



Hearing Transcript

Project:	Lime Down Solar Farm Project
Hearing:	Transcript of preliminary meeting - Part 1
Date:	21 April 2026

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

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

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

File Name: LDS_21APR_PM_PT1.mp4

File Length: 01:09:02

FULL TRANSCRIPT (with timecode)

00:00:08:24 - 00:00:29:17

Good morning everybody. It is now 10:00 and I would like to welcome you all to this preliminary meeting relating to the application for the Lying Down Solar Park Limited for the Line Down solar project. Before I begin, can I just confirm with the case team that I can be heard clearly and at the live streaming of this event has commenced?

00:00:32:11 - 00:00:35:28

I need a heads up. Can I get a heads up from Case Team?

00:00:38:24 - 00:00:55:03

Great. Thank you very much. My name is Janine Leyva and I am a planning inspector and a chartered town planner. And I have been appointed by the Secretary of State to be the lead member of the panel to examine this application. I will now ask my fellow appointed panel members to introduce themselves.

00:00:57:11 - 00:01:02:09

Good morning. My name is David Love. I'm a planning inspector and charter town planner.

00:01:04:01 - 00:01:11:19

Good morning. My name is Ben Northover. I'm an examining inspector and an architect, and I have been appointed by the Secretary of State to be a member of the panel.

00:01:13:12 - 00:01:45:11

Thank you. I can confirm that all members of the examining authority have made formal declarations of interest, and there are no known conflicts of interest with regard to any of us examining this application. Together, we constitute the examining authority for this application. You will also hear us refer to ourselves as the za or the X8. There are other colleagues from the Planning Inspectorate who are joining us today, both here and online. Our case manager is Deborah Allen, who is supported by other case officers in the venue and remotely.

00:01:45:13 - 00:02:23:08

It is the case team who you should contact regarding the application process in general and for today's arrangements, including any online connection issues. There are also several new inspectors in the venue today who are simply observing the proceedings. They are sitting in the Tsar's separate breakout room and are watching online. In addition, there are also technicians from KVS Audio and Visual in the room who are here solely for the purpose of managing the recording and live streaming of the event. Today's meeting is being undertaken as a blended event, meaning that some of you are present with us in the venue and some of you are joining us virtually using Microsoft Teams.

00:02:23:11 - 00:02:55:05

You should also be aware that the meeting is being recorded. Now I'll just deal with a few housekeeping matters. The first thing to say is I'm rather blind to people in the room when I'm wearing my glasses, so I will have to keep doing this. So if I don't see a hand raise straight away, just be patient with me. And similarly for my fellow participants on either side of the tables, there are no planned fire drills today, so if the alarm sounds then it is a real thing. So we do need to exit the building.

00:02:55:07 - 00:03:34:10

There are fire exits at both the front and back of this meeting room, and also to the side behind the curtains for those participants in the venue viewing room upstairs. There are also fire exits to the side of the room, which will take you outside the meeting point. Should there be a fire and we need to muster is TJ Jones on the high street? So other procedural and housekeeping matters. Can everyone please keep their devices and phones to silent online participants? Please make sure your cameras are switched off and your microphones are muted unless the panel have requested that you speak.

00:03:35:24 - 00:04:10:09

I'm not aware of any requests for any special measures or arrangements to enable participation in this meeting, but if you do need assistance, please do speak to the case team. If at any point in the meeting you can't hear us. Um, could people in the room please raise their hands? And could virtual attendees use the raised hand function on teams. And as I said before, there may just be a little bit of a delay before we we get to you. There will be a short comfort break during this meeting. However, we will try to keep to our agenda items before doing so.

00:04:10:11 - 00:04:19:08

The virtual participants are advised to keep their connection open during the break. Can I ask if there are any media representatives in the room?

00:04:22:02 - 00:04:27:24

Nope. Okay, so does anyone have any questions about the technology or general housekeeping?

00:04:31:02 - 00:05:14:01

Nope. Not seeing any. Okay, I need to make a few points about privacy. A link to the planning inspector. Its privacy notice was provided in our rule six letter dated the 9th of February. That's examination library reference PD 006. This explains how your personal data is handled in accordance with the principles set out in data protection laws. Please contact the case team if you have any questions regarding this or the recording. If you participate in today's event or any later event, it is important that you understand that your comments will be recorded and the digital recording will be published and retained, usually for a period of five years from the Secretary of State's decision.

00:05:14:09 - 00:05:49:28

We are aware of a handful of people who have advised they do not wish to be filmed, and we have tried to make arrangements for them over the next two days at this venue. But it may not always be possible due to the different venue layouts. In such circumstances, we remind interested parties that is always optional to participate via Microsoft teams and to speak to us with your camera off if you do not wish to be caught on our cameras. If for some reason you feel you need to refer to sensitive

personal information in your oral submissions, we would encourage you to contact the case team again in the first instance before disclosing such information.

00:05:50:00 - 00:06:19:27

We would then explore whether you could submit that information in written format, which we are then able to redact before we publish. The meeting will follow the agenda set out in annex A of the rule six letter, which is mentioned. Is examination Library reference PD 006. It would be helpful if you had a copy of this in front of you, as it will not be displayed for the duration of the meeting. I'm going to hand over to my colleague, Mr. Love, to run through the participants who have registered to speak today.

00:06:21:13 - 00:07:00:27

Thank you. As with all meetings and hearings for examinations of nationally significant infrastructure projects, or you might hear a pair of them referred to as MSPs. A recording of today's meeting will be made available on the website as soon as practicable after the meeting has finished, to assess the recording and the transcript which will accompany it. The examining authority asks that when you are speaking, you do so. Inter provided microphone stating your name, who you're representing every time before you speak. We recognize that this can get a bit repetitive, but it is for the purposes of the recording so that anybody that is subsequently viewing or listening to the recording knows who is saying what and when.

00:07:02:02 - 00:07:41:09

For those sitting in front of a microphone, please press the large button on the base when you are off to speak and when the red light is showing, the microphone is active, and then simply press the same button to turn off the microphone when you finish speaking. If you find yourself speaking into one of our roving, one of our two roving microphones, which will be brought to you by a member of our case team, please just start speaking into the microphone. There is no need to press any buttons. If during your comments you refer to documents in the examination library. Could you clearly state the examination library reference number? For example, the draft Development Consent order is Document Reference app 016.

00:07:41:24 - 00:08:15:12

This helps examining authority and all other parties to have a record of the documents you are referring to. the case team have provided me with a list of those interested parties who have expressed a wish to be heard today. At this point in the agenda, I would normally ask everyone to introduce themselves and the agenda item or items they wish to speak on. But given the number of participants and because we have limited time available, I will instead ask the applicant councils, the main statutory organizations and interest groups that intend to speak to introduce themselves, and I will then read out the remaining parties names.

00:08:16:23 - 00:08:36:21

When you do speak later in the meeting, please introduce yourself, stating your name and if relevant to who you represent and which agenda item you wish to speak on. Please could you also state how you wish to be addressed? Mr. and Mrs. Doctor, etc.? So if I could start with the applicant please to introduce introduce themselves.

00:08:39:10 - 00:09:02:04

Good morning. My name is Claire Broderick. I'm a partner at Pinsent Masons LLP. Solicitors for the applicant. Lime Down Solar Park Limited. I'm joined by members of the applicant's team. However, I believe I'll be doing majority of the speaking at the preliminary meeting. I will let them introduce themselves and I can be referred to as Miss Broderick. Thank you.

00:09:04:19 - 00:09:13:01

Good morning. My name is Will Threlfall for the applicant. I'm a senior development manager at Island Green Power and project lead for Lime Down Solar Park.

00:09:17:03 - 00:09:23:13

Good morning. My name is Jacob Burton. I'm from a senior associate at Penson Masons LLP. On behalf of the applicant.

00:09:28:17 - 00:09:32:07

I'm assuming you three will be the main speakers for the applicant.

00:09:32:09 - 00:09:32:24

And then.

00:09:32:26 - 00:09:36:03

You'll. If there's anyone else, you'll call them forward as necessary.

00:09:36:29 - 00:09:50:23

Clare. Project for the applicant. Yes. That's correct. I don't anticipate anyone else will need to speak for today's hearing, but for the issue specific hearing will have a much larger team of people, and that they will introduce themselves at each agenda item. Thank you.

00:09:51:02 - 00:09:57:27

Of course. Thank you very much. Excuse me. I'll turn now to Wiltshire Council to please make their introductions.

00:10:00:19 - 00:10:25:21

Good morning. Joel McCullough. Barrister. Landmark. Chambers. I'm acting for Wiltshire Council. I have other members of the team here with me also. And I let them introduce themselves in the second. Um, I can be referred to as Mr. McCullough. That's s e marku la. Um. And I'll let my colleagues introduce themselves.

00:10:26:12 - 00:10:26:27

Morning.

00:10:26:29 - 00:10:31:13

Frank Kane and house lawyer for Wiltshire Council can be referred to as Mr..

00:10:36:07 - 00:10:43:19

Good morning. My name. My name is Nick Thomas. So I'm Wiltshire council's director of planning economy and regeneration. Thank you.

00:10:46:02 - 00:10:50:28

Good morning, Adrian Temple Brown. Friends of the Earth for North Wiltshire. And.

00:10:51:10 - 00:11:06:21

Excuse me. Sorry. I'll just stop you there. We're just going round the. I'll call you forward at the time, but we're just doing Wiltshire Council at the moment and then I'm going to move on to statutory parties. I will come on to everybody else in time, but I'll call you forward at the relevant time. Thank you. So was there anyone else for Wiltshire Council, please?

00:11:06:23 - 00:11:07:16

Good morning.

00:11:07:19 - 00:11:13:12

I'm Karen Jones. I'm a strategic planning project's lead. And please call me Miss Jones.

00:11:14:20 - 00:11:30:03

Thank you. Okay, I'm going to turn now to the parish councils. And I understand we have a representative from Saint Paul, Malmesbury without parish Council. And if I could ask you to introduce yourself, please and advise on the agenda items which you wish to speak.

00:11:34:28 - 00:11:36:07

Nope. Okay.

00:11:37:14 - 00:11:45:20

I believe that the person that was going to represent them is sick at the moment, so I'm not sure we have a substitute.

00:11:46:28 - 00:12:02:20

Okay. Thank you. I can always come back to them if they turn up at some point. Um. Next one I have a I understand I have someone attending virtually from Churston Parish Council. Are we to see a team's hand popping up on the screen?

00:12:04:09 - 00:12:12:06

Yes. I'm here. Sorry. Yeah, absolutely. I'm here. And on behalf of Churston, I want to speak on, um, just general impact.

00:12:14:28 - 00:12:19:18

Thank you very much. Um. And I assume as it miss or Mrs. Burgess or.

00:12:19:26 - 00:12:21:29

Sorry, Mrs. Burgess. Yes. Thank you.

00:12:22:14 - 00:12:31:21

No. Thank you. Okay. I will turn now to. Are there any other local or parish authorities present who registered to speak? Who I've not mentioned?

00:12:35:02 - 00:12:47:29

No. Okay. Oh, yes there is. I'm sorry. A bit like my colleague. I'm slightly blind, I'm afraid. Um, could I ask if you are representing a parish council? Could you come up to the top table, please?

00:12:57:25 - 00:13:01:18

Mrs. Burgess, if you wish to turn your camera off, your your. You are welcome to.

00:13:07:17 - 00:13:12:06

Hi. Good morning. Can I ask you to introduce yourself, please? And which parish council you're representing?

00:13:14:25 - 00:13:15:25

And I'm representing.

00:13:15:27 - 00:13:16:12

Littleton.

00:13:16:14 - 00:13:19:16

Parish Council in the open hearings this afternoon.

00:13:26:17 - 00:13:32:15

Thank you. You don't intend to speak at this preliminary meeting? No. Okay. No, thank you very much.

00:13:36:05 - 00:13:54:03

Great. I'm now going to turn to statutory organizations. Other organizations and interest groups that have given their intention to speak. Now, firstly, I have National highways present. I believe they are online and could I ask that they introduce themselves and advise which agenda items they wish to speak, please?

00:13:55:05 - 00:14:19:26

Good morning. It's Julie Russell on behalf of National Highways. Um, I'm joined this morning by my instructing clients, Simon Shapland and Gaynor Gallagher. Um, no particular item that we wish to speak on this morning. Just, um, present to assist the examining authority. Should the need arise. Um, you can address me as Mrs. Russell.

00:14:21:14 - 00:14:22:09

Thank you.

00:14:23:05 - 00:14:34:27

Thank you very much. Um, I'm now going to turn to Stop Lane down, please. And if I could ask you to introduce yourselves and what agenda items you wish to speak on, please.

00:14:36:15 - 00:14:59:28

Thank you, sir. I am Daniel Gazelka, counsel at 39 Essex Chambers, and I'm representing stop line down. I should clarify that our official title is SSD Wiltshire Limited, but we'll refer to ourselves throughout as stop line down or SSD. Um, I can be referred to as Mr. Gazelka and Melanie Friend introduce herself as well.

00:15:01:10 - 00:15:10:14

My name is Celia Reynolds. I'm a barrister at 39 Essex Chambers. I'm also representing Stop Line down today and I can be referred to as Miss Reynolds.

00:15:12:00 - 00:15:19:26

Um, Daniel Gazelka, stop lying down and we wish to speak to items three, four and five and to assist in any way that we can.

00:15:23:15 - 00:15:57:15

Okay. Thank you very much. Okay. I'm now going to turn to a number of interested parties who have registered to speak on their own behalf now, because we have quite a number of them. I'm going to just read out the names that I have pre-registered, and what I would ask was, if you don't hear your name and you have pre-registered, please raise your hand. That includes using the Microsoft Teams function if you're attending virtually. If there are any mispronunciation, I apologize in advance and I'm happy to be corrected. Once I've read out those names and we've clarified people who have registered to attend.

00:15:57:17 - 00:16:08:16

If I have missed out anyone, I then have an opportunity to come round and just make sure we have everyone who has registered to attend and those who then wish to wish to speak today. So.

00:16:12:02 - 00:16:21:15

Are. Yes. Thank you for that. Apologies. I will now turn to friends of the Earth before I come to interested parties. Apologies, sir. Over to you.

00:16:22:02 - 00:16:40:19

That's okay. We'll have another go. Um, so it's Adrian Temple Brown, representing North Wiltshire, friends of the Earth. Um, fine. To be referred to as Mr. Temple. Brown and I here really with the general point that I'd like to introduce, that there could be so much more that could be done with this project for the environment. Thank you.

00:16:42:23 - 00:16:57:12

Thank you sir. Okay, so I will now turn to interested parties pre-registered. And again like I say I'm just going to read out the names. So I have a Paul Simmonds, Mostyn, Neil Hamilton, Philip Emsley, Fiona

00:16:58:28 - 00:17:29:01

Emma Vaughan, Helen Hood, Philip Davey, Stuart Dobson, Sarah Sorby, Tony McKelvie, Simon Cox, Alex Frost, Jonathan Seymour Williams, Venetia Walker, Sue Godwin, Sean McGee, Tracy.

Wooster, Helen King, Matthew. Hood, Kim. Morgan, Christine. McNee, Richard. Jeffcoat, Steven. Eades, Martin. Smith, Leslie.

00:17:29:03 - 00:17:58:18

Bennett, John. Eavis. Simon Durrant. Hugh Roche. And virtually I have Rachel White, Peter. Phillips, John. Ramsey, Willa. Gib. Steffi. Daphne. Now, first of all, I'm going to ask whether any mispronunciation is. I'm happy to be corrected. No, I'm. Oh, we do have a hand. Sorry. Yes. McKelvie. Thank you.

00:18:06:13 - 00:18:20:21

And is there anyone else in the room or online who has registered to speak? I have some hands in the room. Could we have some microphones, please? Okay. Steam.

00:18:31:25 - 00:18:32:10

Sorry, Mr.

00:18:33:25 - 00:18:34:16

Gazelka.

00:18:34:19 - 00:18:51:15

Yes, sir. Daniel, stop. Now, I just wanted to possibly help with the room. It may be your getting hands up from people who were registered to speak at the office as well. Um, I know at least some people who've just raised their hands then who were registered for that one. So it may help to clarify, but it's just for preliminary meeting.

00:18:51:20 - 00:18:52:22

No thank you.

00:18:54:20 - 00:18:59:18

Yes. Please be aware if you have registered for the open floor hearing. That is a separate event this afternoon.

00:19:01:21 - 00:19:12:15

So I'll I'll ask again. Is there anyone who's registered to speak at this preliminary meeting? Not the open floor hearing. The preliminary meeting just now. Who I haven't mentioned.

00:19:14:12 - 00:19:16:00

I'm seeing a hand. Yes.

00:19:20:10 - 00:19:23:00

Sorry. Can we wait for a microphone to come round?

00:19:25:22 - 00:19:35:17

I'm sorry, I believe I was only registered this afternoon and that's what I've got. That's what they said as well when I registered this morning when I got my little stickers. Not this morning.

00:19:36:04 - 00:19:37:00

Okay. Could I ask.

00:19:37:02 - 00:19:37:17

One?

00:19:37:19 - 00:19:41:00

And I think there's other people. Fiona. Gypsy.

00:19:43:04 - 00:19:50:16

Well, you don't have to speak at this event. If I've called out your name. And you, you and you don't wish to speak. If you feel like you've perhaps.

00:19:50:18 - 00:19:53:14

Well, I'm speaking. This afternoon is what I understand. I just want to confirm.

00:19:53:16 - 00:19:56:14

If I could ask you then to discuss that with Case Team, please.

00:19:57:09 - 00:20:02:22

Okay. Well, I mean, I think that's what they said when I, when I came in, they gave me a sticker that doesn't have an S on it.

00:20:06:26 - 00:20:21:03

Okay. So is there anyone who has registered to speak at the preliminary meeting who I haven't mentioned in the room? Okay. And online. I don't see any hands.

00:20:24:16 - 00:20:53:03

Okay. I believe that is. Introductions done then for the preliminary meeting. So thank you. And may I remind you that if you wish to speak during the course of this morning's proceedings, for example, to make comments in response to representations made by the parties, you should raise your hand either physically or using the function within Microsoft Teams. Please do not shout out. Are there any comments anyone wishes to make under this agenda item before we move on, please?

00:20:55:01 - 00:21:10:05

No, I'm not seeing anything in the room and nothing online. If not, that concludes this item of the agenda and I'll pass back to Mrs. Lieber for agenda item two, which is examining Authority's remarks about the examination process.

00:21:12:01 - 00:21:37:17

Thanks. Before I open item two, I just wanted to check if there was anyone who hadn't registered to speak, who wishes to speak, because I don't think we address that. I'm not seeing any hands. I also believe there are some people who are waiting to come into the room before we move on to the next item. So we'll just allow those people to come into the room. Take a seat.

00:21:47:02 - 00:22:28:27

Okay, perfect. So item two is TSA's remarks about the examination process. So as you all know, this is a nationally significant infrastructure project or NEP for the purposes of the Planning Act 2008. It is for this reason the application falls to be determined by the Secretary of State for Energy Security and Net zero. Therefore, I would like to emphasize that it is the Secretary of State who will make the decision on the application and not the X-ray in order to streamline the running of this event in annex B of our rule six letter, we provided an introduction to the preliminary meeting and the examination process, explaining how it would be conducted and how you can participate.

00:22:29:09 - 00:22:59:13

For expediency, I'm assuming everybody has read that. However, it's important that you are clear in your understanding of the examination process, so there are links to guidance notes within the rule six letter. If there's anything unsure about that you're unsure about, you can also ask Case Team who are present today. Now, the purpose of this preliminary meeting is to focus on the way in which this application for the project will be examined. Therefore, we will only be inviting discussion about the procedural aspects of this examination.

00:22:59:15 - 00:23:33:17

At this meeting. This meeting is not the place to discuss either the merits or any concerns that you may have regarding the application. These matters can only be considered once the examination begins, which is after this meeting. We would like to thank all the contributions to the relevant representations process. We recognize the strength of feeling and anxiety and upset that this proposal is causing the vast majority of contributors. We want to continue to hear from you throughout the examination, in writing and in attendance at our hearings.

00:23:33:19 - 00:24:11:03

However, in order for us to do our job well, we request that your participation is respectful, focused, and helpful. And I'm really pleased that people are listening and are quiet while we're running through these introductions. So thank you very much. At the end of this process, my colleagues and I will have to weigh all the matters put before us on a metaphorical set of scales to be able to report our recommendation to the Secretary of State. We will be reading, listening and visiting and asking questions of the applicant and relevant interested parties throughout the entirety of this examination to test the information being presented to us.

00:24:11:15 - 00:24:47:07

But we do only have a finite six months to be able to do this. And at the end we have to arrive at a recommendation. So I urge again that all participants are focused and helpful to us over the next six months. We are not your enemies and whilst we are guided by the national policy statements, we are independent thinkers in this process. The primary method of examining the application is in writing, but we have made provision for hearings in this examination. Now, the first opportunity that we will get to hear your representations will be this afternoon and this evening at the open floor hearing.

00:24:47:16 - 00:25:21:24

Now, we've had a good number of people registered to speak at the open floor hearing, and an agenda has been published with the speaker running orders. That is examination library reference EV3, dash

001 and second open floor hearing is likely to take place in late June early July. So for anyone who has not registered to speak, can register to speak at that next meeting. Tomorrow we have our first issue specific hearing on the scope of the development with subsequent hearings penciled into our draft timetable in late June and mid September.

00:25:21:29 - 00:26:00:18

We will discuss the examination timetable very shortly in item four. There are other specific matters I'd like to raise before we get on to the substantive issue of the agenda. And the first relates to speaking time. Given the large number of resident registered, registered participants in this preliminary meeting, the open floor hearing this afternoon and the issue specific hearing tomorrow, we would like to highlight that if any participant in any of the hearings is affecting the running order of the events or taking up too much time, we may have to interrupt and ask you to either shorten your oral submission or put them in writing to us at the next deadline.

00:26:00:25 - 00:26:34:06

You are reminded that written comments have no less weight than the oral comments that you give us. Therefore, if you feel you've not had full opportunity to make your points at a meeting or a hearing for example due to the time constraints, you should provide them in writing. Now secondly, in relation to deadlines, and we will come on to talk about the timetable very shortly. But I would like to highlight the importance of ensuring that people do submit their information and their responses in accordance with the set deadlines.

00:26:34:08 - 00:27:05:10

Now, we can only proceed smoothly and efficiently if all parties meet the deadlines and provide submissions that are as comprehensive as possible. If we receive late submissions, they restrict the ability of other parties to respond to the information and for the essay to consider it, which can lead to unfairness in the process and potential for costs being awarded against the offending party. So it's really important to note that if you submit something late, it may not be published and we may not be reviewing it.

00:27:06:15 - 00:27:38:10

Now, the final point I would like to make under this agenda item is to highlight the importance of the Planning inspector, its national infrastructure website. On the Line Down Solar project page, you will find lots of information about the application, including the examination library, which will be your friend in this process. The examination library is where we will put all the submissions. We will put the recordings up of these meetings, the transcripts, all the questions that we ask, and any procedural documents that we make.

00:27:38:14 - 00:27:56:22

Each time a deadline passes, the documents will be added to the examination library. So we really do encourage you to become familiar with that. So before we move on to the really substantive parts of the agenda, is anyone unclear of or requires clarity on the examination process?

00:27:59:20 - 00:28:07:08

No, thank you very much. I shall hand over to Mr. Northover to move on to the initial assessment of principal issues. Thank you.

00:28:09:00 - 00:28:43:07

Thank you. Turning now to item three, which is the initial assessment of principal issues which we will abbreviate to IRP. For those of you with copies of the rule six letter dated the 9th of February, it would be useful to have annex C in front of you as we won't be displaying it on the screen. We have produced the IRP to let you know what we think the principal issues are. After taking into account the application documents, the comments, and the relevant representations and other submissions that we have received.

00:28:44:09 - 00:29:21:06

The IRP provides a framework of issues for the examination going forward, though it does not preclude us from removing or adding issues at later stages in the process. There is no hierarchy of importance in the list at this stage, and if issues cease to become important or new issues become important, we will respond accordingly. As the examination progresses, we may need to consider greater levels of detail for some items, whilst others might require less. The management of issues is a dynamic process, so as a result the app won't be amended or republished.

00:29:21:08 - 00:29:30:00

But please be assured that all important issues will be thoroughly examined, even if they are not specifically identified in the app.

00:29:31:19 - 00:30:03:13

So we have set out in annex C that the National Policy Statements, or NPS, and the issues contained within them will be an integral part of the examination. A revised suite of NPS for energy, referred to as the approved 2025 amendments, were published on the 6th of January, 2026. I would stress transitional provisions apply to any application accepted for examination before their publication, and that includes this application.

00:30:03:15 - 00:30:17:27

The 2024 suite of NPS is therefore have effect as explained in our rule six letter. However, the ESA considers the approved 2025 amendments to be important and relevant matters in deciding this application.

00:30:20:10 - 00:30:54:02

Before I go through each of the responses received as relevant to this agenda item, I would remind everyone we're not examining the application at this meeting. So when I come to your comments, please keep them confined to be what has identified in the list of principal issues and whether those principal issues should be expanded, added to, reduced or removed. Can I. Can I just check with the applicant whether they are content to respond collectively? After all IPS have spoken rather than responding after each IP speaks? Yes.

00:30:54:04 - 00:30:54:28

Thank you.

00:30:57:20 - 00:31:30:22

Okay. I will start by inviting those parties to speak that provided comments on the IRP at procedural deadline. Eh. So if I could first turn to, uh, Wiltshire Council, I know that you've made comments in relation to the time allowed for hearings in relation to the number of issues listed in the IRP. I'd suggest that any submission you wish to make about the timetable is done under the next agenda. Item four. Um, but if you had comments to make on the contents of the app, I would invite you to make those now.

00:31:31:24 - 00:31:44:08

Joan McCullough for the applicant. Thank you sir. In light of that indication, we'll save that submission for item for our overarching submission here is that we're happy with the identified principal issues and we think they're appropriate.

00:31:45:18 - 00:32:21:21

Thank you. And if I could turn next to stop line down, I note that you indicated you would like to make further submissions on the IRP and future issues in this meeting. Before I invite you to speak, I'd just like to comment that the agendas for future issues or issue specific hearings have not yet been decided, and the IRP neither commits the SEC to holding issue specific hearings on these topics. Nor, as you identify in your submission, does it preclude other issues from being considered in a future hearing? So with that in mind, can I ask you to make your comments on the IAP?

00:32:22:19 - 00:32:55:15

Daniel Gazelka, stop lying down. Um, thank you, sir, for that direction. Um, we're content with the list itself, possibly as a point of clarification, although I think it is implicit in in the list of varying. We just wanted to, um, seek assurance or emphasis that the list of issues there in annex C, um, are relevant both to the principal seller areas themselves, but also the cable route, and that both aspects of the scheme will be examined against that list.

00:32:57:11 - 00:32:58:27

Yes. That's correct.

00:33:02:06 - 00:33:39:20

I'll now move to those parties that have registered to speak under this item. I would just like to reiterate, this is not the time to make submissions on the merits of the proposed development. The open floor hearing this afternoon, the issues specific hearing tomorrow or future hearings will be your opportunity to do that. For now, I'm inviting any comments on the contents of the IAP list and whether the principal issues should be expanded, added to, reduced, or removed. So could I start by inviting Sir Michael Pitt to make your presentation? If you please raise your hand and wait for the roving microphone to come to you.

00:33:50:26 - 00:34:06:12

So sorry. Just for the recording, we need we need you to speak into the microphone. Otherwise we won't have the recording. So I've noted that you wish to refer to, in addition to the principal issues concerning the proposal for a 400 kV underground cable.

00:34:07:03 - 00:34:25:26

Well, just just for clarification. I will be speaking this afternoon. Um, as far as I'm concerned, you've already covered the points in relation. I think our barrister has mentioned it and just wanted to be confident that it's going to be clearly dealt with during the examination. Thank you very much.

00:34:26:09 - 00:34:37:04

Okay. Thank you. Because I next invite, uh, Sean Magee to make your presentation. If you could raise your hands and wait for the roving microphones come to you.

00:34:39:21 - 00:34:41:10

Do we have a Sean Magee?

00:34:44:15 - 00:34:53:22

No. In which case can I invite North Wiltshire friends of the Earth? Um, would that be Mr. Temple Brown? Yes.

00:34:53:24 - 00:34:58:15

I think nothing specific for this part of the meeting. More likely as we speak in this afternoon.

00:34:58:17 - 00:35:05:08

Okay. Thank you. and I next have Mr. Simon Durrant.

00:35:09:07 - 00:35:19:10

I'm not seeing any hands in the room or online. Um, so move on to. Do we have a Peter Phillips? Virtually.

00:35:25:04 - 00:35:37:25

No. Just not, um. And National Highways were registered to speak. But I understand you that National Highways didn't necessarily have comments to make on this item. Can I just check?

00:35:38:14 - 00:35:42:15

Judy Russell, on behalf of National Highways. That's right. Yes. Nothing to say.

00:35:43:06 - 00:36:07:15

Okay. Thank you. So those are all the parties that specified that they wish to speak on item three of the tender. I'm conscious there are a number of IPS who registered to speak at this meeting, but did not specify that they wanted to comment on the IRP. Um, so now I'll just check if there are any other parties here today, either in the room or online, who wish to make comments on the principal issues identified in the IAP.

00:36:09:25 - 00:36:18:14

If you could raise your hands, or either in the room or on teams function that I'm not seeing any hands.

00:36:22:11 - 00:36:27:29

In which case I'll just turn to the applicant, see if they would like to comment on the matters that have been raised.

00:36:29:09 - 00:36:44:00

Uh, check for the applicant. Um, just to confirm that the applicant's interpretation of the IAP list was that it did include all elements of the scheme, so it was referring to the capability corridor. So just to confirm, that was our understanding as well. Thank you.

00:36:44:20 - 00:36:57:29

Thank you. Thank you very much to everyone who's contributed to this item. Uh, we've made a note of the submissions and we'll take your comments on board. Um, I'll now hand it over to Mr. Love, who will talk about the draft timetable for the examination.

00:36:59:24 - 00:37:29:24

Thank you. Turning now to item four. Draft examination timetable. The draft timetable is set out in detail annex D of our rule six letter dated 9th of February, and it will be useful to have that in front of you, as we will not be displaying this on screen. This timetable covers the whole period of the examination. Section 98 of the Planning Act 2008 requires that the examining authority is under a duty to complete the examination of the application by the end of the period of six months, beginning with the day after the preliminary meeting.

00:37:30:11 - 00:38:07:00

Therefore, the examination has to conclude at midnight on 21st October 2026. The draft timetable includes dates for future hearings and accompanied site inspection and deadlines for submission of written documents. It also includes the dates on which we propose to issue such documents as our written questions, and the proposed schedule of changes to the Draft Development Consent Order. The timetable is just provisional at the moment, although it has factored in the examining authorities availability and internal publishing commitments, it has also tried to avoid hearings and school summer holidays to avoid precluding interested parties from being able to participate.

00:38:08:05 - 00:38:38:12

I'm not going to read out the entire draft timetable, but I'm going to make some make some key points. The examination will commence following this preliminary meeting, with the first open floor hearing this afternoon and the first issue specific hearing tomorrow morning, which will comprise a high level overview of the proposed Development and draft Development Consent Order. We have identified dates reserved for future hearings, items 13 and 19 of the timetable, and these are the week commencing 29th June and week commencing the 14th of September.

00:38:39:00 - 00:39:11:22

The type of hearings and coverage will be notified, along with agendas following responses to various deadlines and as issues emerge on which we need to hear oral evidence. These hearings are likely to include a compulsory acquisition hearing further open a further open floor hearing and further issue specific hearings. We are likely to give notice of the first round of hearings in our rule eight letter, when we publish the final examination timetable. Interested parties can make suggestions for topics to be discussed at a specific hearing in their written or oral representations at the preliminary meeting.

00:39:12:03 - 00:39:30:09

If you do want to attend any hearings, I would strongly recommend that you read annexes B and E of our rule six letter thoroughly, so that you can understand the different types of hearings, the reasons behind the hearings, and the procedures around each one. We will have an accompanying site inspection during the week commencing the 8th of June.

00:39:32:01 - 00:40:03:24

There are seven substantive deadlines at which parties will be required to make their submissions on the specified matters. Deadline one, which is set for Friday the 1st of May, is the first substantive deadline and seeks important submissions to inform the examination. This includes parties written representations and local impact reports from local authorities. It also seeks initial statements of common ground. Well, this deadline is soon after there be preliminary meeting. We emphasized that her rule six was published on the 9th of February, so there has been a long lead in time to deadline one.

00:40:05:02 - 00:40:38:29

During the examination, the examining authority will publish a number of documents, including the written questions to parties, and these can be directed to the applicant, local authorities, statutory undertakers, statutory parties or interested parties within the timetable. Our first set of written questions will be published on Monday, the 1st of June, with responses to be submitted by deadline three on Friday the 12th of June. Our second set of written questions are programmed for publication on Monday 27th of July, with responses to be provided by deadline five on Friday the 7th of August.

00:40:39:28 - 00:41:14:06

The examining authority may publish a report on the implications for European sites. You may hear this referred to as the release on 28th August. If it is determined one is required along without commentary on or scheduled changes to the Draft Development Consent Order. This identified item 18 in the draft timetable. We have received two written written submissions at procedural deadline. A commenting on the draft timetable. I will turn to those now. The respect to Wiltshire Council in your procedural A submission.

00:41:14:08 - 00:41:35:13

You made several comments and for the benefit of the room, I will summarize each comment and then provide comment to that. So you urge the examining authority to schedule a further five day block for hearings as soon as possible. Bearing in mind that may be required over the peak holiday period in response to this.

00:41:43:05 - 00:41:55:03

I would ask Ashley Wiltshire Council to come in at that point to Provide a summary of your representation, if you so wish at that point, and then I'll provide a response to that.

00:41:58:20 - 00:42:33:15

For the applicant, what I'll do so first then is focus on the representation. And then there's one additional point that we wish to make um relating to the statement of common ground. But but in response to that initial direction, uh, the first point we make is we request some timetable adjustments. Of course, our overarching submission is that we don't consider that we'll have enough time to deal

with the matters required. And we've asked for two things. The first is for a minimum of 15 days, 15 working days for responses to the examining authority's written questions.

00:42:35:29 - 00:42:41:09

The second thing we've asked for is not less than six weeks for comments on written representations.

00:42:43:13 - 00:43:26:20

And we say these periods are necessary in light of the anticipated volume of representations in the Council statutory functions. So that's the first point. And the second point, which you alluded to there, sir, was in respect of an additional five day block of hearings. During the examination, we say to ensure adequate opportunity for further evidence to be provided across the principal issues. Now we take the point, of course, that the timetable has not been published as to which issues are going to receive specific hearings, but we specifically request that the examining authority keep under review that need for additional time for issue specific hearings.

00:43:26:22 - 00:43:33:28

And we are concerned that two weeks currently scheduled will be insufficient to cover everything required. In particular,

00:43:35:25 - 00:43:40:07

we're interested in specific hearings relating to highways and transport.

00:43:44:07 - 00:43:45:29

Landscape and visual impact.

00:43:47:29 - 00:43:50:16

Ecology. Biodiversity.

00:43:53:11 - 00:43:54:21

Flood risk and drainage.

00:43:57:05 - 00:44:31:06

In light of a limited time here, we have to expand on our justification for those in our post hearing submission. But those are the specific areas that we wish additional time be spent on already, and we think we may be able to will be able to assist the expert with that. The third point we have relates to the statement of common ground, but it's not a point that we've in particular the initial statement of common ground deadline, the 1st of May between us and the applicant. But perhaps, sir, this may be a point for me to pause for you to respond to those initial points and then for me to make that additional point afterwards.

00:44:34:00 - 00:44:41:14

Okay. Thank you. Um, so sorry. Let me just get my thoughts straight.

00:44:43:10 - 00:45:15:29

So with respect to the schedule for a further five day block of hearings, um, the examination is primarily a written process, so the hearings are generally only required to deal with specific issues and

or technical matters where it would benefit from having an exchange of views in person. On that basis, two rounds of hearings are usually sufficient. However, if during the examination, we consider it would be useful to have an extra round of hearings, we have the ability to publish a revised timetable under rule eight, part three of the Examination Procedure Rules 2010.

00:45:16:01 - 00:45:20:21

So we're not discounting the additional hearings, but we will keep it under review.

00:45:23:13 - 00:45:24:05

Um,

00:45:25:21 - 00:45:28:16

with respect to the.

00:45:33:05 - 00:46:05:17

Pardon me. Sorry. Um, so with respect to the written representations at deadline two, uh, again, it's primarily a written process. Written representations are not mandatory, and we advise interested parties not to repeat verbatim what has already been said. I should add that the near 5000 relevant representations submitted have been very valuable already in shaping our initial assessment of principal issues or IAP, and no doubt, the oral submissions at the open floor hearing this afternoon will provide further context.

00:46:06:01 - 00:46:38:29

As such, there is no expectation for interested parties to submit subsequent written representations. However, any written representations that are submitted should expand on content in the relevant representations. Again, not repeat verbatim what's already been told. Being submitted is not the quantity of representations submitted that informs examination rather than substance. But specifically for Wiltshire Council, the examining authority knows that the Council, in its procedural deadline in response, provided commentary on a large number of relevant representations.

00:46:39:02 - 00:47:12:13

Whilst this was very useful to the examining authority, the examining authority would not expect the Council to undertake a similar extensive piece of work in relation to written representations that may be submitted by other interested parties. Whilst the examining authority does not seek to curtail the Council or indeed any other interested party from commenting on any written representations made, the examining authority would consider it entirely reasonable for the Council to focus on responding to written representations submitted by statutory parties and parish councils whose duties interface with council duties.

00:47:13:13 - 00:47:45:10

So a more refined approach to responding to written representations may lessen the burden on the Council's resources. Finally, on the matter of deadline two and comments on written representations, I would also like to highlight that the examining authority has made a conscious decision to push back the first. The story pushed back the issue of first written questions until after we received local impact reports, written representations and comments on those representations. In our experience, this allows for a more targeted and useful set of written questions.

00:47:45:12 - 00:47:53:27

However, we do appreciate that the turnaround from deadline one to deadline two is tight, so we will closely consider your request before adjusting the timetable.

00:48:01:02 - 00:48:27:15

Mr. McCullough, you mentioned in your brief summary of the issues around the six weeks you suggested you needed to respond to written reps. You said you had statutory processes, that it would help with Wiltshire statutory process. Could you tell me what they are does. Does your response to written reps need to go to some form of committee? Is that the reason that you're pushing for a six week exchange?

00:48:29:17 - 00:48:38:01

Joseph McAuliffe, Wiltshire Council I just want to correct that before I said for the applicant and the admin, Wiltshire Council, my apologies. I'm on the right side here. Uh.

00:48:40:27 - 00:48:41:12

No.

00:48:44:29 - 00:49:00:09

Uh, madam? No, that. Sorry. That was not, uh, what I was saying. I was simply saying, in terms of our responsibilities, the need to respond as a host authority and what's required of us here, that we needed that additional time. It wasn't because of any additional statutory responsibilities or a need to go to committee. That was not what I intended to mean there.

00:49:00:25 - 00:49:03:11

Thank you for that clarification, Mr. Leib. Back to you.

00:49:06:28 - 00:49:15:09

Thank you, Mr. McCullough. Does that cover the points you've made thus far as I know? You then mentioned about statements of common ground, and I think you were going to move on to that. Is that correct?

00:49:15:11 - 00:49:40:14

Yes. We've taken a clear note of that, sir. And that's, uh, very helpful in terms of the indications that have given there. And if we have anything to add on that we will indeed provide that in our post hearing submission. Uh, the final point then, so that I wished, uh, for you to consider is, in respect of that, the deadline for the initial statement of common ground between the applicant and Wiltshire Council, and we seek an extension of that deadline to the 15th of May,

00:49:42:01 - 00:50:12:17

which we know doesn't fall on one of the existing deadlines. This is largely a procedural point that we received the applicants initial draft statement of common ground only on the 15th of April, and so that's less than a week before this preliminary meeting and barely two weeks before the deadline. One submission, which is the 1st of May, which is when this document is supposed to be returned. We previously received an indication that we'd receive it by the 23rd of March.

00:50:13:06 - 00:50:14:12

That didn't happen.

00:50:15:27 - 00:50:51:10

And we are concerned because it's not the first occasion in which the council's experienced delay in receiving documents from the applicant. And I'm not raising this because I wish to be difficult, but because we just wish the XAT to be aware of the practical consequences, really. On the council's ability to participate effectively in this examination when this happens. So like I said, we wish an extension on that deadline, really to allow officers adequate time to review the draft, to take instructions from the various departments, in particular in respect of each topic area, and provide a document that is of genuine assistance to the WSA.

00:50:52:25 - 00:51:23:18

And I think the applicant will agree that there's a little assistance to be gained from us providing a rush document that has not gone through that proper process. And finally, I just wish to flag a wider concern from us for following on from this experience. Now, this process, uh, depends on the applicant, uh, engaging with the host authorities in a timely, uh, and cooperative manner. And, and you will see that we have concerns.

00:51:23:20 - 00:52:03:10

And I don't want to give the substance here. But around the draft DCO, for example, in respect of, uh, the time allowed, for example, for the discharge of requirements. And for us. We don't want to constantly end up in this or a similar type situation. So we are concerned around that. So we're asking for a deadline for extension to in respect of the initial statement of common ground now. But you won't be surprised later on when we raised some of these concerns in other issues, specific hearings relating to generally the proper discharge of this requirement and the time provided for a particular host or authority to respond appropriately to what's required there.

00:52:06:09 - 00:52:17:20

Thank you. We will come on to talk about statements of common ground a little bit later when we're looking at procedural decisions, and we will no doubt have comments from the applicant. But your point noted. Thank you.

00:52:17:28 - 00:52:18:13

I'm grateful.

00:52:22:05 - 00:52:29:11

Okay. Thank you very much. I'm going to move on now to, um, stop lying down over to.

00:52:29:13 - 00:52:30:00

You, please.

00:52:31:25 - 00:53:03:15

Thank you. Sir. Daniel Gazelka. I'll stop lying down. Um, we have four points to raise. The first one arose out of our procedural deadline, a submission which is PDA 12. And we indicated in that we

consider it would be helpful, um, if as soon as possible, dates for the relevant hearings in the week of commencing the 29th of June can be provided. And I know, sir, that you did, um, indicate that that would be the case in all eight letter or shortly following.

00:53:03:17 - 00:53:34:08

So that is very welcome. Obviously there's a you've already seen or a lot of people involved in organizing. Um, people is is an important part of engaging in this process. So we welcome that. Um, before I go on to my second point, I will note the comment just made about Statement of Common Ground, which we'll leave to item five as well. There was three other issues which arise out of Welch's submission at PDA 13. The first point relates to another week of hearings.

00:53:34:10 - 00:54:18:01

We know what you say, sir, and we would just like to say we we see the merit in the council's suggestion, even if that week is not ultimately used. Um, it seems to us that listing a week, even if that week, um, you know, is is precautionary only at a very early stage is better than at any point in the future trying to rearrange matters. Um, and so I would just, um, support my learned friend in the comments he made on that. Um, the second relates to comments on written representations and, um, examiner's questions, and we know for comments again, um, from stop lying down perspective and you'll have seen this with the relevant reps.

00:54:18:03 - 00:54:58:24

We've been a lot more reserved in how we've commented on things, and we'll approach it in that way with the written reps. Um, but um, welcome. The direction relates to the council's involvement in commenting and just picking up on what you said about refined council approach to responses. You flagged statutory bodies and parish councils. We would, of course, welcome the council's comments at deadline to on our written representation as well. Given the likely substance of it, um, and then the final point I wish to make, which is relate to statement common grounds with the timetabling of statements of common ground um in their procedural aid submission.

00:54:58:26 - 00:55:33:00

Um, the Council suggested that there may be merit in delaying the statements of common grounds to deadline eight rather than deadline seven. I don't know if that's a matter the council still maintain. Um, given that is the end of the process where everything is agreed, we do see merit in the last thing, in the process being the final version of Statement of Common Ground, simply so there can be comment on anything that was submitted at deadline seven and as we'll come on to. Obviously SLD has indicated its hope to also engage in that process.

00:55:33:02 - 00:55:33:24

Thank you sir.

00:55:36:02 - 00:56:22:28

Well thank you. Uh, so. Yes. Dates for hearings? Yes, as soon as we can. That's in everybody's interest. Um, on the note of the hearings for the in June, uh, week commencing 29th of June, just to advise, those are likely to consist of a further open floor hearing, a compulsory acquisition hearing and three issues. Issues, specific hearings. Um, I can't this stage confirm the actual topics for those

issue specific hearings, but they are likely to include landscape and visual impact, traffic transport, ecology and development, consent or the yes, the development consent order.

00:56:23:09 - 00:56:59:12

That's not finalised. That's just to give parties an indication at this stage. Now I'm just going to touch on the venue for those hearings. We will be at the National Self-build and Renovation Centre, Lydiard Fields in Swindon. Now we are conscious that the location of this venue will require most interested parties to drive to participate in person. However, we have been unable to find a venue closer to the applications or to limits that is available, meets the Planning Inspectorate criteria and can accommodate a large number of person in person participants.

00:56:59:28 - 00:57:13:07

Given the volume of interested parties that are registered to speak or attend in person at the preliminary meeting, the first open floor hearing and the first issue specific hearing, we have had to cautiously assume a similar number of participants for future events.

00:57:14:29 - 00:57:42:29

Now, with respect to the um, yes, the merit of additional hearings and sort of penciling that into the timetable, even if it's not used. We'll take that on board. And before obviously we publish our rule eight letter, not discounting it, but we'll certainly take that on board. And then with respect to comments from the council on those matters that, um, stop lying down, raised

00:57:44:17 - 00:58:18:21

again, we're asking the council to focus particularly on their their role and in terms of the statutory parties as mentioned before. But we can certainly and I think if it's if the Council feel it is appropriate and um, overlaps with their their role as local planning authority, as host authority, then yes. But predominantly I'd leave that to the council to determine. But the message to Wiltshire Council was, yes, the procedural deadline, a submission, was incredibly useful. But, um, we would suggest to keep it just a bit more, a bit more focused.

00:58:18:23 - 00:58:49:02

But yes, it was useful, but that may save some some pressure on officers in the council. And finally for statements of common ground and delaying those to deadline eight. Uh, we'll take that on board and not going to commit to anything just now, of course. But yes, we'll we'll keep that on board and publish that in our, in our rule eight letter. So do we have.

00:58:49:04 - 00:58:50:24

I'm going to move on. Sorry.

00:58:51:06 - 00:59:34:09

Apologies. No I am Daniel Gazelka for. Stop lying down. Thank you very much, sir, for those indications. The one other thing I wanted to put separately was just my friend referred to some of the items that the council would like to see dealt with in issue specific hearings. And you have just referred to another hearing on medico text as well, which which we welcome just in case it assisted and without repeating the council. So we do agree with the council on the items they identified. We would also flag for your Asian heritage noise. Um, what I've described as some very technical, which

is really, um, greenhouse gas emissions and glinting glare and then possibly also socioeconomic effects, um, which we hope you'll consider as well as possible issues.

00:59:34:11 - 00:59:35:00

Thank you sir.

00:59:38:28 - 00:59:41:15

No. Thank you. Um.

00:59:43:22 - 00:59:49:14

Yes. So I'll, uh, I'll move on. Now, does the applicant of anything they wish to comment what they've just heard?

00:59:50:16 - 01:00:24:25

Uh, Clare Patrick for the applicant. Thank you. Yes, I think obviously, it's been noted, um, that this is primarily a written process, and we're obviously keen to make sure that information submitted at each deadline had. There is then sufficient time for that information to be digested to inform sort of the next stage of the process. So, um, we appreciate that the Publication of the written questions has been designed so that the examining authority can take into account the information provided at deadline two.

01:00:25:13 - 01:01:03:06

So we're obviously keen to keep that, um, that deadline for deadline too, as it is, so that they can inform the written, um, the written questions in terms of the deadline. Three I think that was another point mentioned on behalf of Wiltshire Council in terms of having a slightly longer period of time. I think they'd mentioned 15 working days to respond to the first written questions. Um, obviously we don't know the volume of questions at this stage, and they do vary quite considerably, um, dependent on different DCO applications.

01:01:03:10 - 01:01:40:25

All we wanted to note was that the, uh, that week is also the week for the accompanied site inspection. So if you were minded to allow an extra couple of days, even if it wasn't the full five additional days that Wiltshire Council are asking for. Then the applicant would support perhaps moving the date for deadline three into the following week, just so it didn't, um, coexist with the accompanied a site inspection because a number of the people that are will be coordinating that accompanied site inspection would also part of the team responding to the deadline three submissions.

01:01:40:27 - 01:02:11:14

So if that could be accommodated in the timetable, then the applicant would be appreciative of some extra time, as Wiltshire Council said that, um, so that they would be um, I think on that particular deadline, um, there would then still be sufficient time for parties to review that information before the next set of hearings, which are scheduled for that week of the of the 29th. Um, in terms of the amount of time for hearings, um, because the accompanying site inspection is scheduled for a different time.

01:02:11:24 - 01:02:50:27

It does mean that there is more time available for hearings during that week. So our position is that there at the moment is sufficient time for hearings within the examination timetable. But we note that you'll consider the request for putting in placeholders. What we would say, obviously, is that given the number of participants for this particular application and has been acknowledged, the venue availability is quite limited. So if there are going to be additional hearings, then we would need to know the dates quite far in advance, albeit noting that it is possible for the examining authority to hold a purely virtual hearing.

01:02:50:29 - 01:03:25:12

So if there was a technical topic that the examining authority considered merited additional oral submissions, then it would be open to the examining authority to hold a purely virtual event for that which may be appropriate and may be able to be facilitated if a large venue couldn't be found sort of on short notice, for example, and in terms of statements of common ground, um, the applicants team has been preparing those statements of common ground, and they obviously are a work in progress.

01:03:25:14 - 01:03:55:28

So the version submitted early on in the examination will then continue to evolve throughout the six month period. Um, in terms of the statement of common ground with Wiltshire Council, that started off as sort of an issues tracker and has now been developed into a statement of common ground. So it's not the first time the council has seen that information, but we take on board the point that they, the council needs sufficient time to be able to input into it in order for it to be as useful as possible.

01:03:56:08 - 01:04:27:07

Um, however, discussions are regular with Wiltshire Council and the applicant's team and matters are evolving. So we had a highways meeting last week, for example, and there are a number of actions that have come out of that which perhaps will alter the responses to the statement of common ground. So we will try and make those documents as useful as we can. We're also going to be providing a Statement of Commonality document at deadline one, which will set out the status of each statement of common ground.

01:04:27:09 - 01:04:57:24

So whether it's been sent to the other party, whether we've had comments back, and whether it's a wait with the applicant team again to be updated. So hopefully that will give you an indication of the progress being made, even if a draft hasn't been able to be submitted for that particular deadline. There'll be an explanation as to where it is and when we anticipate an updated draft being put in, but we are conscious of how helpful they are in the process to you.

01:05:00:04 - 01:05:31:24

I think those were the main points that were raised in terms of final statements of common ground. Recognizing the request for those to be submitted by the final deadline. All the applicant would say is obviously, if we have managed to reach agreement, which we hope to do with a number of parties where statements of common ground have been requested at an earlier stage, then obviously they will be submitted as soon as they can in the process. So it would only be for those that we haven't managed to reach agreement with that we would be waiting until that, until deadline eight.

01:05:31:26 - 01:05:38:05

But it's definitely the applicant's intention to try and progress those as soon as we can. Thank you.

01:05:42:13 - 01:06:04:05

Okay. Thank you very much. Certainly. Take those comments on board whilst finish finalizing the rule eight letter and final timetable. Are there any comments from other parties on the draft timetable? If there are. Could you please raise your hand and we'll just go around? Nothing in the room. Do I have anything? Virtually. No, I do not.

01:06:05:23 - 01:06:40:16

Okay, then. Moving on. All parties should be aware that the way that there are many competing aspects when drafting a timetable, including several internal deadlines for the Planning Inspectorate, which also need to be built in, such as publication notifications with regard to the examining authority's first written questions. This is currently timetabled to be after the initial deadlines, so we can take into account all the information received at those deadlines, particularly written representations and responses to them, potentially reducing the number of questions we would otherwise ask and focusing our examination for the next set of hearings.

01:06:41:06 - 01:06:55:20

As such, it is a difficult task to draft a timetable which everyone is fully content with with. We acknowledge, for example, that the main summer school holidays are within the examination period, so we have consciously tried to avoid scheduling hearings over this period.

01:06:57:07 - 01:07:30:05

We will take all the comments made here today and that procedure procedural deadline A into account when producing our rule eight letter with the final timetable, which we as examining authorities decide upon. However, as a point of clarity, it is not our intention to move deadline one. So parties have hopefully used the re-examination time since we published our rule six letter on the 9th of February to prepare their written submissions. Now, before I finish, I would just like to reiterate the importance of ensuring that information is submitted within set deadlines. The time for submission is always 11:59 p.m.

01:07:30:07 - 01:07:49:05

or one minute to midnight. It's also worth noting that we will not be able to accept any submission after the completion of the examination on 21st October. So is there anything else that anyone would like to raise about the timetable before we move on to the the next agenda item?

01:07:51:14 - 01:07:55:06

I'm not seeing anything in the room or online. Um.

01:08:02:04 - 01:08:04:07

I will now never hand over to Mrs. Lever.

01:08:05:27 - 01:08:38:04

Thank you, Mr. Love. I just wanted to say we're about to take just a very short break for people to be able to use the lavatory or get a glass of water, should they need. There are empty seats in the room,

which I think there are people sitting upstairs in the overflow room where people are viewing if they wish to come down and take up some of the seats and says they'd be very welcome. Obviously, we anticipated 300 people here today based upon the number of people who registered to attend. So we've provided the overflow room for that purpose.

01:08:38:06 - 01:08:53:07

But there is capacity down in the main meeting room. If anybody wishes to come downstairs and sit in the room with us. Um, we'll pause this just for a short comfort break until 1120. Thank you.