



Hearing Transcript

Project:	Lime Down Solar Farm Project
Hearing:	Transcript of Open floor hearing 1 (OFH1) - Part 1
Date:	21 April 2026

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

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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)

00:00:15:29 - 00:00:17:02

Good afternoon.

00:00:19:20 - 00:00:28:22

Good afternoon. Now, just before we begin, can I just confirm with Case Team that I can be heard clearly and that the live streaming of this event has commenced?

00:00:30:08 - 00:00:53:28

Thank you. Now it is now 2 p.m.. And the time for this hearing to begin. I would like to welcome you all to this open floor hearing for the lime Dawn solar project. My name is David Love. I am an examining inspector and a chartered Town planner, and I have been appointed by the Secretary of State to be a member of the panel to examine this application. I am now going to ask the other panel members to introduce themselves.

00:00:55:04 - 00:01:05:10

Good afternoon. My name is Ben Northover. I am an examining inspector and an architect, and I have been appointed by the Secretary of State to be a member of the panel to examine this application.

00:01:07:07 - 00:01:18:03

Hello. Good afternoon. My name is Janine Leyva. I'm a chartered town planner and an examining inspector, and I have been appointed by the Secretary of State as the lead panel member for this examination.

00:01:20:19 - 00:01:51:15

Thank you. Now, apologies to those who were present at this at the preliminary meeting, but I do need to repeat some formal matters that were that those of you this morning may have already heard. Now, I can confirm that all members of the examining authority have made a formal declaration of interest, and that 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. We are also known as the ex or ex.

00:01:52:13 - 00:02:09:22

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 being supported by several case officers. 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.

00:02:11:14 - 00:02:30:26

There are several new inspectors in the venue today who are simply observing the proceedings. Those inspectors are sitting in the examining authority's separate breakout room and are watching online. In addition, there are technicians from CVS, Audio and Visual in the room and who are here solely for the purpose of managing the recording and live streaming of the event.

00:02:32:15 - 00:03:03:06

Today's meeting is sorry. Today's hearing is being undertaken as a blended event, meaning some of you are present with us at the hearing venue and some of you are joining us virtually using Microsoft Teams. You should also be aware that the meeting is being recorded. I'll now deal with a few housekeeping matters. There are no planned fire drills today, so the alarm sounds that we need to exit the building. There are fire exits both at the front and back of the meeting room and at the side of the meeting room and viewing room upstairs. The meeting point is T.G. Jones on the High street.

00:03:04:08 - 00:03:24:24

Can I ask everyone to please set all devices and phones to silent? Online participants should make sure their cameras are switched off and microphones muted. Unless the panel have requested that you speak now, no requests have been made for any special measures or arrangements to enable participation in this meeting. If you do need assistance, please speak to the case team.

00:03:26:23 - 00:03:58:23

If at any point in the meeting you cannot hear us. Could people in the room please raise their hands? And could virtual attendees please use the Raise Hand function on Microsoft Teams? Please note there may sometimes be a delay before we can acknowledge this. There will be a short comfort break during this meeting, however, we will try to close out several speakers before doing so. Virtual participants are advised to keep their connection open during any such breaks. Now, can I ask if there are any media representatives in the room? Could you make yourself known, please? Thank you.

00:03:58:25 - 00:04:09:08

So we don't mind filming of this event? Just please make sure it doesn't cause any disruption. Now, does anyone have any questions about their technology or general housekeeping matters for today's meeting?

00:04:10:27 - 00:04:52:03

Okay, none in the room and I don't see any online. Now to some points regarding privacy. A link to the planning inspector. Its privacy notice was provided in our rule six letter which dated 9th of February, and that is reference PD 005 in the examination library. And this explains how the personal data of our customers is handled in accordance with the principles set out in data protection laws. Please contact any of the case team if you have any questions about this or regarding the recording of the meeting. If you participate in today's event, it is important that you understand that your comments will be recorded and that the digital recording will be published and retained, usually for a period of five years, from the Secretary of State's decision.

00:04:53:03 - 00:05:16:08

As such, the Planning Inspectorate is subject to the General Data Protection Regulations. If for some reason you feel that it is necessary for you to refer to sensitive personal information, we would encourage you to contact our case team in the first instance before disclosing such

information. We would then explore with you whether the information could be provided in a written format, which could then be appropriately redacted before publishing.

00:05:18:06 - 00:05:50:27

Moving on to item two, please let me explain briefly the purpose of the open floor hearing. Open floor hearings are your opportunity to raise anything directly to the examining authority that is important and relevant, and that you think we should know about and consider. They are not about a particular location or topic. The topic of your representations about the proposals is therefore entirely up to you. Now, due to the large number of parties wishing to speak today, we will be setting a time limit of three minutes per person or five minutes for those representing groups.

00:05:51:07 - 00:06:23:00

A timer has been set up to allow speakers to be aware of how long they have left. However, if you run over, we will stop you from speaking. To avoid overrunning the hearing event. Now, once you have spoken, the panel may wish to ask you questions. Finally, the applicant. The applicant of the applicant will not be responding today directly to any comments, but they will be providing a response in writing by deadline on a Friday the 8th of May. I will now pass over to Mr.

00:06:23:02 - 00:06:27:23

Northover to go through the running order, timings, etc. and to get us underway. Thank you.

00:06:28:24 - 00:07:06:17

Thank you. An 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 elaborate, elaborating on their written, relevant representations to date. The order in which you will be invited to speak will follow the list found in annex A of the Open Floor Hearing Agenda, published on the 9th of April. This is not based on any particular order, but we have sought to group speakers who are representing groups, speakers who requested not to be filmed, and speakers who are online.

00:07:08:14 - 00:07:26:13

We have asked the applicant to attend this open floor hearing to listen to the submissions, and as Mr. Loves stated, the applicant will not be asked to address questions raised by IPS at this hearing. And it's not the purpose of this hearing to enable the applicant to make its case.

00:07:28:13 - 00:07:50:05

A recording of today's hearing will be made available on the Lime Dance Solar Project section of the National Infrastructure Planning website, as soon as practicable after the hearing has finished. With this in mind, please ensure that you speak clearly into the microphone stating your name and who you're representing before you speak.

00:07:51:24 - 00:08:05:20

To use the microphones at the table. Press the button on the base to turn it on and off, and the red light, as you can see on my microphone. If that red lights on. That means it's working.

00:08:09:15 - 00:08:29:22

Um, a link to the Planning Inspectorate. Privacy notice was published with the notification of this hearing. We assume everyone here has familiarized themselves with this document, which establishes how personal data of our customers is handled in accordance with the principles set out in data protection laws. Please speak to a member of the case team if you have any questions about this.

00:08:31:08 - 00:09:03:19

So moving on to item four. I will now invite representations from those interested parties who gave the requested notice to us of their intention to speak to reduce change over time between speakers. We will call eight people up to the table at a time and then invite you each to make your representation. Can I ask that you please. When called up to the table, you stay at the table until everyone at the table has spoken, at which point you're free to leave if you so wish.

00:09:04:12 - 00:09:24:19

There's a digital clock in front of the table so that you can see how much of your remaining, how much of your time you have remaining. And can I ask? Out of respect for all the parties in attendance and for the sake of timely running of the hearing, that we ask that people do not clap or cheer after each person has spoken.

00:09:26:23 - 00:09:52:13

Thank you. So I will now ask the first eight speakers to come to the table. So if I could ask Ashton Hawker, Matthew Rose, Rachel Hamblin, Neil Mostyn. Hamilton, Simon Durrant, January. Farrington, Simon Cox and Anne Skinner.

00:10:14:00 - 00:10:22:02

Thank you. So if I could ask Ashton Hawke to make their representation first. You have three minutes and your time starts now.

00:10:22:09 - 00:11:02:00

Good afternoon. My name is Ashton Hawker. I represent a long established family farming business based in Lovington. I am here to register our strong objection to lying down solar park proposal, focusing specifically on the damaging economic impact on our business, other local farms, local employees and a wider local businesses. The proposal includes compulsory acquisition of land we own 100 acres we rent in. Additionally, we currently buy 800 ton tons of locally grown grain, a thousand tons of straw from a farm signed up to the low lying down scheme.

00:11:02:02 - 00:11:32:15

The government consistently encourages farmers to become more sustainable. And yet it is in essence, totally the reverse. The reduction in local availability of grain and straw for ourselves and other livestock producers in the immediate area will disappear. Sourcing from further afield not only adds substantial costs by the way of staff time, fuel, wear and tear or machinery, but it makes it difficult to secure enough feed for livestock due to cost constraints. It increases a farm's carbon footprint.

00:11:32:17 - 00:12:06:12

Reducing admission admissions is something we are constantly working towards. In conjunction with high end supermarket we supply sustainability and food security is our goal. The impact potentially jeopardizes our ability to fulfill our supply contract for milk and beef. The contract represents

generations of investment. We cannot perform. We lose the contract. Our business becomes unviable. We are not just a farm. We support a wide network of local contractors, merchants, vets, service providers.

00:12:06:14 - 00:12:36:21

At the potential knock on effect will be felt across the immediate local economy. We employ 11 local staff, 10 to 20 seasonal roles every year. Should we be forced to downsize, redundancies will be unavoidable. Beyond that, our farm runs apprenticeship schemes, student placements. We train young people in vital rural skills. The pipeline of talent will end in time when we desperately need to attract young people into agriculture.

00:12:36:24 - 00:13:10:00

The proposal shuts that door. Wiltshire Council's own analysis predicts a loss of 20 agricultural jobs, which I consider a big underestimation. The council has formally rejected slightly substantial negative impact on local economy. The government says we must protect the best agricultural land for food. Lime down does the opposite. It removes productive land, undermining food security and rural life. Has 33% of the principal scheme and 70% of the cable route is graded as three.

00:13:10:02 - 00:13:40:13

A best and most versatile land. As a farmer, I cannot understand why this land will be sacrificed. I successfully farm predominantly grade three B land in the 1950s and 60s. Around 50% of all London's milk was supplied from the rich farmland of North Wiltshire. My farm included. We now produce in excess of 6,000,000l of milk, 300 tonnes of beef per year, supplying a high end supermarket, a fact we're very proud of. We are not anti solar.

00:13:40:15 - 00:13:44:14

We installed a 100 kilowatt rooftop system over a decade.

00:13:44:16 - 00:13:47:21

Three minutes up. So if you just round up your bike.

00:13:48:22 - 00:14:10:09

I asked the Planning Inspectorate to be foot to fully investigate the economic harm of this scheme will cause not just to my family business, but to every worker, every apprentice, every local spar who depends the land in this area. Once this land is gone, the jobs are gone. The skills are gone. The damage cannot be undone by solar panels. Please reject this proposal. Thank you.

00:14:11:16 - 00:14:20:23

Thank you. Could I ask Matthew Rose? You have three minutes and your time starts now.

00:14:21:01 - 00:14:53:07

Matthew Rose Hill, Abington resident for 20 years. The proposal is relevant as I frequently use routes which the site would line with panels and which would be close to substations in the RBS site. I speak in strong objection for many reasons, but I will focus on the long term changes to the natural environment, the access to it and the negative effects on health and wellbeing. When my wife says you need to go for a run, she does not mean I need the exercise. She means I need some empty head

time. My head clears because my views are of green and open fields. Running home from Norton, I currently see church towers and villages.

00:14:53:09 - 00:15:25:08

Views are a patchwork of natural colours and ancient hedges. IGP seeks to change this into a swathe of glass panels, substations and battery storage sites. Their plans would see this route accommodate up to 98 TVs and 240 cars per day. I could take the footpath parallel, but this would be closed during the construction and end up being only 300m from a substation and a bus. When my wife asked, how was your run? I don't explain the effects on my predicted race times, but I recall my interactions with nature running across the fields to Bradfield Wood.

00:15:25:10 - 00:15:56:27

Last week, I emerged through a hedge to find a hare sitting at my feet, oblivious to my approach. He ran off and I delighted in watching his route across the open field. IGP would close this route during erection of their panels over his escape route and reopen it as a fenced corridor. I stood in Bradfield Woods, looking at the bluebells, emerging and listening to the birdsong. How miserable to emerge from that into a solar park. Running back from Pig Lane to Glazebrook Bridge, I was accompanied by the spectacle of skylarks performing their vertical takeoff routine and singing loudly at me.

00:15:56:29 - 00:16:28:27

It was the only sound I could hear. IGP intend to cover this area with panels which will drive off the Skylark Skylarks, and the electrical whining of the solar panels erected will drown out any remaining song. My cycling buddies love coming over. They say how lucky you are to live in all this countryside. But our recent rides have become tours of their last chance to see sights. So many places with planning application notices. They can't believe how much of this beautiful area would be lost. IDPs mitigation actions will not return my environment to what it is.

00:16:29:04 - 00:16:59:23

Tree planting is unlikely to provide effective screening of those planted by Happy Lands Bridge a couple of years ago, roughly 1 in 10 survive and I still no more than two feet high. Covington's current solar park is relatively well screened. Panels at only two metres high, screened by ancient hedges nearly two meters thick and already several meters high by the side of roads below the level of the fields. A stark contrast to how visible it is at the top of hill. Haze at the hedges stop. Indeed, IPS mitigation plans are part of the problem.

00:16:59:28 - 00:17:24:03

I delight in being able to see over hedges, literally for miles across fields, and once my routes are reopened, they would pass through 4.5m high noisy panels in three meter wide corridors with CCTV cameras and four meter high fencing to either side. Designed specifically to block my view, barring me from access during construction and then forcing me through noisy fence corridors afterwards is of permanent detriment.

00:17:24:05 - 00:17:27:23

Three minutes of your well-being. Thank you.

00:17:29:19 - 00:17:37:03

Okay. Could I next ask Rachel Hamblin to make your presentation? You have three minutes, and your time starts now.

00:17:37:21 - 00:18:08:14

My name is Rachel Hamblin, and I'm a clinical psychologist. I grew up in Lovington and I've moved back to raise our family here. I have many broad reaching concerns about the proposal, as mentioned in my written objection, but today I'd like to speak about the mental health and wellbeing impact of a scheme this size, this scale, and in this area specifically, I, like many others, have chosen to live here amongst the green space, the nature and the rural community who value the natural world around us. This has a significant positive impact on our wellbeing.

00:18:08:28 - 00:18:44:20

This isn't just a planning issue here that we're discussing, but a public health issue for those of us who live in the community. There's now over an overwhelming scientific amount of evidence that the environment we live in directly affects our mental wellbeing. A large scale, ten year study of over 2 million people found that people living in green surroundings have significant lower rates of anxiety and depression, and in fact, those in the greenest environments have around 20% lower risk. This matters because the proposed development would replace large areas of accessible natural countryside with an industrial landscape.

00:18:45:02 - 00:19:17:12

This is an area of Cotswold villages of public rights of way, where locals walk for exercise and wellbeing. It's tranquil, it's quiet. If this scheme goes ahead, it will remove something that actively protects our mental health. Environmental psychology explains the mechanism of this impact. Natural environments allow our minds to recover from stress and mental fatigue. In simple nature. Simple terms. Nature restores us, replacing huge swathes with fencing, machinery and industrial infrastructure. Removes the restoration effect entirely.

00:19:18:05 - 00:20:01:21

Noise and disruption will also have a significant impact. These villages currently have very low background noise. Birds and insects are often the only noise that you can hear, and research shows that chronic noise from traffic and industry can increase stress hormones, disrupt sleep, and raise the risk of anxiety, depression, and suicide. This finding is replicated many times, and the link between long term noise exposure and both mental health problems and physical conditions exists. The construction phase alone, which I understand will last up to two years and involve over 20,000 heavy vehicles, will introduce exactly these kinds of stressors noise pollution, sleep disruption and a fear for our personal safety.

00:20:02:00 - 00:20:36:00

These aren't minor inconveniences. They are well-established risk factors for social psychological harm. The applicant has recently acknowledged that this scheme will cause a long term decrease in quality of life for communities such as Ellington. However, they claim this will not significantly affect mental health. This position is simply not supported by the evidence. Research consistently shows that quality of life and mental health are deeply interconnected. Studies demonstrate a bidirectional relationship when quality of life declines through environmental degradation.

00:20:36:02 - 00:21:12:21

Reduced access to nature, noise or loss of amenity. Rates of anxiety, depression and psychological distress increase. A decline in quality of life is not separate from mental health. It is one of its primary drivers. I understand that UK planning policy allows for public health, including mental health, to be considered a material consideration. Decision makers not only can but should refuse developments that risk harming community wellbeing. It's not that solar energy shouldn't be used, it's that projects of this size and scale should not be situated in areas where significant harm to communities and landscapes will come of them.

00:21:13:03 - 00:21:47:21

In conclusion, yeah, this proposal would remove access to protective green space, introduce long term industrial noise and disruption, and reduce overall quality of life of thousands of village residents. Each of these factors is independently linked to poor mental health, health and wellbeing combined. Their impact is likely to be significant and to suggest otherwise is to ignore substantial and growing body of scientific evidence. For these reasons, I urge you to give significant and serious weight to the mental health consequences of this scheme and to reject the application.

00:21:49:06 - 00:21:50:15

And the timer isn't working.

00:21:50:22 - 00:21:51:16

The claim is not working.

00:21:51:18 - 00:21:53:10

Okay. Thank you. Yes.

00:21:55:15 - 00:22:28:28

Yeah. I do have a separate timer as well. So sorry. I'm aware that that doesn't help you with your own time management. And if I could just ask Matthew Rose, could you turn your microphone off? I think if a certain number of microphones are on, I'm not able to then turn. Turn mine on. Um, but so you mentioned a study, a mental health study and research. If you, if you wanted to submit that at deadline one a that would be very helpful.

00:22:29:00 - 00:22:29:21

Thank you.

00:22:31:00 - 00:22:32:24

I have a list of all the references.

00:22:32:26 - 00:22:45:17

Okay. Yes, that'd be great. Thank you. Um, so could I next ask Neil Mostyn Hamilton to make your representation? You have three minutes and your time starts now.

00:22:45:19 - 00:23:15:26

I'm Neil Hamilton and I live at Bradfield Manor in Abington, a grade one listed building. There are only 9300 grade one listed buildings in the whole of England. Would anybody dream of submerging

Salisbury Cathedral or Wilton House? Also grade one buildings in Wiltshire. You know, Sargasso Sea of ceramic solar panels, each the size of a double decker bus? Certainly not. So why pick on us? Grade one buildings are quotes of the highest significance because they are considered quotes. An irreplaceable resource. Ireland.

00:23:15:28 - 00:23:50:14

Green power show no understanding of this. They were to target bomb Bradfield with all the worst elements of their scheme to industrialise the heritage of centuries. The setting of a grade one listed building is an essential part of its historic significance. From 1066 to 1992, Bradfield and the surrounding farmland were in the same ownership, connected to Bradfield Wood ancient woodland dating back 500 years or more. The plan to besiege us with panels right up to our boundary hedges and completely wreck our uninterrupted views of Bradfield Ward, is what Ireland Green Power intend.

00:23:50:16 - 00:24:27:15

180 80 acres of fields in an arc from northwest to southeast, smothered in tens of thousands of black solar panels, each the height of a double decker bus plainly visible from our windows and grounds. The King called a proposed extension to the National Gallery, also grade one, as a monstrous carbuncle on the face of a well-loved and elegant friend. What IGP proposed for us isn't a single carbuncle, but a leprous rash spreading over 180 acres, plus a huge battery storage unit with several hundred shipping container sized batteries and a 400 kV transmission station with its 40 foot pylons.

00:24:27:20 - 00:24:59:15

The battery station and transmission station don't have to be adjacent to the solar panels. They could go anywhere in line down 3000 acres or indeed. Any other less intrusive site IGP could have sited it right next to the grid connection, 15 miles away at Melksham, but prefer direct Bradfield instead. No other sites have been seriously considered. 60% of the profit from best schemes typically derives from buying electricity from the grid when demand is low, and selling it back at a higher price when demand is high at best, doesn't even have to be attached to a solar scheme.

00:24:59:17 - 00:25:27:09

The disproportionate harm to Bradfield is far greater than any marginal benefit. 180 acres would contribute to achieving national net zero objectives without significant amendments. This should weigh strongly against consent. The National Gallery shows the way Robert Ventura's replacement of the rejected carbuncle is now itself listed grade one, so I urge the inspectors to recommend against consent for this scheme, or at least to amend it significantly to reduce some of its worst features.

00:25:28:13 - 00:25:39:26

Thank you. Could I ask Simon Durant to speak? You have three minutes. Yes. Thank you. Um, yeah. You have three minutes, and your time starts now.

00:25:40:00 - 00:26:10:14

Hello. My name is Simon Durrant. My home is in Lavington. I walk in and cycle daily, enjoy the bucolic beauty and profound silence of the area. Noise pollution from Lyme Down is only measured to a distance of 500m from the sites. There's no good reason for this limit, but it does mean that Lime Down limited does not have to report noise pollution in Arlington. Lockington. Churston. Cawston.

Rod born Quintin Maskell, sorry standards. Quintin Hill, Abington and Littleton, all of these villages being just outside the 500 metre line.

00:26:10:19 - 00:26:40:27

Each of the 159 inverter units spread across the sites is shown by line down to generate greater than 50 DBA, about the same noise as a domestic fridge. In fact, these units make 90 GPA about the same noise as a 90 mile an hour train. We can hear trains as they pass from over a kilometre away. We can hear the M4 up to three kilometres away, depending on the wind and how much moisture there is in the air. How is the 500 meter limit on noise measurement justified? There will be noise pollution from lime down and the biggest source is the BS.

00:26:41:10 - 00:27:14:15

The lime down documents show the best is having noise output of you guessed it, greater than 50 DBA. That's the maximum they show anywhere. Yet there are about 200 equipment units, each one producing at least four times the noise level indicated by the site. Total equipment noise figures are stated to be from the manufacturer's data, but there is no statement that these are the full load figures. They could be even louder. Even worse, the BS will be louder at night that it is during the day it is during the night time. The batteries are charged at low price. Electricity generated using gas turbines, fossil fuels.

00:27:14:17 - 00:27:48:02

That electricity is then sold back to customers the next day at a high price along the way due to transmission losses, rectification losses, battery insertion losses, inversion losses and more transmission losses. About 13% of that power is lost. That's right. The BS actually makes environmental pollution worse than it would be if the demand was met directly at the time of that demand. The advert for BS is that they take surplus electricity generated by renewable sources and use it to cover demand peaks. This is nonsense because there is never a surplus of electricity from renewable sources.

00:27:48:04 - 00:28:21:29

Just look at Grid Watch UK for the proof. They are subsidised by the taxpayer as a green initiative. But the promise is not the reality. If you actually care about the environment lying down, best should be rejected and every existing BS should be shut down until such time as renewable generated surplus is available to charge them. Lying down will do four things. It will plunge the surrounding area into never ending noise. It will increase environmental damage of every water that passes through it by 13%. It will contribute to the high cost of electricity to consumers and well, ignore all those.

00:28:22:01 - 00:28:30:02

The real reason for building it? It will make Lime Down limited and its owners huge profits from the tariff differential that it exploits. Thank you for your attention.

00:28:31:03 - 00:28:43:04

Thank you very much. If you just turn your microphone. Thank you. Okay. So if I next asked January Farrington to make your presentation, you have three minutes and your time begins now.

00:28:43:15 - 00:29:15:21

For 40 years I have loved this area, walking its countryside with my grandparents, my parents, and now with my husband and children. It is a part of our memories, our history and our identity. This is not a red line on a map to me. It is my home, my daily reality, and the reality of thousands of people who live, work and care for it. It sits within the setting of the Cotswold National Landscape for a reason. So I ask you, please weigh very carefully what is being proposed here because the scale is unprecedented in such an exceptional place.

00:29:16:01 - 00:29:52:13

Lyme Down has had a profound impact on my family. The uncertainty, the stress, the sense of powerlessness, and the relentless hours spent trying to engage have been immense. The extraordinary number of relevant representations reflect something very real. A community that feels something deeply valuable is at risk, and the effects are simply too great. West Park Farm is not just our home, it's a working thoroughbred stud farm and part of an international bloodstock business. We've built over 20 years. We care for high value, highly sensitive animals whose welfare depends on a calm, quiet and stable environment.

00:29:52:15 - 00:30:25:09

Lime dam presents a very real risk to that environment and therefore to the viability of our business. We had to stop investment in our farm two years ago because of this uncertainty. And yet, despite over 400 representations raising equine concerns, there has been no meaningful engagement from IGP and no equine specific assessment. That is not a minor omission. It's a fundamental gap. Our business, like others, has been treated as collateral damage and that is very hard to accept.

00:30:25:24 - 00:30:58:03

Please look at this scheme as it would actually be experienced on the ground. Not in isolation, not in diagrams. Not only through modelling or unproven mitigation, but in reality. The consultations fell short of what should reasonably be expected, and IDPs conclusions repeatedly state there will be no significant effects. I respectfully ask you to consider what real world site specific evidence supports these claims. Malmesbury has again been crowned the best place to live in the South West by the Sunday Times.

00:30:58:07 - 00:31:32:23

Surely strategic planning should protect places like this, not expose them to industrialisation on this scale. This site selection is not careful. Strategically planned. It is clearly opportunistic by Macquarie, enabled by a system that allows it to happen. A system that allows significant flexibility but without equal scrutiny. At times this process has felt intimidating, overwhelming, and deeply frustrating. I have felt dismissed, silenced, and questioned whether my participation carries any real weight.

00:31:32:25 - 00:31:51:10

That is not how a fair and balanced planning process should feel. And finally, I ask you to reflect on governance, independence and the long term consequences of this decision with an honest and fair judgment. There must be accountability, not just to just three minutes.

00:31:51:12 - 00:31:52:06

So if you just round.

00:31:52:08 - 00:31:55:18

Up generations, who will live with the consequences? Thank you.

00:31:57:00 - 00:32:06:16

Thank you very much. Okay. If I could ask Simon Cox to speak next. You also have three minutes and your time starts now.

00:32:07:04 - 00:32:42:09

Simon Cox, resident of Causton. I would like to thank the planning inspectors for this opportunity to speak. And I address two key matters on safety. I am, by background, an auditor with wide experience of reviewing health and safety management systems. Firstly, I would like to challenge the assumption that, as stated by IGP, the assessment demonstrates that even under the worst case assumptions, a best fire would not result in significant effects on human health or safety. The worst case assumption needs to be expanded significantly to include multiple neighbouring containing units within the best igniting prior to the fire service attendance.

00:32:42:13 - 00:33:20:25

This assertion is supported by the best fires out the following places. Carnegie Road, Liverpool. On the 15th of September 2020, where it was concluded that even for this very small scheme, the fire suppression was inadequate and initially suppressed the fire, but there was a build up of hydrogen and methane, the gas built up inside the container. Once they mixed with oxygen and found an open source. It triggered a high pressure explosion that threw debris up to 23m away. The explosion was prior to the fire service attendance, and in this case, the fire brigade were unable to contact the designated duty officer at the base operator.

00:33:22:09 - 00:33:54:15

with pit lane in Cyrus sister. A more recent fire and very local on the 28th of March 2025, where there was an initial thermal runaway. This was detected by the operator but not acted upon or investigated. The timeline from the fire report states 1335 voltage variants detected on the DC source. The thermal runaway commenced at that point. By 1339, over 260 different alarms faults were recorded at best for and the operator took no action at 1345.

00:33:54:17 - 00:34:33:05

Live CCTV footage showed an explosion of flames at the top of the best at Best four unit. Again, there was no active monitoring by the operator and they took no action. At 1531, the Gloucester Fire Service received a report from a member of the public, at which time two better units were alight, not just one, and the fire brigade attended with six appliances, the first arriving at 1605. A thermal runaway occurred over 2.5 hours. There was no operator intervention before the fire service arrived. My second concern is the GP's assertion that the highway's width of construction routes provides sufficient rates for HGV traffic to comfortably pass cyclists.

00:34:33:07 - 00:35:12:08

Any questions? As there is a lack of pedestrian infrastructure i.e. pavements. These are considered to be unattractive walking routes and not to increase, so an increase in HGV construction traffic would not result in adverse impact. I would challenge that there is not room to pass and not only would safety be at risk, but it would discourage the use of those footpaths and that the roads and lanes. This

area is extensively used by non-motorized users, especially using country lanes, footpaths and bridleways and the Fosse Way, but they use these roads that they propose to travel down for the development to access those amenities.

00:35:12:10 - 00:35:16:08

They would lose the access to those, in my view, because it would be dangerous in my opinion.

00:35:16:26 - 00:35:19:05

Three minutes. So if you could bring it to close.

00:35:19:14 - 00:35:29:18

In my opinion, I need to make the worst case scenario for the best more realistic with multiple units and wholesale analysis, and also review the adverse impact of the development traffic on non-motorized users.

00:35:31:08 - 00:35:39:00

Thank you very much. If you could just pop your microphone off for me. Thank you. Okay. And then we have an skinner. You.

00:35:51:00 - 00:36:03:15

Sorry. You mentioned a various developments. One was in sirens. Chester. Is that correct? Yes. Which. Sorry. Thanks. Sorry. Could you. What was the location of that.

00:36:03:27 - 00:36:15:05

Pit lane sign? And. Sister. A 28th of March, 2025. It's the best unit operated by. Um. I think it's good something, but it's owned by Warrington Borough Council.

00:36:16:20 - 00:36:17:14

Sorry. Grid, sir.

00:36:20:04 - 00:36:21:03

Thank you very much.

00:36:23:07 - 00:36:29:28

Thank you sir. If we now come to an skinner. You have three minutes and your time begins now.

00:36:30:06 - 00:37:10:08

I'm a chartered psychologist with over 40 years experience, including 25 years as a senior national Conservation advisor with the Environment Agency. I've been an advocate for renewable renewable energy over that time. But the remote location, large scale and dispersed nature of the lime dam proposal raises significant environmental concerns, which have been consistently downplayed. Foremost amongst these is the likely impact on the water environment. The UK is experiencing significantly wetter winters as a result of climate change, so the construction and decommissioning operations would inevitably cause soil compaction and loss over a very large area.

00:37:10:19 - 00:37:43:22

The hydrological regimes of watercourses running through the proposed solar sites would be significantly altered, making them much more prone to both flooding and drought. Soil compaction is notoriously difficult to remediate. Flooding is already a significant issue in Causton, where a local proposal for nature based solutions to reconnect the brook with its floodplain would be compromised by the installation of panels. The Upper Bristol Avon catchment already suffers from over abstraction, low summer flows and diffuse pollution.

00:37:43:24 - 00:38:26:06

All problems that would be exacerbated should this proposal be given consent. The Environment Agency is so concerned about the possibility of diffuse pollution that they have requested a soil resources management plan and more water quality mitigation measures, which I do not think have been forthcoming to date. Another main concern stems from the evident confusion over what measures constitute mitigation, what measures are compensation and what will deliver biodiversity net gain. And on the unrealistic nature of the proposed measures, it is extremely difficult to establish species rich grassland on former arable land and beneath them between solar panels.

00:38:26:17 - 00:39:03:01

The areas proposed for grassland creation do not form a coherent block of land that would be easy to manage over the long term. Whilst the difficulty of obtaining sufficient seed of local provenance is never acknowledged, the mitigation measures proposed for reducing visual effects are heavily reliant on tree and shrub planting, with similar challenges in sourcing locally grown, disease free nursery stock in the required quantities. In summary, the planning inspector is being asked to consider the environmental impact of the scheme without fundamentally important detailed information.

00:39:03:03 - 00:39:32:12

There are so many omissions and uncertainties that it is impossible to accurately determine and quantify the overall environmental impacts. There is also a very low level of ambition regarding biodiversity net gain. British solar renewables, for example, have recently adopted a minimum target of 60% being. With many sites on track to deliver 200%. Such targets would easily be achieved on land that has been intensively farmed for many years.

00:39:34:00 - 00:39:50:08

Thank you very much. Um, so if you could all make if you could just pop that button. Oh. Thank you. Um, yeah. If you can make your way back to your seats. Um, and then I'll call up the next group to the table.

00:39:56:14 - 00:39:57:08

Right.

00:39:59:28 - 00:40:17:29

So the next group I'll call up to the table will be Kim Morgan, Stuart Fisher, Christine McNee, Darren Rawlings, Michael Halstead, Michael Pitt, and Andrew Calder. Bank.

00:40:48:23 - 00:40:56:11

Kim Morgan, speak first and you have three minutes. So if you're if you're ready now, your time starts now.

00:40:56:16 - 00:40:57:01

Sirs.

00:40:57:03 - 00:41:31:10

Ma'am. Members of the Examining authority. Ladies and gentlemen, I am Kim Morgan, and I've lived in the village of Cawston for over three decades. I care deeply about the local environment, and I fully support the transition to green energy. However, supporting renewables in principle does not mean supporting every project in practice. I am here to formally object to this proposal. Since 1996, I have witnessed five serious flood events in our village where housing and businesses have been deluged by the Gauls, brook flood waters and surface water runoff from the surrounding fields.

00:41:31:20 - 00:42:02:07

When it rains heavily, the main road bridge north of the village restricts the flood water and the water rises quickly. At the same time, surface water runoff from elevated fields to the south overflowed the ditches along the A49 and streamed down into the village. Hemmed in to the north and with heavy runoff from the south coast, and is a basin for these flood waters, where they inevitably collect along the highway before penetrating homes and businesses. As supportive neighbors, we try our very best. We struggle to fight back.

00:42:02:09 - 00:42:35:09

We wade around in effluent field, flood water, often in the dark, in ever increasing water depth, carrying furniture and filling sandbags, and comforting our despondent friends and neighbors. When the water recedes, the drama continues with cleanup and disinfection operations. The cost of repairs, increased insurance premiums, and continued mental fatigue are everlasting and devastating. I have read the IDP flood risk documentation from cover to cover and found it lacking in so many significant areas.

00:42:35:14 - 00:43:13:03

The true flood risk posed by this development has been grossly underestimated, and this is causing great angst amongst our village community. The flood risk assessments fail to quantify surface water runoff outside of the development area. There is limited and obscured modeling of extreme rainfall and exceedance flows. There is no convincing evidence for where surface water runoff will go after heavy rain, and their draining drainage strategy does not show that runoff rates will be controlled to greenfield levels or that downstream impacts have been assessed and mitigated.

00:43:14:02 - 00:43:48:17

Government policy for flood risk management includes surface water flooding as a civil emergency in the National Risk Register, with direction to reduce this risk and to ensure that it is managed in all new developments. The true flood risk posed by this development has been completely overlooked. Green progress should never come at the cost of drowning a downstream neighbor. So my question for you is please, will you not let our village become a casualty of this project? I thank you so much for your time.

00:43:49:23 - 00:43:54:24

Thank you. I believe my I believe Miss Laver has a question for you.

00:43:55:29 - 00:43:56:20

Mrs. Morgan.

00:43:56:22 - 00:44:01:20

You mentioned that you've witnessed five flood events since 96. I just want to check I got that date.

00:44:01:22 - 00:44:02:17

Yes. That's correct.

00:44:03:01 - 00:44:09:00

Um, in the intervening period, and that is some years since 96 brought

00:44:10:22 - 00:44:19:01

sort of efforts of the Environment Agency and or Wiltshire Council employed to try to deal with the flooding to your village.

00:44:19:07 - 00:44:43:20

Not a lot. Really, if I'm completely honest, we've had the water board come in to look at the road bridge to see if they can increase or prevent the silt runoff builds alongside the road bridge, so it restricts the water flow very much. They've dug out some of the ditches along the A49, but continuous detritus from the road fills up in the ditches, and there's not enough maintenance or management of them to prevent that buildup of water.

00:44:44:00 - 00:44:52:25

So is it. Is it? Are they council run highways or national highways that are responsible for those? I think it's national highways. Okay. Thank you.

00:44:56:12 - 00:45:11:21

Thank you. So I'll ask Stuart Fisher to speak next. You have three minutes. Unless you read it just before you start. Um, miss Morgan, could you turn off your microphone? Thank you. Excellent. Um, so if you're ready, uh, Mr. Fisher, you have three minutes, and your time starts now.

00:45:11:23 - 00:45:43:19

Good afternoon. I'm Stuart Fisher from Mill Lane, Colston, living 500m from an existing solar array. I walked the countryside of the south Cotswolds extensively as a resident. I believe that many from the many I benefit from the many visiting walkers, cyclists and other tourists without whom our shops, pubs, accommodation, bus services and other facilities would decline, with further implications for the adjacent Cotswold National Landscape. There was a dearth of information on final removal and disposal of panels and batteries, as destructive as insulation technologies moved on from the 1960s.

00:45:44:03 - 00:46:15:27

There would be a repeated work on replacing panels and battery storage with improved models over the next 60 years. Some power generation technology is out of date before it can even be brought into use. IGP need to have considered alternative locations within 20km of Witley. An unusual opportunity in this area is the Imber Tank firing range on Salisbury Plain, around, which are many square

kilometers of safety buffer zone from which the public are largely excluded and which cannot normally be seen by the public from the ground, although used for agriculture.

00:46:16:03 - 00:46:26:17

A map showing large land ownership fails to include the Mod, surely the largest landowner in the area. This safety buffer zone is nearer to Witley than South Cotswolds are.

00:46:28:21 - 00:47:02:01

At the west at Westbury and there is a 60 meter deep disused chalk quarry which could hide battery storage from all directions. A cable route to Witley would be short on them from the Cotswolds, much of it already in use for other solar arrays north of Westbury. Even if inadequate capacity, the route is true for any new cable. The safety buffer zone is shown as having a least slope of three degrees slope. This is not mountainside cross fall on the M4 to prevent rainwater ponding is 2.5%. Residents member like those of Tynan were promised their homes back after World War II.

00:47:02:03 - 00:47:35:08

Those remaining alive are still waiting 80 years later, but at least the British Mod still exists. Bermudan GP promised to return the South Cotswold countryside after 60 years. Would they and their Australian bankers be in existence in six decades time, unable to influence the keeping of that promise by them, or anyone to whom this countryside had been sold? By then we would all be dead. Our young children and young grandchildren will be pensioners, even if all solar panels were to be removed. It would be well until the 22nd century, before the countryside could be returned to anything resembling its present appearance.

00:47:35:28 - 00:47:58:27

Their viewpoints document is not representative of the current countryside, and we learn comparative views. More than likely will be brownfield sites with housing sprawl or industrial estate warehouses, such as the now in place near junction 17 of the M4. Instead, the existing, much loved Cotswold agricultural countryside. This is not opposing solar panels but suggesting where they would be less damaging.

00:48:01:12 - 00:48:11:00

Thank you very much. If I could ask Christine McNee to speak. And if you're ready. You'll have three minutes. And your time starts now.

00:48:11:17 - 00:48:46:25

Members of the Examining Authority. Thank you for hearing. Thank you for hearing me today. I'm Christine McNee and I live in Causton. I want to begin with something absolutely clear. This objection is not about opposing renewable energy or energy. We all understand how important this is. What concerns us is the scale, the location, the cumulative impact of the proposed lime down solar park. We believe it is disproportionate, wrongly sited and could cause lasting harm to our communities wellbeing and to the landscape we depend on.

00:48:47:29 - 00:49:12:22

Although the site sits just outside the Cotswold National Landscape Boundary. Anyone who lives here knows the character is identical. We are surrounded by classic Cotswold villages, listed buildings and

open rolling countryside with long, beautiful views. The landscape is closely connected to Malmesbury, recently recognised as one of the best places to live in the UK.

00:49:14:08 - 00:49:52:24

We live a quiet, friendly rural life. Our communities rely on each other and on the countryside around us. Our churches, village halls and pubs aren't just buildings. They are the heart of our social life. And the landscape isn't just scenery. It's fundamental to our well-being. I walk locally 4 or 5 times a week. Apart from routes north to Malmesbury, every other public right of way I would choose would be affected. My lovely walks to Roebourne, Stanton, Saint Quintin, Lavington, Norton and Churston would be changed beyond recognition.

00:49:52:26 - 00:49:56:10

There would no longer be a joy, but deeply depressing.

00:49:57:26 - 00:50:21:18

These paths are where we meet friends, where we support local pubs where the social fabric of our villages is held together. The development would break these connections. And for more than two years, many residents, including myself, have lived with stress, anxiety and disrupted sleep because this proposal has been hanging over us.

00:50:23:05 - 00:51:00:06

We're also worried about the economic harm. Productive farmland would be lost. Tourism and associated hospitality will be negatively impacted. State farms will no longer be viable and our rural pub pubs may have to close. Our residents see no meaningful local benefits. The burdens will here. The financial gains go elsewhere. So I ask you to consider the real human consequences of this proposal. The damage it would cause to our landscape, our communities and our wellbeing is serious and far reaching.

00:51:01:20 - 00:51:15:15

Please reject this application. Allow us to protect the place that we not only call our home, but is the foundation of our health, our identity, and our way of life. Thank you.

00:51:16:02 - 00:51:21:02

Thank you very much. If you could turn your microphone off for me, please.

00:51:23:12 - 00:51:30:02

Thank you. And then next we have Darren Rawlings. If you're ready, your three minutes starts now.

00:51:30:20 - 00:51:31:15

Thank you.

00:51:31:26 - 00:52:03:06

My name is Darren Rawlings. And come. May. I will have lived in that house immediately upstream of the A49 road bridge over the galls Brook in Causton for 23 years. I'm concerned that if the scheme goes ahead, the risk of flooding of my home would be significantly exacerbated during my tenure. My

home has flooded four times. On two of these occasions it has been rendered uninhabitable. On the first occasion following flooding in November 2012. Reinstatement took a little over a year.

00:52:03:12 - 00:52:34:13

The most recent event happened in November 2024, and we're expecting reinstatement to be complete in October this year, 2026. In November 2024, the flood flood the depth of the water increased steadily until the capacity of the two apertures under the bridge was exhausted. Then the water rose much more quickly until it overtopped the road. The November 2024 event has been described as a 1 in 40 year event.

00:52:34:27 - 00:52:51:06

The sensitivity of my home to the risk has undoubtedly been badly affected by the constriction caused by the road bridge, coupled with the historic upstream straightening of the Glazebrook away from its naturally meandering course that was used to define the parish boundary.

00:52:52:22 - 00:53:29:16

As a nation, we need to get to net zero, and solar is undoubtedly a very important part of that. But any scheme that is approved needs to include mitigation to its impact on the flood risks to the already built environment. Recognising specifics such as the adequate apertures of the A49 road bridge, um, coupled with this historic straightening of the Glazebrook and adequate attenuation within the scheme is essential. I do not believe that the scheme currently includes attenuation that will prevent my home being flooded more frequently than it otherwise would have been.

00:53:30:13 - 00:53:31:10

Thank you.

00:53:32:19 - 00:53:50:10

Thank you very much. Could you turn your microphone off me, please? Um. Oh, actually, just a quick question for you. Um, could you submit that deadline won a map showing the location of the particular area of flooding that is of concern to you?

00:53:54:12 - 00:54:01:18

Well, the flooding. I'm concerned. about. What do you do? You mean? I'm not quite sure what you want to map of.

00:54:02:27 - 00:54:07:05

You specifically make reference to a road bridge. It would just be helpful.

00:54:07:07 - 00:54:08:00

To know which bridge.

00:54:08:06 - 00:54:08:21

To.

00:54:08:23 - 00:54:09:08

Which bridge you're.

00:54:09:10 - 00:54:09:25

Referring.

00:54:09:27 - 00:54:10:12

To. Of course.

00:54:10:14 - 00:54:10:29

Yes. Thank you.

00:54:11:01 - 00:54:11:16

Yep.

00:54:11:24 - 00:54:20:08

Great. Thank you. So if we could ask Michael Halstead. Um, if you're ready, your three minutes will start now.

00:54:21:07 - 00:54:24:12

Good afternoon. My name is Michael Halstead. I'm a chartered engineer.

00:54:24:14 - 00:54:25:08

And a resident.

00:54:25:10 - 00:54:28:13

Of Colston. I am completely opposed to the proposed.

00:54:28:15 - 00:54:29:01

Line down.

00:54:29:03 - 00:55:05:04

Solar factory. While there are many aspects that concern me, I will highlight two. Firstly, the safety provisions for the best. The proposal states that there will be fire fighting storage tanks containing 456,000l, capable of delivering 9900l per minute for 240 minutes, and that the fire water runoff will be contained, tested before release or, if necessary, removed by tanker and treated off site. The Boulder City Best Fire in September 2025 required up to 5678l per minute.

00:55:05:09 - 00:56:06:06

At that rate, there is only 80 minutes of stored water. Each best container has the same capacity as 67 Tesla model Ys, and one large EV incident can consume 136,000l of water over many hours. 67 happening at once would require over 9,000,000l. There are 270 containers on site in close proximity. My question is for the EA. To what extent are the estimates for onsite firefighting water, its run off and containment accommodate a credible worst case? Has the impact of forever chemicals contaminating the underlying aquifer being fully considered? Do the bonding and anchoring arrangements secure the best practical environmental outcome for drinking water supplies has the risk of catastrophic failure in one container, causing adjacent containers to fail being adequately assessed and mitigated.

00:56:07:00 - 00:56:48:21

Secondly, the overarching risk assessments three Mile Island nine over 11 London Bridge attack Porth windstorm damage in 2024. The sirens tested best fire in March 25th. None of these were supposed to happen, but they did. The railway has 4 or 5 trains an hour pass adjacent to the base, exposing a large number of people to risk of harm in the event of an incident. The risk associated with terrorism has been dismissed as unlikely to be a target, given the Bess is a soft target containing all the necessary material for an 11 actor to create a major incident.

00:56:48:23 - 00:57:26:24

The assessment is incredible and incoherent with government policy to provide security for the British people in a dangerous world. My questions of the IAEA has a credible cyber risk assessment being conducted of Sangro and the rest of the supply chain. Low probability, high impact risks or black swans do materialize, and when they do, the impact is often disastrous. Is the hazard analysis, the probabilities of occurrence and the severity of impact robust enough to support the residual risk being assessed as low as reasonably practicable? Thank you for your attention.

00:57:27:04 - 00:57:38:09

Thank you. If you could just press the on microphone button for me, please. Thank you. Okay. And next we have Michael Pitt. If you're ready your three minute starts now.

00:57:38:11 - 00:57:39:02

Thank you.

00:57:39:09 - 00:57:40:19

My name is sir Mike Pitt.

00:57:40:21 - 00:58:23:06

And today I am giving my personal point of view as a resident of the village of Foxley. We have to be realistic. Government policy and the opportunity to connect up to the national grid at Melksham are the reasons why a major solar installation is under consideration in Wiltshire. The applicants agree there are numerous alternative sites. The big question is why locate it at Lyme Down? The applicant accepts that any location for a solar park within a radius of 20km of Melksham is worthy of consideration.

00:58:23:22 - 00:58:56:24

I am very familiar with this part of Wiltshire. I had my childhood in pole shot, did most of my courting in Melksham, went to the school and got married in Devizes. Lived with my wife's parents at Christian Mulford and built our house in Leamington. Furthermore, I worked in both Trowbridge and Swindon. In my view, lying down is one of the worst possible locations, and I hope the examining authority will carefully consider the following questions.

00:58:56:29 - 00:59:44:13

Firstly, why would a developer consider the Cotswolds to be a suitable location for such a massive solar installation? The Lake District, the Yorkshire Moors and the Cotswolds are ranked as the three most beautiful landscapes in England. All of the sites considered by the applicants are outside the

Cotswolds, all of the other sites considered outside the Cotswolds. Secondly, why choose a site so remote from the national grid? Lime dam requires the construction of 22km of 400 kilovolt underground cable involving under tunnelling under the M4 motorway and crossing a high pressure oil pipeline.

00:59:44:18 - 01:00:22:12

The A4, the A4 20 and numerous other obstacles. This would be a massive civil engineering project and totally unnecessary in my opinion. Alternative sites are much closer to Melksham than Lime Down and do not need to tunnel under the M4. Thirdly, why propose 878 hectares of industrial infrastructure so close to nine south Cotswolds villages? The footprint of Lime Down is five kilometres north to south and ten kilometres from east to west.

01:00:22:19 - 01:00:42:20

There is no need to cause such harm to the environment and local communities. Finally, I questioned the developer's ability to safely manage thousands of heavily lorries on our narrow country lanes. Other sites are served by main roads. This is not to mention the Cotswolds natural.

01:00:42:22 - 01:00:44:00

Landmarks, three minutes.

01:00:44:02 - 01:00:58:15

And numerous other concerns. If we have to have a major solar installation near Melksham. It must be the location which minimises the damage to the environment and to quality of life. Thank you.

01:01:00:11 - 01:01:02:06

Thank you. If you could just.

01:01:04:04 - 01:01:12:11

If you could just turn your microphone off. Thank you. And finally, if we come to Andrew Calder Bank. If you're ready. Your three minutes starts now.

01:01:12:23 - 01:01:45:19

Hi, I'm Andrew Calder bank. I'm expanding on my written representation where I objected to the scheme primarily due to the risk of increased offsite flooding. Having reviewed the application in detail with regard to flooding, I don't believe it adequately considers or mitigates against the increased risk of offsite flooding from the PvE sites in combination. Specifically, I'm highlighting an officially unnamed watercourse that I refer to as Norton Brook, which appears a significant omission from any detailed consideration or investigation by the applicant.

01:01:46:09 - 01:02:16:27

This despite the brook having a history of associated flooding to properties and roads, and it having a large catchment area within the proposed development, primarily from site C, but also including parts of sites A, B and a D, these catchment areas combine around Norton to form the main body of the brook, as indicated within the application document AP 12 and identified as tributary source to Conf and Avon highlighted in purple today.

01:02:16:29 - 01:02:47:05

These storms, the volume of water at a given time in the brook can overwhelm bridges, causing the water to back up into properties across roads and overland is the proposed development caused any increase in water runoff speed into the various watercourses that feed the brook. It will contain a greater volume of water at a given moment in time than occurs today. We would hit the same finite constraints posed by bridges, etc., resulting in an increase in both the frequency and extent of flooding.

01:02:47:18 - 01:03:39:05

My key concerns are, firstly, that the combined effect of almost all sites draining into Norton Brook has not been adequately considered. Secondly, that the only proposed mitigation for increased runoff speed from the Peavy site is by establishing vegetation under the panels. However, the effectiveness of such an approach in this case is speculative because no study of actual peak flow behaviour has been undertaken in order to establish a current baseline for Norton Brook. Without a baseline, how can the applicant or anyone else determine the effectiveness of the proposed mitigation? Thirdly, during the construction and early operational phases of the development, there will be no mitigation of the increased flood risk because the proposed vegetation under the PV panels will take time to implement and become established.

01:03:40:08 - 01:04:14:12

I raise these issues based on my family's experience of living for the last 35 years in a property that has occasionally been flooded by Norton Brook during storms. On these occasions, the volume of water flowing down the brook at a given time exceeded the capacity of the adjacent road bridge, causing floodwater to back up into our house. Essentially, the bridge becomes a stream. Our house is not an isolated case locally and further downstream in Malmesbury and beyond. Properties and infrastructure already have significant flood events, with costs and other impacts to many people.

01:04:14:15 - 01:04:19:24

It is critical that nothing exacerbates what is already a challenging flood risk situation.

01:04:19:26 - 01:04:22:16

That's three minutes, so if you could bring it to a close.

01:04:22:18 - 01:04:30:03

The issue I have identified within the application has strengthened my belief that the choice of location is poor, and that it should not be approved.

01:04:30:28 - 01:04:46:14

Thank you. Thank you very much. I believe sorry, could I just reiterate my earlier request to limit the amount of clapping so that we're able to ask questions after people have spoken. So I believe Mr. Love wants to ask a question.

01:04:47:00 - 01:04:53:08

Thank you, Mr. Goldberg. Could you submit a map highlighting that watercourse at deadline one, please?

01:04:53:10 - 01:04:54:00

Absolutely.

01:04:54:02 - 01:04:54:24

Thank you.

01:04:56:04 - 01:05:26:07

Excellent. Thank you. We will take a short ten minute break. And after the break, I'll just read out the the list of people who will be invited to the front. So after the break, there'll be Sarah Sorby, Andrew Greenhill, Matthew Hood, Charles Purkiss, Anna Kate Fuller, Freddy Spiker, now Hugh Roche, Emma Vo and Jonathan Seymour Williams.

01:05:26:09 - 01:05:33:27

So the time is now 3:05. So if we reconvene at 3:15. Thank you.