



Planning Inspectorate
Arolygiaeth Gynllunio

Hearing Transcript

Project:	Lime Down Solar Project
Hearing:	Compulsory Acquisition Hearing 1 (CAH1) - Part 1
Date:	30 June 2026

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FULL TRANSCRIPT (with timecode)

00:00:07:24 - 00:00:43:15

Good morning everyone. It is now 930 and time for this hearing. To begin, can I just confirm that everyone can hear me clearly? I'm getting some nods. Great. Um. It's the live streaming and recording events. Perfect. Thank you. I'd like to welcome you all to this compulsory acquisition hearing, which is compulsory acquisition hearing number one in relation to the Lime Down solar project. My name is Janine Leyva. I'm an examiner and inspector, and I have been appointed by the Secretary of State to be the lead panel member for this examination.

00:00:43:17 - 00:00:49:11

And I will be taking us through this hearing this morning. Forgive me one moment. I haven't muted my alerts

00:00:51:00 - 00:00:56:27

faux pas. I was about to tell everybody to silence their machines and mine is still pinging me. Sounds.

00:00:59:28 - 00:01:32:01

Apologies. I also couldn't find them out. Okay, so I'm joined this morning by my colleagues David Love to my right and Ben Northover to my left. They are also examining inspectors and they're here with me today in the room, as you can see. Together we constitute the examining authority for this application. We will also refer to ourselves as the ex or the ex a there are other colleagues from the Planning Inspectorate here in the room with us today. And that is Deborah Allen, our case manager, and Romeo Burney, one of our case officers.

00:01:32:03 - 00:02:10:29

We do have a back office case team are also supporting us. So if you have any queries about how this hearing is to run or how you should participate, then please do speak to members of the case team. There are also two non panel inspectors who are shadowing this examination, and they're also present with us in the venue today. For those who are attending or participating virtually, you will also be familiar with the way the hearings are run. We will generally hear from people within the room first, and then we will come to anybody online because there are new participants in the room today.

00:02:11:03 - 00:02:43:03

We will need to run through preamble as to how these hearings will run. So please forgive us if you keep hearing us repeat the same things at every hearing that you attend. We will try to make them shorter and shorter as the hearings go on. So I'll now deal with a few housekeeping matters. I'm advised that there are no fire drills today, so if we do hear the fire alarm, then we do need to take it seriously. We can see the fire doors to my left just over here. And if you exit the building that way, immediately to the right, there is another fire exit through here.

00:02:43:11 - 00:03:03:03

I'm told the muster point is in the car park near the EV charging points. 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. Now, can I ask if there's anybody here from the press today?

00:03:05:00 - 00:03:40:29

I'm not seeing anybody. So to minimize disruptions to proceedings, um, don't do as I do. And that is leave your volume switched up on your machine. If you could please check that all your phones and devices are set to silent. That would be really helpful. Uh, for those who are observing or participating through teams, could I just ask, unless you were invited to speak, that you keep your cameras off and stay muted throughout just minimizes the background noise? If at any point, however, in the meeting you need to raise our attention to something, please do put your hands up in the room or put your virtual hand up and we will come to you when we are able.

00:03:41:12 - 00:03:50:06

Um, I think I said at the PM, I'm pretty blind to the back of the room when my glasses are on, but hopefully one of my colleagues will clock a hand up if I don't see it.

00:03:52:24 - 00:04:11:16

If we do have to adjourn the proceedings at some point today, which we will inevitably, because this hearing is only going through the morning because we have open floor hearing this afternoon, I would like to remind virtual participants that you may need to refresh your browser to return to hearings, or even when we break for any comfort breaks.

00:04:14:04 - 00:04:51:10

As we are recording this hearing today, please, when you are invited to speak clearly, state your name and who you are representing. And that is so that is captured on the recording. For people who are wanting to watch this back at a later time for in-person participants. If you're not at a table with a microphone, certainly a microphone can be brought to you. Now we will look to take a short break during this hearing. Um, just to allow everyone to go to the toilet, stretch their legs. Um, but we do hope to finish this by 1:00, simply because we do need some break time before we go into the open floor hearing this afternoon.

00:04:53:03 - 00:05:36:03

If we don't manage to get through everything, um, we will either follow up with action points, second written questions, or we will resume a hearing for another compulsory acquisition, um, consideration

in September. I just want to assure affected persons that there will be another opportunity, should they wish to, to be heard again. So before I go on to participant introductions, let me briefly explain why we are here. The application for the proposed development includes a request for an order granting development consent to authorise compulsory acquisition of an interest in or right over land, and or temporary possession of the same land.

00:05:36:10 - 00:06:18:02

And I shall abbreviate these terms today to CCA for compulsory acquisition and TPP for temporary possession. The purpose of the hearing is to for the examining authority to hear and probe the applicant's case for CA and TP, and to hear from the individual objections from affected persons who are also interested parties with a legal interest in the land over which the applicant is seeking those powers. The hearing will help us to consider whether relevant legal and policy tests relevant to CA and TP proposals are met, and those are solely set out in the Planning Act 2008 and the Department for Communities and Local Government guidance related to procedures for the CA of land.

00:06:19:16 - 00:06:53:29

Now, I just need to be clear that it is only those legal and policy tests that we are considering at this hearing. We are not taking evidence to today on the proposed development impacts on the amenity, such as potential effects of noise to views, landscape concerns about best fires and so on. Those matters will be considered at other issues. Specific hearings. Today we are just here about CA and TP. Also, just to be clear, the Secretary of State has no jurisdiction over methods of assessing compensation or indeed the compensation sums involved.

00:06:54:01 - 00:07:08:18

Those are issues that are beyond the panel's remit. So unless actual compensation. So actual compensation sums will not be discussed today given we have no jurisdiction over them. So does anybody have any questions before I move in to introductions.

00:07:11:14 - 00:07:38:15

Okay. So on that basis I'll move to participant introductions. And I'm going to go round the room and ask those of you who are participating to introduce yourselves in the interest of expediency, if party or organization has more than two people attending, could I ask you just to introduce your main representatives and then you can introduce further peoples at relevant points in the agenda. So I'll start with the applicant, please. Um, Miss Broderick, is you representing.

00:07:38:29 - 00:08:07:00

Uh. Good morning. Yes. Claire Broderick, I'm a partner at Pinsent Masons LLP, solicitors for the applicant Lime Down Solar Park Limited. I can be referred to as Miss Broderick. There are various members of the applicants team here today. I'll let those that are sat by the microphones introduce themselves. But should we need anybody to come forward? Um, to answer a particular question, then they'll introduce themselves at that moment in time.

00:08:09:20 - 00:08:18:26

Good morning everybody. I'm Wil Threlfall, I'm a senior project development manager at Island Green Power and project lead for Lime Down Solar Park. Mr. Threlfall is fine.

00:08:21:03 - 00:08:27:12

Good morning. Uh, Robert Jones from Delco McLaren. Consultant land agents to the applicant.

00:08:30:24 - 00:08:40:05

Good morning. William Barrett, Aecom technical director, environment lead for the Lime Down Solar project. And Mr. Barrett will refer to.

00:08:43:01 - 00:08:43:23

Good morning.

00:08:43:25 - 00:08:44:10

Jacob.

00:08:44:12 - 00:08:44:27

Burton.

00:08:44:29 - 00:08:49:10

Managing senior associate, Pinsent Masons. And you refer to me as Mr. Person.

00:08:51:15 - 00:08:57:07

Okay. Thank you. So coming to Wiltshire Council next, please.

00:08:57:28 - 00:09:04:03

Good morning. My name is Johanna Weber. Miss Weber from David Jones board. I'm instructed by Wiltshire Council.

00:09:05:13 - 00:09:07:21

Would you prefer to be Miss Weber? Did you say.

00:09:07:23 - 00:09:08:08

Yes, madam?

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

Thank you.

00:09:11:09 - 00:09:13:22

Good morning. Elwyn Thomas from Wiltshire Council.

00:09:18:10 - 00:09:24:05

Good morning. I'm Nick Thomas, director of planning, economy and climate at Wiltshire Council. And Mr. Thomas is fine.

00:09:24:07 - 00:09:25:15

So to Mr. Thomas.

00:09:27:05 - 00:09:27:28

Thank you.

00:09:29:16 - 00:09:38:18

So I'll come now to the participants who had registered the AP's. Mr. Richard Tanner, is Mr. Tanner in the room? I'm Isabel was here.

00:09:38:20 - 00:09:40:01

Speaking on his behalf.

00:09:42:24 - 00:09:50:00

Thank you, Mr. Ross. I was coming to you next, so that's really helpful. Thank you. Uh, Mr. John Bailey, please.

00:09:50:15 - 00:09:52:02

Uh, John Bailey.

00:09:52:08 - 00:09:53:14

Representing yourself, Mr..

00:09:53:16 - 00:09:54:01

Bailey.

00:09:58:05 - 00:10:00:17

Um, Mr. Ashton hawker.

00:10:02:26 - 00:10:03:11

Hello.

00:10:03:13 - 00:10:05:28

Ashton hawker, representing Gardiners farm.

00:10:11:04 - 00:10:12:23

Mr. James Cole.

00:10:13:17 - 00:10:19:06

Hello. Yes. Mr. James Cole, representing Roberts Berry farm. My elderly parents. Thank you.

00:10:21:16 - 00:10:23:16

And do I have Matthew Newman?

00:10:25:05 - 00:10:27:22

Mr. Newman, do you want to come forward to the table?

00:10:41:04 - 00:10:42:02

Matthew Newman.

00:10:42:04 - 00:10:42:19

From.

00:10:42:21 - 00:10:43:06

Newlands farm.

00:10:48:06 - 00:10:52:19

Now, I believe Miss Sarah Payne has withdrawn. Just checking.

00:10:54:19 - 00:10:57:01

Okay, Mr. Seymour Williams.

00:10:58:02 - 00:11:03:24

Good morning. I'm Jonathan Seymour Williams from Farley's farm. Representing myself.

00:11:09:14 - 00:11:15:07

Not aware that there was any other affected persons to speak, but can I just check in the room?

00:11:25:16 - 00:11:29:07

Mr. KMT, was that correct?

00:11:31:06 - 00:11:32:21

Mr. Fernald online.

00:11:33:13 - 00:11:47:17

I'm online. Yes. Sorry. I'm Richard Farnell on behalf of KMT Farming and Consultancy, representing Mr. John Eavis and Mrs. Rosemary Eavis from Manor Farm, Colston and Mr. Furneaux. Fine.

00:11:48:05 - 00:11:50:02

Wonderful. Thank you. Apologies.

00:11:52:02 - 00:11:53:24

Is there anybody else online?

00:11:56:19 - 00:12:26:21

Nope. Can't see any hands. Right. Okay, so that concludes the introductions. So let's move into the substance of the hearing. Item two on the agenda. Um, which is the applicant's case for compulsory acquisition and temporary possession. Now we did touch on some of this at issue specific hearing. One, we were looking at the DCO and we looked at some of those articles in part five, um, which is known to be articles 24, 25 and 31. Those were the ones that we sort of touched upon through the development consent order hearing.

00:12:26:25 - 00:12:57:11

Um, but nonetheless, I think it's useful for the applicant to briefly say present and justify its case for CA and TPE, and in doing so, it would be helpful if you could include the following as set out in the agenda. And I'll just reiterate the points. Identification of the powers sought and their purpose. The applicant's strategy or criteria for determining whether to seek powers for CA of land or CA of rights, or temporary rights to possession or use of land.

00:12:58:06 - 00:13:29:14

The second point in the agenda is looking for the applicant to identify the distinction between the relevant draft development Consent order provisions, and that they would meet the relevant statutory and policy tests under the Planning Act. I would also like commentary on the consideration of alternatives to CA and TP powers, although at this stage I'm specifically looking at the applicant to explain alternatives to the use of those powers generally, rather than the site specific alternatives that APS may wish to discuss. Um, later on.

00:13:29:27 - 00:13:43:10

And certainly. But last but not least, the applicant needs to cover human rights considerations, um, and the circumstances within which the Human Rights Act may be engaged. So, Miss Broderick, I'm assuming that I'm coming to you for this.

00:13:45:00 - 00:14:25:25

Clare project for the applicant. Um. Thank you. Yes, I will provide a sort of a brief overview of the approach, um, as requested. Um, in order to construct, operate, maintain and decommission the scheme without impediment. The applicant is seeking compulsory acquisition and temporary use powers in the draft DCA. The justification for these powers is set out in the statement of reasons, which is app Dash 018. Um, when I'm referring to application document references, I'm not referring to the versions that were submitted with the change application, just to be, um, clear on that particular point for the purposes of of this hearing.

00:14:26:03 - 00:14:57:06

Um, the applicant is seeking a range of different powers. Those include the power to acquire the freehold of land. Um, and that is land that is shown coloured pink on the land plans which were rep 1004. This primarily relates to the land required for the solar panels, the substations, and the, uh, there's the battery storage facility. Um, the applicant is also seeking compulsory acquisition of rights.

00:14:57:09 - 00:15:32:11

So that's acquisition of new rights and the imposition of restrictions. This is shown on the land color blue on the land plans. And this primarily relates to land required for the um grid cabling. Um, so the cabling between the solar array sites and the substations, but then also from the substation to the point of connection at Melksham. Um rights are also being sought in relation to access as well. In addition to the compulsory acquisition of rights, the applicant is seeking temporary possession powers.

00:15:32:14 - 00:16:08:15

Temporary possession powers are a lesser power and relate to those areas where construction works only are taking place. This is shown in the lamp plans colored yellow. So those are particular areas where only temporary possession powers are being sought. However, the applicant is also seeking temporary possession powers over the remainder of the order limits. Um, particularly so that works

can be carried out to construct, um, the cabling. And then a much narrower, um, permanent acquisition of rights can be sought over the final laid cable route.

00:16:09:21 - 00:16:39:25

Um, schedule nine of the draft DCO, the latest version of which is Rep 3005, sets out the purpose for which new rights and restrictions are sought over the blue Land. Uh, schedule 11 again sets out the purpose for which the temporary possession powers are being sought at the book of reference, which is rep 3-009. Um sets out all the persons that the applicant considers having.

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Undertaken diligent inquiries may have an interest in the order land, or may be eligible to make a relevant claim for compensation should the DCO be granted. This includes persons who are the owner of the land, are persons who are occupiers of the land, but also a range of persons who may have an interest in that land, ranging from people who might have a right of way across land. The benefit of a restrictive covenant or various statutory undertakers who have apparatus within that land.

00:17:12:26 - 00:17:43:12

The applicant has taken a conservative approach to the identification of persons with an interest in land, particularly where that land isn't registered at the land registry. For this reason, there are a number of plots within the book of reference where persons are listed as being the reputed owner, um or there are unknown interests listed. And this is just to reflect the fact that the applicant may not have registered title and is therefore not able to confirm definitively who has an interest in that land.

00:17:43:29 - 00:18:14:05

For example, and I'm sure we'll touch on it later. And there are a number of in plots where the applicant had, on a precautionary basis, listed Wiltshire Council as potentially having an interest in land, particularly on unregistered sort of strips or verges adjacent to the public highway. And the applicant is aware that Wiltshire Council has provided some detailed comments on those plots in its deadline. Three submissions and I'm sure we'll touch on that later.

00:18:16:27 - 00:18:40:16

In terms of seeking or deciding which power, um, was going to be sought over the land, the applicant has sought to use the, um, less onerous power that it can. So where rights are sufficient, instead of compulsory acquisition of the freehold, it has sought rights and where temporary possession of land is suitable than it has sought. Temporary possession powers.

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Article 21 of the draft DCO relates to the compulsory acquisition of the freehold of land, and that is land that is required for the authorised development or is required to facilitate it or is incidental to it. Article 21 is subject to article 24, which limits that power over the blue land I mentioned previously, so that only rights and restrictions can be sought over that land. And then article 31 of the draft DCO relates to temporary use, and that sets out how temporary use can be set sought over the entirety of the order land.

00:19:22:21 - 00:20:08:29

But in respect of those plots coloured yellow, only temporary possession powers can be sought. Just briefly running through the Statutory tests under section one, two, three of the Planning Act 2008 has been satisfied as the application includes the specific request for compulsory acquisition powers. Section 122 of the Planning Act 2008. Um sets out the purpose for which those powers can be sought, and section one, two, two, subsection three requires that there's a compelling case in the public interest for the land or the rights to be subject to compulsory acquisition, and the applicant refers to section seven of the Statement of reasons.

00:20:09:02 - 00:20:46:20

The planning statement, which is rep 3081 and the statement of need, which is rep 1085, um, that the applicant considers demonstrates that there is a compelling interest for the rights to be granted, as this is a nationally significant infrastructure project. Um, the public interest in the scheme is clearly set out in national policy. It is critical national priority infrastructure editors, renewable energy generation and contributing to security of supply and resilience of the electricity system.

00:20:47:08 - 00:21:13:07

There are a number of other tests in the Planning Act that also need to be satisfied in relation to compulsory acquisition powers. Those include section 127 of the Planning Act 2008, which applies to statutory undertaker land where a statutory undertaker has made a representation and it has not yet been withdrawn. In that case, the Secretary of State must be satisfied that there will not be serious detriment to the carrying on of the undertaking.

00:21:15:06 - 00:21:48:17

The applicant envisages that this may be discussed in more detail at the issue specific hearing on Friday, in relation to the status of negotiations with statutory undertakers. But if, if required, we can do so today. The applicant is in negotiations with statutory undertakers regarding the form of protective provisions, and the applicant's position is that the inclusion of those protected provisions means that there won't be any serious detriment to the statutory undertakers undertaking.

00:21:49:12 - 00:22:24:03

There are a number of other provisions in the Planning Act. One is section 132, which applies to special category land, but there is no special category land within the order limits for this particular scheme. Section 135 of the Planning Act applies where the Crown has an interest in the land. Since submission, the applicant has continued to engage with the relevant Crown authorities that have been identified and confirmed the removal of a number of these interests. For example, the Secretary of State for defence confirmed that they did not have an interest in the order land.

00:22:24:13 - 00:22:54:15

The remaining Crown interests, which are Secretary of State for Work and Pensions and Secretary of State for environment, Food and Rural Affairs. The applicant is continuing to seek confirmation from these bodies that they do, in fact, have an interest in the older land. And should their interest be confirmed, the applicant will seek the necessary consents under section 135 of the Planning Act. But the first step is for them to positively confirm that they still have an interest in the land, as a number of these interests are historic.

00:22:56:15 - 00:23:17:12

Section 138 of the Planning Act again relates to statutory undertakers, and requires the applicant to demonstrate that the power is being sought are necessary, and the applicant refers back to the comments made on protected provisions and how that these control, um, the interface between the scheme and statutory undertakers apparatus

00:23:19:11 - 00:24:00:22

in terms of the consideration of alternatives to compulsory acquisition and temporary possession. The applicant has sought to acquire the rights it needs to deliver the scheme via voluntary negotiations, and has entered into option agreements with each of the owners of the eight landholdings that make up the five solar PV sites. However, it does remain necessary to include compulsory acquisition powers over this land to ensure the scheme is deliverable without impediment. For example, it's to protect against a scenario whereby contracts aren't adhered to or otherwise set aside, including um, where owners, for example, do not grant the the lease for whatever reason.

00:24:01:00 - 00:24:22:03

In the event of a landowner dying or being subject to divorce proceedings, for example, or where someone is declared insolvent. In those circumstances, it would be in the public interest for the scheme to continue to proceed and meet its grid connection date. And that's why compulsory acquisition powers are still being included, notwithstanding the presence of the voluntary agreement.

00:24:24:15 - 00:25:15:16

The Land Rights and Negotiations tracker, which was updated at deadline three. Which is wrap 3011 provides a summary of the status of negotiation with landowners, and further detail is set out in the Land Rights Communications Log, which was requested and submitted at deadline three, which is rep 3-130, and that provides a more detailed breakdown of the discussions that have taken place with landowners. Um, the applicant is is mindful of the fact that a number of landowners, particularly on the cable route, have an in-principle objection to the scheme and therefore may not be willing to enter into a voluntary agreement until such time as the Secretary of State makes a decision on whether to grant the scheme or not.

00:25:15:22 - 00:25:45:09

Notwithstanding that the applicant has continued to engage with those landowners that are willing to have discussions and in particular in respect of their land agents who are. Have been negotiating heads of terms, notwithstanding, they're their clients sort of in principle. Objection. Um, Mr. Jones can provide further details on the on the approach, take into discussion with the landowners, if that would be assistance in a moment. Um.

00:25:48:00 - 00:26:25:27

The applicant is also seeking, um, powers in the DCO to extinguish, suspend or interfere with other rights over the order land, but only to the extent that they would interfere with the construction or operation of the scheme. Again, to ensure its delivery, um is a standard practice for nationally significant infrastructure projects. Um and enables the applicant to deal with any unknown third party interests that would come forward between now and when the scheme is constructed. Um, and finally, in respect of human rights, um, the applicant has set out in section nine of the Statement of Reasons.

00:26:26:09 - 00:27:03:01

Its approach and consideration of human rights, and in particular the the European Convention on Human Rights that was incorporated into UK law by the Human Rights Act 1998. Um, there are a number of articles that are affected, and um section nine sets out how, um, the process that's followed is fair in the sense that affected landowners have the opportunity to participate, um, during the examination and also have the ability to statutory challenge the DCO, should those compulsory acquisition powers be granted.

00:27:03:21 - 00:27:44:02

Um, the applicant has sought to minimise both the extent of the land, um, and the nature of the rights, as I mentioned, that are being sought, um, in respect of the cable route corridor. We touched on this briefly at the previous hearings, but a wider area of land, um, is included within the DCO to enable the cable to be recited at the detailed design stage, and this ensures that the cable can be located in the most preferred location following more detailed ground investigations and also electrical cable design, and that information is not available at this stage in the process.

00:27:44:04 - 00:28:06:21

Therefore, the the extent of land shown on the plans is not the full extent of land that will be affected. There will be a much narrower corridor within there that will be subject to, um, physical works. And once those works are completed, a much narrower corridor will be subject to sort of permanent easement rights. And.

00:28:09:09 - 00:28:41:17

The process for compulsory acquisition also involves the payment of compensation to landowners who are affected by the scheme and the powers being sought, um, as the applicant had set out in its responses to the first written questions. The applicant is not aware of any particular interest that couldn't be compensated financially for the disturbance caused um during construction, and noting that the land will be reinstated afterwards.

00:28:41:19 - 00:29:07:05

Therefore, the applicant is satisfied that the various tests relating to human rights have been satisfied. If it would be assistance of assistance, as I mentioned earlier. Um, then, um, Mr. Jones can can briefly set out the discussions that have been had with the various land agents, or we can deal with that later on in the agenda, which is sort of the allocated to the other people who are who are not perhaps present at the hearing today.

00:29:07:18 - 00:29:34:24

Yeah. Thanks, Miss Broderick. Um, I don't want to come specifically on to affected persons in the room, because I want them to go first before we hear from your side of things when we come to their particular parcels of land. Um, and then we will come on to the applicants position for other affected landowners much later on. So, Mr. Jones, I'll just stand you down for the for the moment on that basis. Does did that conclude your summary, Miss Broderick?

00:29:35:15 - 00:30:05:18

Er Clare Budge of the applicant. Yes. That concludes the summary. Happy to answer any more specific points. And as I said, there were some specific questions on the extent and the approach taken to compulsory acquisition powers in section 2.3 of the first written questions, which is the applicant's

responses? Rep three dash um 128. Um. So again, happy to expand on any of those points, but I wasn't proposing to repeat the answer to be given. Thank you.

00:30:05:20 - 00:30:24:02

Okay. Thank you. Um, I think before I come on to my questions, I just want to ask if anybody in the room or online has anything they want to raise generally, not specifically about their parcel of land at this point, but more generally about what we just heard from the applicant.

00:30:26:20 - 00:30:27:10

Miss Ross.

00:30:27:12 - 00:30:58:27

Isabel Ross, um, a park, farm and kennel. Um, I was interested to hear Miss Broderick say that there is a compelling case for the land to be acquired in the public interest. Um, this is a challenge to that. Um, it may be a nationally significant infrastructure project, but it is one based on a faulty design premise, and that it isn't certainly not in the public interest to destroy public, publicly productive farmland and biodiversity.

00:30:58:29 - 00:31:11:13

And I think members of the public who are present and involved in this campaign would also say it is not in their interest when they enjoy it. So I don't agree with the premise of the applicant.

00:31:12:07 - 00:31:13:18

Okay. Thank you.

00:31:16:03 - 00:31:46:17

Obviously that's what we're here to examine through the whole of this examination, whether there is a compelling interest and whether the environmental aspects of this scheme stack up. So this will be an unfolding conversation. It's not something necessarily that the applicant can respond to as a retort. They've obviously made their case, their application. They believe there is a compelling interest. We're obviously hearing from you all here today. And as we go through the examination, we'll continue to hear, um, alternative positions and evidence, and we will weigh that at the end. But thank you. Appreciate it.

00:31:47:15 - 00:32:05:19

Um, so I'll start with my first question for the applicant. Um, are there circumstances in which it could be argued that the permanent acquisition of land, as opposed to seeking rights over land, would make the delivery of the proposed development simpler and more efficient?

00:32:10:24 - 00:32:44:17

A clear project for the applicant? Um, So the applicant has only sought permanent acquisition of land. So the freehold of the land over land that it needs to, um, control during operation of the um, of the scheme. Um, so that includes the land within the solar panel. Um, solar panel sites and the substations. Um, whereas other elements of the scheme, such as the grid connection cable, because those elements are underground.

00:32:44:19 - 00:33:15:15

The land will be restored. Um, and the landowner, um, will be able to continue using that land in the way that they have been before, subject to a number of restrictions to ensure that the cable isn't damaged. However, um, the, uh, construction methodology allows for the land to continue to be in, um, arable or agricultural production. Uh, there are some activities whereby um consent, may be required from the applicant.

00:33:15:17 - 00:33:49:21

So if, for example, a landowner is seeking to do, um, various intrusive drainage works, for example, um, if those works aren't necessarily prohibited, but they would need to provide details of their proposals to the applicant so that they can check that the integrity of the cable would be retained. Um, the applicant doesn't consider that it would be appropriate to acquire the freehold of that land. And because the land, um, can continue to be used by the existing landowner throughout, um, the operation of the scheme.

00:33:49:23 - 00:34:23:26

So it's just a temporary impact, um, during construction. But then once laid, the land can be used again, similarly, where access rights are being sought. Um, those access rights can be enjoyed in common with others. Um, so the applicant doesn't consider that it needs to acquire the freehold of those access routes because the landowner can continue to use that land and also use that access route if they so wished. And therefore the applicant considers that it has sought to acquire the minimum rights that are necessary for for the scheme.

00:34:23:28 - 00:34:46:20

Yeah. So what, you mean just in summary then for compulsory requiring all of the land is the total worst case, which is not what you're seeking. You're seeking a much lesser impacting on people's land holdings and rights. Um, so you're saying this is the best case, um, because you're looking for temporary possession and return of of land and rights where possible.

00:34:47:05 - 00:35:18:01

Claire Atkin Yes, that's correct. Um, both in terms of the rights and also spatially. Um, so the corridor that has shown on the land plans is the maximum extent in which a smaller working width can be located. So typically speaking, that working width will be 30m wide. And then the permanent easement will be over a ten metre strip. So that's the, the presence of the, the, the actual cable circuits and then the areas either side of.

00:35:18:03 - 00:35:51:04

That to um, protect the cables. So that's the area of Landover which. Permanent easement rights will be sought. There are some exceptions to that. So for example where the cabling crosses particular um constraints such as the M4 or the railways, then there are sometimes requirements for those circuits to be spaced further apart and then land either side of those crossing points. Um, may be subject to wider, wider widths as, as those crossings then need to narrow again either side.

00:35:51:06 - 00:36:00:16

But typically speaking, um, it's a 30 meter width within a ten meter 30 meter working width and then a ten meter, uh, permanent easement. Okay.

00:36:01:26 - 00:36:32:02

So you suggested in, in that summary to my question that landowners, when the land has returned to them, they can still continue to use it, subject obviously to it being compatible with the use or if they wish to undertake any drainage works, they'd have to run that path yourselves just to make sure that your scheme and their scheme all sort of worked out. But so were there circumstances where the proposed acquisition of rights as distinct from land, then could unfairly burden the landowner or an occupier?

00:36:35:06 - 00:37:08:18

Of the applicant, um, the applicant, um, wouldn't consider that there would be, um, an unfair burdening of the land on the basis that compensation is payable. So typically speaking, where you have an arable field and it will continue to be used for arable or other agricultural purposes, then those two, um, uh, the cable can, can coexist with that use of the land. And there isn't there for any, any particular loss in the event that a landowner had other proposals for its land.

00:37:08:20 - 00:37:49:20

So development proposals for its land. And those were in any way constrained by the presence of the cable. Then there may be a case for additional compensation being paid in those scenarios to, um, uh, affect that the land potentially would be worth less on the open market than it is than it would be if the cable wasn't there. But typically speaking, um, the applicant will try and work with landowners, and even where there are bigger development proposals than it is possible for the cable to be located beneath, um, roads or within landscaping areas so that development can take place on the remainder of the land.

00:37:51:07 - 00:37:59:12

Okay, I think we'll hear from some of those parties later about their position on that. So I don't want to come to parties specifically at this at this point. Um,

00:38:01:05 - 00:38:38:27

there are several references in your book of reference to Lime Down Solar Part Limited having a category two interest in various parcels of land. And this is where Mr. Jones might have a bit more knowledge. Um, and noted. Um, those interests say either a beneficiary in respect of a unilateral notice relating to an agreement for lease, or as a beneficiary in respect of an agreement for lease or a beneficiary in respect of an option agreement, um, or as a beneficiary in respect of a right to call for the grant of a lease contained in a call option agreement.

00:38:39:01 - 00:38:44:27

Um, could you explain to me what the difference is between those various agreements?

00:38:51:16 - 00:39:40:18

Uh, Clare, project applicant um, these are all plots over which the applicant has an option agreement in relation to the land. The difference in terminology, I believe, is just how those interests have been recorded on the Land Registry title. So where the applicant enters into an option agreement with the landowner. So these are for the solar PV sites. It registers the existence of that option agreement on the Land Registry title. And that's to protect um, the the applicant, should the landowner wish to sell

their land or grant somebody else, um, a lease over their land, then that that potential purchaser is, is fully aware of the fact that the land is subject to an option agreement in favour of the applicant.

00:39:40:20 - 00:39:58:04

How the Land Registry records that interest on the title sometimes um, varies in their in their terminology. Um used. So I think that's the reason for the, for the differential in how it's explained. But each of those entries just record the existence of an option agreement. Okay.

00:39:58:06 - 00:40:10:13

So there's nothing in the words then. They're they're not different types of option agreement. It is just the way that Land Registry has chosen to to describe them. You're saying that there is no difference in amongst those for.

00:40:12:04 - 00:40:31:10

The applicant, so the applicant has an option to lease all of those sites. The terms of those leases do vary slightly, but it is an option uh, for, for lease. Um, the applicant can just take the point away and, and and check if there's any particular reason. But as far as I'm aware, there isn't any there's no differentiation in terms of the actual agreements.

00:40:31:26 - 00:40:32:21

Thank you.

00:40:35:00 - 00:40:38:21

So with regard to human rights,

00:40:40:07 - 00:41:09:06

what degree of importance has been attributed to the existing use of the land proposed to be affected by CA and or TPP? And what I mean by that is particularly interested in human rights and livelihoods of tenant farmers as opposed to landowners. We keep hearing about landowners because obviously you're looking to acquire land from owners, but there are plenty of people who occupy or lease that land. And I'm just wondering how their human rights have been taken into account.

00:41:12:24 - 00:41:46:09

Uh, Clare Bajic, the applicant. Um, so there I guess there are two different elements. There are the, um, persons who tenant the land that's going to have solar panels on it. And there are, there are areas of the cable route where, um, the land is tenanted to somebody separate from, from, from the landowner in respect of the cable route corridor. Um, as I mentioned previously, the works there are temporary in nature. Um, typically they will only be taking place over a matter of months.

00:41:46:11 - 00:42:24:29

Um, and compensation will be payable for the disruption caused. Um, where the cable route is located through, um, the middle of fields, to put it that way. And there are areas either side of that working, working with. Then the applicant will ensure that there are suitable crossing points in place across the working width so that land isn't severed during the construction period, and that people and animals can be moved from one side of the corridor to the other side of the corridor.

00:42:25:12 - 00:43:00:12

Um, so in considering human rights in, in in that context, um, the applicant considers based on its knowledge of the use of the land. That compensation is an adequate remedy. And there won't be there won't be any effects that can't be, um, adequately compensated for in respect of the, uh, areas of the solar panel sites. Um, there are different arrangements in place, um, depending on the nature of that, that tendency.

00:43:00:14 - 00:43:45:22

Some of those tendencies are capable of being terminated anyway by the landowner should should they wish to. So they are more of a temporary arrangement. And there are other landowners, other tenants who have more longer term arrangements. And as part of that um process, um, discussions have been taking place in terms of the financial package that will be offered to those landowners and whether there is other land available within that landowner's, um, uh, land interest that could be offered as a replacement land, should that tenant farmer wish to continue, um, farming in the area, then there may be other lands that could be offered to them, um, as an alternative.

00:43:47:18 - 00:44:06:10

On that point, I did have a question for later on, but I might as well ask it now, given we've touched upon that. Um, to to what extent does the applicant assist those tenant farmers looking for alternative land or or is that just the landowner working with that tenant farmer to try to find them alternative land?

00:44:22:21 - 00:44:59:08

A clever check for the applicant checking what I was going to say was correct. And so under the terms of the contractual arrangements, the landowners, uh, responsibility. However, the applicant does provide, um, assistance in the form of reimbursement of legal fees, um, and other um administrative requirements for that. Obviously, in a scenario that's in a scenario where the, uh, there's no use of compulsory acquisition powers, in the event that there was complete, the compulsory acquisition powers would need to be used, then it would be the applicant's responsibility.

00:44:59:15 - 00:45:31:00

And as part of those discussions, um, obviously in order to minimize the amount of compensation, uh, paid, then uh, assistance with looking for alternative uh sites would, would be provided and, and parts of the heads of claim could involve the costs of relocating. So. Okay. Um, whatever. Um, new setup costs may be required to make any new areas of land equivalent to what they have been previously, uh, utilizing, for example.

00:45:31:16 - 00:45:32:20

Okay. Thank you.

00:45:34:06 - 00:45:39:10

Uh, in terms of category three parties, what's been the applicant's approach so far?

00:45:41:18 - 00:46:14:15

Uh, project the applicant. Um, so category three persons, um, include a number of different, um, parties. Um, there are those, um, under section ten, um, who are entitled who may be entitled to

compensation, or as a result of a right or interest in the land being interfered with during construction. Um, the applicant, um, considers the majority of those things can co-exist, so it's not aware of any specific section ten claimants at this point in time.

00:46:15:02 - 00:47:00:00

You then have category part one claimants, and those are persons who may be eligible to make Comp eligible for compensation. Um, as a result of a diminution in value during the operation of the scheme. However, the statutory process is um limited to where that diminution is caused by physical factors. So that's things such as noise or potentially glint and glare. Um, for the purposes of the book of reference, the applicant has taken a very conservative approach and included all persons that the environmental impact assessment has considered may be, um, uh, impacted um in any way by that.

00:47:00:02 - 00:47:36:05

So the threshold has been very low for the purposes of the book of reference. The applicant doesn't actually consider that there would be anybody at the moment who would be, um, successful, I suppose, in making a claim, given the, um, mitigation measures that it is proposing as part of the scheme. So it hasn't had any specific negotiations with any persons at the moment, as it hasn't identified anybody. That would definitely will suffer as distinct from, say, a road scheme where you are aware that there are persons who will definitely be subject to noise and therefore entitled to make a claim.

00:47:36:08 - 00:47:47:09

Um, so the approach taken on this scheme is slightly different there because we don't think there will be, um, any impacts that will result in a diminution in value due to operation of the scheme.

00:47:50:01 - 00:47:51:18

Thank you. Um.

00:47:54:18 - 00:48:12:16

I don't have any more questions in terms of your summary, but I do want to come to the room or any IPS apps online, whether they had anything they wanted, um, to talk about in relation to that summary. Before we move on to specific affected persons.

00:48:14:10 - 00:48:46:03

Nothing from the council not seeing anything online. Okay. So I'll come on then to the next item on the agenda, which is site specific representations by affected persons. Um, given that the examination is a mainly written process, um, that the examining authority has read your written representations to date. Uh, that there is also scope for further compulsory acquisition hearing in September if requested, it would be helpful if the specific apps.

00:48:46:05 - 00:49:01:15

Um, that's you gentlemen and ladies at the top table here. Um, could focus on the main points that you feel we would benefit from hearing about your particular issues today, about your land, your business that may be affected. Um,

00:49:03:00 - 00:49:37:04

bear in mind we are being recorded. So try to keep really personal information or private information that you don't want shared with the world out of the discussion. And if you needed to put something to us, you could put it to us in writing and we could receive it and redact it before we published it. But that would give us the opportunity to have more information from you that you may necessarily not want to disclose in public. Um, we really want to advance the points of disagreement or concern. Uh, bear in mind we are not prejudging our position where we're going with this application, what our recommendation will be to the Secretary of State.

00:49:37:06 - 00:50:08:07

But we do need to see if we could advance to a point of agreements, um, before we reach the close of the examination. But that doesn't prejudice your position, just to be clear on that. So the first person I would like to come to is Miss Ross. Please, Miss Ross. On behalf of Mr. Tanner. Um, I understand that the land that Mr. Tanner has an interest in and is on the cable route. Um. That's correct.

00:50:08:27 - 00:50:11:01

Isabel Ross. Yes. That's correct.

00:50:11:03 - 00:50:40:18

Um, the submissions to date state the construction would eliminate Holm pastures, such as a rare breed sheep flock and would need to be sold. That's what I'm gathering from the representation. Due to the loss in grassland. Now, also note that you also referred to an equestrian business that would be closed down during construction. Um, so I'll hand over to you, Miss Ross. Um, to advance your points, please.

00:50:41:02 - 00:51:12:22

Thank you. Isabel. Ross. Park farm. Um. Yes, indeed. You've touched on two of my points, but, um, I will highlight that they are really not the only ones and not the main ones. So we are fourth generation farmers on the pathway of the cabling route and we farm rare breed sheep, snowy sheep and the fields that the cable trench would cut through our principal pastures. Aside from the visual, physical and emotional impacts on our lives, our ability to keep our flock will be in jeopardy.

00:51:12:27 - 00:51:45:00

So, notwithstanding the fact that the Xa has no power over the mechanism for calculating financial compensation, I will speak on it as the sums offered by the applicant show their gross misunderstanding of the impact of the cable trench on our lives. The impact on lime down on us and our lives will be dramatic. The 50 meter trench will cut directly through our farm, through all of our species rich meadows, virtually encircling our farmhouse.

00:51:45:02 - 00:52:19:12

It cuts through our productive grass and fields in which we have a livery grazing business, a hay business, as well as grazing for our flock of 300 plus sheep. And you can't keep sheep on a construction site. The land is also in countryside stewardship and comprises grasslands that haven't been plowed since the Second World War. But this is not about money. The lime down cabling route will eliminate our quality of life, destroying our quiet enjoyment and our rights of occupation without disruption.

00:52:19:25 - 00:52:22:03

So let me go into further detail.

00:52:24:05 - 00:52:59:23

Firstly, the value of countryside stewardship on the fields in question is £3,000 a year. Then the loss is £10,000 from our equine business per year. It would no longer be viable because of the noise and disruption. Horses cannot graze or be in the vicinity of noisy areas and machinery. Then we would lose the main field from which you make our hay, which this year was 900 bales at £6 of bale, which is £5,400. We would lose grazing area which are sheep flock depends on during the winter and after haymaking in the summer.

00:53:00:16 - 00:53:32:18

Commercially, at 40 acres times £130, that's £5,200. But for the functionality of a flock this means a cut of about 70%. So with 100 breeding ewes, 70% leaves US 30 ewes, which is an unviable number to keep. What this means for our produce produce can be equated to say, let's put it in meat terms 45 burgers per sheep, 70 carcasses, 3150 times 70.

00:53:33:03 - 00:54:09:29

So we have a £7 profit per burger, £22,000. So the total commercial loss is £48,000 Estimated per year. However, the bigger loss is the disruption and annihilation of our quality of life. How can anyone stay to to watch the destruction of their home farm? Is there anyone actually in Dell or McLaren who could watch that? So we've done a little calculation of the estimation of the loss of our quality of life in terms of financial terms.

00:54:10:01 - 00:54:49:13

So based on 57 year old has 20 to 30 years left of life. Park farm is worth £3 million. We would lose the benefit of the farm for the duration of the construction. So divided by £33 million, £100,000 a year. They offered. They offered us £17,000. It is a faulty assumption that one can remediate the destruction of an eight year old, species rich grassland, that one can remediate quality of life through money, Basically, our business will be non-functional and our home will be unlivable.

00:54:50:15 - 00:54:51:12

Thank you.

00:54:53:13 - 00:55:23:21

Thank you, Miss Ross. Um, there's a lot in there to unpack, I think. Um, and we will certainly consider that, um, extremely carefully and noted from the applicants latest iteration of their land rights tracker, which is rep 3011. Um, it says the applicant continues to work towards resolving the final material clauses of voluntary agreement that it recently emailed your agent on the 11th of June, 2026 with updated heads of terms.

00:55:23:23 - 00:55:25:22

Can you advise if that is the case?

00:55:28:24 - 00:55:54:15

I don't believe the 11th of June was mentioned by our agent. Um, what I do remember them saying is that in the latest correspondence, uh, Dale McLaren, um, admitted that they had missed many of our points from the meeting with our agent, and I think we are awaiting response from that. However, we have since communicated that we will not be entering into any agreement with the applicant.

00:55:55:06 - 00:56:25:27

Okay. Thank you. Before I just come across to the applicant to obviously hear what they've got to say in light of what you've just taken us through. Um, just wanted to make you aware that the WSA put a question out in the first written questions to yourself and Mr. Tanner. Um, and that our first written questions, the examination live reference is PD010. Now, you may not have been aware that there was a question specifically for the two of you.

00:56:26:07 - 00:56:54:07

Um, but if you could, after this hearing, take a look at question reference, see a 1.23 um, and provide a response by deadline five if possible. That would be most useful. It's specifically asking for a little bit of what you've just said, but also some plans so that we can get a sense of how your your farm is, is set out for us to be able to visualize it in light of the application drawings.

00:56:54:24 - 00:57:23:03

Isabelle. Forgive me, I have just submitted that to you and I apologize for my tardy response. We all have very busy lives outside of lying down, even though it takes up an enormous amount of our time to stay aware of all of the documentation involved and be aware of all the representations that we need to make. We all have our own employment and our own lives, and this, I must say, is an extremely worrisome and heavy burden on all of us.

00:57:23:20 - 00:57:35:08

Much appreciated. Thank you, Miss Ross. We will publish that at deadline form. Thank you. Okay, so I want to come to the applicant, please, um, for comments on, um, what Miss Ross has had to say.

00:57:36:05 - 00:57:45:11

Uh, Claire, for the applicant, I wondered whether it would be if assistance to put the relevant sheet of the lamp plan on the screen, if that would assist. Whilst we have the discussion for you.

00:57:45:13 - 00:57:47:01

To make your points.

00:57:47:11 - 00:58:25:05

It might be helpful just in terms of explaining perhaps the just to make sure there's clarity in terms of what's actually being proposed on the sheet. So I'll just, um, let that come on, which is ten of the of the land plans whilst that's, um, being done. I just wanted to, um, point or I suppose, acknowledge that the applicant is, is aware that, um, seeking compulsory acquisition powers. Um, they, they are a very onerous mechanism. The applicant does fully appreciate that they can cause a lot of worry and uncertainty for landowners affected, and that that definitely is acknowledged.

00:58:25:07 - 00:58:56:05

Um, and also the amount of time that people are putting into participating in the process, which is very paper heavy. So the applicant does recognise that, um, and has offered to, to meet with landowners to discuss their concerns, both individually as well as where they're having, uh, correspondence through agents. Um, for this particular landowner, Mr. Jones can explain the correspondence that's been had, uh, with the agent on on the heads of terms.

00:58:56:07 - 00:59:34:02

Um, but but that's obviously in the context of, of the position may clearly set out by, um, Mr. Ross and Mr. Tanner that at the moment they're not willing to enter into, into a voluntary agreement for the for the reasons that have been been said. Um, so the the plot affected is plot ten 004, um, which if we just can zoom in a little bit, um, and this comes down from the, the M4 crossing to, to the north and then needs to, uh, feed through between various settlements and individual properties, uh, southwards.

00:59:34:06 - 00:59:47:25

Um, there is an area of Woodland to the east, which is why the cable route has been, um, uh, sighted through in between the two farms that are shown, um, here.

00:59:52:06 - 00:59:52:27

Uh, so

00:59:54:14 - 01:00:17:09

the area of woodland is just to the east of, um, Phoenix Farm. I think if you just go slightly more eastwards. So there's you've got that farm there and then perhaps Mr. Barwick, and just explain or get the mouse in the right location for the for the wooded area. I think it's sort of. No, no, I know I'm just trying to explain to the person behind that the, the wooded area, I believe is that sort of, um.

01:00:17:13 - 01:00:18:03

Sort of triangle.

01:00:18:05 - 01:00:19:28

The triangle sort of shape, um.

01:00:20:00 - 01:00:25:00

To the, to the east. Yeah. Keep going down a bit.

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

Just in there is, uh, an area of woodland. That's correct.

01:00:32:18 - 01:01:05:19

And which the applicant said that was part of the reasoning for locating the cable route between, um, between the two farms here. Um, Mr. Ross mentioned, um, uh, a 50 meter working width. And it was just to reiterate that that whilst the, uh, order limits are 50m in this location, it's a smaller, uh, 30 meter width. I appreciate that that doesn't necessarily remove the concerns that have been raised here, but it's not the full, uh, 50 meter width.

01:01:05:21 - 01:01:36:26

It would be a smaller 30 meter width. Um, that would be subject to, um, construction working widths. And in this location. Um, it's anticipated it will be done by open cut, uh, trenching. The trench itself is, um, 1.7m in width. So that's the area that would be actually excavated. Um, and then, um, it's likely that the works here would take probably Approximately a month. Um, the actual sort of physical work.

01:01:36:28 - 01:02:08:01

So in terms of duration of activity, it is actually, um, they're fairly minimal. Um, during those, um, construction periods, as I mentioned before, um, access across the working width would be retained. So in terms of usable areas of land, um, the land both to the east and the west of the cable route corridor would still be available for sheep grazing during construction.

01:02:08:03 - 01:02:45:03

So the applicant's um, er position is that the um, on the ground? The actual impact, um, will be much less than is perhaps envisaged. And so the, um, potential consequences that were raised by Miss Ross in terms of having to completely alter their, their farming business, the applicant doesn't consider would actually need to to arise. Um, it was also just to note that the compensation amount related to the amount for the permanent easement, but compensation would be payable on top of that for any of the other disturbance losses caused.

01:02:45:05 - 01:03:16:03

So in the event that, um, there were costs associated with, uh, moving, uh, sheep to another location or having to provide alternative feed sources or things like that, those would all be, um, costs that could be compensated as well. So I just wanted to make sure there was no confusion, I suppose in terms of, um, the different headings of, of compensation, um, that may be payable. Um, I will just see whether Mr. James has anything else to to add.

01:03:16:05 - 01:03:17:00

Bear with me.

01:03:22:29 - 01:03:44:16

Uh, Robert Jones, on behalf of the applicant. Um, I thought it would be useful to understand the or for me to just explain the, uh, approach that we've taken to the heads of terms negotiations in the context of some of those speaking today. Um, in that, um, the land agents that we have representing, uh, Mr. Tanner, um.

01:03:46:17 - 01:04:16:22

And Miss Ross, um, are. So some of the other agents as well have formed a group. Um, and so we've had extensive dialogue and several meetings with that group. Um, the purpose of that is to get the heads of terms documents to a point where they are happy or comfortable, that it offers all of the protection that their clients would need before going out to those individual clients to, to discuss. Um, and so we have had extensive dialogue with, with that group.

01:04:16:24 - 01:04:48:14

Um, and but notwithstanding the comments made by Miss Ross and her, the sort of general reluctance to discuss these, uh, heads of terms and the, I guess, the the impact to the farm. However, throughout

those discussions, there has been the, I guess, the the first that we have seen in terms of the detail of the impact has been through the representations that have been made, and the applicant is very keen to talk to Mr.

01:04:48:16 - 01:05:06:00

Ross and Mr. Tanner at the appropriate time to explore that in more detail and work through sensible mitigation measures that the applicant can take and consider early in the process, um, to reduce disruption as far as is practicable.

01:05:08:14 - 01:05:48:19

Claire Butcher of the applicant. Um, and I suppose it's worth pointing out that the, um, the landowners can have those discussions with the applicant while still maintaining their in-principle objection, um, to the project as a whole. Um, so we would encourage landowners if there are specific measures that they want to discuss in in the event that the scheme is granted consent. Um, then we would like to hear those. And there may be, um, particular measures that we can include within one of the outline management plans so that the landowners have, um, confidence that those measures will be actually, um, complied with the point of construction.

01:05:48:21 - 01:06:30:12

So there are very specific, um, measures in relation to this particular piece of pasture land. The applicants and their ecologists position is that the restoration measures that it's proposing to restore the land are sufficient. But if if the landowner does have specific knowledge about their land and would like a specific commitment, then we would encourage that discussion to take place. But they can be assured that that there in principle objection is still still noted. And we are conscious that, um, that there is a, um, that is difficult for people or people don't necessarily want to be seen to be engaging with the applicant in case it might diminish the strength of their objection.

01:06:30:14 - 01:06:40:01

But we just wanted to make clear that it doesn't, and I'm sure you'll reiterate that it doesn't. Having those conversations with us doesn't reduce the strength of their objection to the scheme.

01:06:41:11 - 01:07:22:09

Yeah. Thank you. I would reiterate that I think I did say that I'll come to you in a moment, Miss Ross, to, to to counter. But there are apps that obviously have formed a position that they don't want to negotiate and enter into land agreements with the applicant because they feel that prejudice is their position. But what I would say, um, is certainly if you wait to, to see what the Secretary of State might do with this application, if the Secretary of State does grant, um, or, you know, the development consent order and issues it um, then your opportunities to get specific things that you want, um, from the applicant for your land and how it would be treated, restored, compensated.

01:07:22:17 - 01:07:54:16

Um, some of those opportunities fall away for you. Um, so it may be in your interest at this point, without prejudice to yourselves, to continue to have dialogue with the applicant, even though you are fundamentally opposed to the, you know, what's happening on your land. So I just do want to reiterate that, um, Mr. Jones, you did say that you're open to entering into discussions with Miss Ross and Mr. Tanner at an appropriate point. But we're partway through this examination, and I'm.

01:07:54:18 - 01:08:03:16

I'm just a little bit concerned to that. An appropriate point hasn't already arrived. Um, I don't know if that's a slip of the tongue.

01:08:03:23 - 01:08:34:09

Uh, Robert Jones, on behalf of the applicant. Yeah, I think that was probably potentially a poor turn of phrase there. I think the appropriate time is is now and has been, um, we can see from our communications log and land rights negotiation tracking that we've been in discussions for, um, a significant length of time now. Um, and so the applicant welcomes the opportunity to discuss directly with Miss Ross and Mr. Tanner so that we can fully understand the the detail and the concerns. Um, and I guess follow up on Miss Project's points from earlier.

01:08:34:14 - 01:08:50:04

Yeah. Thank you, Miss Ross. Miss Broderick, when she put the land plan up, she said that the parcel of land that was affected was ten 004 in the book of reference. But is it not also ten dash 005? I just wanted to clarify.

01:08:52:10 - 01:08:56:26

Because I haven't got the book of reference in front of me, and it may be the applicant can clarify, but just.

01:08:57:02 - 01:09:03:28

Isabella Ross um, if ten 005 is the field to the south of the lane, then yes.

01:09:06:16 - 01:09:09:02

Um, which we also own.

01:09:09:22 - 01:09:12:10

Is it the track? I haven't got it in front of me to see.

01:09:13:02 - 01:09:43:07

Uh, if the applicant 005 as the road. It's the road. So it's the subsoil interest. But as Miss Ross has just confirmed, we understand that they, um, have recently purchased further land to the south, so I think we that information has, um, the land registry hasn't yet been updated, but I believe we've recently been provided, um, with a copy of a very recent transaction. So the next version of the book of reference will be updated. But my understanding is that, um, Mr.

01:09:43:09 - 01:09:52:09

Tanner, um, will now own the plot 006, which is the field to the south, um, as well.

01:10:02:14 - 01:10:06:19

Um, I want to come back to you in case you wanted to counter some of the points from.

01:10:06:26 - 01:10:36:00

Thank you, Isabel Ross. And I'm fully aware of, uh, my companions here who also wish to speak, so I'll keep it short. Um, I think, um, the response of Miss Broderick, um, Outlines a, I think, a common concern that landowners have in this case, which is that the applicant has no idea about what the value and the public goods are that are delivered by farmland.

01:10:38:14 - 01:11:09:08

Uh. It's astounding. Um, so it is a, it is, um, a fundamental engine of, of, uh, public goods generation. Um, in terms of biodiversity and food production and amenity, as we all know. Um, and the last point I want to make is, although it might feel like a short period of time for the construction is a good, a good thing for me.

01:11:09:19 - 01:11:31:19

Uh, what that indicates is the speed and brevity that it would take to destroy our farmland. So that, for me, is lack of care, lack of attention to the ancient hedgerows and the ancient ecology of our farmland being ripped up within one month. Thank you.

01:11:31:24 - 01:12:03:11

Thank you. Um, I appreciate your submissions today, Miss Ross. Um, we may have further questions for you in the next written questions or a subsequent hearing, but thank you very much. You're welcome to stay for the entire hearing. But if you wish to leave at this point, you're also free to go. Um, I wonder if it's prudent just to take a ten minute or rather nine minute break to 1050, please. Um, just to take a, uh, just for me to get a drink of water. There's no water at the table. Um, and then to come back. So just adjourn for until 1050.

01:12:03:13 - 01:12:04:07

Thank you.