



Planning Inspectorate
Arolygiaeth Gynllunio

Hearing Transcript

Project:	Lime Down Solar Project
Hearing:	Issue Specific Hearing 2 (ISH2) - Part 4
Date:	1 July 2026

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

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

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

[REDACTED]

[REDACTED]

[REDACTED]

FULL TRANSCRIPT (with timecode)

00:00:12:09 - 00:00:49:18

Hey. Good afternoon. It's now 10 to 4 and time for this issue. Specific hearing into landscape and visual impacts to be resumed. So we'll pick up with, um, the start of agenda item five, which is visual impact. Um, start I'd like to start with the visual impact in the construction phase. Um, and in relation to material stockpile parameters. Um, so this relates is related to the construction phase, but um, also last throughout the operational phase two.

00:00:50:09 - 00:01:19:15

So as I understand, soil stockpiles of excavated material will be stored on site for use in restoration works at decommissioning, and so the Council identified in its written representation and reiterated in its deadline three submission. Um, concerned that there's no indication as to where soil storage will take place on the site, uh, the quantities involved and the duration of that storage,

00:01:21:06 - 00:01:55:23

um, the outlined soil resource management plan. Rep 3098 uh, states that the locations of topsoil and subsoil stockpiles will be determined in the detailed SRP as the information becomes available. Um, so question to the applicant. Um, can you, at this stage with a realistic worst case estimate of soil quantity to find the location, um, of these on site long term soil storage

00:01:57:22 - 00:02:00:19

Stockpiles and what the parameters of those are.

00:02:07:09 - 00:02:37:27

I'm half the applicant. I think, sir, as you've just read out, the, uh, the location of those stockpiles will be determined. Um, at the detailed design phase. Whereas what we've, um, considered to stay is that during that construction phase, any of the stockpiling would be lower than the, um, 4.5m high parameter that has been applied to the um for the solar PV infrastructure. So what we've looking at the the Rochdale envelope, worst case assessment.

00:02:37:29 - 00:03:18:22

What we've essentially taken is a is an all and everywhere at the same time approach. So whilst we acknowledge that the scheme would be constructed in phases, the 24 month um construction period, um, has looked at that, that all of the schemes would be being constructed all at the same time across the entirety of that 24 month period. And of course, that's not the case, but that is the way we've looked at it. And so by applying that parameter as the as the solar is delivered in those schemes, we've applied the 4.5m high um parameter across those fields to understand the construction phase within the solar PV sites.

00:03:18:24 - 00:03:26:24

And so what we've assumed is that any of the subsoil topsoil stockpiling that take place on site would fit within that parameters.

00:03:27:25 - 00:03:59:12

So is that the temporary just construction phase stockpiles. Because there's there's there's stockpiles for the construction phase. And then a separate issue is the stockpiles that will be there for 60 years and a 4.5m high stockpile stockpile of soil. I'd like to know where that might be and and how that how that's been considered, uh, Officially, but so are you.

00:03:59:20 - 00:04:25:09

You've. In response to the council, you have given an estimate of 4500m³ quantity of subsoil. So if you've got a if you already have a understanding of how much material there is, can we have some more information about where that is and the the parameters that will be used to.

00:04:27:22 - 00:04:39:04

Locate that. And in terms of parameters it would be good to know footprint height, angle of slope. I want to know what what these stockpiles look like.

00:05:04:05 - 00:05:35:18

Cleavage of the applicant. The level of detail that you've required isn't available at this stage in the process. So what the assessment has considered is that we have effectively again assessed a sort of a box. So within the areas for the solar PV sites, there's a maximum 4.5m height and that any soil storage would be located somewhere within that, within that area. So it would in terms of it would be internal to the site. And so there wouldn't be.

00:05:36:06 - 00:06:01:26

It would be within, I guess, the, the, the solar panel array area. Um, I don't think we're necessarily suggesting that there will be 4.5m high soil storage areas. But we what we're saying is we've assessed the worst case, which is that apparatus are four point high, or there would be elements of the scheme would be no higher than 4.5m within the area of the site. But I think we.

00:06:04:07 - 00:06:46:12

That would all need to be, um, that level of detail will be provided as part of the detailed design and as part of the, um, discharge of the outline management plans, in particular the Soil Resources Management plan. So when the applicant provides those plans to the local planning authority, it will need to have specified exactly where the soil storage is going to be and how what that's going to look like in the sense of any soil storage that is permanently required during the operational life of the

scheme and the applicant at that point in time, will need to demonstrate that there aren't any materially new or different effects in respect of the, um, environmental statement.

00:06:46:14 - 00:06:54:05

But in terms of the specifics that you're asking for. Um, that information isn't available at the moment, so.

00:06:54:12 - 00:07:28:10

Okay, it might not be available. And I appreciate that you're saying that the worst case has been assessed. Um, but what parameters, what principles and parameters could you include to give us and the counsel some reassurance of or understanding of what this what these stockpiles will look like for the duration of the operation.

00:07:29:16 - 00:08:02:25

Of the applicant. So at the moment, as it's shown on there, the stockpiling, uh, the management measures in relation to stockpiling are primarily related in terms of actually the, the good management of those materials. Um, so it's looking at the most appropriate way to store that material. It's the question you're asking in terms of what it would look like rather than the methodology, so that the soil management, sorry, soil resources management plan is more looking at, um, making sure that that soil is stored correctly.

00:08:02:27 - 00:08:42:17

And then it's saying in there that all of those details that you've just mentioned in terms of the volume and the location, etc., um, would be set out in the final management plan, I guess. What was I suppose I'm trying to find out is what what extra information we can we could provide at this point, other than setting out the principles by which we would, we would store that material to make sure that it is properly stored, um, so that it can be then reused again on, on decommissioning, which is effectively, um, the criteria from a soil management perspective.

00:08:42:19 - 00:08:50:09

Whereas here, obviously we're talking from a sort of a visual perspective in terms of what it would look like. Is that is that correct?

00:08:50:11 - 00:08:52:02

Yeah. So you

00:08:53:21 - 00:09:34:14

you have an idea of the amount of, um, excavation, which would be maybe, maybe, maybe I need to ask the council to come in because they raised the concern with, with that, there was a large amount of soil that needs to be excavated to, um, for the access tracks and where and then the visual implications of storing that soil. I think in terms of sorry, just before I ask the council to come in, what I want, the detail that I want is, um, so.

00:09:36:21 - 00:10:07:15

With other components, the detailed design is not available for the substations, but a footprint. A maximum height um has been provided in the parameters so similar information. Um and I would

include in that angle of slope because that's, that comes to the, the how character how whether it sits right in the character of the landscape as well.

00:10:07:17 - 00:10:15:24

I think I would like that to be provided. And so I'll just ask council to maybe expand on the concerns that you had raised.

00:10:15:26 - 00:10:16:12

Um, Odette.

00:10:16:14 - 00:10:51:14

Shelby, Wiltshire Council, I'll start and then I'll turn to, to Mr. Goodwin and see if he's got anything else to add. But essentially, exactly as you just raised, sir, that that is the question. Um, it's not clear why. No indication of where this soil will be stored. Can be given at this stage. It's not clear why. No sort of illustrative materials. And in particular, as you say, footprints and maximum heights can be provided because these could be very substantial structures at 4.5m. And it's simply not possible to do a proper assessment of the visual impact. If there's going to be 4.5m buns or whatever they are throughout throughout the scheme.

00:10:51:19 - 00:10:53:02

Just turn to Mr. Goodwin.

00:10:57:09 - 00:11:23:26

The 4.5m is a bit of a is not right because the what the what what the outline soil management plan is saying is that there'll be maximum three metres high. So the council's concern is when you start storing huge volumes of topsoil. Um, and just to go back to your 4500 figure that you referenced, that was just for the best access track in lime down

00:11:25:20 - 00:12:06:27

D I'm there nearly. Um, so just lime down D and that's just one component of that particular area. Now, all those figures that I provided and worked out assumed the most efficient footprint area, which could accommodate that amount for just that single component of construction. Now, the council's concerns, as I think we've already outlined, uh, relates to, well, what what what equivalent footprint area within the development is going to make way for all these massive footprints of, of of topsoil storage.

00:12:07:00 - 00:12:38:18

Is it is it the solar panel field areas? Is it is it is it the ecological mitigation? Is it the set aside land? I think that really in a similar way that maybe, you know, Suds parameters could be included on the, um, environmental management plan, you know, ecological management plan, even if they were, um, just indicative in terms of demonstrating that that amount of topsoil can be stored for 60 years.

00:12:38:24 - 00:13:02:03

That is what the council is looking for, evidence in terms of feasibility. Just just so that the applicant can demonstrate that actually, when it comes down to it, they're going to just have to ship all this soil

somewhere else and it will never be used, and it will be who knows where it will go and who knows what soil will be imported back for restoration. And I think that's all I want to say.

00:13:03:25 - 00:13:14:07

Thank you. Um, I pose those questions to to the applicant. I think that expresses what we want to see as well.

00:14:15:29 - 00:14:49:24

For the applicant. I think having just discussed it. It's it's perhaps the point will take away just to see what further information we can put forward. Um, whether it's in um, indicative at this stage, um, just in terms of the, um, obviously there's a difference between, uh, temporary Topsoil storage just in relation to, um, construction activities. So where we are laying, um, cabling within the array area that will then be reinstated or temporary construction routes that are being put in place.

00:14:49:26 - 00:15:24:03

So that that's obviously one element. But I think what you're more interested in is the more longer term storage of topsoil that has been removed to facilitate more permanent access tracks and the footprints of the hard standings that are related to the scheme. We are also doing a separate piece of work, um, in respect of hydrology, which was another thing that has been asked for in terms of working out the areas of both permeable and and non permeable surfaces within within the sites as well. So the two sort of elements are uh, to an extent linked in terms of quantifying the areas.

00:15:24:06 - 00:16:00:23

So I think we will, um, review the information that has been provided already within the scheme because it does touch on a number of different areas, not just landscape, but what's been assumed from a hydrological perspective, from a traffic perspective. And I don't have all of the team here. So I don't want to say something that in an Elvia setting that is inconsistent with one of the other topic areas, because I know we have made some assumptions in terms of, um, certain works that will take place. So we will, um, as an action, we'll just review the information that is already in the application in terms of, um, soil storage.

00:16:00:25 - 00:16:42:07

And then we will see whether there's any additional information we can provide in terms of the different types of optionality. There is um, for topsoil storage. So whether you know, because the design of the the layout of the site hasn't yet been confirmed, whether you whether it be a case of the topsoil storage being stored in one central location or whether it would be divided up, um, around the site for, for example. So if we can take that point away and see if we can provide some more information that sounds um, and try and assist you in trying to understand what the potential consequences are as a result of on site storm storage.

00:16:43:25 - 00:16:59:25

Yes. And so. Yes. Um, and if that includes both what you can show and what you can give it inductively, but also what parameters you can commit to.

00:17:03:00 - 00:17:07:27

Um, I believe, uh, my colleague Mr. Love just wants to ask a question.

00:17:08:06 - 00:17:42:06

It's more of a comment, actually, Miss Broderick, you just referenced there that the the submission of that information could have various implications for other elements, other documents. Can I just stress the just to make sure those other documents are updated? There could be implications there for ground conditions for soil management. So just to make sure those other documents are updated and just to ensure we have a consistent position on that. I don't want to get off topic because we're here to talk about landscape and visual, but it was just a comment to make sure those other documents are also updated.

00:17:42:08 - 00:17:43:01

Thank you.

00:17:43:12 - 00:17:50:28

I appreciate that. Yes that's correct. We'd want to make sure it's a consistent message that we're providing not looking at Elvia and isolation. So thank you.

00:17:53:14 - 00:17:58:25

Okay. Thank you. Any other comments from either Wiltshire Council or stop lying down on this.

00:18:01:22 - 00:18:12:07

Thank you sir. Daniel Costello, stop lying down. I don't think it's for this, but we have concerns about stockpiling of soil. But I think that's for the soil session, not for this session. Um, but.

00:18:19:15 - 00:18:21:15

Um, there was one point from Miss Tinkler.

00:18:22:06 - 00:18:52:28

I'm sorry, sir. You know, I think we have accepted that landscape as a topic covers so many things and affects on soils affects the character of the landscape and how we see it. So to me, what is happening to the soils on the site is relevant to landscape and views. And so all I wanted to say is, I must admit, I hadn't quite appreciated before that there was an intention to to to strip topsoil and store it for 60 years.

00:18:53:00 - 00:19:26:15

Now, that may be because it's not possible to establish wildflower meadow on arable soils, because wildflower meadows require low fertility soil. So often in solar, you have to strip the topsoil off and store it. Except that the problem is storing topsoil. If this is arable soil that you're storing, if you store that soil for 60 years in piles that are I mean, a meter of topsoil, piling is recommended just for a few years. And after that the soil loses all its all its fertility and all its qualities.

00:19:26:17 - 00:19:33:21

So if you're storing vast quantities of topsoil four meters high in 60 years, you will not have topsoil.

00:19:36:05 - 00:19:41:06

Okay. Thank you. Um, so with the applicant, I'd like to respond to that.

00:19:41:18 - 00:19:55:13

Uh, of the applicant. Just to be clear, we're not talking about, uh, soil stripping the entirety of the site. We are talking specifically about the areas of hard standing and surface access tracks. Just wanted to clarify that.

00:19:55:17 - 00:19:56:02

No, no, I.

00:19:56:04 - 00:20:14:27

Am removing topsoil to create some of the mitigation areas that we've been talking about. Um, what Mr. Jackson and I were saying previously is the approach to the Rochdale envelope was to assess a maximum height of things that could be taking place within a site, so that we weren't suggesting that there.

00:20:15:17 - 00:20:16:19

Would be.

00:20:17:11 - 00:20:52:10

Funds of that height. What we were saying is, from an Elvia perspective, the maximum parameter within the site was assessed to be 4.5, except at the substations, which were obviously have higher elements within them. But I don't want to go over the point. We've got an action to take away in terms of trying to provide some more detail on what the approach is going to be, but I just I just wanted to correct that. We weren't there was not um, the scheme does not propose mass, uh, topsoil stripping and the storage of all of the topsoil within the site.

00:20:52:12 - 00:21:00:06

So I appreciate there were other people listening in potentially on the live stream, so I didn't want that point to get misinterpreted. Thank you.

00:21:01:15 - 00:21:07:04

All right. Uh. Thank you. Um, so if we.

00:21:09:11 - 00:21:26:11

Now move on to the construction program and the impact of concurrent multi-site working, you've already mentioned that what you assessed was a I can't remember the terminology used, but in everything, everywhere approach. Um, so

00:21:28:05 - 00:21:28:20

I.

00:21:31:26 - 00:21:56:03

Say I want I wonder if it's helpful to put the indicative construction program from chapter three up. Just so I understand, you've assessed everything everywhere, but and I appreciate this as indicative, but it gives us some understanding of how how what what the effects, what effects would, would be experienced. Um.

00:21:58:09 - 00:21:59:01

So.

00:22:02:18 - 00:22:24:03

There's a, a period of 18 months shown inductively for the cable route corridor works. Um, is this carried out from one end to the other, or is there multi multi-site working within that kind of various stages or starting at the same time moving along in one.

00:22:27:28 - 00:22:47:27

Of the applicant. I guess the answer is it depends. So you could have it going from one end to the other. You could have two crews at either end that work towards the middle or depending on the, um, speed within which you're trying to do it. You could have multiple crews working along different points, um, along the corridor. So, um.

00:22:49:00 - 00:22:49:15

Okay.

00:22:49:17 - 00:22:52:09

And it's not known yet exactly how it will be constructed.

00:22:52:11 - 00:23:29:16

Understood. Um, and we heard, uh, yesterday, I believe, in the compulsory acquisition hearing about works being undertaken over the period of a month, um, in the cable route corridor. And the applicant took an action away from that hearing to clarify the sequencing of works that would be undertaken at AHP. It's is for any point along the cable route corridor is is a month of realistic worst case of the duration of works that would have visual impact at at a typical point.

00:23:29:28 - 00:23:30:19

Um.

00:23:33:13 - 00:23:40:07

Or is that an estimate of what it could be will throw for, for the applicant? Um, I think when we were talking.

00:23:40:09 - 00:23:41:09

Yesterday in.

00:23:41:11 - 00:23:43:13

Relation to particular landholdings.

00:23:43:15 - 00:23:45:12

And those particular distances.

00:23:45:14 - 00:23:45:29

For.

00:23:46:01 - 00:23:47:16

Example, and the technologies involved.

00:23:47:18 - 00:23:49:10

Like Open Cup, for example.

00:23:50:00 - 00:23:54:17

A month is a worst case scenario. Um, you'd expect to be able to move through.

00:23:54:27 - 00:23:55:12

The.

00:23:55:14 - 00:24:01:15

Coalfields within about two weeks, all being well, um, but flexibility is obviously needed there in regards.

00:24:01:17 - 00:24:02:28

To how it's done.

00:24:03:00 - 00:24:31:16

Weather conditions and things like that. Um, there are quite broad parameters under which timing could be taken, but if we focus on an individual or specific fields, there are rough guidance as to what maybe could be provided in terms of how long they would take where you've got drill points, for example, for reading and things like that. Those might take a bit longer, or they may need to be done at specific times in relation to, particularly when you're going under the motorway and railways and things like that.

00:24:33:00 - 00:24:52:20

And then either are there or could there be controls in place to prevent more extensive periods of time at any one point? Or would that, um, that removes the required flexibility that you need to construct the capability corridor?

00:24:59:22 - 00:25:30:25

We wouldn't want to limit anything because there are distinct activities that could happen. So it may be that you have certain activities in month 2 or 3, but in month 1718 you would need to go back and make finalizing works, for example. So I wouldn't want to limit any of the flexibility to be able to do that. The reality of the major impacts, noise and um, and deliveries and things like that could be limited. But in terms of till you've got a finalised programme, we wouldn't be able to tie much down at this stage until we're going to, um, finalising that construction programme.

00:25:30:27 - 00:26:05:07

And Clare Bodger, the applicant, as an example. So because you might need to do certain activities such as the clearance of a gap in a hedgerow in a particular window, so you might need to go in and create the hedgerow gap. But it then could be um, a period of time later that then you would come in

and need to do the excavation of the trench, for example. You would then potentially fill back in that trench, but then you'd need to come back at another point in time to pull the cable through from the link boxes either side of that trench. So there are distinct activities, um, and there are different ways of working.

00:26:05:09 - 00:26:36:01

So on some projects, it's a sort of a rolling programme of works. And on others they might dig the trenches, lay the ducks, and then it might be some time later that those cables are then pulled through. Um, so at this point in time, we're not able to confirm which kind of approach would be taken for this particular scheme. But we're confident that we've assessed the worst case, which is sort of all of the activities sort of taking place, um, at the same time, at the same time.

00:26:36:03 - 00:26:36:18

Yeah.

00:26:36:20 - 00:26:55:03

And and just to clarify, is that one of the activities at the same time for the whole time, so or has, uh, does the assessment rely on it being shorter lengths of time within the cable route corridor that that receptors will be affected?

00:26:57:27 - 00:27:20:09

Uh, William Barrett for the applicant. Yeah. It does vary across the different disciplines. Um, in the environmental statement. So, um, for traffic and noise, for example, they define a number of days and determine maximum numbers. Um, landscape and visual. I'll hand over to Chris, Mr. Jackson to talk to him.

00:27:21:27 - 00:27:58:11

Thank you. Chris Jackson, I'm half the applicant. And it comes back to that, that and all and everywhere assessment. So it really is that that worst case based on the, the, um, the approach that, um, Michael Douglas Broderick was, was identifying. Um, to ensure that we've covered a, a worst case to, to allow the whatever activity happens at whatever time in its entirety across the scheme. We've looked at that, that full 24 month period as being the construction phase and that construction is taking place from day one to the end of the 24 month period.

00:27:58:13 - 00:28:09:06

Within that, obviously, as we discussed, it is considerably much more nuanced than that. But I think we've had a detailed program in front of us for the assessment. We've taken that worst case position.

00:28:10:14 - 00:28:15:08

Sure. That that's helpful to understand it. I believe my colleague Mr. Love has a question.

00:28:16:12 - 00:28:41:15

Thank you. I think Miss Broderick answered this, but I'm going to ask it anyway just to test my understanding when working on the cable corridor. Do you have to work on sections concurrently, whether you start from, you know, north or south, working opposite direction? Or can you, for

argument's sake, do a bit to the north? Skip a few fields. Do a bit more. Skip a few fields. Do a bit more. Or do you have to, like I say, do it concurrently?

00:28:56:26 - 00:29:31:17

For the applicant. So it depends on the activity. So for duct laying for example, you may be working in sections where you've got sort of the bits in between HDD drill points. So you might be doing your HDD works but then another crew would be laying the ducks between that point and say, the next HDD drill point when it comes to pulling through of the cables. My understanding is that is a more sequential activity, because you're pulling it through, joining it together and then pulling through the next section. So there would be different approaches depending on the nature of the activity.

00:29:32:03 - 00:30:06:27

It also depends on how quickly you have to carry out the activity. So obviously if you had a condensed, um, construction period that was shorter than the if you were trying to do it in the shortest amount of time possible to meet your grid connection date, for example, then you would likely have multiple crews working at the same time. And that's why, as Mr. Jackson says, we've assumed that, you know, everywhere all at the same time in case there was a scenario where, um, in order to meet the grid connection date, you had to, um, expedite the construction of the cable route corridor.

00:30:07:03 - 00:30:13:07

Um, compared to how you might do it if you had the full 24 months to carry out the the construction activity.

00:30:13:09 - 00:30:20:28

So prep work can be done at any point along the route, but then pulling the cable through has to be done concurrently. Is that correct?

00:30:33:03 - 00:30:33:25

I think.

00:30:36:04 - 00:31:09:21

You would obviously need to sequence it to be able to join up your cables. I think it would probably be incorrect to say that you couldn't start from either end and meet in the middle, for example, but that is a more sequential activity, and you've obviously got the cables on cable drums that you're then pulling through in that in that sense. But at this point in the process, and based on obviously other projects, there are there are different scenarios that occur. And so we'd need to keep the flexibility to be able to construct it in whichever way was the most efficient at the time?

00:31:09:23 - 00:31:24:21

No, it was just to, um, um, wrap my head around how you go about laying laying a cable. That was all. More than anything else. No, no, I understand that. Um, I do have some more questions around that. And tomorrow afternoon session. But I will pass back to Mr. Northover.

00:31:27:00 - 00:32:00:21

Thank you. Um, I'd like to move on to sequential visual effects now. Um, so in in the year, the applicant undertook an assessment of intra project. So within the proposed development, sequential

visual effects on, uh, the Macmillan way, the White Walls Way, Churston Walk two and the Fosse Way. Uh Wiltshire Council then requested in its relevant representation and assessment of the sequential visual effects from cumulative developments. So into project uh developments for two more routes.

00:32:00:23 - 00:32:37:17

That's the first way from north of Malmesbury. Uh. southwards past lying down sites B and C, and also the A4 two nine A350 route from north of Malmesbury southwards, passing uh Kingston Saint Michael, uh south of the post settlement. Also the X-ray we requested at SSC one an assessment of the Wiltshire Cycleway, both in relation to intra and inter project effects.

00:32:37:27 - 00:33:12:03

Um, which I believe you you'll be providing at deadline for before getting on to the methodology and results of the assessments that have been undertaken for sequential vision, let's say I want to establish from the parties here today whether that covers the the routes that, uh, there are concern I've I've. I know stop lying down. Have suggested I have suggested a couple more rates um in their response to excuse.

00:33:12:05 - 00:33:14:16

But firstly I come to Wiltshire Council.

00:33:18:06 - 00:33:19:10

Uh, will Harley.

00:33:19:13 - 00:33:19:28

Uh.

00:33:20:00 - 00:33:21:25

Wiltshire Council? Um.

00:33:22:04 - 00:33:22:19

Yes.

00:33:22:21 - 00:33:57:14

We, uh, requested the, uh, routes, as you've mentioned, sir. Um, also, um, we were concerned that, um, taking only main road routes was perhaps missing some of the the key sequential intra site, uh, in intra site routes, which are the minor road routes which run through the, um the development, a proposed development area.

00:33:57:25 - 00:34:28:06

Um, and which are only minor roads but I do form important links used by many people every day. Um, and they will be passing through various, um, uh, passing various parts of the development. Um, in a sequence. So they may be people using cars, they may be people using, uh, um, uh, cycling, horse riding, that sort of thing.

00:34:28:08 - 00:34:53:28

But they're not necessarily on footpaths or bridleways or, um, and they're certainly not on main roads. These are the minor roads which form the links through the, uh, through the DCO area. Um, and it's the council's view that these should be looked at sequentially as well, because there are definite, uh, effects there which need to be assessed.

00:34:54:00 - 00:35:03:24

And can I ask how how you suggest they should be affected should be assessed. Because So the the roads

00:35:05:13 - 00:35:30:17

are within the area of the development are, uh, receptors of visual impacts. Um, so how do we understand sequential impacts that we do you need to define a routes or a series of routes that you're concerned about. Um, or is it a collection of effects on a number of.

00:35:30:26 - 00:36:01:27

The, the, the, uh, defining the key routes would be the, uh, the preferred way to deal to deal with this, because obviously you are moving from one village to another or maybe out onto a main road from, from this area. And they are these are well-used roads, and they are passing from one part of one area of development through to the next area and then possibly passing another area of development.

00:36:01:29 - 00:36:43:24

So so you are going to get a sequence of effects, and there is a possibility as well that you're going to get as the and this applies to all the potential sequential visual effects that you may get, effects where you see the same site or the same from a different viewpoint as you move round the, um, move round through the DCO area. Um, so I think these are, these are areas that would certainly be concerned that, um, should be looked at and um, um, and should be assessed in, in sequential, cumulative terms.

00:36:43:26 - 00:36:53:22

So can I, can I ask you to define what the routes are that you're concerned about? And I think with that would need to be an explanation of

00:36:55:15 - 00:37:15:27

what Why? What the root is. Why? Why? You're concerned about this. What? Where's it from? And to. For example, is it from one? Is it a popular route down minor roads from one village to another? Um, is there a justification that people are using this regularly?

00:37:16:12 - 00:37:21:11

Yes, sir. That's, uh. Um, but if that's something that, um. Obviously we can't do it.

00:37:21:23 - 00:37:35:28

Yes. No. And I, I think because we're talking about minor roads, it might be hard to describe in writing. And so a markup on our plan, um, would be very helpful for that.

00:37:36:00 - 00:37:41:09

Yes, sir. Yes, sir. That would certainly something we could look into. Thank you. Over to you.

00:37:42:00 - 00:37:54:04

Um. So stop. I'm down. Um, I know in your response to ask one, um, you suggest an assessment of the route on the A49 from,

00:37:56:02 - 00:38:07:20

Bradwell in the north to Chippenham in the south. Um, is this is this just an extension to the route already requested by Wiltshire Council or or does it differ?

00:38:09:13 - 00:38:32:01

Uh, Daniel Elko. Um, stop lying down. As I understand it, it is a different route. Um, I appreciate, sir, that, um, this is just a description of the route. And so it may be that our two routes, again, we could hopefully provide the markup on a map of what we were exactly describing in our Za. Uh, one response, if that would assist on both routes.

00:38:32:03 - 00:39:02:04

That, that that would be helpful on both routes because I wasn't, I wasn't, uh, entirely sure with the second route, um, from uh, is it Chippenham in the southeast to to Churston in the northwest, which line it was taking? There is a, there is what looks like quite a direct line that goes via Kingston Saint Michael via Pig Lane. Okay. Um, that's what I thought it might be.

00:39:02:06 - 00:39:09:11

But yes, for sake of clarity and other parties understanding, if if you mark that up on a plan.

00:39:09:13 - 00:39:37:27

Yes. Of course. Uh, Daniel, stop lying down. Thank you. Sir. Uh, just to flag as well in that, uh, para 2.1.4 is, is important and sort of dovetails with what the council just said, which is that we consider these are good proxies for the journeys that you would do through there. So it may be that someone does a slightly different route to what we're describing, but these are a good way we consider at least of assessing the particular concern we have. Um, Miss Tinkler just wanted to come in very quickly on why we've asked for these two if that would assist.

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

Thanks. Uh, Carly Tinkler for stop lying down. Um, what I did when I was carrying out my site assessments was I walked and drove and a lot of people were walking, cycling, riding. And I, I tend to stop people and ask if they don't mind me asking where they're going and what. The purpose is, a very unofficial kind of survey. And so what I established was that quite a lot of people seem to be travelling between Chippenham and the South, and they're going up towards Malmesbury, and then they're going on to Siren Cester.

00:40:10:02 - 00:40:52:06

So this is up the main road, the A4, A29. So and then they seemed to turn off that quite a lot, but I thought well that's, that's an important route because that's taking you then through the sights, um D and D which have got a little bit forgotten, I feel, in all of this, just because they're away from the kennel doesn't mean to say that they're not going to have what they are going to have significant effects. Um, and then, yes, the other route was the same thing that I discovered that people were following this route towards because I was staying in Churston at one point, which seems to be there's

a lot of Airbnbs and places to stay, and that seems to be a point where people were going down towards Chippenham and they were definitely going along Pig Lane.

00:40:52:08 - 00:40:52:29

So I think

00:40:54:23 - 00:41:26:12

it's very difficult to to work out where people are going unless you actually stop it sometimes stop and ask, ask them, but I'd be more than I'm sure the group as well would. I think the group has. Well, the group's been doing surveys of walkers, so if it would help the council or the applicant for us to share and the. And. Yes. But I'm just saying, you know, if in discussion we could perhaps say to the council, well, we do know that people are using these routes for these. In other words, we could bring some local knowledge to the exercise if that would help.

00:41:28:06 - 00:41:33:14

And uh, something you said, uh, let's say

00:41:35:03 - 00:42:25:14

a route that serves as a good proxy for representing the sequential visual impacts on these minor roads. So we don't want we don't necessarily need every possible sequential route through the site. Um, but if you if you have a think and, and mark up what you think is a good representation of, um, of the the worst case sequential visual effects. Um, can I ask that those marked up plans that provide that deadline for so they can be quite as simple, if necessary, a highlighter on a plan scanned in? Um, but that, that just then allows the applicant to then respond at deadline five.

00:42:25:21 - 00:42:41:25

Um, to that, uh, is there anything the applicant would like to respond to on that at this stage? And then I was going to I was then going to ask parties for their comments on the methodology and conclusions.

00:42:44:01 - 00:43:56:00

On behalf of the applicant. Um, I'd just like to demonstrate that the the the LDA is undertaken a sequential assessment, the visibility within it where where a a single receptor passes multiple sites. It is it has picked that up. See within within the line down scheme. Um and then the scheme has picked up in the sequential uh, um assessment for the, the popularised routes so that you identified previously. Um, and that's based on the um table 7.1 from GL via three, which sets out the uh requirements for, for combined and sequential visibility and and for sequential sequential effects may be assessed for travel along regularly used routes, such as major roads or popular paths, which is what's fed into the, um, the, the the, uh, the routes identified for the sequential ascent within the Elvia initially, obviously, as we've been discussing, We've also expanded that to include the additional request from from yourself in regards to the The Cycle network as well from from Wiltshire and stop lying down on the other routes as well.

00:43:56:02 - 00:44:15:05

And so yeah, we've, we've, we've got I feel quite a strong, um, sequential assessment within the LDA and obviously should, um, should more, uh, more local routes on local um, roads be brought forward. I'm sure that we would be happy to reply to a response and answer.

00:44:15:15 - 00:44:52:16

Okay. Thank you. Um, so I'm turning back to which council in in your response to Q1, you expressed disagreement with the methodology and conclusions of the sequential visual assessment, um, in particular, that you didn't consider that it covered intra project effects? Um, can I ask you to expand on what you consider is missing from the assessment, as well as which receptors you consider would experience greater inter project effects than the applicant has assessed.

00:44:54:22 - 00:44:55:07

Will.

00:44:55:09 - 00:44:56:26

Harley Wiltshire.

00:44:56:28 - 00:44:57:21

Council.

00:44:57:24 - 00:45:42:00

Um, it really was the uh it was the intra sequential cumulative effects where it was the concern that, um, the council was raising, um, at the time. And I think with the information that we should be able to provide and that may overcome, overcome concerns, there is the fact that although um giving a does um suggest as an example, you use major roads, the fact that there is only one major road actually through the um, DCO site, and the majority of people are using these small, uh, limited, um, uh, on minor roads.

00:45:42:04 - 00:46:04:16

Um, that this is where we consider that that was the important, uh, the important aspect to get to deal with. And I think we can, um, we'll obviously produce, uh, plan to show the, uh, the routes that we consider to be, uh, um, suitable or necessary to be assessed.

00:46:04:27 - 00:46:16:15

Thank you. Um. And stop. I'm down. Do you have any comment on the applicant's methodology and methodology and findings for the sequential visual assessments that have been done to date?

00:46:21:05 - 00:46:49:03

Thanks. A colleague, Tinkler, for stop lying down. Yes, we agree, um, entirely with what the council said, that it's not just major roads. It's about understanding where people are going and why. And I forgot to add, I'm sorry. That part of one of the criteria for selecting my routes was that they passed existing and proposed developments in terms of the cumulative effects. So they weren't wandering in areas where there wasn't to be no development.

00:46:51:24 - 00:47:09:08

Okay. But in terms of the findings of the assessments that the applicant has done on the Macmillan Way, White Walls Way and walk to the Fosse Way, are you in agreement with their findings on.

00:47:11:12 - 00:47:15:04

Or the methodology and findings of those?

00:47:15:09 - 00:47:31:19

Um, Carly, thanks for stopping. I'm Dan, thank you. So we, um, we agree with the conclusions about significant adverse effects, but we consider that the levels of effects have been underestimated. So effects would be higher than stated.

00:47:33:14 - 00:47:35:13

Okay. Understood. Um.

00:47:44:27 - 00:47:45:17

So.

00:47:51:09 - 00:47:53:03

It might be helpful when.

00:47:54:27 - 00:48:24:23

When we've got these additional routes and the applicants response to those additional routes. It might be helpful. I think it'd be helpful for us if there is not agreement on the findings of those assessments. If you could set out what you think the effects are. Um, yeah, I'm seeing nods. So I'll take that as understood. And then I'll just

00:48:26:17 - 00:48:31:11

I'll just check if there's any further comment from the applicant on.

00:49:07:08 - 00:49:08:13

No, sir. I have nothing to add.

00:49:08:23 - 00:49:41:08

Okay. Thank you. Um, let's move on to the residential visual amenity. Um, and I want to start by talking a bit about grain store barn. The property's at Grain Store barn. So concerns have been raised by a number of IPPs, as well as wood council and stoplight town. Regarding the properties at Grain Store Barn. As I understand it, there are four properties, each with an east to west Outlook, uh, to single story properties and to two story properties.

00:49:41:10 - 00:50:16:17

And we visited grain store barn on the ASI um, and observed views from the upper floor windows and the garden of one of the properties. And I do have some questions regarding the assessment of effects at this receptor. So firstly, I note that generally in the assessment of private receptors, residential receptors that are heritage assets are classified as high value. And those that are not heritage assets are generally classified as low value receptors.

00:50:16:19 - 00:50:32:02

Does the question for the applicant, does this create an overlap that shouldn't be there or isn't helpful between assessment of impacts on heritage assets on the one hand, and assessment of visual impact on residents on the other hand.

00:50:38:14 - 00:50:56:25

On behalf of the applicant. Um, I believe the the questions aimed at establishing the value of the the receptor. Correct. And what we're what we're using to establish that, um, that higher value is the, the, the essentially the heritage value associated with that, that property.

00:50:56:29 - 00:51:13:19

Okay. So I okay. Then granted a heritage property is high value. Why is a non heritage T so much lower. So the lowest value as a receptor.

00:51:15:29 - 00:51:17:07

On behalf of the applicant.

00:51:17:09 - 00:51:22:27

And sorry it might be helpful if there's some guidance that you can refer to in that as well.

00:51:23:11 - 00:51:26:20

Um thank you. Um I.

00:51:29:12 - 00:52:05:14

Landscape visual impact assessment. By its very premise, it really is not concerned with the views from private receptors. That is, that is the role of a residential visual amenity assessment or an RV. So the the Elvia is concerned about the public amenity and visual amenity. So it's the the Elvia is more common these days to to look at individual residential properties. But it is not the um within balanced landscape visual impact assessment.

00:52:05:16 - 00:52:36:09

The the the residential property and views and change from residential properties should be considered in an Elvia, although typically they are. Um, what it does look at and from my conversations with the authors, it's more about how it's appreciated from age of settlements, you know, large scale changes rather than individual properties. Um, which is, which is my understanding of it. And so given again, the, um, the case law position as established with um Eldridge's case. Um 1610.

00:52:36:15 - 00:52:44:22

Um, no one has a right to a view. It's the balance between the, um.

00:52:46:25 - 00:53:19:03

How to not have essentially a every single residential property as a as a high value, um, high susceptibility and a high sensitivity receptor, so that therefore looking at the EIA matrix of significance with effect, almost any level of change then would come forward as being significant and

therefore identified, would identify any change anywhere near a private dwelling as being significant adverse. And so you would have a really quite skewed view of development.

00:53:19:05 - 00:53:58:18

Bearing in mind that it's very clear precedent that views from private properties are not a planning material planning consideration Until it becomes an issue. Where the development is, is of such a detrimental impact to the visual amenity for that property that it would remove it from the housing stock, which is which is the the Kessler has tested in the the burnt House farm wind farm decision, which is July 2011. That which is the and I'll quote the the wording from the inspector on that which is colloquially referred to as the lavender test, which is that no individual has the right to a particular view.

00:53:58:20 - 00:54:31:12

But there comes a point when, by virtue of the proximity, size, scale of a given development, a residential property would be rendered so an attractive place to live. That plan for planning permission should be refused. The test of what would be unacceptably unattractive should be an objective test. And so it's that movement from where it being in the private interest of the loss of view to an individual, to the the public interest, when we are essentially sterilizing a property because it's not that that current occupier wouldn't want to live there, but that no one would want to occupy that property in the future.

00:54:31:14 - 00:55:05:04

And so therefore essentially removes it for them from the housing stock. And again, the the burnt House farm decision, um, goes on to set out that there needs to be a degree of harm over and above and identified substantial adverse effects in a case in the category of refusal in the public interest. Changing the outlook from a property is not sufficient. And so what we are trying to do through that, that value judgment that we identified series is picking up those properties where they are of a more public interest.

00:55:05:06 - 00:55:36:07

There is a higher value. There should be a consideration of those assets within the A, and the scheme should, through the design process, respond and and accommodate those those more sensitive properties as a result of the layout. And however we don't want to ensure that it's it's leaning into that change for for all properties. And obviously we've got a series of buffers, as I've said before today, that have applied to the scheme, and we've applied a 50 meter residential offset from, from properties within the scheme.

00:55:36:14 - 00:56:03:12

Um, typically obviously we're looking at the example on screen for um, the grain store barn. It significantly served them out in many directions. But um, to come back to your point. So it's that that position of, of how not to, um, fundamentally identify every single potential property in the study area is having a significant adverse effect associated with the development, and not just on this scheme, but across all the schemes that typically work. Um.

00:56:05:19 - 00:56:16:00

Thank you. And can I ask you to, um, submit that burnt house farm case law example into the examination? Okay.

00:56:22:06 - 00:56:41:06

So stop lying down. Um, would you like to comment on this? Because I note that you set your position out there because the landscape being viewed by residents is of high value, then the visual receptor should be classed as high value also. Is there something, anything you wanted to add?

00:56:44:04 - 00:57:16:24

Thanks, sir. Carly Tinkler for stop lying down. Um, yes. As I pointed out, I couldn't understand why the level of receptor value for grain store barn is low because the Elvia establishes that this is within a high value landscape and therefore the value attached. The value is relative to the landscape within which or over which the view looks. So it is a genuine question. I don't understand how the low value has been arrived at.

00:57:18:23 - 00:57:27:05

Thanks. And Mr. Jackson, could you comment on how whether the value of the landscape that's being viewed?

00:57:29:20 - 00:57:31:18

Should change the value of the receptor?

00:57:31:20 - 00:58:06:01

Chris Jackson, the applicant. Um, the landscape value is not high at this point. It's medium to high. And so we haven't identified it as a high value landscape within the within sight. See all of the line down sites to be uh, to be accurate. So um, but again, it comes back to that this is a, an ordinary residential property. There is of there is nothing of it that should elevated above the typical residential dwelling position within the landscape.

00:58:08:14 - 00:58:49:19

Okay. Um, the visual assessment sheet submitted that deadline. Three. Um, show the magnitude. So we we've talked about the value. I want to talk now about magnitude of change so that those updated visual assessment sheets so show the magnitude of change at year 15, updated to be low. Um, and in clarifying that the applicant makes reference to open aspects retained to the South. Um, the views from the windows of the properties are east west facing, uh, where there is proposed development visible and

00:58:51:12 - 00:58:52:03

um.

00:58:54:04 - 00:59:20:16

Due to the the raised viewpoint from the first floor windows, in particular at the rear, and considering where the where the proposed hedgerow is positioned, the scheme would likely remain visible from those upper floor rear windows beyond year 15. And so should open views to the south really be a consideration in assigning a lower magnitude of change.

00:59:27:03 - 00:59:28:17

On behalf of the applicant.

00:59:30:12 - 00:59:41:19

The the magnitude of change is identified as being high construction. High operational year one um reducing to low operational year 15 and decommissioning.

00:59:41:21 - 00:59:48:25

Yeah. So sorry, I was I should have clarified. I was, um, I was speaking about year 15.

00:59:50:01 - 01:00:20:12

Um. Thanks, sir. Um, so, yes, I suppose we've we've identified, um, major moderate adverse, significant effects at construction in year one, producing to moderate minor adverse effects year 15. So there is a there's a continuous recognition of the adverse effects from this visual uh, receptor from, from the property. Um, however it's the again, you've identified the the central aspects of the building are two storeys, and the north and south wings are of single story.

01:00:20:18 - 01:00:51:07

And again I'm being careful not to blur the lines between the VA and the Elvia and again the Elvia. Predominantly when we do look at, um, residential properties leans on the guidance from the AA is provided from Landscape Institute which recognizes that dwellings when looking at RV and dwellings we should look at the principal habitation rooms. These are typically found on the ground floor and the immediate garden curtilage to properties and their access drives.

01:00:51:09 - 01:01:22:24

So it's the upper floors generally we consider to be where people go to sleep, their bedrooms in a normal arrangement and a normal property, as is the case with the grain store barn, predominantly. Um, and, and so it's the focus on the ground floor, sir. And so what we discussed when we were on sites, um, is the, the proposed mitigation that's coming in. And so we've got the the offset, the distance. Um, as proposed with the new the new hedgerow to the, um, to the eastern boundary of the scheme within.

01:01:25:13 - 01:01:27:16

Excuse me. From, um.

01:01:31:29 - 01:02:07:10

Within the edge of C15. Um, and then obviously we have, um, new planting within, uh, C14, um C16 and then we've got um, hedgerow reinforcement running C17 and C18. Um, again, maintaining the, the open aspect to the south because there is no PV infrastructure proposed to the south, although I know some of the areas are proposed for the construction. So we've got that's the the fundamental reason for the reduction in the adverse effects over that time period.

01:02:07:12 - 01:02:12:14

But but recognising that adverse effects would remain during the lifetime of the scheme for that property.

01:02:13:13 - 01:02:16:13

Okay. So, um.

01:02:18:26 - 01:03:02:01

But you've mentioned a couple of times that Elvia is not primarily concerned with private receptors. Avia is. But, uh, the Elvia assessment is being used as the first stage in determining whether an VA assessment is required. So I do want to make sure that, um, we're content that the the effects have been properly assessed. Um, and just to on the you mentioned that avia is concerned with the province, is it the principal area um, being the living area typically ground floor.

01:03:02:08 - 01:03:29:10

Um, so it's not uncommon for people to arrange their living or working areas on the upper floors of, of dwellings And, um, I believe the the room which we looked out of in the property that we went to in the er, psi it appeared to be set up as a home office. Um, and work from home is is more common.

01:03:32:08 - 01:03:42:22

So, uh, I guess my question is should should that first floor window view out to the rear?

01:03:46:03 - 01:04:25:12

Be considered in terms of what the magnitude of visual change is from that view? And if I, if I go to your Elvia methodology, the description of medium magnitude of change is occupies much of the view but would not fundamentally change its characteristics. Changes would be immediately visible, but not a key feature of the view. Some change to existing landscape elements and or landscape character. Discernible changes are discernible changes the surroundings of a receptor such that the baseline is partly altered, readily noticeable, and that if.

01:04:27:00 - 01:04:27:18

If

01:04:29:03 - 01:04:42:17

we were to consider the visual, the magnitude of visual change from that, those first floor windows at the rear. I do wonder if that description of magnitude

01:04:44:02 - 01:04:51:00

of medium magnitude of visual change is reflects what what it would be.

01:06:02:01 - 01:06:32:16

On behalf of the applicant. And secondly, to clarify, I believe you're on table 81113 overall mandatory divisional change. And so again we're looking at a point where this is this is year 15 okay. So we are we're coming to a position at year 15 where the the property I believe um is located. Um.

01:06:34:23 - 01:07:09:07

I think uh, approximately 214m from rear elevation of the property to, to solar panels, well in excess of the 50m that we've typically applied. Um, and then to come back to the, to the point, um, the views from there on the rear aspects of grandstand barn onto panels within C15 and, and C14 and maintaining Um views south from from that that western elevation.

01:07:09:12 - 01:07:56:02

Um, and, uh, it's, it's my position that the, the assessment is, is robust as it stands and that it is not of a medium magnitude, but it is of a low magnitude at year 15. However, I recognize that prior to the mitigation being established that there would be a greater visibility of that property. Um, I would also suggest that whilst that property is currently being used as an upstairs office for that current occupier, that there's no, um, expectation that that would be how it would be maintained and used and occupied in perpetuity is the house of standard construction that has been built to typically have the living spaces downstairs and not upstairs.

01:07:56:04 - 01:08:06:21

It is that the occupier is choosing to use it to take advantage of that upstairs, um, room in that certain style. I think it's be, um,

01:08:08:09 - 01:08:39:17

I suppose the point I'm point I'm going to make is that. Is it? We've been fortunate enough to enter into that property to experience the way that they're using it. But we've we assess residential properties from the publicly accessible locations we typically downtown to. We're, you know, we peer into windows from the street to understand the way the house is and established. You know, it's um, it's about just understanding that it's a standard house, standard construction. It's upstairs.

01:08:39:19 - 01:09:06:02

Downstairs are orientated the way that we would expect. Um, I appreciate the position that they are using that upstairs window. But again, I come back to the the distances, the offsets, the approach to mitigation, the, the large area of scrub that is, uh, that is being proposed and wildflower meadow locally and that the, the hedgerow reinforcement along the um, existing order limits to, uh, to to justify the position of magnitude of change.

01:09:06:21 - 01:09:39:29

Okay. And just for the other properties in the landscape visual assessment sheets. Significant. Uh, that so properties which have significant effects. Um, did did the applicant go to observe the views from inside of any of these other properties to confirm that where principal rooms were located or is there? Is there an assumption across the board that the principal room will be a ground floor room?

01:09:40:02 - 01:10:18:04

Chris Johnston, the applicant the the general assumption is that unless it's clear and obvious that the house or the dwelling sorry has been constructed in a different manner, obviously, typically we are in a rural landscape which has houses of sort of standard construction rather than blocks of flats or, or Any unusual construction types. So the general assumption has been to. To view the properties from the public locations and to to make the assessment as such. And I and myself and my colleagues have been into a number of properties, but that's only where we've been invited in to, to review or to to discuss.

01:10:18:09 - 01:10:29:23

Um, and that's typically been what we've referred to in the near neighbour meetings, and it would have taken place at the initial initial consultation and throughout the, um, the later stages of the application.

01:10:31:24 - 01:11:03:06

Okay. Thank you. And I understand that your position is that there is not a requirement for a full residential visual amenity assessment. Um, stop lying down have raised that the Landscape Institute's rv aa guidance is not clear on where only receptors with significance effects, once mitigation has established should be taken forward to that full. Um. Full bar.

01:11:03:25 - 01:11:23:11

Um, so can applicant, could you explain with reference to the wording of the RV, AA guidance, the approach that it's only affects at year 15 onwards, um, of the highest magnitudes that would trigger the need for a full RV. AA.

01:11:24:18 - 01:11:31:11

Chris Jackson on behalf of the applicant. Um, so the Landscape Institute has provided a

01:11:32:26 - 01:12:06:07

technical guidance note, which is oh two 2019, which is residential visually means the assessment within that document that sets out that the four stages to are the AA are, uh, informed by the GL via three um principles and processes. So step one define the study area. Identify properties to be assessed. So that's what we've done with the identification of the baseline. We've we've used um the study areas to identify the residential properties within those.

01:12:06:13 - 01:12:43:16

Step two evaluate the baseline visual amenity of properties, which is what we've done within the, um, the Elvia assessment appendices. Step three assess change to visual amenity of properties and identify properties requiring further assessment. So again we've undertaken the visual assessment within to those properties. And then those first three stages are what are um aligned to the principles and processes of GVA. Three the step four is where it becomes the VA assessment, which is where a detailed assessment of individual properties identified in step three.

01:12:43:18 - 01:12:45:25

And this is the wording within the VA

01:12:47:16 - 01:13:01:23

having the greatest magnitude of change such that a residential community threshold may be engaged. So it's that greatest magnitude of change that we've interpreted to be the significant effects, adverse significant effects at year 15.

01:13:01:25 - 01:13:33:07

So I'm so sorry. I just want I just want to pick up on that point because greatest magnitude of change in your, your, um, assessment sheets. Um, for a grain store barn up to up to prior to year 15, you've assessed a high magnitude of change, which is the greatest magnitude of change. And I appreciate that in slightly different terminology is used in different places in the VAR guidance.

01:13:33:09 - 01:14:04:12

Sometimes it refers to greatest magnitude of a of change. I believe somewhere else in the document it refers to highest magnitude of effect. So I just want to understand how that should be interpreted, whether it's a relative measure for that assessment, i.e. those receptors that have the highest measured effect relative to other receptors, or if it's a, as I believe you've interpreted it.

01:14:04:14 - 01:14:09:28

It should only be the major significant adverse effects.

01:14:10:19 - 01:14:50:02

Chris, just on behalf of the applicant. And that's absolutely correct, sir. So the the narrative of in the Tigran goes on to, to set out the individual processes for each of the four steps and step four forming the r VA judgment. As you rightly say in this final step, and only for those properties where the largest magnitude effect has been identified, a further judgment is required. So so using that wording from the detailed um methodology within the the VA Technical Guidance note, that's what we've used to form the distinction of where a VA should or should not be carried out as a result of the findings of the Elvia sir.

01:14:50:04 - 01:15:03:07

So, um, and again, that's the methodology that was submitted at scoping that sets out that, that process, um, and has continued through to the peer and ultimately to form the, um, the basis of the application.

01:15:11:29 - 01:15:14:03

And so, sorry. Um,

01:15:15:19 - 01:15:45:04

can you just also address the point of whether, um, ah, the VAR guidance is clear on whether it's only affects only the residual effects once, um, mitigation measures have been established where what where in the VAR guidance kind of supports that position that it's only year 15 onwards that we should be looking at.

01:16:10:17 - 01:16:12:25

Perhaps if you are ready.

01:16:13:03 - 01:16:21:18

Chris Jackson, applicant. The hesitation serves because it doesn't say either way and it leaves down as a matter of judgment.

01:16:22:23 - 01:16:45:29

Okay. And so could you justify your position? Well, I want to ask you to stop lying down because, um, they they raised this issue, but can you, um, can you first just set out so it doesn't say, how have you arrived at that being the approach that you've taken?

01:16:48:29 - 01:17:19:15

Yes. So the technical guidance note on RPA doesn't state at what point that, um, largest magnitude effect has been identified should be taken to trigger the RBA, whether that is before or after the establishment of mitigation. As I said, it's been a professional judgment and one that we've taken forward on previous CEOs to, uh, to recognize that it's the, the point of of which the mitigation has been applied.

01:17:19:17 - 01:17:52:17

So we are looking at the long term, or are there any long term residual significant effects on residential properties? And at that point, that would be the trigger point for an RVI. What I would say, though, is that the the RBA, the AA threshold is is is extremely high bar. It's a high test. So just because a property may have an Elvia significant effect. It does not carry through that. There would therefore be a threshold breach associated with that.

01:17:55:08 - 01:18:14:24

Can I ask a stop line down to give your view on the matter of both the affects only after year 15, and how we are to understand the terminology of either greatest magnitude of change or highest magnitude of effects in the VAR guidance?

01:18:14:27 - 01:18:50:10

Yes. Thank you, Sir Daniel, for stop lying down. Um, I don't know if you are or aren't aware, but I understand from Miss Tinkler that this came up in discussion with the applicant statement of Common Ground meeting last week sometime. Um, and we recognise the point that the RBA guidance, the framework set out in that is very, very high. The test, the actual threshold that you have to pass for magnitude of effect. And our concern which we've expressed previously is the app can only use is low, medium and high. And so, as you have identified, sir, we're in a situation where it says hi in that box.

01:18:50:17 - 01:19:25:10

Um, on the assessment sheets, however, we accept within the framework and this is, this is a bit of a move of our position from what we've expressed previously, but within a framework where, for example, a five point scale were used, or, you know, you look at like gradations within the word high. We accept for the purposes of this guidance within the parameters of it. High here is probably not enough to engage the RBA guidance. Um, essentially for the reason that Mr. Jackson has just said, which is it does set the very highest parameter, um, for engaging the guidance.

01:19:25:12 - 01:19:41:29

Um, I would separately say we don't agree with a point about 15 years, but it becomes moot because of what I've just said there. Um, and so that that reflects where discussions between myself and Miss Tinkler have gone as a result of the discussions with Mr. Jackson, have a statement of common ground meeting.

01:19:42:11 - 01:20:07:07

So. So in that case, do you I do you don't consider that that. Because I believe this property is the one that was the or. These four properties are is the group of properties that was identified as the most in need of an RV. So you don't consider that there would be a benefit to an RV AA author RV for this group?

01:20:07:19 - 01:20:38:04

Um, thank you Danny, because I'll stop lying down. Um, yeah. So I mean, we would there would be a benefit to doing it, we think. But we accept within the guidance. It's not engaged here. And if it's not engaged for Grain Star Barn, it won't be engaged for anything else. And and I should say, I mean, as Mr. Jackson fairly recognized, you know, we're still dealing with significant effects in Elvia terms. It's just as I've said. Um, yeah. It's how high the test is set in the guidance, which is the reason why we're expressing this view.

01:20:38:22 - 01:20:51:02

Understood. Um, uh, which counsel have expressed that there, there should be a var done for grain store barn and potentially other properties. So I'd like to ask your opinion on it.

01:20:51:09 - 01:21:07:12

Odetta Shelby for Wiltshire Council, having reviewed the applicant's deadline, three submissions and following further discussion, we're in a similar position to stop lying down that we think the threshold hasn't actually been met for the grain store, and that that does nothing to diminish the significant effects that have been identified for those properties.

01:21:08:18 - 01:21:13:18

And the significant Elvia effects. Yes. Understood. Mr. Gazelka.

01:21:14:16 - 01:21:44:10

Thank you, sir, because I'll stop mine down second to one side, just because we're on these pages of the assessment sheets. Can I just, um, possibly ask for some clarification? Um, through you to the to the applicant. Um, it arises out of a point about receptor value. Um, so I think Mr. Jackson said that the receptor value here was high. Medium. Um, and I mean, on page 199, PDF page 200. We have it as low and so it would have just. We just wanted to clarify that.

01:21:44:12 - 01:21:59:00

So. So I think Mr. Jackson's uh confirms that the receptor value for grain store barn is low, but the landscape, the receptor, the value of the landscape surrounding landscape was medium. Medium high. Yes.

01:22:01:03 - 01:22:07:15

Thank you. Danny, because I'll stop lying down. Um, thank you for the clarification. We will take that away. And if we want to say anything, we'll say it. Okay?

01:22:07:23 - 01:22:15:13

Yes. Thank you. Um, any response from the applicant on that?

01:22:18:12 - 01:22:21:15

I think so, if they if there's

01:22:23:06 - 01:22:44:13

agreement that the residential visual amenity threshold would not be met, I don't necessarily think it it would benefit the examination to then insist that a residential visual amenity assessment is done for those properties. Those properties. Um, but yeah, that's.

01:22:44:21 - 01:22:50:14

Right, Mr. Jasmine. Applicant. Um, no, I appreciate your position, sir. And, um, nothing else to say.

01:22:51:25 - 01:23:10:24

Thank you. Um, in that case. Well, before we move on to agenda item six, I want to open for to representations from interested parties present today in the room or online. I'm not seeing any hands. Anything from parties at the table.

01:23:14:27 - 01:23:47:29

Okay. In that case let's move to agenda item six. Design and parameters. Uh, starting with the Design Principles and Parameters document. Um, a fairly open question to the council. Um, do you consider that there is sufficient design detail secured within the Design Principles and Parameters Control document to ensure that future consenting under requirement five.

01:23:48:11 - 01:23:56:06

That's detailed design of the draft. DCO will give the council enough input over the final design of work numbers 1 to 3.

01:24:06:27 - 01:24:16:23

Shall be for Wiltshire Council. So it is. It only works 1 to 3 that you're interested and not the other works. Or can the council comment on.

01:24:17:03 - 01:24:26:00

You can comment on the other works requirement if I pull up the draft SEO and requirement five it.

01:24:35:24 - 01:25:14:17

So a requirement five detailed design approval. No part of works numbers one, 2 or 3 may commence until details which are listed relating to that part have been submitted and approved by the relevant planning authority. Now requirement five, also under paragraph four, states that work number five must be carried out in accordance with table two four of the design principles and parameters. So, um, I think the question is around requirement five which cover which relates to work summers one, two and three and work number five.

01:25:15:18 - 01:25:19:05

And so, um, Mr. Goodwin.

01:25:21:09 - 01:25:52:27

Mark Goodwin, Wiltshire Council um, sorry, sir, I, I've come with, um, a prepared sort of, uh, review of the design principles and parameters document rep 3084, which does include those listed work numbers, and there are a few minor suggestions in terms of commitments. Um, I mean, generally it's it's going to be difficult to kind of secure, um, at this stage without going through full detail design.

01:25:52:29 - 01:26:24:06

You know, the, the council, um, understands that specific elements, you know, and they're, um, they're, they're, they're final appearance materials, color and alignment etc. will will need, um, adjustment during during the following design stages and stuff. Um, but there are the council has written all these in their draft deal for, you know, submission to follow. But I can share with you and the applicant if you wish. Uh, some of the, some of these minor sort of, um, yes.

01:26:24:11 - 01:26:25:06

Commitments.

01:26:25:11 - 01:26:42:10

So, so I think if you could, if you could, uh, stick to um, commitments within the Design Principles and Parameters document. We have a DCO hearing where any suggestions to the wording of requirement five could be addressed. Um.

01:26:43:06 - 01:26:52:23

So if I can provide my comments, uh, in in in the context of the design parameters and commitments, um, document rather than the DCO. Would that be okay?

01:26:53:03 - 01:26:53:25

Yes, please.

01:26:53:27 - 01:26:54:13

All right.

01:26:54:23 - 01:27:29:06

Um, so, um, in table two, two, three. Work number three. Um, actually, I can I can frame these before I go into detail. I can frame them. There are two specific, um, existing commitments which would which the council would see benefit in just altering slightly. And that relates to the, the perimeter fencing commitments and the highway access point commitments. And now I'll, I'll phrase those within the tables and the actual work numbers.

01:27:29:12 - 01:28:00:06

If that helps. Um, so table two three. Work number three. Um, the council would, would, um, and I will follow with the justification for these as well afterwards. Because because I think that's important. Um, it relates to the data type wire mesh and wooden post fencing outside of the palisade fencing. Page 13. The council would like to see words or similar words to secure the use of um.

01:28:00:08 - 01:28:28:28

Wooden posts shall be round in section and agricultural in appearance, just to avoid any potential unnecessary risk of, you know, introducing square section timbers which would not be supportive of the agrarian character. Um, that um suggestion is also repeated for table two five work number six. Um, the perimeter fencing commitment, page 20.

01:28:30:21 - 01:29:06:00

Um, and also in table two five work number six. Um, the council would like to see in relation to solar PV access tracks commitment page 21. Uh, the words added, any edge restraints required to form or retain surface materials or access points will be laid to finish flush with adjacent road levels to avoid creation of uncharacteristic up stance. And again, that is to do with trying to prevent urbanization of rural roads.

01:29:07:00 - 01:29:22:12

Um. Table 2.7 work number eight. Um, that same wording is suggested for the best and substation access commitment on page 24. Work number eight.

01:29:24:21 - 01:29:25:08

And.

01:29:27:17 - 01:29:32:14

Also in relation to work number eight. Table 2.7.

01:29:34:11 - 01:30:06:09

Um and and it relates to work numbers 8AII and 8BII. Creation of visibility displays and eight a IV and eight b IV. Offsite works adjacent to highways. Land including those structures. Boundary features. Drainage features on private land in connection with the movement of abnormal indivisible loads. The Council would like to see the following words added.

01:30:07:07 - 01:30:44:21

Uh, so it's a a new commitment, um, where existing sections of roadside hedgerows or dry stone walls are necessary to remove to facilitate the temporary creation of highway visibility space and widened access to accommodate aisles, The removed sections of hedgerow or dry stone wall shall be replanted or reconstructed on existing alignments following completion of any temporary works and on any new adjusted alignments along the back edge of the required visibility displays for any permanent works or similar words to achieve that same outcome.

01:30:45:29 - 01:30:46:20

Um.

01:30:49:02 - 01:30:52:17

Table 2.8. Work number nine.

01:30:54:08 - 01:31:20:26

Um. That's to create and maintain habitat management areas. Again, that's the fencing commitment at page 25 at 24. And that's the same words. Wooden posts shall be round in section agriculture and appearance. And the same for table 2.9 work number ten. Um the fencing commitment page 26.

01:31:22:19 - 01:31:26:19

And that's it. So there's basically three but obviously over.

01:31:27:12 - 01:31:43:13

Yeah. Thank you. Um, they seem like reasonable requests. Can I ask the applicant to respond on whether they would be happy to update the design principles and parameters to include those?

01:31:44:05 - 01:32:17:01

Uh, the applicant? Um, yes, I think we've noted them. Obviously. Be very helpful if you could send them in in writing. We've also tried to drop them down. I think the only point I would say is that we might just take consider whether the design principles and parameters is the correct document for it to go in, particularly at that point about visibility space and how those are managed and replaced. And it may be better for that commitment to go in another management plan. So we're not saying we wouldn't provide the commitment, but it may be more appropriate for that to go either in the outline camp or for it to go in the outline lamp, for example.

01:32:17:03 - 01:32:52:26

So, um, I don't I'm not hearing any sort of pushback necessarily on the points that have been raised. But in terms of where that commitment is located, um, we might just need to, um, give some consideration as to whether it is something to be added to the design principles and parameters, which are typically typically more sort of, I guess, more specific. Whereas an approach to replacement, for example, as where has been typically set out in some of the other management plans. But I think if we if we can have those in writing, then we will be able to provide either an update here, um, or in the management plans.

01:32:52:28 - 01:33:13:02

But we will, um, make sure that we, um, signpost to where we've made that change, um, in our response to that action. So it's, um, the council don't have to go punting, um, for where we, where we've put that commitment. So we will review them as and then confirm where they, where they may have gone.

01:33:14:03 - 01:33:23:12

Okay. Thank you. I think the council said they were going to submit it at deadline for in writing as well. So you will have that in writing. But there's nothing to stop you communicating with each other as well.

01:33:23:17 - 01:33:40:12

And if the if the council is able to provide those specific points a little bit earlier, then we may be able to include them in an updated version if we're updating that management plan. In any event, at deadline for them, we might be able to incorporate that rather than waiting for the deadline version, for example.

01:33:44:06 - 01:34:16:15

Okay. Thank you. Um, moving on to color materials. So commenting on, um, the SSC one LV 1.27 regarding the visual design of work numbers, one of work numbers two and three, um, stop line down recommended that a environmental color assessment could be undertaken by the applicant. So could I ask, um, if stop lying down, if you could just comment on what you consider such an assessment should include.

01:34:17:21 - 01:34:55:13

Thank you. Sir. Carly Tinkler, stop lying down. This was another matter that we discussed at the landscape. Um, statement of common ground meeting. And the applicant seemed to be very sympathetic to finding the right color. I mean, that that has already been put in that the the choice of colors will match the color context. But the problem is working out what the color context is in the first place. So what environmental color assessment does you survey the background and you use um, we use the natural color system swatch.

01:34:55:15 - 01:35:09:08

And that can be then translated into raw or other other colors. And so we record the background colors. And that then helps to establish which colors will go against. So

01:35:11:00 - 01:35:49:27

the the asking for an environmental color assessment we wouldn't necessarily expect it to be what we might call a full environmental cover assessment. It's more an informal approach to saying a pragmatic approach, if you like to saying establishing the principles. We've already talked about the problems of the best units, for example, which a lot of them come in white. And so if you're putting white against a dark background, that contrast is going to draw the eye very quickly. Um, and there are, you know, sometimes the units are green, but again, if the green is seen against the sky or it's seen against a golden field, etc..

01:35:49:29 - 01:35:56:27

So I think there is a willingness to work towards that. And what we would like to see is, um,

01:35:58:16 - 01:36:31:14

a scope for the assessment agreed, whereby key views or in other words, the key viewpoints, um, which count are identified where colour would matter. So the panels we have to accept they're going to be what they're going to be. I think if we can establish that, it's most likely that those units will be seen against a dark backdrop or, you know, the color of the panels, for example, then we can probably find the color that would be a neutral color.

01:36:31:19 - 01:37:02:15

And I understand it may be possible to actually paint apply paint. So if the units only came in white the preferred units they could potentially be painted to a color. Alternatively, if there are large numbers of units being ordered, the manufacturers will. If you talk to them, they will say, oh yes, okay, if we're doing a big run, we will spray them a particular color for you. So finding the color isn't necessarily the actually getting that color delivered.

01:37:02:17 - 01:37:15:23

Isn't the problem green. But if you say just green it's not going to work. So I would want that to be done. um, at an early stage before the products are ordered and specified.

01:37:16:02 - 01:37:37:05

Understood. So, turning to the applicant, um, in the Design Principles and Parameters control document it. It's only the best container, uh, where the color would be agreed with the local authority, I think. Other components. Um, it's.

01:37:39:06 - 01:37:55:26

Uh, I just find the wording that you use. But. Yes, only the only the if only the. So. Sorry. Do you do you think as part of, um,

01:37:57:23 - 01:38:09:21

as part of agreeing the color with the local authority that the, the environmental color assessment or an informal version of an environmental color assessment.

01:38:12:02 - 01:38:25:08

Is appropriate to provide to get that agreement, and what wording needs to be added into the principles and parameters to ensure that that's done.

01:38:58:12 - 01:39:35:24

The applicant I think there is reference to color for some of the other elements just hidden in amongst there in terms of conversion units and some of the other aspects. So I guess there are commitments not just in respect of the bed. Um, in relation to color. I think the applicant's position is that obviously the, the exact color, um, will be subject to um, manufacturer specifications in terms. And then there's different elements to that. So there's that what is actually available, um, on the supply chain and then whether any um the safety requirements as well.

01:39:35:26 - 01:40:06:10

So painting painting things isn't necessarily always an option depending on the safety requirements for that particular piece of apparatus. What the applicant is trying to say is that where there are, um, where there are a choice of colors, I suppose, for any particular type of apparatus, then we would have that conversation with the local planning authority to have a discussion about which color might be most suitable, but in some scenarios for some kit, they won't. There won't necessarily be a choice and the color is what the color is. So I guess what we're trying to say is that.

01:40:06:12 - 01:40:36:15

Where there are options, then we're willing to have that conversation with the local planning authority. And perhaps the point has been raised here in terms of in order to have those conversations. Is there merit in doing some work to help facilitate a conversation about what would be the most appropriate color? Yeah, but I don't think we can go as far as to commit that. We would be having that conversation and respect of every piece of apparatus, because it may not be options available for us.

01:40:36:17 - 01:40:47:27

But with the best. Could you commit to undertaking an informal environmental color assessment and agreeing the color with the local authority.

01:40:49:23 - 01:41:29:15

Uh, collaborate with the applicant in the in the scenario where there are choices available for the colors of the best units with the manufacturers. So we'd have to establish that for these particular units. They came in a range of colors, for example, and noting that the bears is obviously screened quite heavily. So again, query the the benefit of its behind abundant hedges and things like that in terms of its color. So, um, it's what you're asking for is in order to have a conversation, if there is a

selection of colors, could we do a piece of work about what would be the most appropriate color?
Then I think I'm thinking.

01:41:29:20 - 01:41:30:18
Rather than.

01:41:30:20 - 01:41:31:06
That.

01:41:31:08 - 01:41:42:14
Agreeing with the local authorities just being we propose green. Do you agree? I want to know what material they'll be provided in order to agree that with you.

01:41:44:07 - 01:41:45:01
Um, and then.

01:41:47:08 - 01:42:08:01
In terms of other components. So switch rooms, conversion units, control buildings and containers in the design principles at states at these elements will be finished in neutral colors in keeping with the prevailing around the environment. So there's a commitment to color, but not a commitment to approval from the local authority on that color. So.

01:42:10:22 - 01:42:18:29
The same question then applies to those components where there does seem to be a choice of color.
Um.

01:42:21:03 - 01:42:27:28
Can you commit to an informal environmental color assessment to be approved by the local authority?

01:43:08:19 - 01:43:39:18
The applicant. We will have some give some further consideration to the actual wording. But in terms of the principle, when having a discussion about where there are different types of colours available, um, the applicant is happy to provide information about the background colours to facilitate those conversations. So if you're trying to establish which is the most suitable colour, we will have done the work to establish what the background colour is, um, to facilitate those conversations, which I think is what's being asked for here.

01:43:39:20 - 01:43:46:19
But in terms of a broad colour assessment across the whole site, that's not something we could do. We don't.

01:43:46:21 - 01:43:47:26
Know. Not a broad colour or.

01:43:48:04 - 01:43:49:24
Colours could be chosen. Yeah.

01:43:49:26 - 01:44:20:17

Yes. Where for those components where it's identified that there seemingly is a colour option. Um. So Uh, sorry. So the best containers, switch rooms, conversion units, control buildings and containers. Um, but I think what I'll do, I'll. You said you'll consider the wording. I'll see what you what you put forward in terms of wording that you can commit to and then, uh, take it from there.

01:44:24:17 - 01:44:27:00

Is there any further comment from. Yes. Sorry.

01:44:27:17 - 01:45:00:09

No problem. So, uh, Daniel Gazelka, stop lying down. Um. That's welcome. I was just going to chip in and say two things, which is obviously we we appreciate if it simply cannot be done, then we're not saying it must be secured by reference to this assessment. It's more to give the campus all the information it needs when agreeing colors. And just so the council knows if the coloring is, well, you know, way off. Um, it will at least know about when it makes its decision. Um, with the assistance of the applicant. Um, from a wording perspective, I wonder if a way of dealing with this is by on each occasion where a color is referred to.

01:45:00:11 - 01:45:21:27

The wording in keeping is used, and it seems to me that something, by reference to the words in keeping would help there, because essentially this assessment in form assessment is to assist in what it what in keeping means essentially. So we'd welcome something which does that. And as you mentioned, securing all of the colors by reference to the council where appropriate.

01:45:24:07 - 01:45:26:06

Any comment from the council? No.

01:45:29:06 - 01:45:30:06

Sorry. Sorry, sir.

01:45:30:21 - 01:45:31:15

Go ahead.

01:45:32:21 - 01:45:59:15

Uh, Mark Goodwin, what's your council, sir? I only raised there is some concern because, um, if if the council is being asked to approve or not, um, a a battery energy container or storage container, which is or battery unit. Sorry. Uh, which is a bright white. And I know there are some on the market which are just white. What

01:46:01:04 - 01:46:31:17

presumably the only option for the council during the the approval process is to accept that because they don't offer any other choices. So I'm just wondering what control mechanisms are in place to prevent the worst case a white structure, a new piece of white fabric being introduced into a into an elevated field area which will be highly visible until mitigation um serves begins to serve a purpose.

01:46:42:10 - 01:46:49:12

Yes. And that that is what I. But by asking for.

01:46:51:20 - 01:47:17:12

Some form of color assessment to be doing. That's what I want to avoid. Um, but, uh, but I take the point that if. And the the applicant has also raised the point that sometimes there isn't an option. Um, is there. Is there any comfort that the applicant can give that with best units there, there can be options.

01:47:18:18 - 01:47:55:00

Uh, they can obviously when this has various different factors, one of which is also safety in terms of selecting the most safe model that's available as well. And so we would want to make sure there weren't any restrictions there. What I just wanted to clarify, there was talk about the best units being highly visible. But in on this particular scheme, the best units will be surrounded by a two metre bond with a three metre acoustic fence around them. So what? What may. On another site, um, white units be highly visible as being said here.

01:47:55:02 - 01:48:07:15

I do think it does need to be considered in in the context here. So if white units are the only available unit or the most safe unit that we want to use, um,

01:48:09:09 - 01:48:48:15

the council, when they're considering the detailed design will obviously consider all of the elements there, which is both the units, but also the screening, um, that is being put in place as well, so that when they're under requirement five, the council are obviously signing off the design as a whole, as it were, there. So they'll be taking into account sort of all of those different, different factors. So at this point, we can't be saying we commit to using, uh, if there was another option available, we would commit to be using a non-white unit, because for this particular scheme, obviously you need to factor in the screening that's going to be provided.

01:48:48:17 - 01:48:54:22

And we will want the flexibility to to utilize the most efficient and safest best units that are available.

01:48:55:18 - 01:49:16:03

Okay, so I just then, um, ask you to add the acoustic, um, barrier to those elements where, where, uh, an informal color assessment would be very useful and approval of the coloring of that fencing, if that is the,

01:49:18:03 - 01:49:22:17

the, the the main visible component.

01:49:30:27 - 01:49:40:04

And presumably that's far more options in terms of how you treat an acoustic barrier than a bass item purpose container.

01:49:46:24 - 01:50:33:09

Okay. So let's move on then. To, um. To the last matter I briefly want to touch on is the Community Liaison Group. So the the design approach document, the D&D, uh, states that the emerging design decisions will be communicated to the local community via a community liaison group. Is there an opportunity or would it be appropriate, um, for those emerging design decisions to involve the Community Liaison group? And if so, how could that engagement be secured, recorded, and feed into the discharge of requirements?

01:50:35:21 - 01:50:38:12

Sorry, that question was to the applicant if that wasn't clear.

01:51:03:03 - 01:51:10:04

So I guess what I'm asking is, is the Community Liaison group just receiving information about the detailed design or are they having

01:51:11:21 - 01:51:14:02

or are they able to play a part in that?

01:51:30:06 - 01:52:14:12

Project. The applicant I think we're going to need to take that point away because, um, we're mindful of the timing of decisions. So the timing of when you would have, um, your established your group and when procurement decisions would need to be made about ordering equipment and those sorts of things. So we need to give it a bit more thought as to whether it could be, um, whether there is the available availability to share, um, indicative information and invite feedback in the programming process, or whether it by necessity it is more of an information giving exercise rather than a in terms of these particular points that you're talking about, which is, um, sort of colour and design and those and those sorts of things.

01:52:14:15 - 01:52:18:03

Um, but yeah, we will take that point away and give it some thought. Thank you.

01:52:18:19 - 01:52:39:27

Thank you. Um, so that is all the questions that I plan to ask under this agenda item, and therefore all the questions that I had planned to ask in this hearing. Um, so I would now like to invite any representations from interested parties on, uh, design and parameters before we move to review of actions.

01:52:41:23 - 01:52:46:18

I'm not seeing any hands raised. Is there anything from parties at the table? No.

01:52:49:06 - 01:53:20:27

Thank you. Okay. In that case, we turn to item seven of the agenda review of Actions and Next steps. So there are a significant amount of actions. I'm just seeing over 20 or so actions. So I don't think it would. Uh, I don't think we should run through those actions now. I'd like to review those and check them before we issue them, but we will issue them as soon as practicable after this hearing.

01:53:21:28 - 01:53:25:09

Um, are there any questions on that?

01:53:26:06 - 01:53:58:21

Uh, the applicant um, just to follow up on just on that very last point about the Community Liaison Group, also mindful, obviously, that there have been a number of, uh, representations about what the terms of reference of that community liaison group should be. And there was reference to the Suffolk document which will which council sort of submitted, but that relates more to pre-application consultation. So I suppose the applicant would just say that they were very much welcome. A discussion with Wiltshire Council about what the specific terms of reference for this particular community liaison group could be, because it's been quite generic.

01:53:58:23 - 01:54:17:25

The comments we've received, and we're quite keen to have, um, some specific principles which could potentially pick up on the point that you've just mentioned about, um, involvement in design decisions. So, um, it was more just a request, I suppose, that perhaps Wiltshire Council could have a specific discussion with us on that particular point. Thank you.

01:54:20:29 - 01:54:28:13

Shelby, Wiltshire Council? No, I mean, we'll take that away. And if the applicant wants to get in touch and have a discussion about that, I'm sure someone at the council would be happy to do so.

01:54:29:09 - 01:54:30:17

Okay. Thank you.

01:54:32:21 - 01:54:43:25

In that case, I will move to close of hearing. Uh, may I remind everyone that post hearing notes, documents and answers prepared in response.

01:54:46:27 - 01:55:18:13

To the post. Hearing actions should be provided. Um, well, in our action points, we'll set out when we would like the information to be provided. Um, but post post hearing notes. Um, any summaries of of representations made today should be provided by deadline for on, um, the 10th of July. And I'd like to thank everyone in the room, uh, for staying with us the whole day.

01:55:18:15 - 01:55:32:02

Um, it's been very helpful. Uh, so thank you for your helpful contributions. So I'll now proceed to close this issue specific hearing. Thank you for participating. The time is now 545 and I will close this issue specific hearing.