybody. It's just that we've got corporate interest against local interest, and that drives people that are employed down a certain line.

00:22:39:06 - 00:22:57:16

Instead of accepting the consultation report at face value. Will the regulator take direct evidence from members of the community to assess the quality of the consultation again and engagement before proceeding further? Was that examining one of those proposals?

00:23:01:07 - 00:23:06:06

914 in the consultation report, conclusion

00:23:07:19 - 00:23:43:05

states that one Earth responded to the concerns of the community by removing by removing a swathe of panels between north and south Clifton. I would suggest that this is a fabrication, and that the panels in this area were only ever suggested at an early stage, so that they could be removed later, as evidence that one of the one Earths responding to the consultation. Why did North Clifton, South Clifton get such special treatment when other areas are much more heavily adversely impacted?

00:23:44:18 - 00:23:51:02

There are other areas on the project that would benefit the benefit far more than we would by the removal of panels.

00:23:53:19 - 00:24:10:11

The issue of that issue alone deserves forensic, and I use that word in its full sense examination to establish the veracity of the consultation report and the project proposal as a whole. There are many other such issues.

00:24:12:05 - 00:24:41:11

I submit that one of hers is cynically use their skills and resources to give the impression of working within the rules, whereas in fact, they have actually disguised their deflection of issues of substance with an impressive list of small details. And it is for the regulator to such inquiries which will unearth these tactics. It cannot be a box ticking exercise according to the Act acts.

00:24:45:13 - 00:24:49:13

I've got plenty to say on flooding and that sort of thing, but I'm writing to you.

00:24:52:22 - 00:24:56:05

Sorry I didn't quite catch you. You said. You've got plenty to say on flooding.

00:24:56:07 - 00:25:00:21

Flooding, other issues, other detailed issues, but I will put that in writing to.

00:25:00:23 - 00:25:01:13

You.

00:25:01:15 - 00:25:02:19

Okay. Thank you very much.

00:25:25:06 - 00:25:26:20

Uh, Mr. David White.

00:25:46:11 - 00:25:47:01

Yes.

00:25:47:03 - 00:25:49:13

Thank you. Yes.

00:25:51:19 - 00:25:52:18

No, I think you're fine.

00:25:52:20 - 00:25:53:10

Thank you.

00:25:56:22 - 00:26:12:19

Can I just clarify? Is it switched on in front of you? There should be a red light. I said there's a red light now. Yeah. Yeah. Thank you. That makes more sense. I can hear myself as well. Thank you. Um. I'm okay to talk now.

00:26:14:16 - 00:26:35:20

Please begin. All right. Thank you. Um, I'm here on behalf of lots of people. Like many of us are, uh, tonight. So, uh, despite the fact the room isn't so full, uh, the, uh, we know for a fact that a lot of people are very interested in what's going on in our communities.

00:26:37:22 - 00:26:40:00

I wanted to say, uh.

00:26:42:07 - 00:26:55:08

Before I start that, as soon as this, uh, application was announced, our action group, along with parish meetings and parish councils, consulted with, um,

00:26:57:04 - 00:27:27:22

pretty much our entire communities, and we engaged with all interested parties. Uh, we learned what we can as much as we can because it was all very new to us and we followed all official pathways for this. So that's where and we put our trust in the system. Really. That's what we've been trying to do throughout. This is all after we were told at the very beginning stages of this by one Earth solar, that this solar development will be happening, it can't be stopped.

00:27:28:24 - 00:28:02:00

And, um, we had to make the best of it. That's what we were told by the developers. That's what lots of people were told in the first consultation. I think our reaction to the consult, to the consultations, uh, is, has been submitted to the Planning Inspectorate, uh, in several different forms. So hopefully you'll be aware of some of this. The many people in, uh, across the communities are very disappointed in these, uh, in the consultation processes. They were unfortunately, um, and again, we've submitted this.

00:28:02:15 - 00:28:20:04

Uh, many felt that the the diagrams were inaccurate misleading. In fact, the solar panels, for instance, was shown to be a meter high off the ground on the images that were provided by one Earth solar. The solar panels went as high as a

00:28:21:17 - 00:28:53:07

wheat and a picket fence, which is about a meter. People did not realize at all that the solar panels were going to go as high as a double decker bus. It's astounding, astounded people when they knew this. So there's a lot happening, but I won't. We could talk all night about where I'll stop on that. But, um. Is it true? I mean, my question, my first question is, is it true that the power, the planning inspector would have no power to reject this? Because that's what we were told right from the beginning.

00:28:54:01 - 00:28:57:22

So, um, that's, you know, quite important.

00:29:02:02 - 00:29:37:24

This is a 4000 acre development. Much of this project is planned over ancient water catchment areas on the eastern side of the A1. 33 is the called the Toxic Catchment Area. Any rain that falls is filtered and directed it into various important ecosystems and eventually the River Trent and consequently the North Clifton Reservoir and the Water Treatment Plant, a plant providing up to 2,000,000l of water per day for the city of Lincoln. More than that, much of the one Earth's solar development is directly on top of and overrunning a drinking water protected area.

00:29:38:09 - 00:30:08:22

We've sent this into the Planning Inspectorate, so hopefully you've got that. This is not talked about at all. And in fact, if you look at the hundreds of documents and the thousands of words and sentences and paragraphs, drinking water isn't mentioned in any of these documents and neither is drinking water protected area. Despite the fact that fish are mentioned 37 times in certain documents and, you know, things like the renewable energy policy. There seems to be a lot about wildlife and nothing on family homes and effects on individuals and things like that.

00:30:09:01 - 00:30:52:10

Now, the drinking water protected area, as you know, is a designated zone. It's a safe safeguard. Sources of public drinking water, such as rivers, aquifers and reservoirs from pollution and degradation. These areas are critical for ensuring safe water for communities and ecosystems awfully, often supplying thousands of even millions of people. Preserving their integrity is essential for public safety, sustainable agriculture, and long term water security. Drinking water protected areas are also protected by several legislative and strategic documents, including the Water Framework Directives, the Drinking Water Directives, EC and its UK transpositions, and the Groundwater Protection Policy.

00:30:52:24 - 00:31:24:02

Many are saying that placing a large battery energy storage system and substations so close, for instance, to the north, Clifton Reservoir and a drinking water treatment plant. The Anglian Water drinking plant is is reckless, frankly, to be honest, that's what many people are saying. It's practically adjacent to the water treatment plant and just a few hundred meters from the reservoir. If those if the best, uh, systems catch fire, then, uh, it's not just what could be what the fire brigade have to use to put the fires out.

00:31:24:05 - 00:31:39:22

It could also be airborne particles that will, uh, that can be carried across into the reservoir. And they would carry all sorts of, uh, nasty sort of, uh, chemicals and things. And we've detailed some of that again in our submission.

00:31:42:08 - 00:32:12:18

What issue? I wanted to highlight, uh, in this, which is, which is in addition to what we submitted. So thank you for this one. Earth solar, uh, plan to leave in, uh, in place what could be well over 1000km of heavy duty 33 kilovolt likely xlp cables. We know this figure is looking at applications of similar size. We know they plan to leave them in the ground because they've said so much in their consultation.

00:32:13:13 - 00:32:50:16

Quote in one Earth consultation booklet v2 on decommissioning cabling below ground is typically left in place after decommissioning unless the need to remove it has been identified. A lot of people in the community have pointed out that could be a good example of gaslighting, I'm afraid, because it does seem to go against what the National Policy Statement for renewable energy infrastructure Ian three says, and I quote, it is expected that panel arrays and mountain structures will be decommissioned and underground cabling be dug out to ensure the proper use of the site can continue.

00:32:51:19 - 00:33:00:06

Now these hundreds of thousands of kilometers. We estimate around 1000 to 1200 kilometers of buried cables. They're trying to leave in the ground.

00:33:01:19 - 00:33:33:18

Now, um, these cables can run, uh, to around six and a half kilos per meter. Turning out if you're looking at 1000km or 1200 kilometers, it could be anything between 6500 to 7800 tons of plastic and metals being left in the ground. There's no reason for that to be left in the ground unless it's purely economical. Xlp cables, although more, uh, stable, are more expensive to and difficult to recycle.

00:33:35:00 - 00:34:11:01

As governments and nonprofit organizations across the world are trying to clean up all the plastic waste that's getting into ecosystems fish, food, animals and humans. We're about to dump many hundreds of tons of plastics for future generations to have to deal with buried and decaying. Xlp cables can also release a range of polluting substances over time. As the plastic degrades, it can shed microplastics and leach additives, including phthalates, from retardants antioxidants into surrounding soil and water. Much of these additives may include fluorinated compounds known for their persistence in the environment and links to cancer.

00:34:11:11 - 00:34:52:00

We've written to our MPs and Environment Agency about this, and many are concerned that the Environment Agency are not doing everything they can. It appears that at planned meetings with developers, including one in September 2024, the Environment Agency failed to send any specialists to discuss the WFD matters water framework directives. It's been reported that the Environment Agency took until January 2025, before eventually pointing one Earth to the solar to the water framework directives and asking them to come back to them if they'd had any questions. So the people are very concerned that the Environment Agency have not been doing what they should be doing and not being discussing water framework directives and how important That is particularly in a drinking water protected area.

00:34:52:13 - 00:35:31:24

Many are concerned if this is accurate. It points to a lack of duty of care about the environment. Uh, plus asking the developers to mark their own homework, which is wrong. Additionally, following discussions with the fire service, many are concerned that the protocols for firefighting and drinking water protected areas may not be fully up to date or appropriate for the risks involved, and I think we're correct in saying that information also falls under the remit of the Environment Agency in writing to the Environment Agency. We also ask whether risk assessments and environmental impact

assessments have been done in relation to hundreds of tonnes of micro and nano plastics, and are drinking water protected area.

00:35:34:03 - 00:35:34:18

Sorry.

00:35:38:18 - 00:35:39:22

Excuse me. Sorry.

00:35:45:12 - 00:36:19:01

They didn't respond and they said they took it seriously, but failed to answer many whether assessments addressing this specific issue had been done or were planned. Many are concerned that the Environment Agency are delegating responsibility onto the planning inspector, and we can provide copies of the letters. We seem to suggest that they're basically leaving it up to you guys to decide whether it's right or not, and we will give you copies of those letters. Considering all of this, I wanted to bring up bring to Your attention part two A of the Environmental Protection Act 1990 and its subsequent updates.

00:36:19:19 - 00:36:50:01

Part two of the Environmental Protection Act, 1990 is a legal framework in the UK for identifying and remediating contaminated land that pose poses a significant risk to human health and the environment. Land is declared as contaminated under part two A if significant harm is being caused, or where there is a significant possibility or significant harm, or controlled waters e.g. rivers. groundwater are being polluted or are at significant risk of pollution.

00:36:50:03 - 00:37:21:09

That's the Environmental Protection Act. Given the risks posed by plastic load and buried cables via runoff industrial development in the drinking water protected area. We believe this project could breach part two A of the Environmental Protection Act and making it potentially unlawful. Therefore, we respectfully urge the Planning Inspectorate to not to allow this project to move forward without full consideration of the legal protections, environmental risk and long term consequences. This location is simply the wrong place for this kind of development.

00:37:22:00 - 00:37:55:15

What I would say to sum up green energy must still be a green energy must still be clean. It shouldn't cause environmental harm or it defeats its own purpose. Drinking water protected areas are essential for public health and contamination risk. And batteries, cables that chemicals are unacceptable. Once farmland and aquifers are polluted. Recovery is slow or impossible. And prevention is the only viable strategy. Suddenly, a lot of this came out in the story.

00:37:55:21 - 00:38:31:09

Mr. white, can I just. Sorry, sorry, I've gone on there. I was beyond the ten minutes. Yeah, sorry about that. If you could sort of. Yeah. 30s. Okay. Thank you. Tragically, the Guardian published the stories a few days ago, echoing these exact concerns we've been raising and working hard to prevent. San Luis now fighting. The site is now the site of France's biggest ever ban on drinking tap water. For every

chemicals from firefighting foams have polluted, the water supply of 60,000 people, are threatening human health, wildlife and wider ecosystems.

00:38:32:04 - 00:39:08:21

And that's one of the things we wanted to talk about. And we'll provide more and more information on this as well. Very helpful. Thank you. I think in doing that, you made reference to a number of, uh, articles, Guardian reports and so on. If you can make sure you clearly reference those in your submission. Don't use hyperlinks because they don't work once they've arrived. But if there's a clear indication or a copy of the actual document that you're referring to, then it's easier for us to take that on board.

00:39:09:18 - 00:39:11:02

Thank you. Thank you.

00:39:34:06 - 00:39:35:06

Mr. Connolly.

00:39:46:11 - 00:39:47:01

Hello.

00:39:58:19 - 00:40:18:11

Oh Mr. Crumley. I, um, moved to South Clifton last year with my wife and child. Two year old boy. Um, we moved from Sheffield to escape industrialised industrialisation. We didn't know industrialisation would follow us to our village. Um, my first point is

00:40:20:08 - 00:40:25:15

with the desire to become self-reliant with energy.

00:40:27:09 - 00:40:45:22

This area is already committed to nuclear power conversion at West Burton Power plant. We don't think it's right that we should be having to become the big power station for all of Nottinghamshire. While other areas of Nottinghamshire don't kind of share the load energy wise.

00:40:47:13 - 00:40:54:04

Second of all, my wife would like me to say that [REDACTED]. She's concerned about the.

00:40:55:05 - 00:41:10:10

Need to ask you not to make reference to health issues. Because because of the data protection conflicts we end up with. So if you can be more general about the concerns that you have, that would be helpful.

00:41:10:20 - 00:41:17:17

Okay. Well, my wife wanted to bring that up with the the generators anyway because it's a concern. Um,



00:41:19:09 - 00:41:20:04

third of all,

00:41:22:00 - 00:41:31:01

this green energy drive has been caused by the new Labour government and added Miliband's drive to net zero

00:41:32:22 - 00:41:49:01

Labour aren't too popular at the moment.. Um, we have a Tory MP. Labour got a thrashing at the local elections. The losing by elections. They're losing every single poll. Um, the cast with the national public.

00:41:51:12 - 00:42:00:04

If this policy is labour driven, what's to stop the solar panels from being taken down when the Labour government is no longer in power?

00:42:10:04 - 00:42:16:01

Yeah. So on that point, it just with the problems with the budget as well.

00:42:18:06 - 00:42:20:19

Labour are saying that these solar panels will.

00:42:22:21 - 00:42:43:19

End up saving people money. Not not residents of South and North Clifton specifically money. But the general public's like savings with the problems in the budget. There's talk of them raising taxes to pay for these solar panels, so it doesn't make it counterproductive. We're going to end up having to pay more taxes for the solar panels to be built.

00:42:50:18 - 00:43:17:02

So in summary, the solar panels are going to end up costing British taxpayers more money and not likely to stay up really, because they're not popular in the village. They're not popular in the area and they're not popular nationally, really. So I think this should just be a drive to convert the nuclear power stations and if there needs to be a reliance on fossil fuels until then,

00:43:18:23 - 00:43:20:00

but so be it.

00:43:22:05 - 00:43:25:08

That's the that's the actual pragmatic response.

00:43:27:11 - 00:44:00:00

The fact that Labour government is targeting the countryside Side seems to be more ideologically driven. This food, this area is needed for agricultural like the labor policy said that they would build these solar panels on low quality. Farmland. Marshland. Bog land. Brownfield sites. South Clifton of Clifton isn't low quality land. It's very high quality agricultural land. It's a historic village with royalty visiting it.

00:44:01:02 - 00:44:19:23

And, um, yeah, it breaks all kinds of breaks, all kinds of regulations. The fact that one silo aren't here to do a direct public consultation is just kind of highlighting their own unprofessional nature and their desire to avoid the public.

00:44:25:05 - 00:44:26:12

But I've got to say thank you.

00:44:43:16 - 00:44:44:14

Mr. Oates.

00:44:52:19 - 00:45:13:23

Whilst Mr. Oates is coming forward. I appreciate you all want to support each other, but I would ask that you don't do rounds of applause. Um, it's not because I'm offended by it, but I just would ask that we respect everyone in the room. Uh, accordingly. So. Thank you. Mr. Oates, when you're ready.

00:45:14:00 - 00:45:14:15

Hello?

00:45:17:03 - 00:45:55:04

Okay. I'd like to discuss the socio socio economic impact of one and his proposal To strip some 4000 acres of agricultural land out of north Nottinghamshire. Now in their proposal, One Earth stated that there will be a significant positive impact, a positive socio economic impact as a result of their solar farm.

00:45:55:24 - 00:46:01:20

We think this is an extremely misleading, bordering on nonsensical statement.

00:46:03:08 - 00:46:12:20

Admittedly, 750 jobs according to One Earth will be at their peak available during the two year construction period.

00:46:14:15 - 00:46:22:16

Then they go on to state 15 to 20 jobs thereafter. Yeah, we'll represent new jobs.

00:46:25:05 - 00:46:57:01

Given that this project could run for 60 years, our concern is that One Earth have, so far as we're aware, failed to submit any detailed employment analysis as a result of their proposed solar farm. Now then, the previous the previous speaker mentioned, um, about, uh, the quality of agricultural land.

00:46:57:16 - 00:47:28:02

I've got a few statistics I'd like to raise at this stage, which will give some flesh and bones to the potential loss of jobs throughout the transport industry. Should this project go ahead, 4000 acres could

yield mixed crops in the region of 46,000 tonnes of produce. That would include potatoes, carrots, maize, wheat, sugar beet, single crop.

00:47:28:04 - 00:47:36:15

You can virtually double that yield. Yeah, upwards to 90,000 metric tons. Now.

00:47:38:17 - 00:48:26:02

You strip out you strip out that much land and that much produce that is going to have not a significant positive impact. We would argue a significant negative impact on employment across the Transport Board, agricultural machinery and in particular HGV vehicles that would otherwise have been used to move that produce from source of production to market, wherever that might be. And an estimate, for example, of what might disappear would be a medium sized business enterprise transport company and all the concomitant supply chain impacts that that might have.

00:48:26:21 - 00:49:10:15

Vehicles. Tractors. Trailers. Harvesters. Bulk bulk carriers. They require maintenance garages, mechanics, drivers who in turn require feeding cafes. Um catering spare parts. There is no detailed analysis from one Earth on any likely impact on any of those employment issues, which quite frankly, is, in our view, extremely misleading, and they seem to be abrogating their responsibility in that area.

00:49:12:12 - 00:49:48:20

Now, given the current economic climate and admittedly, one Earth don't have a crystal ball. Any more than we do, any more than the action group do. But, um, if forecasts are correct going forward, situations, particularly with small to medium sized business enterprises are going to become more and more challenging. And so what we would expect to see from one Earth is openness and honesty.

00:49:49:07 - 00:50:10:11

Yeah. Not misleading information as to the true impact, the true economic impact of their proposal in the area, which at the moment we see no evidence of. It's like they're looking at this through rose tinted spectacles.

00:50:13:05 - 00:50:26:02

So that is the key thing regarding the economic impact that I, representing our action group, would like to get across today. Thank you very much.

00:50:27:12 - 00:50:28:03

Thank you.

00:50:42:23 - 00:50:43:22

Mrs. Walker.

00:50:53:23 - 00:51:24:09

Good evening. My name is Rebecca Walker and there are many aspects of this application I would like to speak on. If I'd known we'd got ten minutes, I might have included a few more. Um, but in the interest of time, our focus on visual impact, loss of best and most versatile farmland, cumulative effect, and human health. My family is in North Clifton, where we currently enjoy a Enjoy 360 degree

views over open fields. If this project is approved, then the visual impact of where we live and surrounding areas will change immensely and for the rest of my lifetime.

00:51:24:12 - 00:51:57:19

And sadly of most most of my children's lives as well. And there are currently at me eight years old. We will be exchanging views of fields, trees and local wildlife for solar panels as high as the eaves of our house. Noisy inverters and industrial fencing. The countryside walks and the bike rides that we enjoy as a family with our friends will never be the same, and we will need to walk several miles to escape the visual impact of this project on the landscape. I don't think the emotional impact of losing visual amenity can be quantified, and I strongly feel it should be considered as part of this CIP application.

00:51:58:07 - 00:52:40:24

As a household, my family and I will have no escape even with the limited mitigation by one of one earth panels will be 40m from our boundary and we will have views of solar panels from every window in our home which one earth have witnessed for themselves. Else. Why on Earth land grading data shows the farmland being used within the project contains over 50% best and most versatile land, with the remaining land being grade three B, which many farmers would still say is productive land and suitable for growing food. One Earth have contradicted this data within their own marketing information that was published following the statutory consultation, by stating less than half of the project is on best and most versatile land, which is misleading to the public.

00:52:41:06 - 00:53:14:01

Unless you have spent hours trawling through the EIA documentation to sense check this statement to find out it is not true. Whilst those with a financial interest in this project going ahead will tell you, the land is no good for growing anything other than animal feeds, biomass, sugar beet and turf, many of the fields as I speak today are growing very healthy looking root vegetables and cereal crops and have done for the last 15 years. I have lived in my home. The farmland within this project also has the added benefit of a long standing irrigation system with the impact of climate change, where we are seeing an increase in.

00:53:14:03 - 00:53:46:08

Temperatures and a decrease in rainfall. Land within this project, which can easily be irrigated, could be invaluable in future years to grow healthy crops to feed our nation. As you will be aware, there are a significant number of CIPs and other local planning solar schemes within Nottinghamshire and Lincolnshire, so the cumulative effects of these schemes should be a strong consideration when looking at this project. Recent figures quoted by local MPs state 9% of Newark, 7% of Sleaford and North Hykeham and 6% of Gainsborough constituencies land will be lost to solar.

00:53:46:21 - 00:54:17:19

This is far more than the 0.1% of UK land that has been quoted by the Secretary of State for energy in net zero. Lincolnshire produces 30% of the UK's vegetables, and yet the land is not being protected to feed our nation. The cumulative effect of the concentration of solar schemes within Nottinghamshire and Lincolnshire will soon mean there will be no there will be more solar panels than fields in many areas. Is it justified for the communities within Nottinghamshire and Lincolnshire to bear the brunt of the majority of large scale solar schemes required for the UK to meet net zero?

00:54:19:10 - 00:54:54:17

Since the announcement of the One Earth project, there has been a significant negative impact on my health, which has led me to developing a new medical condition. I find the statement published by One Earth as part of their Environmental Impact Assessment, that there will be a likely significant positive effect on human health to be insensitive to the local population and also inaccurate. I was informed by one elf on Earth. There is national guidance on how the EIA is undertaken which generated this outcome. However, for the impact on registered residents to be completely overlooked due to national guidance seems an injustice.

00:54:55:13 - 00:55:32:16

Other than those that are going to financially benefit from the project, I cannot see how there will be a positive effect on anyone living in the local vicinity. The stress and worry experienced so far has been significant and the project has not even been approved yet. If it goes ahead, I cannot imagine having to live with a sea of solar panels up to 3.8m high until I die. As part of the consultation, Onearth talk about keeping villages informed to help mitigate the impact on health. I discussed with the project manager, Daniel Boyd, whilst on a visit to my property about the impact the project has had on my health, and he asked what they could do to help to support me.

00:55:33:04 - 00:56:11:20

They agreed to share changes to the area around my home before they were finalised, but this never happened. I eventually found out about the final plans from a friend that doesn't even live in one of the impacted villages, from a mail drop they had received before I had. I appreciate many see, what I have said tonight is me just being a Nimby and not seeing the bigger picture. However, I would defy anybody not to be a Nimby when their family, home and place they have enjoyed living in for many years, which was the place they chose to bring up a family and enjoy their retirement is set to be massively impacted and changed for up to three generations and in reality most likely forever.

00:56:12:07 - 00:56:50:19

Like many people impacted by these large scale CIP solar schemes, I'm a hardworking taxpayer and when I invested in the purchase of my forever home nearly 15 years ago, it did not include the views of solar panels, the humming of inverters, and living with the fear of an unregulated battery energy storage site potentially going up in flames on our doorstep. Our homes are probably one of the most important purchasing decisions we will ever make, and are usually an investment for the future and something to leave to our children. However, if this project is approved, local residents will be significantly impacted with visual changes to the landscape, changes to the local wildlife.

00:56:50:24 - 00:57:28:16

Increased risk of fire from the best potential contamination of drinking water. Increased flooding and falling house prices, which for my family will potentially mean going into negative equity. Say I do not disagree with net zero green energy and solar, but it should be within the right areas such as those described within N3, and it should be shared around the country and not consolidated in just a few counties. The strive to achieve net zero also shouldn't be at the cost of people's health, wellbeing and finances when all they have done is chosen to live within the great British countryside, which just happens to be next to a convenient grid connection.

00:57:29:08 - 00:57:29:24

Thank you.

00:57:31:15 - 00:57:32:07

Thank you.

00:57:50:13 - 00:57:51:12

Mr. Walker.

00:58:11:10 - 00:59:06:20

Good evening. My name is Craig Walker and I live in North Clifton in one of the most impacted residential properties by the scheme. One of the main problems we have had with this NSP is a lack of trust with the developer, as we are being given false information countless times for it to be to be changed. Never have been the case or toe sticking out of them not sticking to their word. This, along with vague information, removing items from plans when questioning them and not committing to key details in during the consultation process has made the whole process unnecessarily, unnecessarily traumatic When compared to interactions I have had with another NSF, NSF developer within this region.

00:59:06:22 - 00:59:20:18

I can only say one nurse consultation is at best poor and at worst misleading. This is sad. This has had a detrimental impact on my family and I feel a lot of this was avoidable.

00:59:22:17 - 00:59:43:13

I am surprised to see that there is a report within the document submitted to the Planning Inspectorate about glint and glare from one Earth, as I was told categorically by one Earth on a number of occasions, and even by their project manager, Daniel Boyd, that there is no glint or glare from solar panels.

00:59:45:08 - 01:00:13:03

I would like to talk a little about noise from the infrastructure which is to air, which is to be installed, and its impact on residential properties, Wildlife and public rights of way. One Earth like in the noise, from the inverters to that little air to that of a telephone exchange. Being an electronics engineer. I would strongly refute this.

01:00:15:13 - 01:00:20:07

And would like to point out. Frequency at frequency.

01:00:22:00 - 01:00:45:15

Sorry, I. Being an electronics engineer, I would strongly refute this and would like to point out the frequency isn't remotely the same. For some reason, we only seem to be focused on the focus focusing on decibel level. I've had several conversations we won't have about the land surrounding my home.

01:00:48:02 - 01:01:17:18

The land as a, uh, which is largely sand under the subsoil. Uh Uh. I have described how the noise travels through the ground and then up via the house walls. This is a very strange phenomenon. Uh,

but this seems to be, uh, ignored by one Earth and looks to be another thing that will have to be argued after the installation, rather than being proactive.

01:01:23:01 - 01:01:56:06

When Earth plans to install in the region of 200 inverters, that's a lot of telephone exchanges. I would guesstimate there will be double figures of inverters located within one mile of my home. From what we saw of the initial plans, but we won't know until they start going in now, because there are now knowing that it is on the plans and one Earth guarantee that my and others homes will not be impacted by the noise from these inverters.

01:01:56:19 - 01:02:29:05

And. And if we are, what will be done about this? Or will we just have to live with this for 60 years? Surely the sensible approach will be to go beyond the 300m. If the noise distance is anticipated to travel 300m. Wouldn't it make sense to make a no room for error judgement on this? Seeing as they are not going to spend tens or tens of thousands of pounds moving the inverters and panels once they have been installed.

01:02:31:08 - 01:03:21:22

Part of the scheme, including the best situated on a protected water catchment area, is the environment. Is the Environment Agency seriously letting one Earth mark their own homework on this? Because judging at what the Environment Agency has done so far, this seems to be the situation. Potentially. We have oil filled high voltage transformers and coolant based cooling systems in the near 200 inverters dotted around the 400 acre site, at best of 120 foot shipping containers full of lithium batteries and again, coolant based cooling systems, and then firefighting chemical forms that aren't able to be used in a walk in a protected water catchment area.

01:03:22:11 - 01:04:04:15

These are all reasons why it is a no go in other European countries. And at this point, why is this scheme is even a consideration in relation to the grid connection? From the latest information on the tech database. It is my understanding that One Earth has now changed its grid connection from one from one on the current time on till 275 KV substation and one registered to Tranquility Energy on the newly planned 400 kV substation to a to consolidate.

01:04:04:17 - 01:04:23:05

Consolidate. Sorry. Consolidating both connections onto the newly planned forums at kV substation, which does not yet have planning, isn't applying for the solar farm of this magnitude. With no secured capacity on the grid. A massive throw of the dice.

01:04:25:09 - 01:04:28:17

Finally, and from a purely selfish point of view,

01:04:30:13 - 01:04:32:20

I am baffled by one earth and asked,

01:04:34:13 - 01:04:52:23

why are they prepared to spend what will be millions over the lifetime of the scheme to mitigate around my property? This is purely mitigation round my property only not anybody else's. Over the lifetime of the scheme.

01:04:57:09 - 01:05:09:23

Sorry. Uh, so the the the the cost to mitigate, to mitigate purely around our property over the last term of the scheme will run into millions.

01:05:12:02 - 01:05:38:10

We. Once the scheme is there, we will have no interest of living there any longer. And we, after talking to estate agents, are pretty sure that we will be in negative equity and will be in a situation that we will more or less have to give it away.

01:05:40:02 - 01:05:43:17

We asked one Earth if they would.

01:05:45:17 - 01:06:16:21

Buy our property. If they would be interested in buying it at market value and using our land and the property as part of the scheme, because we are the only residential property in the area. Everything else is commercial. Uh, one reply was we're not in the business of owning property.

01:06:17:23 - 01:06:19:21

So with that in mind.

01:06:22:04 - 01:06:38:13

I ask the question, does that sound like a company? Or what has the interests of the community at heart when they're prepared to spend millions to mitigate round us

01:06:40:07 - 01:06:48:18

and engulf us and trap as there, rather than it would be cheaper to let us get out

01:06:50:14 - 01:06:53:14

and they would make more money.

01:06:55:11 - 01:07:02:15

With their rampage on turning the countryside into an industrial estate.

01:07:04:17 - 01:07:06:02

That's all I have to say. Thank you.

01:07:08:03 - 01:07:19:17

Thank you. Just before you leave the chair, you made reference to noise going through your property. I assume you mean now without anything in place?

01:07:20:00 - 01:07:50:00



Yeah. With in the about half a mile away, there's a chicken farm. We've got a bear quite decent. We've got an agreement with them where they will. Uh, the biggest noise we get is grain trucks. And when they come down, uh, if they came on the night. And this sounds a little bit bizarre.

01:07:50:06 - 01:07:53:05

If they came down in the night and you were laid in bed,

01:07:54:23 - 01:08:00:18

you would hear from half a mile away. You would hear them drive down the dirt track.

01:08:02:06 - 01:08:19:14

You would hear them stop. You can tell the wagon stops and it's up there with its engine running. And I mean, if they started pumping the ground, the noise would be around us. But you can hear the until you get used to it, you jump out of bed. Because we live in the middle of nowhere.

01:08:21:08 - 01:08:43:08

You'd think there was somebody outside sat in a car with the engine running outside your house. But the weird thing is, you hear the noise, and if you open a window, it's deadly silent because you're in the middle of nowhere. But as soon as you shut the window, you can hear the noise again. And you can open the window again. And there's no noise. And after.

01:08:45:17 - 01:09:08:13

Uh, when it first started, when we first noticed it, you thought you were, quite frankly, going mad. We figured out the noise comes through the external walls, and it's the vibrations, and it comes through, um, with. Yeah, basically, it comes through the ground. And the only

01:09:10:07 - 01:09:44:01

the other people. We've got two chicken farmers near us, and we're about half a mile apart, and they can hear the same thing, but we don't get anybody coming down to us at night. We we have an agreement when they don't have anybody delivering anything grains or anything like after 7 p.m. at night. So it's sort of fine. But if you were a noise, it's that quiet. If you hear a know, he's jump out of bed because you think something's down. They're up to basically they're up to no good because you didn't.

01:09:44:03 - 01:10:00:13

The robot comes to us, doesn't go anywhere. It's a dead end. But that's the weird thing with the noise. It it's. You open a window and there's deadly silence, and you shut the window, and then the noise is there. It's a most bizarre phenomenon.

01:10:02:01 - 01:10:07:16

Okay. That's helpful. Yeah, Albie, I can't pretend to fully understand.

01:10:07:18 - 01:10:08:08

Why it.

01:10:08:10 - 01:10:09:00

Is.

01:10:09:02 - 01:10:09:17

The mind.

01:10:09:19 - 01:10:16:12

And help. Help us think about the sorts of questions we may need to pose to the applicant. So thank you very much for that.

01:10:16:14 - 01:10:17:06

No problem.

01:10:38:24 - 01:10:53:20

Okay. Now, I think that we've got to the end of the list. Can I can I just check? I see Mr. White's got his hand up. But before I come to you, Mr. White, is there anyone that we've missed who would wish to speak this evening?

01:10:56:15 - 01:11:10:16

Okay, so thank you, Mr. White. Do you want to just. Is there a question that you're wishing to ask us? Just just wait until you've got a microphone and then, uh, because otherwise it won't get picked. So either come to the front or that might be simplest. Thank you.

01:11:16:01 - 01:11:48:10

Thank you. Thank you for seeing me again. Um, there are some other aspects to this, and I know the process that we've been going through, as you probably understand, has been quite confusing. It's not the easiest type of process. We're not used to these things. And it's taken. It can often take a long time for us to understand what's happening. There's a lot of documents for us to go through, and the action group and people in the community have been doing their best on this. But we're finding things all the time, and we don't often know

01:11:50:00 - 01:12:13:23

who when you know, who needs to know certain things. And and when you find, you know, you have a deadline and then you find something after that deadline and then you're sort of stuck. So it sounds like today might be a good time. Just to a couple of things that, if I may, if I may mention and then we can send you some information on this because it's only some of these have only just come to light. Is that okay.

01:12:15:22 - 01:12:46:16

As long as it's brief. Because obviously you've already had more than ten minutes. Very brief probably. Okay. Okay. Just a couple of points. They just seem they just seem to be, uh, some, uh, aspects of the one Earth plans that are causing confusion in the community. Um, they're producing plans where, uh, where they're showing boundaries of the site. Um, unfortunately, they've been sending lots of letters out for people who own properties and land on the, on the, on the site as particularly on the, on the project boundaries.

01:12:46:18 - 01:13:17:06

I'm one of those people. Uh, the boundaries they're showing, they're crossing over access roads when they've no need to. So instead of ending, uh, a boundary at a ditch, for instance, they're crossing over an access road into the ditch on the other side, almost taking control. And it's almost a bit like a land grab. And there are some instances, including my own properties, where they've done that, and I don't think there's any need for it. And it's causing worry in the community because they seem to be, uh, putting things on the plans that they don't necessarily own.

01:13:17:08 - 01:13:49:16

Now, we did engage with the, uh, letters that they send out, but unbelievably, they were freepost envelopes. And when we returned our interest in the in the land, some of the free post envelopes were returned to us because they hadn't paid the free post license, so they came back to us. So again, and that sort of delays the whole thing. So I'd like to write to the planning inspector about that, if I may just highlight some of those boundary differences. That's fine, because clearly we will be talking about land interests later on.

01:13:50:00 - 01:14:21:16

There will be a specific hearing dealing with the question of compulsory acquisition and land interests. And so for anyone who has an interest in land within the order limits, we would wish to hear from them with regard to any concerns they have, either about accurate identification or specific concerns about the amount of rights or the quantity of land. All of those issues. We need to understand your points of view about.

01:14:21:24 - 01:14:53:07

Great. Is this on the hearing specific or is this just in general after these hearings are over. No, it's a very specific hearing that we're obliged to undertake. Dealing with compulsory acquisition and land interests. And this is a future date. It will be a future date. Okay. Perfect. Um, just a quick couple of very quick points. Uh, do Orsted plan to sell one Earth? They sell solar farms to feed future growth. They have done. They've sold their solar farm in Ireland, and they've sold their solar farm in the US.

01:14:53:22 - 01:15:26:07

Uh, it's a it's a business model that been following for a long time. So our communities are very concerned that this is just another sort of, uh, uh, way of, uh, Orsted raising money. So, uh, and there's no to long term responsibility for this. So, uh, can they guarantee that they will be taking long term responsibility for this? Uh, because we do think as a community that's very important, rather than just sell to the, to the highest bidder. Uh, and then the other part of this is community benefits.

01:15:26:09 - 01:16:03:21

What Craig was saying. Unfortunately, uh Oneearth do seem to be very, very, uh, against providing, uh, any sort of community benefits. To speak of, uh, they've issued some very small, uh, sort of, uh, grants. Ten, I think of £10,000 where you've got other, uh, developers who are providing £1 million per year. Now, what on earth have said they'll tell us what they might do, uh, after the plans. Get a go ahead. Now, if they were asked whether they would consider, uh, just using less than 1% of this project to provide energy for local homes.

01:16:03:23 - 01:16:35:17

In effect, 200,000 homes, if they provided 0.1% of the energy that they're going to, uh, generate to local, local homeowners and residents, it would significantly lower or even zero off their energy bills, but not even 0.1% they would be interested in. Um, And there's just some other technical things on, on, uh, uh, on solar panels, which we can it sounds like we can send in. I think you can. And, uh, that will be very helpful because we'll need to understand.

01:16:36:03 - 01:16:48:08

We'll understand that better in writing, I think. Um, so appreciate that. If you can send those in for the next deadline, which is the 29th of July, that would be helpful. Thank you. Thank you very much. Thank you.

01:16:52:18 - 01:17:03:23

If I can then turn to the applicant, invite you, if you wish to, to respond to what you've heard this evening. You're not obliged to, but you obviously have that opportunity, should you wish.

01:17:27:18 - 01:18:11:05

Good evening, sirs, and good evening to everyone here. My name is Alexis Coleman. I'm a legal director at the law firm Pinsent Masons, and I represent the applicant, One Earth Solar Farm Limited. Firstly, on behalf of the applicant, I would like to thank everyone who's attended and spoken at this evening's hearing. We appreciate people taking time to participate in the process. It's an important part of the planning process that the public has heard, and that the examining authority is aware of local concerns. So thank you for your time. Secondly, we've carefully read all the relevant representations submitted by all parties, and we're in the process of preparing detailed responses to those which will be submitted at deadline one, where points raised today overlap with those raised in the relevant representations.

01:18:11:07 - 01:18:47:23

I'm not going to cover those in detail at the moment, because we'll do that in writing with input from the relevant subject matter expert. This evening's hearing has very much been about the applicant listening. We have many members of the team here for that purpose in order to make sure we can. We've heard what's been said, and we have where new points have been made that are not already covered in the relevant representations. We will also ensure to respond in detail in writing at deadline one. I will, however, try to touch on some of the key themes that have been raised. At the outset, it's worth highlighting that there's almost always a tension with large scale, nationally significant infrastructure projects.

01:18:48:05 - 01:19:19:00

On the one hand, there are substantial benefits of schemes such as one in particular, by making a significant contribution to the urgent need for renewable generation, which contributes to the fight against climate change, which benefits us all. However, we recognise that that is balanced against more local impacts which may affect the local community, including communities who are represented here today. In siting and designing the One Earth scheme from the start, we have done all we can to avoid and minimise those impacts, but it is unfortunately inevitable that a scheme of this size there will be some adverse effects.

01:19:19:09 - 01:19:56:14

With this in mind, and touching on some of the points Mr. Fox has mentioned. We have been sure to do a thorough environmental assessment of the scheme's likely significant effects in order to ensure that we've identified them and tried to mitigate them where possible, but also so that the examining authority and the Secretary of State are aware of them, so that they can be taken into account in the consideration of this application for one Earth. Our position is that the substantial contribution to the urgent need for renewable energy, alongside other benefits such as extensive habitat creation and planting, the creation of new permissive paths, beneficial impacts on soil and creation of construction jobs outweighs the scheme's adverse effects.

01:19:57:20 - 01:20:16:00

In terms of points raised um around agricultural land, food security by Mrs. Walker and others. A key focus of One Earth has been to take steps to avoid and minimise the use of best and most versatile land, and this has involved included removing grade two land parcels as the scheme has been developed.

01:20:19:09 - 01:20:51:22

There's a few comments from Mr. White and Mrs. Walker and others in terms of impact on drinking water and and runoff from the scheme. Runoff from hardstanding areas will be treated appropriately prior to discharge to ordinary watercourses and tanks, to prevent infiltration to the ground. The drainage features serving these areas will have an impermeable lining to impede the infiltration of potential contaminants to the ground and groundwater. And I know some of these points are in, um, on the agenda for the specific hearing tomorrow and on Thursday. Um, and following that, we'll also be able to respond in writing because I appreciate, especially from Mr.

01:20:51:24 - 01:21:28:02

White, there were some more detailed points there that we'll make sure to pick up around, um, runoff and, um, what infiltration. Um, there's been several comments around operational noise, um, raised by Miss Russell, Mrs. Walker, Mr. Walker, and possibly touching on the points made by Mr. Crumley. Uh, during operation the substation. And best equipment in particular, have been located at a distance of at least 300m from residential properties and 100m from public rights of way. In order to reduce the likelihood of disturbance due to noise from fixed plant, as a result, the impact on residential receptors is not considered to be significant.

01:21:28:24 - 01:22:03:16

There are specific comments relating to the noise of inverters during operation. The inverters form part of the power conversion stations, and these units will not be located within 100m of residential dwellings and 50m of existing public rights of way, without acoustic mitigation. We've also volunteered a restriction on operational noise so so that it is tied to the levels in our environmental statement, and the applicant takes compliance with all the requirements in the DCO, including noise, very seriously, and has measures in place in the environmental management plans to ensure compliance is monitored to make sure we're compliant with those requirements.

01:22:03:20 - 01:22:08:12

I'd also just note for people's benefit that the breach of any requirement in the DCO is a criminal offence.

01:22:10:23 - 01:22:44:11

Um, There's also more detail and questions raised by Miss Russell, and we can expand upon those in more detail in writing. There's various comments around the response to consultation feedback. Um, the applicant has, has, has tried to engage and undertake meaningful consultation. We've had a single point of contact, Emily Sharp identified from the start, to try and make that more accessible for people. Um, and we've had a version of a mixture of, um, in-person events, webinars, home visits, parish council meetings and the consultation has led to many changes in the scheme.

01:22:45:04 - 01:23:29:17

Um, a break in the arrays at the north eastern boundary following the Woodland Trust. Access to road wood and to retain ecological connectivity. Removal of arrays to maintain visual connectivity between the viaduct and the village. Setbacks to the south of Bracknell village and offsets of up to 50m from Main Street. Um the the removal of the land between North Clifton and South Clifton has been removed. Um And I know that that perhaps isn't agreed by many people, but that's not a premeditated change. That's a genuine change that's been made in response to consultation, feedback, bespoke buffers and setbacks to individual properties largely informed by individual visits to those properties, and solar panel offsets by at least 15m and up to 150m from public rights of way.

01:23:30:13 - 01:24:02:14

I appreciate people don't necessarily agree that we've gotten it right with our approach to consultation, but I would just set that out just to give a feel for some of the feedback and how it's been taken on board. Um, Mrs. Walker made comments about the cumulative effects with solar. The applicant is aware of the density of energy projects in this area, which is largely due to grid capacity and other factors that make it a location for solid development. We've considered the cumulative effects not just of other solar developments, but also other energy projects and other proposed developments in the area.

01:24:03:09 - 01:24:31:02

There are generally no significant cumulative effects with other developments. However, we have identified that there would be cumulative significant adverse effects for the landscape character on the Normanton on Trent published character, area and visual amenity on the public right of way to the south of East Drayton. The applicant is preparing an interrelationships report setting out how we have addressed impacts with nearby schemes and how we're working with them, and any opportunities for joint approaches for mitigation, and will submit that for deadline one.

01:24:39:02 - 01:25:12:18

Um, in terms of, um, decommissioning, I'll touch on the point, uh, made by Mr. Wyatt in relation to, um, below ground cables at decommissioning as his as he says, below ground cables at greater depth than one metre are planned to remain in situ, um, as this causes fewer environmental impacts than removing them, and it still allows the agricultural use to continue. We do, however, build into our, um, decommissioning environmental management plan and mechanism so that if at the time of decommissioning, industry practice and legislation has changed, um, so that it's preferable to remove cables below one metre, then we will do that.

01:25:14:01 - 01:25:38:21

Mr. white also touched on some points in relation to the Water Framework Directive. Directive. We have undertaken our WFD screening assessment, which includes compliance with the objectives of the WFD, and we are engaging with the Environment Agency on this. Um, in terms of ground contamination, we've included measures in our management plans for construction, operation and decommissioning, which we're also discussing with the Environment Agency to ensure they're happy with the measures in place.

01:25:44:04 - 01:26:24:01

There was a point raised by Mr. Walker on Glint and Glare. So we have provided the glint glare assessment with the submission. We've adopted various measures to minimise impacts from glint and glare, including fixed panels, 15 degrees tilt, um due south orientation and anti-reflective coating on the panels. Um, there's potential for some impacts on road or rail users. And we've put in place, um, provisions in the outline landscape, environmental and Ecology management plan to, um, redo that assessment at the time of detail design, because it's done on an overly precautionary basis that assumes no, um, existing planting, because that's the approach taken with our assessment.

01:26:24:03 - 01:26:56:16

So we will do that to confirm the actual mitigation. But there may be some temporary, um, hoardings in place until the planting gets to a certain height, um, to mitigate those impacts for road and rail users. So there's no significant effects in that respect. Um, finally, there's just a few various comments that, um, I'll try and come back on, but, um, we will, as I've said, respond in writing. Um, I just wanted to clarify for Mr. Crumley that the scheme is privately funded and we can point you to the funding statement, which is part of the application documents, which sets out how the applicant proposed funding, proposes to fund the scheme.

01:26:57:12 - 01:27:28:14

Um, Mr. oats made various um detailed comments around socio socio economic impacts. We have done a socio economic assessment and the analysis he's looking for is in the chapter 17 of the environmental statement that we can help direct to that. That's helpful in terms of job creation. And there's also a local employment plan in place to support that. Um, the creation of, of jobs, especially for opportunities locally. Um, the assessment also includes impacts on agricultural businesses and loss of existing employment on the site.

01:27:28:21 - 01:28:02:17

And as I've said, they'll further detailed points made. So we'll make sure that we respond in writing with the input from the author of that assessment. Um, on the points made, um, in terms of Mr. Walker mentioned the grid connection at Heinemann and which I know is on the agenda for tomorrow's hearing. We'll cover that then and also respond in detail around that, just to provide the, um, the, the comfort as we understand it in terms of that, um, that coming forward and the certainty around that grid connection and the obligations on National Grid to deliver on that. Um, again, there's various adequacy of consultation points raised by Mr.

01:28:02:19 - 01:28:35:19

Fox, which have, I think, largely been dealt with in the preliminary meeting earlier today, both in terms of comments from the examining authority and on behalf of the applicant. Um, I do acknowledge the comments and the depth of feeling about the consultation, how it's been undertaken

from the comments of Mr. Fox and Mr. Walker and others. And the applicant, as I've said, is here and has heard those comments and those are noted. Um, Mr. White mentioned just at the end some confusion around plans and access roads. Um, and so it would be helpful if, um, it sounds like those comments will be put in writing with some more detail so that we can look at those and make sure we respond.

01:28:36:10 - 01:29:07:04

Um, I would also just clarify, we do propose a community benefit during operation um, which is along very comparable with the um funding proposed on other schemes. The lesser some referred to is actually a pre-application or pre consent fund, which is available now and has been available um, for funding other um community initiatives. So in conclusion, I've tried to pick up on the key themes and the time available, and we've taken a detailed note of the points raised. And as as I've said, we'll be responding to these points at deadline one.

01:29:07:16 - 01:29:13:23

So I'd just like to thank everyone again for their contributions and participation in the examination. Thank you.

01:29:15:21 - 01:29:16:21

Thank you very much.

01:29:26:07 - 01:29:59:11

Okay. I think that then brings us to a close. But before I formally close the meeting, I just wanted to respond to one question that Mr. White had raised. Uh, asking whether pin's has or the Planning Inspectorate has the authority to say no to this proposal. Our, uh, duty as the examining authority is to prepare a report for the Secretary of State, and we will make a recommendation within that report as to whether we consider the consent should be granted or not.

01:29:59:22 - 01:30:30:06

But ultimately, it is for the Secretary of State to decide whether they choose to grant that development consent order or not. And it's it is their decision, not ours. So hopefully that helps clarify the what our role is. Uh, we will do our best to examine this as thoroughly as we can, and we'd encourage all of you to engage with it as constructively as possible, because that will aid us doing our job as well as possible.

01:30:30:24 - 01:30:48:17

So without further ado, I'd like to thank you all for your time. Uh, grateful for your input this afternoon. This evening. Um, and look forward to working with you all throughout the examination. So thank you for this. Open floor hearing's now formally closed.