Planning Inspectorate
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Hearing Transcript

Project:	Meridian Solar Farm
Hearing:	Issue Specific Hearing 3 (ISH3) – Part 4
Date:	11 November 2026

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

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1
00:00:00,040 --> 00:00:03,740
Thank you, everyone. The time is 15:35, and this

2
00:00:03,800 --> 00:00:07,760
hearing is resumed. And we'll move on to agenda item seven, which

3
00:00:07,820 --> 00:00:09,740
is landscape and visual matters.

4
00:00:10,680 --> 00:00:14,500
So we'll turn to bullet point one, which was

5
00:00:14,540 --> 00:00:15,800
regarding the

6
00:00:16,640 --> 00:00:18,460
Residential Visual Amenity Assessment.

7
00:00:19,420 --> 00:00:23,380
So the examining authority has taken note in response

8
00:00:23,420 --> 00:00:27,320
to EXQ15026 that a Residential Visual

9
00:00:27,360 --> 00:00:31,220
Amenity Technical Note is to be produced and submitted by deadline

10
00:00:31,300 --> 00:00:35,080
four. I would just like the applicant to guide me through what the
difference

11
00:00:35,160 --> 00:00:38,680
is between a Residential Visual Amenity Assessment and a

12
00:00:38,700 --> 00:00:42,540
Residential Visual Amenity Technical Note, if there is such a

13
00:00:42,580 --> 00:00:43,160
difference.

14
00:00:46,940 --> 00:00:48,940
So it's Jorg Schultz on behalf of the applicant.

15
00:00:51,940 --> 00:00:55,520
I'll just go one step back. The LVIA has assessed visual effects on

16
00:00:55,560 --> 00:00:58,500
residential receptors through representative viewpoints,

17
00:00:59,780 --> 00:01:02,060
and that is detailed in chapter 12

18
00:01:02,880 --> 00:01:04,920
and its appendices.

19
00:01:05,740 --> 00:01:08,520
And it considers receptor sensitivity,

20
00:01:09,380 --> 00:01:13,000
existing and visual conditions, anticipated changes, and the

21
00:01:13,040 --> 00:01:14,080
significance of effects.

22
00:01:16,080 --> 00:01:19,920
The supplementary technical note will build on those

23
00:01:19,980 --> 00:01:20,560
assessments.

24
00:01:22,020 --> 00:01:25,900
It will draw on site observations on our notes, basically, we took
on

25
00:01:25,960 --> 00:01:26,320
site.

26
00:01:27,620 --> 00:01:29,860
It will draw on viewpoint photography

27
00:01:30,720 --> 00:01:34,640
and on visualizations available, as well as mapping, to

28
00:01:34,680 --> 00:01:38,260
provide further clarity on the potential effects at individual residential

29
00:01:38,300 --> 00:01:41,780
properties or groups. So what the technical note is

30
00:01:42,380 --> 00:01:46,280
to do is to identify groups of properties, and in some cases

31
00:01:46,320 --> 00:01:50,040
individual properties, and provide further information

32
00:01:50,920 --> 00:01:54,440
to substantiate our assessment

33
00:01:54,940 --> 00:01:56,900
and our conclusions in the LVIA.

34
00:01:57,900 --> 00:01:58,960
So it follows

35
00:02:00,020 --> 00:02:00,380
the

36
00:02:01,560 --> 00:02:02,120
three-step

37
00:02:03,040 --> 00:02:06,800
guidance of the how to prepare Landscape Residential Visual Amenity Assessment, but

38
00:02:06,840 --> 00:02:10,301
it is not a Residential Visual Amenity Assessment in itself.

39
00:02:10,880 --> 00:02:14,660
It's a supplementary note. And what it will focus on

40
00:02:14,760 --> 00:02:15,000
is

41
00:02:16,020 --> 00:02:17,920
on quite a few bullet points on,

42
00:02:19,920 --> 00:02:23,640
say you have a property group or individual property, so what is the

43
00:02:23,680 --> 00:02:25,440
distance to the development,

44
00:02:26,700 --> 00:02:30,480
to the solar farm, to the inter-array overhead

45
00:02:30,540 --> 00:02:32,320
line, and to the grid connection route?

46
00:02:33,060 --> 00:02:37,020
The orientation of houses, main views, number of floors, dormer

47
00:02:37,060 --> 00:02:37,580
windows

48
00:02:38,440 --> 00:02:42,320
or not, type of views. Is it a direct view? Is it an oblique view?

49
00:02:43,680 --> 00:02:44,380
It will also

50
00:02:46,060 --> 00:02:49,980
state the proximity to other existing 400 kV

51
00:02:50,060 --> 00:02:53,780
overhead lines. What is in their view at the moment?

52
00:02:54,940 --> 00:02:57,680
And how much are they affecting that view?

53
00:02:59,120 --> 00:03:02,900

It will also talk about the visibility against the skyline, how

54
00:03:02,940 --> 00:03:04,960
much of skyline is going to be affected.

55
00:03:06,100 --> 00:03:09,440
It will talk about the degree of screening, and that's a very

56
00:03:10,100 --> 00:03:12,800
important point because as we have assessed

57
00:03:15,360 --> 00:03:18,480
a range of receptor groups, as I mentioned earlier, on

58
00:03:19,440 --> 00:03:22,880
publicly accessible locations. And we have made

59
00:03:22,940 --> 00:03:26,280
comments in the LVIA that residential

60
00:03:26,400 --> 00:03:27,720
receptors have

61
00:03:29,280 --> 00:03:32,480
slightly different views because they have garden vegetation, and
some of them

62
00:03:32,540 --> 00:03:34,860
quite substantial. And while the overall

63
00:03:35,980 --> 00:03:37,740
landscape character can be quite

64
00:03:38,920 --> 00:03:40,180
empty and open,

65
00:03:41,280 --> 00:03:44,440
residences are not like that necessarily. They like to tuck in.

66
00:03:45,060 --> 00:03:46,840
And not all of them, but

67
00:03:47,900 --> 00:03:50,440
a lot have, and that will be taken account of.

68
00:03:50,760 --> 00:03:54,640
And we give an overview of what this is throughout the study area

69
00:03:54,680 --> 00:03:57,900
and for the solar farm and for the other components, particularly the overhead

70
00:03:57,940 --> 00:03:58,180
line,

71
00:03:59,100 --> 00:04:03,080
and then provide an impact rating, how we got there, and

72
00:04:03,140 --> 00:04:04,480
how that has informed our

73
00:04:05,680 --> 00:04:08,880
assessment in the LVIA chapter. So it's not a

74
00:04:08,940 --> 00:04:12,000
standalone residential visual amenity assessment, which

75
00:04:12,860 --> 00:04:15,240
the Landscape Institute guidelines propose.

76
00:04:15,720 --> 00:04:16,981
It's a supplementary note

77
00:04:18,740 --> 00:04:19,440
to explain

78
00:04:22,000 --> 00:04:24,260
how we arrived at our conclusions.

79
00:04:25,240 --> 00:04:28,780
So the technical note is not intended to constitute a separate

80
00:04:28,860 --> 00:04:30,000
four-step RVIA.

81
00:04:33,460 --> 00:04:36,860
And the aim is really to provide you with a clearer

82
00:04:36,900 --> 00:04:40,540
understanding on the residential visual circumstances,

83
00:04:41,900 --> 00:04:43,920
the potential changes arising from the scheme,

84
00:04:44,840 --> 00:04:47,940
and the measures incorporated to avoid and reduce adverse effects,

85
00:04:49,140 --> 00:04:50,160
while also acknowledging

86
00:04:51,840 --> 00:04:54,740
the significant visual effects we have identified in the LVIA.

87
00:04:55,740 --> 00:04:57,280
And it's to improve

88
00:04:58,080 --> 00:05:00,680
the transparency on the available evidence,

89
00:05:02,080 --> 00:05:05,440
while also recognizing that we are not providing a formal

90
00:05:06,500 --> 00:05:10,440
residential visual amenity threshold conclusion for individual
dwellings, but

91
00:05:10,500 --> 00:05:11,760
we provide you information

92
00:05:12,820 --> 00:05:15,880
where we are and how we got to our conclusions in the LVIA.

93

00:05:17,580 --> 00:05:20,380
Thank you. So excuse my ignorance on this.

94
00:05:20,440 --> 00:05:22,100
If you're providing all that information,

95
00:05:23,220 --> 00:05:25,440
why can't it just be called an assessment?

96
00:05:25,980 --> 00:05:27,600
Why does it need to be called a technical note?

97
00:05:30,220 --> 00:05:33,060
So a lot of that information has been done

98
00:05:34,120 --> 00:05:34,580
during

99
00:05:35,380 --> 00:05:38,980
the over to the ES stage, while we were on site and have done surveys,

100
00:05:40,060 --> 00:05:41,620
and that has fed into the overall

101
00:05:42,460 --> 00:05:45,840
assessment. We have then identified representative viewpoints,

102
00:05:46,680 --> 00:05:50,300
and we have identified properties which are

103
00:05:50,340 --> 00:05:54,180
located in close proximity to the solar farm and to the inter-array areas.

104
00:05:54,240 --> 00:05:57,700
We also have identified groups of properties along

105
00:05:57,820 --> 00:05:58,400
areas

106

00:05:59,260 --> 00:06:02,800
for the overhead line. We have listed those roads and those areas.

107
00:06:03,460 --> 00:06:07,420
But we have not done an individual assessment, so we haven't transferred

108
00:06:07,460 --> 00:06:08,640
the information we have taken

109
00:06:09,908 --> 00:06:12,648
On site basically and put that into the LVIA.

110
00:06:13,188 --> 00:06:13,988
So that's

111
00:06:14,908 --> 00:06:17,428
not an omission, that is just a decision we have taken.

112
00:06:19,308 --> 00:06:22,868
But there is obviously the need to provide the information, that's what

113
00:06:22,908 --> 00:06:23,728
we'll give you.

114
00:06:27,268 --> 00:06:31,188
Thank you. And you referenced quite a lot of things that will go into

115
00:06:31,228 --> 00:06:33,688
the document, so distance, orientation,

116
00:06:34,608 --> 00:06:37,908
proximity. Can I just check what the

117
00:06:38,808 --> 00:06:40,548
radius then would be for the properties?

118
00:06:40,608 --> 00:06:40,868
So you

119
00:06:41,728 --> 00:06:45,248
talked about the existing properties and groups that you'd already looked at as

120
00:06:45,288 --> 00:06:48,628
part of the LVIA, and how do those align then with the

121
00:06:49,088 --> 00:06:52,828
Landscape Institute Technical Guidance Note 219 with

122
00:06:52,868 --> 00:06:56,848
regards to the distances for very large but lower profile

123
00:06:56,908 --> 00:07:00,648
structures of 50 to 250 meters, and

124
00:07:00,748 --> 00:07:04,688
also 100 to 150 meters for overhead transmission

125
00:07:04,768 --> 00:07:08,628
lines? Will the properties and the groups you've referenced, are

126
00:07:08,668 --> 00:07:10,648
they captured within those distances?

127
00:07:12,608 --> 00:07:13,228
Yes, they will.

128
00:07:14,508 --> 00:07:18,468
And I think for the overhead line, for the 400

129
00:07:18,508 --> 00:07:22,108
kV overhead line, we probably go a little bit beyond the 150 meters.

130
00:07:22,148 --> 00:07:25,268
We might look at a maximum extent of 500 meters.

131
00:07:25,668 --> 00:07:28,688
That doesn't mean that we look at all the properties individually, because some of

132
00:07:28,728 --> 00:07:31,788
them are quite far away and there is other things in between.

133
00:07:31,828 --> 00:07:34,908
That really depends on the group, but we can give information on that,

134
00:07:35,688 --> 00:07:38,768
why we have or have not included them at that distance.

135
00:07:45,368 --> 00:07:48,688
And then just one further point from the distance again.

136
00:07:48,868 --> 00:07:52,568
So, given that the grid connection route has horizontal limits of

137
00:07:52,608 --> 00:07:54,948
deviation 50 meters either side of the pylons,

138
00:07:56,948 --> 00:08:00,928
you've cited 500 meters, it will be from the extent of the limits of

139
00:08:00,968 --> 00:08:04,648
deviation rather than the center line of the pylon? Which would it be?

140
00:08:06,568 --> 00:08:10,148
Yes, that is the most sensible approach, I think, to take it from the

141
00:08:10,188 --> 00:08:14,088
property or property group boundary to the center line of the overhead

142
00:08:14,148 --> 00:08:17,847
line. And then for the solar farm development, it would be to the edge

143
00:08:18,728 --> 00:08:20,247
of the solar farm parcel.

144

00:08:22,748 --> 00:08:25,388
Would it not be better to take it, though, from the extent of the limits of

145
00:08:25,448 --> 00:08:29,208
deviation? Because it could move either way from that center

146
00:08:29,248 --> 00:08:29,748
line.

147
00:08:33,608 --> 00:08:33,869
Yeah.

148
00:08:34,728 --> 00:08:36,509
What's the worst case scenario, basically?

149
00:08:37,548 --> 00:08:41,408
So we can look at that and see what the deviation lines could be, what that

150
00:08:41,489 --> 00:08:42,489
is, what that range is,

151
00:08:43,708 --> 00:08:45,808
and refine that where required.

152
00:08:46,988 --> 00:08:47,488
Thank you.

153
00:08:50,608 --> 00:08:52,288
I'd like to just turn to Lincolnshire

154
00:08:53,548 --> 00:08:56,088
County Council, to comment on this point.

155
00:08:56,148 --> 00:08:58,648
I don't know if you would want to defer to... Yes.

156
00:09:00,267 --> 00:09:02,068
I see your hand's up, Ms. Mayhew?

157

00:09:03,508 --> 00:09:07,028
Yes. Thank you. You've covered some of the points I wanted to raise.

158
00:09:07,068 --> 00:09:09,248
It's Katie Mayhew on behalf of Lincolnshire County Council.

159
00:09:10,128 --> 00:09:11,688
One thing I did want to

160
00:09:13,108 --> 00:09:13,628
pick up,

161
00:09:18,008 --> 00:09:18,728
apologies.

162
00:09:21,708 --> 00:09:25,588
It's one of the reasons why we have been requesting an RVAA for some time,

163
00:09:25,968 --> 00:09:29,808
is because the visual assessment relies heavily

164
00:09:29,948 --> 00:09:33,468
on a viewpoint assessment, which obviously does not pick up

165
00:09:34,148 --> 00:09:35,788
individual properties

166
00:09:36,768 --> 00:09:40,268
in that assessment. And our concern is that individual

167
00:09:40,368 --> 00:09:44,168
properties in close proximity are not necessarily

168
00:09:44,228 --> 00:09:44,908
considered

169
00:09:45,908 --> 00:09:46,008
to

170
00:09:47,068 --> 00:09:50,568

a significant extent that we would like to see,

171
00:09:51,068 --> 00:09:54,928
which would be covered in an RVAA. And our concern is

172
00:09:54,988 --> 00:09:58,788
that if we are not producing an RVAA to guidance,

173
00:09:59,768 --> 00:10:03,348
that we are still not going to get comfort that those

174
00:10:03,408 --> 00:10:06,768
properties have been fully considered on an individual

175
00:10:06,828 --> 00:10:10,388
basis. And given that the high

176
00:10:10,448 --> 00:10:12,768
level comments that

177
00:10:13,868 --> 00:10:16,868
properties will not be impacted, then the

178
00:10:17,328 --> 00:10:21,248
assumption would be that actually none of those properties would

179
00:10:21,288 --> 00:10:25,188
require a step four assessment because they wouldn't go through

180
00:10:25,248 --> 00:10:28,848
to that stage, and potentially the majority of

181
00:10:28,888 --> 00:10:32,168
properties may not even need to go through a step three

182
00:10:33,288 --> 00:10:37,008
level of the assessment. So I am still somewhat

183
00:10:37,988 --> 00:10:41,848
confused as to why an RVAA2 guidance

184
00:10:42,348 --> 00:10:44,248
is not being undertaken.

185
00:10:45,408 --> 00:10:45,888
Thank you.

186
00:10:47,028 --> 00:10:50,588
Thank you, Ms. Mayhew. Mr. Rawlings, would you like to come in as well at this

187
00:10:50,628 --> 00:10:50,948
point?

188
00:10:54,308 --> 00:10:54,608
Hi.

189
00:10:55,468 --> 00:10:59,308
Yeah, thank you. Tom Rawlings from South Holland District Council,

190
00:10:59,888 --> 00:11:00,988
as a landscape advisor.

191
00:11:02,448 --> 00:11:06,408
Essentially echoing what Lincolnshire County Council have said there, really.

192
00:11:07,508 --> 00:11:11,488
I think we've had it explained that the process

193
00:11:11,828 --> 00:11:15,648
will be a three-step rather than the full four-step process, but there hasn't

194
00:11:15,708 --> 00:11:19,368
been any actual justification for why that has been deemed

195
00:11:19,468 --> 00:11:21,788
appropriate, given the scale

196
00:11:22,928 --> 00:11:24,728
of the proposed development

197
00:11:25,748 --> 00:11:29,108
and the scale of the likely impacts.

198
00:11:29,488 --> 00:11:33,048
It does seem as though a full four-step process should be

199
00:11:34,328 --> 00:11:37,948
required here, and again, we have been asking for

200
00:11:38,008 --> 00:11:41,528
this for quite some time now, and I think did receive

201
00:11:41,588 --> 00:11:45,248
commitment from the applicant at one stage that should significant

202
00:11:45,368 --> 00:11:48,448
adverse impacts be expected on residential

203
00:11:49,448 --> 00:11:53,368
receptors as part of the LVIA, there would be a full

204
00:11:53,528 --> 00:11:57,208
RVAA carried out, which just hasn't been done.

205
00:11:59,268 --> 00:12:00,388
Thank you, Mr. Rawlings.

206
00:12:01,928 --> 00:12:03,588
Would the applicant like to respond?

207
00:12:03,628 --> 00:12:05,128
And I think the point raised about

208
00:12:06,068 --> 00:12:09,928
you're going to go through this process in the technical note, but if then

209
00:12:10,348 --> 00:12:14,228
following that assessment, significant impacts are identified, that you then will

210
00:12:14,268 --> 00:12:15,448
conduct a stage four?

211
00:12:16,447 --> 00:12:20,307
... approach as well to then complete the four-step

212
00:12:20,368 --> 00:12:20,828
process?

213
00:12:23,488 --> 00:12:23,628
So

214
00:12:25,088 --> 00:12:25,728
we will not

215
00:12:26,548 --> 00:12:27,628
likely identify

216
00:12:28,608 --> 00:12:32,028
significant effects which going into the major category.

217
00:12:32,128 --> 00:12:35,908
We have assessed the residential receptors doing the

218
00:12:36,228 --> 00:12:36,888
ES stage,

219
00:12:37,708 --> 00:12:41,148
and we have identified significant effects, indeed, and moderate

220
00:12:41,228 --> 00:12:42,188
significant effects,

221
00:12:43,928 --> 00:12:45,388
at most. Now,

222
00:12:46,308 --> 00:12:47,308
going to the guidelines,

223

00:12:48,328 --> 00:12:52,088
just because there isn't a major adverse effect doesn't mean that there is

224
00:12:52,608 --> 00:12:55,528
automatically no need or no threshold being reached.

225
00:12:56,308 --> 00:12:58,188
However, we also have to look at the

226
00:12:58,988 --> 00:13:01,428
development type. What is actually being built here?

227
00:13:02,448 --> 00:13:06,268
We're talking about lattice towers, we're talking about wire lines, we're talking

228
00:13:06,368 --> 00:13:07,708
about solar panels,

229
00:13:08,848 --> 00:13:12,608
and what can that development do to a view?

230
00:13:13,348 --> 00:13:17,308
And there's a difference between that type of development and, say, a

231
00:13:17,368 --> 00:13:20,588
solid development like a data center or something like that, where you actually

232
00:13:20,648 --> 00:13:21,508
take the view away.

233
00:13:23,168 --> 00:13:24,728
And we have

234
00:13:25,628 --> 00:13:29,228
balanced that. We have weighed that up and we have felt that while there are

235
00:13:29,288 --> 00:13:30,248

significant effects,

236
00:13:32,048 --> 00:13:33,268
none of the effects would

237
00:13:34,108 --> 00:13:37,868
result in a situation where one

238
00:13:37,928 --> 00:13:41,828
view or all views from a property become so changed

239
00:13:41,888 --> 00:13:45,568
that living in that property would be unsustainable or

240
00:13:45,608 --> 00:13:48,048
would be so substantially altered that

241
00:13:50,828 --> 00:13:52,348
the threshold would be reached, that an

242
00:13:53,948 --> 00:13:56,988
RVA for that particular property would need to be carried out.

243
00:13:57,948 --> 00:13:58,688
And I think the

244
00:13:59,728 --> 00:14:02,748
technical note will show that

245
00:14:03,788 --> 00:14:04,408
process,

246
00:14:05,228 --> 00:14:08,768
why we think that is the case, and how we got to those

247
00:14:08,808 --> 00:14:11,608
conclusions, that there is no threshold being reached.

248
00:14:12,928 --> 00:14:16,368
Thank you. I think that is the missing piece, is that you're saying
that, but we

249
00:14:16,408 --> 00:14:18,128
don't have that information before you.

250
00:14:18,148 --> 00:14:22,088
And as quietly has been pointed out by Lincolnshire, the information

251
00:14:22,128 --> 00:14:25,988
before us is on viewpoints and groups and not individual properties.

252
00:14:26,468 --> 00:14:30,408
So yes, we need that information in order to understand that process
that you have

253
00:14:30,448 --> 00:14:32,628
gone through in reaching that conclusion.

254
00:14:32,808 --> 00:14:33,088
So we

255
00:14:34,028 --> 00:14:36,028
welcome the submission of the technical note.

256
00:14:36,368 --> 00:14:40,048
And just to confirm that it's not just going to be a

257
00:14:40,088 --> 00:14:43,828
desk-based process, it's also going to involve going to site

258
00:14:43,888 --> 00:14:45,428
and looking at the properties?

259
00:14:47,488 --> 00:14:51,148
So far, it's a desk-based approach, based on our

260
00:14:51,488 --> 00:14:53,608
notes we have taken doing site surveys.

261
00:14:54,068 --> 00:14:56,868
So it does not involve going to individual properties.

262
00:15:00,708 --> 00:15:03,928
If it doesn't involve going to individual properties, how can you make a judgment

263
00:15:04,388 --> 00:15:07,308
then? Are you saying that you're using the information you've gathered from

264
00:15:07,388 --> 00:15:09,308
previously going on site? Sorry.

265
00:15:09,348 --> 00:15:09,988
Yes, correctly.

266
00:15:25,068 --> 00:15:28,888
Do Lincolnshire or South Holland have any further comments to

267
00:15:28,948 --> 00:15:29,788
make following

268
00:15:30,768 --> 00:15:31,688
that information?

269
00:15:35,648 --> 00:15:39,108
There's no hands raised, so I'll take that... Oh, no. Mr. Rawlings?

270
00:15:42,568 --> 00:15:45,608
Hi. Tom Rawlings again from South Holland District Council.

271
00:15:46,828 --> 00:15:47,328
I think

272
00:15:48,868 --> 00:15:52,088
the applicant said that it would be using information from previous site visits,

273
00:15:52,168 --> 00:15:55,908
but I think it'd be good to clarify if the individual properties were visited

274
00:15:55,968 --> 00:15:59,708

during previous site visits or if this is going to use the information

275
00:16:00,788 --> 00:16:01,048
where

276
00:16:02,388 --> 00:16:06,368
previous viewpoints have been visited during site visits and how they

277
00:16:06,408 --> 00:16:09,928
will use that information. If that's the case, then we'll just kind of extrapolate

278
00:16:10,028 --> 00:16:10,448
out to

279
00:16:12,228 --> 00:16:15,688
specific properties, and if that seems like it will be fit for purpose.

280
00:16:16,808 --> 00:16:19,548
Thank you. Would the applicant like to respond to that?

281
00:16:22,448 --> 00:16:24,668
As mentioned before, our assessment included

282
00:16:25,488 --> 00:16:29,268
publicly accessible locations. We have not gone to individual private

283
00:16:29,328 --> 00:16:33,168
properties. A residential visual amenity assessment is a

284
00:16:33,207 --> 00:16:34,928
separate assessment from an LVIA.

285
00:16:36,168 --> 00:16:37,527
So it's a completely separate thing.

286
00:16:37,587 --> 00:16:40,248
It informs the LVIA, but it's not the same.

287
00:16:40,968 --> 00:16:42,808
And that separate report hasn't been done,

288
00:16:43,648 --> 00:16:45,408
and we feel there's no need for it.

289
00:16:46,688 --> 00:16:48,628
But the technical note will

290
00:16:50,608 --> 00:16:52,848
build on what you can see from

291
00:16:53,868 --> 00:16:57,128
public roads, and that's a lot given the

292
00:16:57,608 --> 00:17:01,488
nature of the landscape, given the nature of properties in

293
00:17:01,528 --> 00:17:04,748
the area. I think we are very confident that this can be

294
00:17:05,328 --> 00:17:08,568
done to a sufficient amount of level to give the information required

295
00:17:09,288 --> 00:17:12,888
to give you a more transparent understanding how we derived at our conclusion.

296
00:17:15,908 --> 00:17:19,729
Can I just ask, Mr. Rawlings said that a commitment had been made at some point

297
00:17:19,949 --> 00:17:23,048
to do an RVAA and that hasn't

298
00:17:23,088 --> 00:17:25,709
materialized. Can you clarify

299
00:17:26,608 --> 00:17:30,228

what changed and why that didn't occur?

300
00:17:31,088 --> 00:17:34,068
Taylor Power for the applicant. I think I'm going to need to take that one away and

301
00:17:34,348 --> 00:17:37,628
confirm with the team that engaged with the council on it and

302
00:17:39,088 --> 00:17:40,948
confirm regarding that commitment-

303
00:17:41,008 --> 00:17:42,589
Yeah, I'd be interested- ... that they've

304
00:17:42,607 --> 00:17:43,328
made in the past. Yeah.

305
00:17:43,387 --> 00:17:45,548
Yeah. I would be interested to know what has changed.

306
00:17:45,948 --> 00:17:49,628
Because if that commitment was made on the understanding that an

307
00:17:49,768 --> 00:17:53,568
RVA would be undertaken if significant

308
00:17:53,728 --> 00:17:55,508
adverse effects were identified...

309
00:17:57,688 --> 00:17:59,948
Well, I'll leave that. You know the point I'm making.

310
00:18:00,048 --> 00:18:03,668
If that commitment was made on the understanding that such an

311
00:18:03,708 --> 00:18:07,108
assessment was going to be undertaken if adverse effects were

312
00:18:07,168 --> 00:18:09,588
identified, why is it not being undertaken?

313
00:18:10,388 --> 00:18:11,088
Yes, understood.

314
00:18:11,127 --> 00:18:11,228
Yeah. And

315
00:18:12,648 --> 00:18:15,308
what I'm saying is that I can't confirm if it was or was not made.

316
00:18:15,348 --> 00:18:16,588
I'm not-

317
00:18:17,068 --> 00:18:17,268
Yeah.

318
00:18:17,928 --> 00:18:21,408
I need to talk to the people who were actually in the room or on correspondence-

319
00:18:21,487 --> 00:18:21,748
Well, actually-

320
00:18:22,247 --> 00:18:22,428
... that we can-

321
00:18:22,988 --> 00:18:24,808
Mr. Rawlings, are you available to maybe

322
00:18:25,304 --> 00:18:26,404
Fill in the gaps a bit.

323
00:18:29,724 --> 00:18:33,444
Hi. Yeah, sorry, I'm trying to find the point

324
00:18:33,484 --> 00:18:36,604
where it was requested and agreed, but I don't have it to hand.

325
00:18:36,744 --> 00:18:40,604
So I could come back with the information I've got, if that's

326
00:18:40,624 --> 00:18:41,024
helpful-

327
00:18:41,124 --> 00:18:41,304
Yeah

328
00:18:41,323 --> 00:18:43,124
... but I'd have to come to you with a written response.

329
00:18:43,524 --> 00:18:44,884
That would be very helpful. Thank you.

330
00:18:46,084 --> 00:18:46,564
No problem.

331
00:18:49,984 --> 00:18:52,684
Ms. Mayhew, you have your hand up. Would you like to come in?

332
00:18:53,824 --> 00:18:57,064
Yes, I do. Thank you, ma'am. Just if we could

333
00:18:57,124 --> 00:19:00,164
clarify from the applicant, they have said that

334
00:19:00,244 --> 00:19:03,744
the technical note will be based on information

335
00:19:04,944 --> 00:19:08,484
undertaken previously and from publicly available locations.

336
00:19:09,424 --> 00:19:11,364
But could they just

337
00:19:12,464 --> 00:19:15,644
clarify in the technical note if there are any properties that

338
00:19:16,364 --> 00:19:19,024
they have not been able or are not able to

339
00:19:20,104 --> 00:19:21,924

fully assess from publicly

340
00:19:22,884 --> 00:19:26,264
accessible locations, that that is made clear in the technical note, and what

341
00:19:26,324 --> 00:19:27,164
assumptions they have

342
00:19:28,084 --> 00:19:31,384
made in terms of visibility for those particular properties?

343
00:19:32,724 --> 00:19:36,364
Just noting that some may not be available on

344
00:19:36,484 --> 00:19:38,984
Street View or from publicly accessible locations.

345
00:19:40,404 --> 00:19:40,624
Thank you-

346
00:19:40,664 --> 00:19:40,924
Thank you

347
00:19:40,943 --> 00:19:44,684
... Ms. May. Can the applicant confirm that the comments raised would be included,

348
00:19:45,064 --> 00:19:45,224
or

349
00:19:46,544 --> 00:19:50,124
the properties identified that are not available on publicly

350
00:19:50,164 --> 00:19:51,244
accessible, that

351
00:19:52,164 --> 00:19:54,404
you point those out within the technical note?

352
00:19:55,584 --> 00:19:57,404

Particularly because, drawing on the

353
00:19:59,164 --> 00:20:02,884
technical guidance, it recognizes that you should

354
00:20:03,024 --> 00:20:06,904
use the nearest public available vantage access point, but where not feasible,

355
00:20:06,964 --> 00:20:09,764
then visits to certain properties may be appropriate.

356
00:20:10,224 --> 00:20:13,924
So I think we need that identified as well within the document.

357
00:20:24,564 --> 00:20:28,244
Taylor Power for the applicant. Just to say that we've noted that down and

358
00:20:29,064 --> 00:20:31,504
will ensure that we note that in the document.

359
00:20:35,124 --> 00:20:38,804
Hello. Simon Smith here again. Just as a resident, on behalf of the residents

360
00:20:38,864 --> 00:20:41,964
really, I was just wondering, to clear everything up, these

361
00:20:42,104 --> 00:20:44,884
RVAAs, as they're called, are they not

362
00:20:44,944 --> 00:20:48,704
summarily recorded as part of these

363
00:20:48,724 --> 00:20:52,504
hearings? Are they not a standard requirement, if you like, or is it just something

364
00:20:52,524 --> 00:20:53,844
that we're just thinking about at this point?

365
00:20:55,844 --> 00:20:57,504
They form, and

366
00:20:58,544 --> 00:21:02,164
I can defer to the applicant to correct me if I'm wrong, but they're forming a part

367
00:21:02,184 --> 00:21:06,044
of the landscape visual impact assessment, and they're part of a process when you

368
00:21:06,104 --> 00:21:07,324
assess visual impact.

369
00:21:07,404 --> 00:21:07,464
Yeah.

370
00:21:08,044 --> 00:21:11,624
There's a step process that you go through, and

371
00:21:12,584 --> 00:21:16,564
the purpose is to identify properties that may get to a certain threshold that

372
00:21:16,604 --> 00:21:17,384
then need

373
00:21:18,204 --> 00:21:21,364
consideration within the planning balance in a slightly different way.

374
00:21:21,564 --> 00:21:21,784
So,

375
00:21:24,544 --> 00:21:26,464
it varies on a case-by-case basis.

376
00:21:26,824 --> 00:21:30,704
We have made a judgment that we consider one should be submitted into this

377

00:21:30,744 --> 00:21:31,504
examination.

378
00:21:31,944 --> 00:21:33,304
Yeah. I totally understand. Thank you.

379
00:21:33,484 --> 00:21:34,444
Okay. Thank you.

380
00:21:35,444 --> 00:21:36,444
Oh, Mr. Malkin.

381
00:21:38,584 --> 00:21:41,524
I wonder if we could make an offer to our friends on the left here.

382
00:21:42,644 --> 00:21:46,324
We have hundreds of members of our group, and of those hundreds of members,

383
00:21:46,464 --> 00:21:49,944
many of them would consider that they are severely

384
00:21:50,024 --> 00:21:51,004
impacted by this

385
00:21:51,884 --> 00:21:52,584
proposal.

386
00:21:53,604 --> 00:21:55,004
We'd be quite happy to

387
00:21:56,044 --> 00:21:59,584
contact those and ask them whether they would like a visit from these people to

388
00:21:59,624 --> 00:22:02,544
their properties to consider how they might be impacted.

389
00:22:03,644 --> 00:22:07,464
It almost starts to sound as if the ordinary people don't really matter here,

390
00:22:07,984 --> 00:22:10,484
as this is a purely academic process.

391
00:22:11,044 --> 00:22:14,724
The bottom line is that ordinary people will be affected by this, and

392
00:22:15,844 --> 00:22:19,824
I find it unbelievable that it's not considered that some of those people shouldn't

393
00:22:19,864 --> 00:22:23,524
be spoken to on site, that they shouldn't be visited at their

394
00:22:23,584 --> 00:22:26,744
properties and see how their view and their

395
00:22:28,164 --> 00:22:31,204
lives are going to be impacted. But as I say, we've

396
00:22:32,284 --> 00:22:34,264
got contacts with all of those people,

397
00:22:35,144 --> 00:22:39,004
and if it helps, we'd quite happily put something out to say, "Look, if you

398
00:22:39,064 --> 00:22:42,744
feel that you really need a visit at your premises to ascertain how

399
00:22:42,804 --> 00:22:45,424
badly you're impacted, here's the contact."

400
00:22:46,583 --> 00:22:50,464
Thank you, Mr. Malkin. I will leave that for the applicant to

401
00:22:50,484 --> 00:22:54,164
respond, and that to take place outside this examination.

402
00:22:54,484 --> 00:22:58,144
But what I will say is that the RVAA doesn't necessarily need to go

403
00:22:59,244 --> 00:23:01,924
into a property, as far as I understand.

404
00:23:01,964 --> 00:23:05,584
It's a visit to the property to make a judgment.

405
00:23:06,044 --> 00:23:07,704
So I don't necessarily think

406
00:23:08,604 --> 00:23:12,564
an individual needs to be available for that, but I will defer

407
00:23:12,604 --> 00:23:15,144
to the applicant if they wish to respond further on that.

408
00:23:17,484 --> 00:23:20,864
So if direct visits are required, then we

409
00:23:21,884 --> 00:23:23,864
contact the owner of the house,

410
00:23:24,704 --> 00:23:28,244
and arrange a time on a day when access is

411
00:23:28,284 --> 00:23:32,224
required. This will be access generally to the garden, and to the front

412
00:23:32,264 --> 00:23:35,944
door or windows which are at ground level and which are

413
00:23:36,424 --> 00:23:39,804
orientated towards the development, and there would be photographs taken.

414
00:23:40,624 --> 00:23:44,564
For our record, there will be records taken on the points I mentioned

415
00:23:44,624 --> 00:23:46,424

earlier on the orientation of the house.

416
00:23:46,504 --> 00:23:48,844
Is it single storey, double storey, et cetera.

417
00:23:49,644 --> 00:23:53,084
A lot of that what you can gather from publicly accessible

418
00:23:53,124 --> 00:23:53,664
locations.

419
00:23:57,864 --> 00:24:01,404
But yeah, so that's how it works, basically, if you engage directly.

420
00:24:02,764 --> 00:24:06,724
Thank you. But I can leave it that the matter of contacting can be

421
00:24:06,804 --> 00:24:08,984
taking place outside the examination?

422
00:24:09,704 --> 00:24:11,244
Yes. Taylor Power for the applicant.

423
00:24:12,144 --> 00:24:15,644
Thank you for that offer. And just to note, of course, the applicant has

424
00:24:16,504 --> 00:24:20,064
engaged separately through consultation elements, but to the extent that this is

425
00:24:20,104 --> 00:24:23,864
required in this discrete landscape context, we appreciate the offer.

426
00:24:23,904 --> 00:24:24,364
Thank you.

427
00:24:25,224 --> 00:24:27,844
Thank you, Ms. Power. Mr. Rawlings, your hand is up.

428

00:24:28,384 --> 00:24:29,244
Would you like to come in?

429
00:24:30,680 --> 00:24:32,220
Hi. Yeah, Tom Rollings.

430
00:24:33,160 --> 00:24:36,960
Again, on behalf of South Holland District Council, I just wanted to say that I

431
00:24:37,000 --> 00:24:40,700
did find the statement where the applicant said they would produce a

432
00:24:40,740 --> 00:24:42,740
residential visual amenity assessment.

433
00:24:43,400 --> 00:24:46,000
That was part of the PIA at Chapter 10, paragraph

434
00:24:46,080 --> 00:24:50,020
10.12.8, where they stated they would be

435
00:24:50,060 --> 00:24:53,600
producing residential visual amenity assessment on the grounds that

436
00:24:53,760 --> 00:24:57,180
significant impacts on several residential

437
00:24:57,220 --> 00:25:00,220
receptors had been anticipated.

438
00:25:03,420 --> 00:25:04,240
Thank you very much.

439
00:25:05,500 --> 00:25:09,340
I'll turn to the applicant again if they would like to add anything further to that

440
00:25:09,400 --> 00:25:09,760
point.

441

00:25:11,300 --> 00:25:14,340
Thank you. No, I think we'll discuss that with our

442
00:25:15,160 --> 00:25:17,740
AIA team and go further from there. Thank you.

443
00:25:17,980 --> 00:25:18,400
Thank you.

444
00:25:19,220 --> 00:25:23,040
Is there anyone else who wishes to discuss anything on this item in the room

445
00:25:25,220 --> 00:25:26,020
or online?

446
00:25:29,040 --> 00:25:30,880
I'll take that as no.

447
00:25:33,140 --> 00:25:33,520
So

448
00:25:34,920 --> 00:25:36,740
before we move on to

449
00:25:38,480 --> 00:25:41,540
the next set of bullet points, I just wanted to cover

450
00:25:43,160 --> 00:25:44,160
viewpoints, actually.

451
00:25:45,080 --> 00:25:48,820
So I noticed that South Holland District Council requested an additional

452
00:25:49,400 --> 00:25:51,960
viewpoint in their response to EXQ

453
00:25:52,020 --> 00:25:55,580
15.0.18 for a type three

454

00:25:55,700 --> 00:25:59,680
photo montage of the South Holland main drain public right

455
00:25:59,720 --> 00:26:03,200
of way, which is reference FLI 81

456
00:26:03,840 --> 00:26:07,640
and FLI 82, near the junction with Langery,

457
00:26:07,860 --> 00:26:11,420
I hope I pronounced that correctly, at Gate Road, looking

458
00:26:11,600 --> 00:26:15,440
along the drain towards parcel D, where the arrays would lie on both

459
00:26:15,500 --> 00:26:17,660
sides of that route without a setback.

460
00:26:18,900 --> 00:26:20,800
We visited that location on our

461
00:26:22,100 --> 00:26:26,060
access required site visit on Monday, and the examining authority

462
00:26:26,280 --> 00:26:30,200
would find it beneficial for the applicant to provide the additional
type

463
00:26:30,240 --> 00:26:32,540
three photo montage for this location.

464
00:26:33,120 --> 00:26:37,060
And I would welcome any comments you have, but I would like that
then recorded as

465
00:26:37,080 --> 00:26:38,360
an action point for that

466
00:26:39,399 --> 00:26:39,860
additional

467

00:26:41,100 --> 00:26:42,900
visual representation.

468
00:26:50,680 --> 00:26:51,700
Yes, that is acknowledged.

469
00:26:53,080 --> 00:26:56,840
We have already taken verified photography on site

470
00:26:57,700 --> 00:27:01,160
last Friday, so we can provide that type three

471
00:27:02,420 --> 00:27:04,280
visualization in due course.

472
00:27:05,940 --> 00:27:07,840
Can that be provided for deadline four?

473
00:27:09,500 --> 00:27:09,700
Yes.

474
00:27:10,140 --> 00:27:10,560
Thank you.

475
00:27:14,360 --> 00:27:16,480
And my last question on this section is,

476
00:27:17,940 --> 00:27:21,180
I just want to seek some clarification in response to EXQ

477
00:27:21,220 --> 00:27:25,020
15022, which referred to the

478
00:27:25,040 --> 00:27:28,460
photo sheets and the legends on the photo sheets.

479
00:27:29,580 --> 00:27:32,380
And I just wanted to understand the comment that was made.

480
00:27:32,780 --> 00:27:35,380
So excuse me while I find the photo montages.

481
00:28:19,760 --> 00:28:23,660
It was in reference to, in particular, viewpoint 30

482
00:28:23,920 --> 00:28:27,700
and the number of pylons that were shown around

483
00:28:27,800 --> 00:28:28,400
for work

484
00:28:29,400 --> 00:28:30,420
number 14,

485
00:28:31,420 --> 00:28:31,840
and

486
00:28:32,680 --> 00:28:33,620
how that the

487
00:28:34,500 --> 00:28:36,700
legend at the bottom of the

488
00:28:37,520 --> 00:28:38,280
photographs

489
00:28:39,140 --> 00:28:41,200
explained things. And I just wanted to

490
00:28:43,100 --> 00:28:46,780
just make sure that I understand that I'm not missing anything from the legend.

491
00:28:46,879 --> 00:28:46,920
I

492
00:28:51,259 --> 00:28:52,160
just need to find...

493
00:29:42,900 --> 00:29:46,100
I think I might have to come back in writing on that point, because I can't find

494
00:29:46,140 --> 00:29:49,980
exactly the point I was trying to find in my questions, so I'll leave that one for

495
00:29:50,020 --> 00:29:50,580
the time being.

496
00:29:52,240 --> 00:29:52,500
So,

497
00:29:55,820 --> 00:29:59,060
moving on to bullet point two, I believe that this was covered

498
00:30:00,180 --> 00:30:02,720
earlier this morning with regards to cumulative effect.

499
00:30:02,800 --> 00:30:03,020
So

500
00:30:04,679 --> 00:30:08,500
I don't propose to cover this point again. I think we've already covered it.

501
00:30:08,960 --> 00:30:10,080
So I'd just like to move on to

502
00:30:11,720 --> 00:30:12,520
bullet point

503
00:30:14,440 --> 00:30:16,240
three, which is regarding planting.

504
00:30:17,700 --> 00:30:19,420
So I just have a couple of questions on this.

505
00:30:20,020 --> 00:30:22,560
So I had noted in the response to EXQ

506
00:30:22,600 --> 00:30:26,560
15011 on mitigation planting from

507
00:30:26,580 --> 00:30:29,220
the applicant that it's proposed that the scheme would include

508
00:30:30,450 --> 00:30:34,190
The introduction of new hedgerows and trees that have been developed with

509
00:30:34,230 --> 00:30:37,930
regards to the existing landscape character, including the predominantly

510
00:30:37,990 --> 00:30:41,610
flat open Fenland landscape, drainage channels,

511
00:30:41,830 --> 00:30:44,450
long-distance views, and generally sparse tree cover.

512
00:30:45,110 --> 00:30:49,070
But it's intended to reinforce and extend existing vegetation patterns along

513
00:30:49,130 --> 00:30:53,030
field boundaries and water courses, and provide screening of lower

514
00:30:53,090 --> 00:30:57,030
elements of the solar infrastructure where appropriate to create a greater

515
00:30:57,070 --> 00:30:59,430
degree of enclosure in the immediate vicinity.

516
00:31:00,230 --> 00:31:03,810
So I'd like to ask, firstly, Lincolnshire County

517
00:31:08,090 --> 00:31:11,890
Council, I think reference has been made to further planting being

518
00:31:12,090 --> 00:31:14,030
sought around the substation and the

519

00:31:14,890 --> 00:31:18,830
BESS. I'd like to ask in relation to what further planting

520
00:31:19,730 --> 00:31:21,290
would be sought?

521
00:31:27,470 --> 00:31:30,470
Katie Makepeace on behalf of Lincolnshire County Council.

522
00:31:31,690 --> 00:31:35,270
I think it's a little bit more in terms of clarification

523
00:31:37,310 --> 00:31:40,190
of the proposals that are being made.

524
00:31:42,090 --> 00:31:44,230
If we look at the outline

525
00:31:45,690 --> 00:31:47,750
landscape and ecological management plan,

526
00:31:49,930 --> 00:31:53,670
at paragraph 1.19, it states that the outline landscape

527
00:31:53,730 --> 00:31:57,550
master plans represent a tangible physical example

528
00:31:57,710 --> 00:32:01,330
of how the scheme could be constructed, and the

529
00:32:01,410 --> 00:32:03,410
ES Chapter 12 at paragraph

530
00:32:03,490 --> 00:32:05,430
12.7.7

531
00:32:06,250 --> 00:32:10,030
states that the landscape master plan shows one

532
00:32:10,150 --> 00:32:13,870
way in which the landscape design can come forward in

533
00:32:13,910 --> 00:32:16,030
accordance with the design principles.

534
00:32:19,070 --> 00:32:22,830
We would like to see, for example, around

535
00:32:23,010 --> 00:32:23,270
the

536
00:32:25,150 --> 00:32:28,630
400 kV substation and BESS, potentially some more

537
00:32:28,670 --> 00:32:32,550
planting around four sides of the

538
00:32:32,610 --> 00:32:35,510
compounds, not just the proposed three,

539
00:32:36,930 --> 00:32:39,890
that are shown indicatively on the landscape plans.

540
00:32:40,589 --> 00:32:44,430
But the two are related in that it is not particularly clear

541
00:32:44,670 --> 00:32:48,590
as to the proposed planting within

542
00:32:48,790 --> 00:32:52,030
the landscape master plans. It is not clear as to

543
00:32:52,530 --> 00:32:56,110
which planting is in relation to visual

544
00:32:56,190 --> 00:33:00,030
mitigation, which is in relation to landscape mitigation, and

545
00:33:00,090 --> 00:33:03,530
which is in relation to ecology and BNG mitigation.

546

00:33:04,990 --> 00:33:08,890
And partly the query relating to that is

547
00:33:08,930 --> 00:33:10,870
that the management prescriptions

548
00:33:11,990 --> 00:33:15,930
include replacement planting for

549
00:33:16,250 --> 00:33:19,510
planting that has a screening function

550
00:33:20,210 --> 00:33:23,930
where that relates to the shrub and tree planting

551
00:33:24,010 --> 00:33:26,690
areas. It is not clear

552
00:33:28,110 --> 00:33:31,850
which functions the proposed planting indicated

553
00:33:32,070 --> 00:33:32,850
relates to.

554
00:33:33,650 --> 00:33:34,970
And indeed, the

555
00:33:36,150 --> 00:33:40,090
shrub planting is only proposed to have replacement planting

556
00:33:40,150 --> 00:33:41,270
up to year five.

557
00:33:42,550 --> 00:33:46,510
And therefore, it's not clear that if planting fails after

558
00:33:46,590 --> 00:33:50,050
year five and the management is that they will be left or

559
00:33:50,090 --> 00:33:50,710
removed,

560
00:33:51,990 --> 00:33:54,770
how the year 15 mitigation

561
00:33:55,710 --> 00:33:59,310
function is being secured. So whilst we

562
00:33:59,610 --> 00:34:03,410
would like to see some more planting indicated, for

563
00:34:03,470 --> 00:34:05,490
example, around the 400 kV

564
00:34:06,310 --> 00:34:10,051
substation area on four sides to help break up

565
00:34:11,011 --> 00:34:13,150
that compound and the mass of the building,

566
00:34:14,051 --> 00:34:14,150
we

567
00:34:15,770 --> 00:34:19,730
don't have a great deal of confidence in terms of what is

568
00:34:19,810 --> 00:34:22,810
actually being committed to in terms of the planting to help

569
00:34:23,150 --> 00:34:26,130
secure any of that mitigation function.

570
00:34:27,850 --> 00:34:28,170
So

571
00:34:30,710 --> 00:34:33,310
the response is a little bit broader than requesting

572
00:34:34,170 --> 00:34:37,910
specific locations of planting, as we're not even confident that
what

573
00:34:37,970 --> 00:34:41,850
is being proposed at the moment will actually be delivered.

574
00:34:43,730 --> 00:34:45,511
I hope that answers your query. Thank you.

575
00:34:45,810 --> 00:34:49,669
Yes. Thank you. You had raised some points I hadn't

576
00:34:49,790 --> 00:34:51,409
actually considered as well

577
00:34:52,611 --> 00:34:56,290
for questioning. Would Mr. Rawlings like to comment

578
00:34:56,910 --> 00:34:57,330
further on

579
00:34:58,370 --> 00:35:00,610
any further mitigation planting that they were seeking?

580
00:35:03,650 --> 00:35:07,530
I do have a comment on planting, though it's not specifically relating

581
00:35:07,650 --> 00:35:11,230
to additional mitigation. I don't know if you would like me to say that

582
00:35:11,390 --> 00:35:13,310
now or wait until later.

583
00:35:15,010 --> 00:35:18,150
I think it would be useful to have it now, and then we can take the points

584
00:35:18,210 --> 00:35:18,610
together.

585
00:35:20,170 --> 00:35:23,970
Yeah. It's quite a short one. Essentially, following

586
00:35:24,470 --> 00:35:27,890
the XQ1, the applicant stated they've updated the

587
00:35:27,950 --> 00:35:31,630
planting mixes following some feedback which I

588
00:35:31,790 --> 00:35:32,510
provided.

589
00:35:33,830 --> 00:35:35,310
However, it appears that

590
00:35:36,170 --> 00:35:39,970
in the OLE MP Rev2, the planting mixes are actually

591
00:35:40,030 --> 00:35:43,730
identical to Rev1, so it doesn't appear that that's

592
00:35:43,790 --> 00:35:47,730
actually been done. I don't know if that's just an omission or some
error in

593
00:35:48,170 --> 00:35:51,150
daily things, but we're naive to see the updated planting

594
00:35:51,650 --> 00:35:55,550
mixes, so it'd be useful to make sure they are actually captured to

595
00:35:55,950 --> 00:35:57,570
take into account the feedback that was given.

596
00:35:59,090 --> 00:35:59,590
Thank you.

597
00:36:00,430 --> 00:36:04,390
Would the applicant like to respond to the points with regards to
the

598
00:36:04,430 --> 00:36:07,510
BESS and the clarification regarding

599
00:36:08,510 --> 00:36:12,290
what purpose the planting is providing, as well as the planting

600
00:36:12,370 --> 00:36:12,790
mix?

601
00:36:17,610 --> 00:36:18,830
So in relation to the

602
00:36:20,630 --> 00:36:23,010
400 kV substation BESS compound,

603
00:36:24,110 --> 00:36:24,750
we have

604
00:36:25,730 --> 00:36:27,850
proposed planting on three sides

605
00:36:30,010 --> 00:36:32,310
to screen views from

606
00:36:33,210 --> 00:36:35,690
the A16 and from

607
00:36:37,726 --> 00:36:37,886
Other

608
00:36:38,806 --> 00:36:40,806
receptors from surrounding areas.

609
00:36:41,606 --> 00:36:45,566
And the overall, I think it'd be good to take a step back

610
00:36:45,626 --> 00:36:48,106
again and look at what the mitigation planting is to do.

611
00:36:49,626 --> 00:36:52,106
We are introducing a development in an area which is,

612

00:36:53,045 --> 00:36:56,726
in many areas, sparse in terms of vegetation, of existing vegetation,

613
00:36:56,866 --> 00:36:57,846
screening vegetation.

614
00:36:58,746 --> 00:37:01,906
So the mitigation planting is to

615
00:37:01,986 --> 00:37:03,286
provide a filter,

616
00:37:05,366 --> 00:37:07,946
and where necessary, a screen at lower level.

617
00:37:08,486 --> 00:37:12,106
The trees are to filter upper levels of the development.

618
00:37:12,826 --> 00:37:15,346
But we do acknowledge they can't fully screen it,

619
00:37:16,666 --> 00:37:20,306
because a full screen would introduce further change,

620
00:37:20,486 --> 00:37:22,826
further enclosure, which we try to avoid.

621
00:37:23,726 --> 00:37:27,666
The mitigation planting is aimed

622
00:37:27,766 --> 00:37:28,666
to retain

623
00:37:29,686 --> 00:37:31,666
the openness of views as much as possible.

624
00:37:32,786 --> 00:37:36,326
It will add to the layering of existing vegetation

625
00:37:37,506 --> 00:37:39,246

in overall long distance views,

626
00:37:40,386 --> 00:37:42,285
and at close distance to

627
00:37:43,126 --> 00:37:47,066
screen the majority of it, but not fully, in order to not

628
00:37:47,806 --> 00:37:51,406
create a blade of vegetation for long

629
00:37:51,486 --> 00:37:54,186
sections along solar panels, for example.

630
00:37:55,526 --> 00:37:59,386
So the mitigation proposed for the substation

631
00:38:00,266 --> 00:38:00,646
is,

632
00:38:01,866 --> 00:38:04,886
in our opinion, sufficient. Once this

633
00:38:04,946 --> 00:38:08,846
establishes and grows, it will provide a screening

634
00:38:08,926 --> 00:38:09,286
of the

635
00:38:11,246 --> 00:38:14,926
lower parts. It will not screen the overhead line.

636
00:38:15,266 --> 00:38:18,386
The towers are too tall for screening to

637
00:38:19,486 --> 00:38:20,086
be efficient.

638
00:38:21,966 --> 00:38:22,226
But

639
00:38:23,846 --> 00:38:26,426
the mitigation planting is

640
00:38:28,186 --> 00:38:32,166
definitely going to help to integrate the development and

641
00:38:32,286 --> 00:38:34,486
to filter views, really,

642
00:38:35,386 --> 00:38:38,566
towards it. And obviously, there's a seasonal aspect that

643
00:38:39,486 --> 00:38:43,106
screening will be more efficient in the summer, particularly

644
00:38:43,306 --> 00:38:44,606
screening provided by trees.

645
00:38:45,505 --> 00:38:49,406
Shrubs, once they are mature, will also provide screening in the winter because

646
00:38:49,446 --> 00:38:51,346
they're quite dense, much denser than trees are.

647
00:38:52,486 --> 00:38:55,446
Obviously, there will be slightly less screening, but if you go

648
00:38:57,846 --> 00:39:01,686
inside and look at mature hedgerows, they do provide screening as well during the

649
00:39:01,726 --> 00:39:03,566
wintertime, and shrubs, in fact, too.

650
00:39:04,286 --> 00:39:04,506
So

651
00:39:05,826 --> 00:39:09,746
that has been accounted for, and it's a fine balance we had to

652
00:39:09,806 --> 00:39:12,426
meet in terms of achieving screening

653
00:39:13,366 --> 00:39:14,546
and not

654
00:39:15,926 --> 00:39:18,066
over-enclosing the landscape to

655
00:39:18,866 --> 00:39:20,906
make the impact greater with

656
00:39:21,886 --> 00:39:22,666
planting. Planting

657
00:39:24,126 --> 00:39:27,126
can only achieve so much to screen the development.

658
00:39:29,466 --> 00:39:31,446
So I think then there was a question about

659
00:39:33,366 --> 00:39:35,886
the OLMP and the long-term maintenance.

660
00:39:35,946 --> 00:39:37,926
What happens after the establishment maintenance

661
00:39:39,106 --> 00:39:41,286
is over. I think I've answered that in,

662
00:39:42,246 --> 00:39:44,006
I think it was deadline two, I can't remember.

663
00:39:44,666 --> 00:39:44,846
But

664
00:39:47,346 --> 00:39:49,486
planting will be replaced if it fails,

665
00:39:51,146 --> 00:39:55,006

and I think that's part of the long-term maintenance. I can follow up on that.

666
00:39:55,246 --> 00:39:56,766
I need to read through that in detail,

667
00:39:57,786 --> 00:40:01,746
and also what has been submitted before, because that question was raised before.

668
00:40:02,786 --> 00:40:03,046
And

669
00:40:04,346 --> 00:40:07,526
I would request that we can provide that in written form.

670
00:40:11,306 --> 00:40:14,886
The question, as I understood it from Ms.

671
00:40:14,946 --> 00:40:15,606
Mayhew, was

672
00:40:16,686 --> 00:40:20,406
the way the LMP is written, it's not particularly

673
00:40:20,486 --> 00:40:24,266
clear in terms of what purpose some of the planting

674
00:40:24,306 --> 00:40:24,486
is

675
00:40:25,706 --> 00:40:29,126
providing. So some of it is providing landscape mitigation,

676
00:40:30,086 --> 00:40:31,746
screening, exactly what you've just said.

677
00:40:32,226 --> 00:40:35,826
But some of it is being put forward as part of the biodiversity net gain, which we

678

00:40:35,866 --> 00:40:38,706
will come on in the next agenda item, and they

679
00:40:39,606 --> 00:40:41,386
therefore serve two different purposes.

680
00:40:41,826 --> 00:40:43,986
But also, the LMP has two different

681
00:40:47,766 --> 00:40:51,266
replacement planting regimes. So if it's providing a landscape

682
00:40:51,306 --> 00:40:51,966
mitigation

683
00:40:52,846 --> 00:40:54,666
role, it will be replaced.

684
00:40:55,545 --> 00:40:58,925
But it doesn't appear to be replaced if it has a BNG role.

685
00:40:58,985 --> 00:41:01,506
So there's a lack of clarity around

686
00:41:02,106 --> 00:41:06,006
what the planting is serving, if that makes

687
00:41:06,066 --> 00:41:06,426
sense.

688
00:41:07,986 --> 00:41:10,646
And is that what you say that you will come back in writing on?

689
00:41:20,886 --> 00:41:24,586
I have to read through the OLMP again to understand the

690
00:41:24,626 --> 00:41:28,526
distinction between what is purely for screening

691
00:41:29,326 --> 00:41:30,446
and what is for BNG.

692
00:41:31,366 --> 00:41:33,986
I think both are going hand in hand, actually.

693
00:41:34,406 --> 00:41:34,686
And

694
00:41:36,486 --> 00:41:40,066
the key focus of mitigation planting is

695
00:41:41,486 --> 00:41:44,706
screening and also providing corridors

696
00:41:45,226 --> 00:41:48,346
of biodiversity, corridors through the

697
00:41:50,386 --> 00:41:51,646
solar farm parcels,

698
00:41:52,646 --> 00:41:56,386
which are not fenced off, where wildlife can

699
00:41:56,446 --> 00:42:00,246
permeate through. So we don't want to provide a complete sealed parcel.

700
00:42:00,406 --> 00:42:04,066
So there is, in each parcel, are biodiversity corridors,

701
00:42:05,106 --> 00:42:07,426
and they are also fulfilling a screening function.

702
00:42:08,086 --> 00:42:08,326
And

703
00:42:09,586 --> 00:42:09,746
so

704
00:42:10,926 --> 00:42:13,366
I think we come back to you in further detail on that.

705
00:42:15,766 --> 00:42:16,346
Thank you.

706
00:42:17,166 --> 00:42:20,906
Ms. Mayhew has her hand up, so we just go to her if there's

707
00:42:20,966 --> 00:42:22,446
anything you wish to add.

708
00:42:23,486 --> 00:42:27,246
Thank you. Yes, you did clarify my question very nicely. Thank you.

709
00:42:27,346 --> 00:42:30,366
I also just wanted to raise the point of

710
00:42:30,686 --> 00:42:33,746
screening as a visual mitigation function

711
00:42:34,766 --> 00:42:38,466
and wanted to clarify what their landscape character mitigation

712
00:42:39,386 --> 00:42:43,206
elements were as well, given that the two are different.

713
00:42:44,226 --> 00:42:47,846
And just one final point in terms of the screening

714
00:42:47,926 --> 00:42:48,926
function of planting-

715
00:42:49,778 --> 00:42:53,638
And the applicant has referenced that they don't want to enclose a

716
00:42:53,678 --> 00:42:57,238
block, but given that the shrub planting will be

717
00:42:57,278 --> 00:43:01,018
maintained at a height of two and a half meters or three meters,

718
00:43:01,078 --> 00:43:04,978

depending on whether it has trees with it, then that would obviously not provide a

719
00:43:05,018 --> 00:43:08,058
screening function for the taller buildings,

720
00:43:08,598 --> 00:43:11,518
unless you are right next to the planting.

721
00:43:12,258 --> 00:43:15,998
So it's understanding that what they are proposing in

722
00:43:16,058 --> 00:43:18,858
terms of filtering of views from more distant

723
00:43:19,418 --> 00:43:23,398
receptors, given that the substation buildings, the 400

724
00:43:23,438 --> 00:43:27,358
kV substation buildings in particular, and the pylons will be very noticeable

725
00:43:27,418 --> 00:43:31,378
at some distance from the site. So again, it would be useful

726
00:43:31,438 --> 00:43:32,258
to understand.

727
00:43:33,178 --> 00:43:35,318
But just to reiterate your point, Ma'am, that

728
00:43:36,418 --> 00:43:36,698
the

729
00:43:37,958 --> 00:43:41,098
understanding the difference between the ecological

730
00:43:41,838 --> 00:43:45,758
mitigation elements and the landscape elements appears in the OLMP

731
00:43:45,818 --> 00:43:49,798

to have a different management prescription associated with it, hence,

732
00:43:50,358 --> 00:43:51,718
requesting the clarification.

733
00:43:52,718 --> 00:43:53,198
Thank you, Ma'am.

734
00:43:54,057 --> 00:43:54,698
Thank you.

735
00:43:55,898 --> 00:43:58,818
I don't know if the applicant wishes to come back on that point, but I did want to

736
00:43:58,858 --> 00:44:02,018
just build on that further in the question of whether,

737
00:44:03,478 --> 00:44:06,718
based on the extent of landscape planting proposed,

738
00:44:07,338 --> 00:44:11,178
whether there is a point at which it's

739
00:44:11,238 --> 00:44:12,898
changing the landscape character.

740
00:44:13,458 --> 00:44:15,378
It talks about enclosure and

741
00:44:16,998 --> 00:44:20,218
it's always about enclosure, but then on the other hand, it's an open fen

742
00:44:20,738 --> 00:44:24,398
landscape. So I just wanted to understand a bit more around

743
00:44:25,558 --> 00:44:28,838
how the planting or how you've proposed the planting that

744

00:44:29,318 --> 00:44:33,018
still fits within the character of maintaining that open

745
00:44:33,098 --> 00:44:34,378
fen character.

746
00:44:38,058 --> 00:44:41,338
So the LVIA acknowledges that the

747
00:44:41,378 --> 00:44:45,178
development does change the landscape character, and

748
00:44:45,658 --> 00:44:49,058
that includes the landscape mitigation because we are introducing

749
00:44:51,138 --> 00:44:54,698
built structures in currently agricultural settings.

750
00:44:55,638 --> 00:44:59,398
We are introducing planting in areas where there

751
00:44:59,457 --> 00:45:01,878
currently is no tall vertical planting.

752
00:45:03,478 --> 00:45:03,898
However,

753
00:45:04,718 --> 00:45:06,718
we have looked at the pattern of

754
00:45:07,818 --> 00:45:08,738
existing planting,

755
00:45:09,938 --> 00:45:13,818
and while we don't have many hedgerows, we have bands of shrubs, we
have

756
00:45:14,338 --> 00:45:17,198
stands of trees, we have rows of trees, we have

757
00:45:18,618 --> 00:45:20,898

clusters of trees or even woodland,

758
00:45:22,038 --> 00:45:25,258
and we have built on that. We have developed

759
00:45:25,838 --> 00:45:29,678
the planting proposals according to what is in the area.

760
00:45:30,218 --> 00:45:30,618
We are

761
00:45:33,118 --> 00:45:35,458
intensifying that a bit in terms of

762
00:45:36,718 --> 00:45:39,498
location, that planting. So it's

763
00:45:40,638 --> 00:45:44,278
a planting which builds on existing patterns, and we use those
patterns

764
00:45:44,378 --> 00:45:48,298
to enclose the proposed development to provide that

765
00:45:48,378 --> 00:45:48,858
screening.

766
00:45:50,058 --> 00:45:53,918
And that is a change, and that's why we have not gone

767
00:45:54,998 --> 00:45:56,618
for a full...

768
00:45:58,178 --> 00:46:01,818
We could specify that shrubs or hedges would be

769
00:46:01,878 --> 00:46:04,338
maintained higher. We could have introduced more trees.

770
00:46:04,398 --> 00:46:06,958
We could have introduced more woodland bands.

771
00:46:08,978 --> 00:46:12,498
But that would have changed or would have resulted in a further

772
00:46:12,598 --> 00:46:13,418
change, in a

773
00:46:14,318 --> 00:46:15,618
probably more significant change.

774
00:46:15,678 --> 00:46:16,598
While that might be a

775
00:46:17,458 --> 00:46:21,038
positive change to have more biodiversity along field

776
00:46:21,098 --> 00:46:24,078
edges, but from a visual point of view, it

777
00:46:25,158 --> 00:46:28,858
provides enclosure, and that's not what the fen landscape is about.

778
00:46:29,518 --> 00:46:32,298
We have very carefully looked at that.

779
00:46:32,338 --> 00:46:34,338
We retain open views where we can,

780
00:46:35,398 --> 00:46:39,278
and particularly when you travel through the area and

781
00:46:39,318 --> 00:46:41,078
you get sequential views that you

782
00:46:42,338 --> 00:46:45,818
already have in the existing landscape character and visual

783
00:46:45,878 --> 00:46:49,698
amenity. You have areas of just complete openness, beautiful

784

00:46:49,778 --> 00:46:53,338
open skies, amazing landscape, amazing views, amazing impression.

785
00:46:53,798 --> 00:46:56,958
And then suddenly you come into an area quite close to residential properties,

786
00:46:57,038 --> 00:47:00,458
actually, where it's enclosed, where you have shrubs, where you have hedges, where

787
00:47:00,578 --> 00:47:02,498
you suddenly go through almost a tunnel.

788
00:47:03,458 --> 00:47:07,138
And you have mature trees, particularly along some of the

789
00:47:07,518 --> 00:47:09,117
embankments and prows,

790
00:47:10,238 --> 00:47:14,038
and then it opens up again. And so that's not what we

791
00:47:14,058 --> 00:47:17,818
wanted to disturb as far as we could, and that's why

792
00:47:17,878 --> 00:47:18,078
the

793
00:47:19,178 --> 00:47:20,618
landscape mitigation is

794
00:47:21,918 --> 00:47:25,298
varied, that we have bands of shrubs in order not to create

795
00:47:25,978 --> 00:47:29,718
an excessive height. And then we have other areas with bands of

796
00:47:29,738 --> 00:47:33,438
shrubs where trees are interspersed in order to get that height, in order to get

797
00:47:34,038 --> 00:47:36,078
that filtering I talked earlier about.

798
00:47:46,878 --> 00:47:49,598
I'm sorry, I didn't catch you. You're with South Holland

799
00:47:50,578 --> 00:47:51,538
Internal Drainage Board?

800
00:47:52,018 --> 00:47:54,278
Yeah. Carl Vines, South Holland Drainage Board.

801
00:47:56,578 --> 00:48:00,478
Within nine meters of any board watercourse, we would specifically ask that there's

802
00:48:00,518 --> 00:48:02,078
no planting undertaken.

803
00:48:03,218 --> 00:48:06,738
We need that area to maintain, do the annual maintenance on the watercourses,

804
00:48:07,358 --> 00:48:09,558
is also covered by our byelaw 10.

805
00:48:10,738 --> 00:48:14,358
So we will actively be asking that there's no planting undertaken within nine

806
00:48:14,418 --> 00:48:15,958
meters of any board watercourse.

807
00:48:22,258 --> 00:48:22,738
Thank you.

808
00:48:24,478 --> 00:48:24,538
Mr.

809
00:48:25,938 --> 00:48:26,358
Raines?

810
00:48:26,558 --> 00:48:28,678
Yeah. David Raines, local resident.

811
00:48:29,618 --> 00:48:33,478
Could the applicant please explain how they're going to maintain open

812
00:48:33,558 --> 00:48:34,098
views

813
00:48:34,898 --> 00:48:38,818
by not screening something? Because by definition, if you haven't screened it,

814
00:48:38,898 --> 00:48:41,138
what you can see beyond is the solar panels, which

815
00:48:41,978 --> 00:48:45,778
again, isn't an open view. I fail to understand by

816
00:48:45,978 --> 00:48:48,398
not screening how you're maintaining open views.

817
00:48:50,818 --> 00:48:54,218
Thank you. Would the applicant like to respond to the two comments that have

818
00:48:54,258 --> 00:48:55,498
been received?

819
00:48:59,330 --> 00:48:59,490
So,

820
00:49:01,130 --> 00:49:03,710
the solar panels or the

821
00:49:04,970 --> 00:49:08,950
land parcels for solar farm development are generally screened all around.

822

00:49:10,830 --> 00:49:14,030
The openness of the view is not just the long-distance view, it's also the openness

823
00:49:14,090 --> 00:49:16,550
of the sky and the openness of

824
00:49:20,410 --> 00:49:24,350
middle-distance views. And you're right, if you're close up to the

825
00:49:24,390 --> 00:49:28,350
solar farm, that open view will be impacted, and it will be

826
00:49:28,410 --> 00:49:32,150
screened. But given the landscape setting, as soon as you move

827
00:49:32,230 --> 00:49:35,930
away, that open view comes back,

828
00:49:36,590 --> 00:49:39,770
not where the solar farm is, but the overall perception of the view, the openness

829
00:49:39,830 --> 00:49:43,750
of the landscape is returning. And if we had

830
00:49:45,210 --> 00:49:46,910
proposed taller planting,

831
00:49:47,890 --> 00:49:48,790
then that

832
00:49:50,150 --> 00:49:53,590
screening would be even more severe than it is already

833
00:49:54,390 --> 00:49:56,630
when it has matured. It's not severe.

834
00:49:56,670 --> 00:50:00,430
It's efficient to screen the

835

00:50:00,490 --> 00:50:02,130
solar panels. And I think

836
00:50:04,270 --> 00:50:08,150
all panels, according to the landscape master plan, panel

837
00:50:08,250 --> 00:50:11,630
areas are screened. But it's a mixture to provide

838
00:50:11,850 --> 00:50:13,510
variety between lower

839
00:50:14,430 --> 00:50:16,630
shrub planting and shrub and tree planting.

840
00:50:23,910 --> 00:50:26,650
Thank you. Are there any further questions in the room on this

841
00:50:27,510 --> 00:50:27,950
item?

842
00:50:29,990 --> 00:50:32,470
Are there any further questions online?

843
00:50:33,530 --> 00:50:34,230
Ms. Mayhew?

844
00:50:37,110 --> 00:50:39,890
Thank you. Katie Mayhew on behalf of Lincolnshire County Council.

845
00:50:40,370 --> 00:50:44,350
Just wanted to clarify on the last point being made in terms of
screening of

846
00:50:44,390 --> 00:50:48,270
the solar panels. And I just wanted clarification in terms

847
00:50:48,310 --> 00:50:52,090
of the height of the solar panels, which I understand to be either 4
meters or

848

00:50:52,270 --> 00:50:55,730
4.85 meters, but the shrub planting will be maintained at

849
00:50:55,870 --> 00:50:59,710
2.5 to 3 meters planting height. Therefore,

850
00:50:59,990 --> 00:51:03,350
they are only providing a partial screening function

851
00:51:03,730 --> 00:51:04,130
anyway.

852
00:51:05,130 --> 00:51:07,490
So I just wanted to clarify the

853
00:51:08,370 --> 00:51:09,390
reasoning behind that.

854
00:51:11,090 --> 00:51:11,610
Thank you.

855
00:51:12,990 --> 00:51:14,890
Could the applicant respond to that point, please?

856
00:51:18,910 --> 00:51:19,670
As I said before,

857
00:51:20,630 --> 00:51:24,290
the mitigation planting is to provide a soft edge to the

858
00:51:24,330 --> 00:51:24,910
development

859
00:51:25,930 --> 00:51:28,150
to buffer the

860
00:51:30,830 --> 00:51:34,630
separation or the transition from agricultural landscape to

861
00:51:34,750 --> 00:51:36,930
a solar farm landscape in that case.

862
00:51:37,650 --> 00:51:37,910
And

863
00:51:38,990 --> 00:51:39,910
if you have

864
00:51:41,470 --> 00:51:43,190
shrubs at 3 and 3.5 meters,

865
00:51:44,070 --> 00:51:46,470
that's pretty tall. And you also have to see that your

866
00:51:46,530 --> 00:51:50,230
eye height is about 1.6

867
00:51:50,270 --> 00:51:54,030
meters. Then you have a 3-meter tall shrub or 3.5-meter

868
00:51:54,230 --> 00:51:56,650
tall shrub, and behind you have the solar panel.

869
00:51:57,250 --> 00:52:01,210
So at close distance, you will not necessarily see the solar panel

870
00:52:01,650 --> 00:52:04,970
because you are just not high enough to look high enough over the
shrubs.

871
00:52:05,530 --> 00:52:06,310
At a distance,

872
00:52:08,010 --> 00:52:11,630
probably depends on how the shrubs

873
00:52:11,850 --> 00:52:15,770
establish and how they are maintained, you will likely see the upper
sections

874
00:52:16,430 --> 00:52:20,290
of solar panels. Hence, we have introduced trees scattered

875
00:52:20,350 --> 00:52:24,250
along those bands of shrubs to provide that distraction

876
00:52:24,310 --> 00:52:27,850
and filtering of these views of the upper sections of the

877
00:52:27,890 --> 00:52:28,530
development.

878
00:52:29,410 --> 00:52:33,290
And it was not the intention to create 4-meter

879
00:52:33,350 --> 00:52:36,290
or 4.5-meter tall shrub belts or hedges

880
00:52:37,230 --> 00:52:41,090
because that is, in themselves, a significant effect.

881
00:52:41,210 --> 00:52:42,970
It will enclose the view even more.

882
00:52:44,190 --> 00:52:48,130
So it provides that step, basically, that intermediate step between

883
00:52:48,150 --> 00:52:49,590
the observer and the development,

884
00:52:50,770 --> 00:52:53,010
to filter that view towards the development.

885
00:52:56,410 --> 00:52:57,230
Thank you very much.

886
00:52:58,150 --> 00:53:00,790
So if there are no further questions on this matter,

887
00:53:01,650 --> 00:53:04,870
I'll move on to the next bullet point, the next section, which is
design

888
00:53:04,930 --> 00:53:05,550
parameters.

889
00:53:06,950 --> 00:53:08,490
And I have a few

890
00:53:09,650 --> 00:53:13,370
questions regarding the design parameters document and

891
00:53:13,730 --> 00:53:14,590
elements on the site.

892
00:53:16,030 --> 00:53:19,950
So my first one is relating to the electricity transmission design

893
00:53:20,010 --> 00:53:20,729
principles.

894
00:53:22,210 --> 00:53:26,050
I note some of the accesses along the grid connection corridor are
to be upgraded,

895
00:53:26,910 --> 00:53:30,890
and this is to allow HGV access into during the construction

896
00:53:30,930 --> 00:53:34,730
phase, and then some of those accesses are going to remain during
the operational

897
00:53:34,770 --> 00:53:38,610
phase. However, for these upgraded accesses,

898
00:53:39,010 --> 00:53:40,730
for example, the one on Delgate Bank,

899
00:53:41,610 --> 00:53:45,410
how would those accesses then be secured, as in

900
00:53:45,450 --> 00:53:49,430
like physically secured, so like a gate or

901
00:53:49,490 --> 00:53:53,030
a fence or likewise? Because design principle

902
00:53:53,110 --> 00:53:56,770
T7 talks about consideration of design to minimize

903
00:53:56,830 --> 00:54:00,390
susceptibility to high-impact physical events or

904
00:54:00,430 --> 00:54:02,390
malicious threats like vandalism.

905
00:54:02,810 --> 00:54:06,390
So what I'm trying to understand is if you're creating new access points

906
00:54:06,890 --> 00:54:10,430
and to meet design principles in terms of securing the land, are

907
00:54:10,490 --> 00:54:11,970
you putting new

908
00:54:13,010 --> 00:54:15,870
elements into the landscape to secure the accesses?

909
00:54:17,829 --> 00:54:18,570
If that makes sense.

910
00:54:18,670 --> 00:54:20,010
That's Taylor Power for the applicant.

911
00:54:20,350 --> 00:54:23,570
This might be one we need to come back in writing on.

912
00:54:24,290 --> 00:54:28,030
My understanding is not necessarily that the area of

913
00:54:28,090 --> 00:54:32,050
securing would be at the access. It might be, for example, in the

914

00:54:32,110 --> 00:54:35,610
case of the cable sealing end compounds, around the compound itself

915
00:54:36,030 --> 00:54:37,950
as the area that needs to be kept secure.

916
00:54:38,270 --> 00:54:41,510
So it might be that the access road doesn't have a gate right at the

917
00:54:42,510 --> 00:54:46,370
highway boundary, but rather the gate is wherever the infrastructure is

918
00:54:46,410 --> 00:54:48,030
that needs to be kept secure. So,

919
00:54:49,570 --> 00:54:53,070
that is my high-level understanding, but we'll just confirm that in writing in our

920
00:54:53,110 --> 00:54:53,950
hearing notes for you.

921
00:54:54,390 --> 00:54:56,670
Thank you. That'd be gratefully received.

922
00:54:57,730 --> 00:55:00,390
So then my next question is about the cable sealing end compounds.

923
00:55:01,770 --> 00:55:05,510
And I was wanting to look at the answer that you provided for question

924
00:55:05,750 --> 00:55:06,870
7.2.2

925
00:55:08,486 --> 00:55:11,866
And here you're saying that there is some landscaping and mitigation planting

926
00:55:11,926 --> 00:55:13,486
associated with those works.

927
00:55:14,786 --> 00:55:18,026
But if you look at one of the

928
00:55:19,866 --> 00:55:20,786
sheet in

929
00:55:22,206 --> 00:55:22,806
figure...

930
00:55:34,646 --> 00:55:36,346
Sorry. If we turn to the sheet.

931
00:55:46,866 --> 00:55:47,046
There.

932
00:55:48,186 --> 00:55:51,886
So on figure 2.7, which is the grid connection route

933
00:55:52,286 --> 00:55:52,946
compound.

934
00:55:54,866 --> 00:55:57,766
No. Apologies. Let me find it. It's on the lamp.

935
00:56:02,046 --> 00:56:04,886
Taylor Power for the applicant. Sorry, which document are we looking

936
00:56:04,925 --> 00:56:05,866
at? Just give me a moment.

937
00:56:06,146 --> 00:56:06,526
Thank you.

938
00:56:06,746 --> 00:56:07,906
I'm just trying to find it.

939
00:56:33,126 --> 00:56:35,506
It's figure 2.4, the indicative

940

00:56:38,006 --> 00:56:40,286
grid connection corridor.

941
00:56:49,706 --> 00:56:49,766
No.

942
00:56:50,786 --> 00:56:53,086
Apologies. I'm trying to find where it is.

943
00:57:52,186 --> 00:57:55,806
The question was around the cable sealing end compounds.

944
00:57:56,266 --> 00:58:00,226
There is a bund that's being provided for flooding for the southern cable sealing

945
00:58:00,266 --> 00:58:00,926
end compound.

946
00:58:02,406 --> 00:58:06,006
Apologies, I can't

947
00:58:06,086 --> 00:58:09,306
identify the plan that shows the cable sealing end compounds with the

948
00:58:09,566 --> 00:58:13,546
planting around it to hand. But there is some planting that's

949
00:58:13,566 --> 00:58:17,286
shown around the cable sealing end compounds, and that's provided for mitigation.

950
00:58:18,786 --> 00:58:19,466
The cable sealing

951
00:58:21,186 --> 00:58:24,966
end compound for the south has the planting on the inside of the bund.

952
00:58:26,886 --> 00:58:30,766
And so my question was, if there's planting on the inside of the

bund, what

953
00:58:30,826 --> 00:58:32,566
purpose is that planting serving?

954
00:58:33,606 --> 00:58:37,426
That one doesn't have the planting, and you have to forgive me for trying to

955
00:58:37,466 --> 00:58:38,586
identify that plan.

956
00:58:40,986 --> 00:58:43,886
I think you're referring to the OLAMP

957
00:58:44,886 --> 00:58:48,586
figure one, sheet 26 of 26,

958
00:58:49,026 --> 00:58:49,906
which shows the

959
00:58:51,186 --> 00:58:53,826
overhead line and the cable sealing end compounds.

960
00:58:56,606 --> 00:58:56,986
Yes, you're correct.

961
00:58:57,006 --> 00:59:00,686
And there is one bund shown, and yes, there is shrub planting

962
00:59:00,926 --> 00:59:01,606
at the edge of

963
00:59:04,086 --> 00:59:05,426
the cable sealing end compound.

964
00:59:06,266 --> 00:59:09,806
And the southern one and the northern one doesn't have a bund, and it has shrub

965
00:59:09,846 --> 00:59:10,726

planting at the edge.

966
00:59:11,226 --> 00:59:15,186
Yes, that's correct. So if there is planting in the southern on the inside of a

967
00:59:15,226 --> 00:59:18,986
bund, I'm not sure what purpose that planting is

968
00:59:19,046 --> 00:59:21,566
serving. If it's for screening, for example.

969
00:59:21,966 --> 00:59:25,846
If you have a moon-shaped bund and it's on the inside toe

970
00:59:25,886 --> 00:59:26,506
of the bund

971
00:59:27,485 --> 00:59:28,886
and it's then for maybe

972
00:59:29,966 --> 00:59:33,046
lower in height than the bund, what purpose it's serving.

973
00:59:33,126 --> 00:59:34,586
Yeah. No, I understand your question.

974
00:59:34,646 --> 00:59:34,866
Yeah.

975
00:59:35,406 --> 00:59:38,786
I can't answer that right now. I think we have to look at that, and

976
00:59:39,406 --> 00:59:43,306
it either has a reasonable explanation or it's an

977
00:59:43,706 --> 00:59:45,346
error, that it should have not been

978
00:59:46,426 --> 00:59:50,346
on the inside. I need to review that, if

979
00:59:50,406 --> 00:59:53,886
that bund, if the actual compound is raised or if

980
00:59:54,646 --> 00:59:57,486
the bund is around protecting, sealing it in literally.

981
00:59:57,786 --> 01:00:00,346
So I need to establish that, and I can come back to you on that.

982
01:00:09,066 --> 01:00:09,626
And then

983
01:00:10,446 --> 01:00:14,186
turning further to design work 14

984
01:00:14,266 --> 01:00:16,506
and also cable sealing end

985
01:00:17,866 --> 01:00:21,846
compounds again. But as was described yesterday, work 14

986
01:00:21,866 --> 01:00:25,546
will comprise a combination of overhead works, underground works,
and

987
01:00:25,586 --> 01:00:27,406
associated nonlinear works.

988
01:00:28,486 --> 01:00:32,466
In answering EXQ7.0.4, it says the

989
01:00:32,506 --> 01:00:34,566
limits of deviation for those elements

990
01:00:35,446 --> 01:00:39,226
are shown on the work plans and captured in the limbs of C,

991
01:00:40,166 --> 01:00:42,846
D, and E in the limits of deviation.

992
01:00:43,586 --> 01:00:45,026
I'd like to understand how

993
01:00:45,946 --> 01:00:46,966
the design

994
01:00:49,486 --> 01:00:53,026
principles and the Holford and Horlock rules,

995
01:00:53,406 --> 01:00:57,246
in terms of any infrastructure elements you are introducing into

996
01:00:57,286 --> 01:01:01,266
work 14, for example, the cable sealing end compounds, would

997
01:01:01,326 --> 01:01:03,926
be captured within the development consent order?

998
01:01:06,250 --> 01:01:09,790
Taylor Power for the applicant. I think this harks back to the discussion we were

999
01:01:09,830 --> 01:01:13,390
having yesterday in respect of work number 14 and the applicant

1000
01:01:13,650 --> 01:01:16,910
giving some further thought to including

1001
01:01:16,950 --> 01:01:20,550
additional design parameters to control matters like

1002
01:01:20,610 --> 01:01:22,610
C6 within work number 14.

1003
01:01:23,830 --> 01:01:27,490
So I think that this is a matter that we've already agreed to come back in writing

1004
01:01:27,570 --> 01:01:31,530
on and propose some new controls within the design

1005
01:01:31,570 --> 01:01:33,190
parameters document and potentially

1006
01:01:34,090 --> 01:01:36,710
management plans in respect of that question.

1007
01:01:40,170 --> 01:01:41,030
And then, oh,

1008
01:01:42,370 --> 01:01:43,970
Ms. Mayhew, you have your hand?

1009
01:01:45,510 --> 01:01:46,990
I do. Thank you, ma'am.

1010
01:01:48,290 --> 01:01:52,190
It's just in relation to the Holford Rules, and apologies I didn't raise this

1011
01:01:52,290 --> 01:01:55,870
earlier, but linking it to work area 14.

1012
01:01:57,310 --> 01:01:58,250
I just wanted

1013
01:01:59,050 --> 01:02:01,630
clarification from the applicant, if we may,

1014
01:02:03,190 --> 01:02:05,890
directing them to rule six of the Holford Rules,

1015
01:02:07,170 --> 01:02:10,990
which, and I will just quote, "In country

1016
01:02:11,050 --> 01:02:15,010
which is flat and sparsely populated, keep the high voltage lines as

1017
01:02:15,050 --> 01:02:18,730
far as possible independent of smaller lines, converging routes,

1018

01:02:18,950 --> 01:02:22,710
distribution poles, and other masts, wires, and cables so as to

1019
01:02:22,730 --> 01:02:24,690
avoid a concentration of wirescape."

1020
01:02:25,990 --> 01:02:27,450
The applicant previously

1021
01:02:29,490 --> 01:02:33,470
mentioned in one of their responses earlier today that they are

1022
01:02:33,770 --> 01:02:37,430
keeping the overhead lines together in this area,

1023
01:02:38,890 --> 01:02:41,270
and that appears to be in direct

1024
01:02:42,230 --> 01:02:44,370
contradiction to rule six of the Holford Rules.

1025
01:02:44,670 --> 01:02:46,290
So, I just wanted to

1026
01:02:47,090 --> 01:02:49,510
point that out, and see if there is a

1027
01:02:50,530 --> 01:02:51,930
response to that. Thank you.

1028
01:02:53,810 --> 01:02:57,190
Thank you. Would the applicant like to come in at this point about the Holford

1029
01:02:57,250 --> 01:02:57,550
Rules?

1030
01:02:59,570 --> 01:03:01,630
Yeah. We are aware of that rule six.

1031
01:03:01,930 --> 01:03:03,110

I think it's important to

1032
01:03:03,990 --> 01:03:04,550
say that

1033
01:03:06,610 --> 01:03:09,810
the overhead lines are to be kept separate from, like

1034
01:03:10,510 --> 01:03:14,449
the 400 kV overhead line should be kept separate from smaller overhead lines

1035
01:03:14,490 --> 01:03:16,970
in order to provide visual confusion.

1036
01:03:17,290 --> 01:03:21,270
So it's a separation between lower voltage lines and higher voltage lines.

1037
01:03:22,030 --> 01:03:24,210
And, yes, it also says that

1038
01:03:25,530 --> 01:03:26,450
concentrating

1039
01:03:27,730 --> 01:03:31,630
overhead lines is not in all cases beneficial, and it mentions flat

1040
01:03:31,670 --> 01:03:32,690
landscapes as well.

1041
01:03:33,550 --> 01:03:36,830
But we also have to look at the specific location we are

1042
01:03:37,410 --> 01:03:40,550
in because not concentrating them, spreading them out,

1043
01:03:41,090 --> 01:03:43,810
creates a void in between these overhead lines.

1044
01:03:44,010 --> 01:03:44,550

So we have,

1045
01:03:46,230 --> 01:03:50,170
like in that example of work area 14, at Rule Hall

1046
01:03:50,250 --> 01:03:50,570
Farm,

1047
01:03:52,590 --> 01:03:56,330
we can go to the east of it together with the Grimsby to

1048
01:03:56,370 --> 01:03:59,850
Walpole line, or we go to the east and west, or to our, the

1049
01:04:00,030 --> 01:04:01,890
Meridian development goes to the west.

1050
01:04:02,270 --> 01:04:05,770
So we create an enclosure, and what happens in that

1051
01:04:05,810 --> 01:04:08,310
enclosure? So we are

1052
01:04:09,350 --> 01:04:11,210
still resulting in significant effects.

1053
01:04:11,290 --> 01:04:12,910
We are still having,

1054
01:04:14,030 --> 01:04:17,550
but we're introducing overhead lines in both

1055
01:04:18,030 --> 01:04:21,850
view directions, in the east and west, and that is just one

1056
01:04:21,890 --> 01:04:23,330
example location. And if

1057
01:04:24,130 --> 01:04:27,510
you concentrate overhead lines, then yes, they are

1058
01:04:29,190 --> 01:04:30,790
a more prominent

1059
01:04:31,630 --> 01:04:35,410
view in one direction, but they don't exist in another direction.

1060
01:04:35,770 --> 01:04:37,950
Otherwise, you would introduce lines

1061
01:04:39,030 --> 01:04:42,690
in various directions, and you also have receptors within those lines,

1062
01:04:42,750 --> 01:04:46,470
potentially, which then have views to both lines to

1063
01:04:46,550 --> 01:04:49,990
either side. So, and that's why we have

1064
01:04:50,450 --> 01:04:54,310
felt it was more appropriate to concentrate them

1065
01:04:54,910 --> 01:04:57,650
in order to avoid further enclosure,

1066
01:04:58,650 --> 01:05:02,390
and in particular in that open landscape, and to avoid further

1067
01:05:04,430 --> 01:05:08,290
wirescape spreading out from when it can be combined.

1068
01:05:08,750 --> 01:05:10,970
And I think that is not against the Holford Rules.

1069
01:05:15,110 --> 01:05:18,350
I know that rule six does not automatically favor grouping,

1070
01:05:19,810 --> 01:05:23,110
but it is also an option. It doesn't exclude that option.

1071

01:05:25,070 --> 01:05:28,030
And sorry, Taylor Power for the applicant. Just to add to what Mr.

1072
01:05:28,710 --> 01:05:32,670
Schulz said, I do just want to note that in the guidance on

1073
01:05:32,890 --> 01:05:35,990
the Holford Rules, immediately after rule six,

1074
01:05:36,810 --> 01:05:40,570
it includes a note that notes that in all locations

1075
01:05:40,650 --> 01:05:44,450
minimize confusing appearance and also arrange where practicable that

1076
01:05:44,490 --> 01:05:48,010
parallel or closely related routes are planned with tower types, spans, and

1077
01:05:48,050 --> 01:05:50,130
conductors forming a coherent appearance.

1078
01:05:50,770 --> 01:05:54,290
Where routes need to diverge, allow where practicable sufficient separation to

1079
01:05:54,350 --> 01:05:56,890
limit the effects on properties and features between the lines.

1080
01:05:57,290 --> 01:06:00,410
So I think the drafting around the Holford Rules doesn't just

1081
01:06:01,270 --> 01:06:04,770
present rule six in a kind of stark,

1082
01:06:05,510 --> 01:06:08,970
that lack of context, but recognizes that when you are dealing with multiple

1083
01:06:09,450 --> 01:06:12,830
routes, you should be looking to parallel them and form a coherent

appearance,

1084
01:06:12,890 --> 01:06:16,870
which I think backs up what Mr. Schulz said has been the applicant's approach

1085
01:06:16,930 --> 01:06:19,210
to the project in line with that guidance.

1086
01:06:25,690 --> 01:06:26,210
Thank you.

1087
01:06:29,010 --> 01:06:31,350
Moving on because I'm conscious of time.

1088
01:06:31,950 --> 01:06:32,950
I just wanted to take

1089
01:06:34,170 --> 01:06:34,870
now the

1090
01:06:35,730 --> 01:06:36,270
design,

1091
01:06:37,550 --> 01:06:41,450
the electricity transmission design principles again, and the Horlock rules,

1092
01:06:42,250 --> 01:06:42,550
and

1093
01:06:43,370 --> 01:06:46,590
the response to EX1506 and

1094
01:06:46,650 --> 01:06:50,350
1507, which also refers to the design approach

1095
01:06:50,390 --> 01:06:50,990
document.

1096
01:06:52,410 --> 01:06:56,110

And I just wanted to understand how the design

1097
01:06:56,150 --> 01:06:58,230
approach has evolved in terms of siting

1098
01:06:59,110 --> 01:06:59,730
items

1099
01:07:00,750 --> 01:07:04,510
to do with the substation and other elements such as the

1100
01:07:04,570 --> 01:07:08,490
BESS containers, solar stations, and transformer units,

1101
01:07:08,550 --> 01:07:08,910
and what-

1102
01:07:10,758 --> 01:07:13,778
What approach was taken in terms of looking at

1103
01:07:14,298 --> 01:07:15,618
design or color

1104
01:07:16,438 --> 01:07:16,698
to

1105
01:07:17,738 --> 01:07:19,918
minimize them in the landscape?

1106
01:07:22,918 --> 01:07:25,898
Taylor Power for the applicant. I think this might be a combination of either Mr.

1107
01:07:26,098 --> 01:07:29,938
Schultz, but also Ms. Critchley, who can speak to more of the design and

1108
01:07:30,178 --> 01:07:33,658
color and that sort of specification side. So maybe we start with Ms.

1109

01:07:33,718 --> 01:07:37,318
Critchley, and if there was anything additional that Mr. Schultz wants to add.

1110
01:07:40,478 --> 01:07:42,118
Jackie Critchley on behalf of the applicants.

1111
01:07:43,058 --> 01:07:44,078
In terms of

1112
01:07:45,158 --> 01:07:46,438
the whole lot rules and the-

1113
01:07:47,038 --> 01:07:47,218
Sorry

1114
01:07:48,217 --> 01:07:49,478
... the infrastructure.

1115
01:07:51,338 --> 01:07:54,098
I think it starts from first principles of you're

1116
01:07:54,158 --> 01:07:57,838
not citing individual things

1117
01:07:57,898 --> 01:08:00,518
necessarily, so you're looking at things in combination.

1118
01:08:00,578 --> 01:08:04,278
So the substation and the BESS, for instance, or the

1119
01:08:04,338 --> 01:08:07,838
substation and the 400 kV coming into it, and the

1120
01:08:07,998 --> 01:08:11,938
combination of the 400 kV coming out of the solar stations, the solar

1121
01:08:12,018 --> 01:08:12,798
areas, and up to

1122

01:08:13,878 --> 01:08:14,797
the substation. So

1123
01:08:16,218 --> 01:08:18,119
from the first principles, we were looking at

1124
01:08:19,159 --> 01:08:22,119
those overarching principles of the whole lot rules and the whole food rules for

1125
01:08:22,159 --> 01:08:26,138
the grid connection, but also how the individual items interact with

1126
01:08:26,178 --> 01:08:26,638
each other.

1127
01:08:30,978 --> 01:08:31,978
Does that answer your question?

1128
01:08:32,918 --> 01:08:34,119
I was wanting to know then,

1129
01:08:36,079 --> 01:08:37,918
what other principles or things have been

1130
01:08:38,978 --> 01:08:42,458
helped in determining what color things might be or the

1131
01:08:42,518 --> 01:08:45,498
design of certain elements within.

1132
01:08:45,878 --> 01:08:48,898
So for example, with the solar stations,

1133
01:08:49,758 --> 01:08:53,119
has consideration been given to the color of those to help

1134
01:08:53,178 --> 01:08:56,779
minimize? And has the design of, and I

1135
01:08:56,818 --> 01:09:00,699

appreciate cabins are cabins, but has consideration been given to

1136
01:09:00,779 --> 01:09:04,398
the type of cabins, again, particularly if they're being stacked,

1137
01:09:05,038 --> 01:09:07,579
in terms of those design elements at all?

1138
01:09:08,758 --> 01:09:10,718
Jackie Critchley on behalf of the applicants.

1139
01:09:12,318 --> 01:09:14,558
We have given some thought to that.

1140
01:09:15,018 --> 01:09:17,739
We have recognized that we have a number of documents.

1141
01:09:17,798 --> 01:09:20,378
So we have the design parameters documents, which

1142
01:09:21,298 --> 01:09:24,878
sets the maximum parameters for the infrastructure, so the height of the

1143
01:09:25,558 --> 01:09:28,358
solar panels, the height of the pylons, maximum height of those things.

1144
01:09:29,279 --> 01:09:32,458
We have the design principles and the LEMP, which take things further and talk

1145
01:09:32,498 --> 01:09:34,058
about the principles for the landscaping.

1146
01:09:34,659 --> 01:09:37,958
And we have the design approach document, which sets out how the design evolved

1147
01:09:38,098 --> 01:09:38,699
over time.

1148
01:09:40,398 --> 01:09:40,478
We

1149
01:09:41,798 --> 01:09:45,659
have recognized that although EM1 talks

1150
01:09:45,699 --> 01:09:49,338
about energy infrastructure and its function being a large part of what it looks

1151
01:09:49,398 --> 01:09:52,619
like, it also talks about good aesthetics and good design.

1152
01:09:54,119 --> 01:09:57,578
And we are looking to making some further

1153
01:09:57,638 --> 01:10:00,258
commitments in terms of color and aesthetics,

1154
01:10:01,178 --> 01:10:04,958
and which document we would put those in and how we would secure

1155
01:10:05,018 --> 01:10:07,878
it, either through a management plan

1156
01:10:08,718 --> 01:10:12,678
or another document. But not necessarily through the design principles

1157
01:10:12,698 --> 01:10:14,038
because that tends to be more of

1158
01:10:14,938 --> 01:10:18,838
a fixed document that is, this is a parameter that is a

1159
01:10:20,218 --> 01:10:21,998
number. I don't know how best to explain it.

1160
01:10:22,058 --> 01:10:23,438
It's more black and white than

1161
01:10:24,938 --> 01:10:28,398
color and those more aesthetic elements, and how we would

1162
01:10:29,178 --> 01:10:30,218
control that through

1163
01:10:31,918 --> 01:10:35,478
consultation with the local planning authority and how they sign that off in the

1164
01:10:35,538 --> 01:10:39,238
same way that they're going to sign off the detailed design, because it will form

1165
01:10:39,298 --> 01:10:41,398
part of the detailed design. So I haven't got

1166
01:10:42,558 --> 01:10:45,778
an answer as yet, but we will be coming forward with something deadline

1167
01:10:46,078 --> 01:10:47,098
for that.

1168
01:10:52,978 --> 01:10:55,018
Thank you. That did answer my question.

1169
01:10:57,358 --> 01:10:58,158
And moving on,

1170
01:10:59,038 --> 01:11:00,138
my last question is

1171
01:11:02,377 --> 01:11:04,278
a very small question with regards to the bund.

1172
01:11:04,418 --> 01:11:06,858
I just want to check that this is correct, that the height of the bund,

1173
01:11:07,938 --> 01:11:11,858

say around the solar stations for flood events, is a height of 2.3

1174
01:11:11,918 --> 01:11:15,478
meters. But it says the width of the bund would be 21

1175
01:11:15,518 --> 01:11:18,158
meters, which would make it quite shallow.

1176
01:11:20,958 --> 01:11:22,558
Is that meaning something else?

1177
01:11:23,258 --> 01:11:26,338
Taylor Power for the applicant. I might need to take that one away in respect of

1178
01:11:27,818 --> 01:11:30,978
where the design from that came from our flood risk team as well.

1179
01:11:31,058 --> 01:11:34,578
So I'll just check that, and I think we might need to just confirm that

1180
01:11:34,618 --> 01:11:38,258
in our written summary notes, if that's okay, as a point of clarification.

1181
01:11:38,598 --> 01:11:39,718
Yes. Thank you very much.

1182
01:11:41,578 --> 01:11:44,098
So are there any further questions on

1183
01:11:45,138 --> 01:11:46,978
design at this stage in the room

1184
01:11:49,118 --> 01:11:49,998
or online?

1185
01:11:53,618 --> 01:11:54,778
In that case, we will now

1186

01:11:56,458 --> 01:11:59,798
we will move on to agenda item eight and biodiversity.

1187
01:12:01,038 --> 01:12:01,458
Thank you.

1188
01:12:02,678 --> 01:12:06,358
In terms of plans, I'll be referring to Rep

1189
01:12:07,198 --> 01:12:10,618
1018, which is the biodiversity chapter, and page

1190
01:12:10,858 --> 01:12:13,998
61, because I'm going to be talking about the habitat management areas later.

1191
01:12:14,038 --> 01:12:17,958
So no great panic to put it up, but if you want to get that ready, that would be

1192
01:12:17,998 --> 01:12:18,798
great. Thank you.

1193
01:12:20,138 --> 01:12:22,718
My first question is for Lincolnshire County Council.

1194
01:12:22,778 --> 01:12:26,478
So in your latest submissions, you're still concerned about the adequacy of

1195
01:12:26,578 --> 01:12:30,158
surveys, in particular for the Schedule 1 nocturnal breeding

1196
01:12:30,218 --> 01:12:33,698
birds, and it would be helpful at this stage if you could explain to us in

1197
01:12:33,758 --> 01:12:35,998
detail what your remaining concerns are.

1198
01:12:36,838 --> 01:12:38,398
So I don't know who wants to take that.

1199
01:12:38,518 --> 01:12:40,398
It's Darren Clark for Lincolnshire County Council.

1200
01:12:41,358 --> 01:12:42,838
Yeah, so going back to the

1201
01:12:43,978 --> 01:12:47,558
scoping stage for this project, the council advised that

1202
01:12:48,478 --> 01:12:51,738
breeding bird surveys should be designed so that species whose

1203
01:12:52,418 --> 01:12:55,998
presence may not be detected in standard breeding bird surveys,

1204
01:12:56,658 --> 01:12:58,998
which are normally carried out around dawn,

1205
01:13:00,538 --> 01:13:00,818
were

1206
01:13:01,718 --> 01:13:03,378
able to be detected if they were present.

1207
01:13:03,458 --> 01:13:05,118
So for example, barn owl

1208
01:13:06,558 --> 01:13:08,038
are most active after dusk.

1209
01:13:09,978 --> 01:13:13,558
And we made specific reference to barn owl in our response to the scoping

1210
01:13:14,438 --> 01:13:14,798
report

1211
01:13:15,774 --> 01:13:18,914
The applicant hasn't undertaken nocturnal breeding bird surveys,

1212
01:13:19,794 --> 01:13:23,254
but the presence of barn owl was noted in their wintering bird surveys, which

1213
01:13:23,474 --> 01:13:25,594
indicates that the species is present in the area.

1214
01:13:27,774 --> 01:13:31,294
As we stated in our response to the examining authority's first written

1215
01:13:31,334 --> 01:13:34,894
questions, we're maintaining our position that additional

1216
01:13:34,994 --> 01:13:38,554
surveys are required in order to ensure that potential impacts on nocturnal

1217
01:13:38,614 --> 01:13:42,574
Schedule 1 breeding bird surveys, such as barn owls, are identified,

1218
01:13:43,114 --> 01:13:43,194
so

1219
01:13:44,054 --> 01:13:46,674
you can properly understand any mitigation requirements.

1220
01:13:47,534 --> 01:13:47,854
I think,

1221
01:13:48,814 --> 01:13:52,694
at this stage, taking a pragmatic approach, we recognize

1222
01:13:52,754 --> 01:13:56,274
that those surveys are not going to take place before the end of the

1223
01:13:56,334 --> 01:13:57,054
examination.

1224
01:13:57,894 --> 01:13:58,454
We would look for

1225
01:13:59,274 --> 01:14:03,214
a commitment to include specifically designed surveys in

1226
01:14:03,274 --> 01:14:07,154
pre-commencement ecological surveys, which the applicant is already committed to

1227
01:14:07,234 --> 01:14:08,054
in the Kemp.

1228
01:14:09,454 --> 01:14:10,614
I think that's all I'll say at that point.

1229
01:14:10,654 --> 01:14:14,154
But with the exception of that point, we consider the level of

1230
01:14:14,454 --> 01:14:16,114
ecological surveys is adequate.

1231
01:14:16,454 --> 01:14:17,434
Okay. Thank you. That's very helpful.

1232
01:14:17,494 --> 01:14:19,954
So you're now satisfied that it can be dealt with

1233
01:14:20,874 --> 01:14:24,634
post-consent, as long as it's secured at this

1234
01:14:24,734 --> 01:14:26,414
stage, what's going to be done?

1235
01:14:26,554 --> 01:14:26,694
Correct.

1236
01:14:26,754 --> 01:14:27,034
Okay.

1237
01:14:28,234 --> 01:14:30,234
Was there anything you wanted to say back, Ms Power?

1238
01:14:31,374 --> 01:14:33,254
Taylor Power for the applicant. No, that's correct.

1239
01:14:33,354 --> 01:14:35,534
So understand that matter's resolved.

1240
01:14:38,054 --> 01:14:38,334
Thank you.

1241
01:14:40,234 --> 01:14:41,374
Ground-nesting birds.

1242
01:14:45,094 --> 01:14:48,334
So I'm interested in the extent of land required for mitigation.

1243
01:14:48,394 --> 01:14:51,774
So there'd be loss of habitat for foraging and breeding birds,

1244
01:14:52,414 --> 01:14:53,914
and birds will be displaced.

1245
01:14:56,374 --> 01:15:00,274
The biodiversity chapter, which is Rep 1018, states that over

1246
01:15:00,574 --> 01:15:04,114
150 hectares are set aside for improving habitats for

1247
01:15:04,174 --> 01:15:07,514
ground-nesting birds such as skylark, as mitigation.

1248
01:15:08,414 --> 01:15:08,714
And

1249
01:15:09,534 --> 01:15:12,594
my first question is for the applicant, and that's

1250
01:15:14,254 --> 01:15:18,074
the reasoning behind picking these large areas on the outside of the

1251
01:15:18,114 --> 01:15:20,174

site rather than the plots within the scheme.

1252
01:15:20,274 --> 01:15:22,634
Because in your text, you talk about putting

1253
01:15:23,934 --> 01:15:25,194
two plots per hectare

1254
01:15:26,293 --> 01:15:27,574
that I took to be within

1255
01:15:28,534 --> 01:15:32,314
the solar panels. So I'd like some clarification on that, please.

1256
01:15:33,734 --> 01:15:36,034
Yes. David Coote on behalf of the applicant.

1257
01:15:37,634 --> 01:15:41,254
Yeah, so the habitat management areas have been identified

1258
01:15:42,454 --> 01:15:43,914
through a combination of different factors.

1259
01:15:43,954 --> 01:15:47,234
So some of them are set aside also for other purposes, such as archaeology.

1260
01:15:47,394 --> 01:15:48,734
Yeah, we'll come onto that. It's this-

1261
01:15:49,114 --> 01:15:50,414
So the-

1262
01:15:50,714 --> 01:15:50,915
Ground-nesting birds

1263
01:15:50,913 --> 01:15:52,134
... those that are being retained

1264
01:15:53,314 --> 01:15:57,254
specifically for skylarks or being used to provide habitat

1265
01:15:57,334 --> 01:16:00,974
for compensation for ground-nesting birds, they would be, in the most

1266
01:16:01,034 --> 01:16:02,954
part, retained in agriculture.

1267
01:16:04,174 --> 01:16:07,734
And those would be then provided with skylark plots, which are

1268
01:16:08,434 --> 01:16:09,354
small areas of

1269
01:16:10,194 --> 01:16:12,254
land which are not drilled with seeds.

1270
01:16:13,214 --> 01:16:15,454
The primary purpose then to be providing a

1271
01:16:17,994 --> 01:16:20,814
optimal foraging resource and potential nesting resource

1272
01:16:22,054 --> 01:16:23,114
in those crops particularly that

1273
01:16:24,074 --> 01:16:27,634
are winter sown crops that are too tall during the breeding season to

1274
01:16:27,674 --> 01:16:30,134
support successful breeding throughout the season.

1275
01:16:31,174 --> 01:16:34,934
So it increases the carrying capacity of those fields that are retained that would

1276
01:16:34,974 --> 01:16:38,674
be in agriculture, so that more skylarks would be able to use those,

1277
01:16:39,154 --> 01:16:41,954

thereby compensating for the loss of habitat within the

1278
01:16:43,434 --> 01:16:46,454
solar plot, solar farm, where the solar filament areas are.

1279
01:16:46,794 --> 01:16:50,314
Because although they may forage within those areas, they're very unlikely to

1280
01:16:50,394 --> 01:16:52,374
nest in any significant numbers, if at all.

1281
01:16:53,294 --> 01:16:56,914
So the plots are all within those large habitat management

1282
01:16:57,014 --> 01:16:57,554
areas.

1283
01:16:57,614 --> 01:16:57,934
Yes.

1284
01:16:58,194 --> 01:17:00,954
So how do you get to the figure of 150 hectares?

1285
01:17:01,454 --> 01:17:01,574
So

1286
01:17:02,534 --> 01:17:05,674
yes, the arable land within the landscape

1287
01:17:06,174 --> 01:17:07,434
mitigation plans,

1288
01:17:09,374 --> 01:17:12,034
we have the habitat management areas that are set aside,

1289
01:17:12,994 --> 01:17:16,774
150 hectares or approximately of those are set aside as arable

1290
01:17:16,834 --> 01:17:19,854
land that will be managed with skylark plots.

1291
01:17:20,073 --> 01:17:20,134
And that's-

1292
01:17:20,154 --> 01:17:23,694
So I guess my question is, why 150 hectares? Where did that number come from?

1293
01:17:23,814 --> 01:17:27,474
Is it sufficient in terms of how many plots you need for the

1294
01:17:27,514 --> 01:17:29,494
ground-nesting birds for compensation?

1295
01:17:30,074 --> 01:17:32,613
Yes. So, we

1296
01:17:33,734 --> 01:17:36,014
looked at trying to retain as much as possible within the

1297
01:17:37,954 --> 01:17:40,394
available land to make sure we've got enough provided.

1298
01:17:40,614 --> 01:17:41,754
In addition to the

1299
01:17:42,774 --> 01:17:43,854
arable land, we also have

1300
01:17:44,714 --> 01:17:48,434
approximately 130 hectares of species-rich grassland, which will also provide,

1301
01:17:49,234 --> 01:17:52,574
if not as good, is going to be good quality habitat,

1302
01:17:53,074 --> 01:17:54,974
and optimal foraging habitat.

1303
01:17:56,634 --> 01:17:57,594
So that

1304
01:17:59,894 --> 01:18:01,114
amount of habitat,

1305
01:18:02,574 --> 01:18:05,534
is equivalent to approximately 0.2 territories per hectare,

1306
01:18:07,234 --> 01:18:08,694
which is the

1307
01:18:09,574 --> 01:18:12,134
predicted carrying capacity of good quality

1308
01:18:13,394 --> 01:18:17,254
habitat. So yes, it does provide the right

1309
01:18:17,314 --> 01:18:21,234
amount of habitat needed to compensate for the approximately 50

1310
01:18:21,594 --> 01:18:24,454
territories we predict to be present on site.

1311
01:18:24,634 --> 01:18:25,374
And it's the 50

1312
01:18:26,434 --> 01:18:27,934
pairs that will be displaced?

1313
01:18:28,054 --> 01:18:28,394
Yes.

1314
01:18:28,454 --> 01:18:32,374
So in the land that you are taking as compensation for

1315
01:18:32,414 --> 01:18:36,074
those 50 pairs, does your 0.2 territories per hectare

1316
01:18:36,634 --> 01:18:39,674
account for the birds that perhaps are already using that land?

1317

01:18:40,374 --> 01:18:43,094
We haven't had any guidance submitted to the examination, so I'm-

1318
01:18:43,474 --> 01:18:43,594
Yeah.

1319
01:18:44,434 --> 01:18:44,954
Yes, so the-

1320
01:18:45,014 --> 01:18:46,454
Looking for some reassurance for these figures.

1321
01:18:47,874 --> 01:18:51,394
Yes. So it increases the carrying capacity of the existing land,

1322
01:18:52,354 --> 01:18:53,294
so that there will be

1323
01:18:54,454 --> 01:18:56,774
a non-significant effect. There may be, there will be some effect.

1324
01:18:56,954 --> 01:18:59,634
We're not saying there's no effect at all on the skylarks.

1325
01:18:59,654 --> 01:19:03,134
They will be displaced, and that will increase the density and reduce...

1326
01:19:04,014 --> 01:19:06,354
So the increase in carrying capacity

1327
01:19:07,434 --> 01:19:09,114
will significantly increase the carrying capacity.

1328
01:19:09,214 --> 01:19:12,734
So while there will be not necessarily exactly as many skylarks

1329
01:19:13,134 --> 01:19:16,714
as before in that area, it won't be a significant impact on the local population.

1330

01:19:21,306 --> 01:19:21,706
Thank you.

1331
01:19:23,526 --> 01:19:25,426
Lincolnshire, did you want to respond to that?

1332
01:19:26,466 --> 01:19:27,386
Just to say that we're

1333
01:19:28,326 --> 01:19:32,146
happy that adequate mitigation has been provided for ground-nesting farmland bird

1334
01:19:32,206 --> 01:19:33,466
species. Thank you.

1335
01:19:35,406 --> 01:19:35,806
Thank you.

1336
01:19:38,026 --> 01:19:39,706
Moving on to biodiversity net gain.

1337
01:19:42,506 --> 01:19:46,326
Lincolnshire, at the last deadline, confirmed that the greater

1338
01:19:46,366 --> 01:19:49,266
Lincolnshire Local Nature Recovery strategy should be

1339
01:19:49,306 --> 01:19:50,386
incorporated

1340
01:19:52,046 --> 01:19:53,006
in your mitigation

1341
01:19:54,146 --> 01:19:54,766
strategy.

1342
01:19:55,726 --> 01:19:59,706
So I just wanted to find out where you're up to with that and what the implications

1343

01:19:59,806 --> 01:20:03,206
are in terms of the design of the scheme, and if there are any significant changes

1344
01:20:03,246 --> 01:20:04,166
that need to be made.

1345
01:20:05,346 --> 01:20:07,286
Thank you. David Coote on behalf of the applicant.

1346
01:20:08,346 --> 01:20:09,926
Yes, so we acknowledged the

1347
01:20:10,746 --> 01:20:13,426
publication of the LNRS earlier this year.

1348
01:20:14,786 --> 01:20:17,066
We don't propose to change the

1349
01:20:17,926 --> 01:20:20,506
existing biodiversity net gain assessment at this stage.

1350
01:20:21,646 --> 01:20:25,566
It was issued as was at the time, and an

1351
01:20:25,626 --> 01:20:29,446
updated net biodiversity net gain assessment detailed biodiversity net gain

1352
01:20:29,486 --> 01:20:30,466
plan will be required

1353
01:20:31,766 --> 01:20:32,846
as part of detailed design.

1354
01:20:33,906 --> 01:20:37,106
We know things are going to change slightly at detailed design, so there's no point

1355
01:20:37,686 --> 01:20:41,146
reassessing it. The key points are that

1356
01:20:41,606 --> 01:20:45,406
the change would mean that no habitats in the

1357
01:20:45,446 --> 01:20:49,366
baseline would have strategic significance,

1358
01:20:51,066 --> 01:20:54,966
while habitats in the post-development scenario may have strategic

1359
01:20:55,046 --> 01:20:55,746
significance.

1360
01:20:57,026 --> 01:21:00,386
There are some points which I think we would like to talk to

1361
01:21:01,966 --> 01:21:05,826
Lincolnshire about on terms of what can be included as features

1362
01:21:05,886 --> 01:21:08,466
that do qualify as high strategic significance.

1363
01:21:09,366 --> 01:21:10,706
It's the applicant's opinion that

1364
01:21:11,566 --> 01:21:15,446
some of the habitats adjacent to the wildlife sites, which are

1365
01:21:15,486 --> 01:21:19,406
watercourses and the other watercourses, could fall under the
categories

1366
01:21:20,046 --> 01:21:23,866
listed in the Local Nature Recovery Strategy, provided they provide
the

1367
01:21:23,906 --> 01:21:26,766
appropriate habitat enhancement measures required.

1368
01:21:28,006 --> 01:21:31,785
So we just need to want to talk to Lincolnshire to see what would be
appropriate in

1369
01:21:31,826 --> 01:21:33,306
that case. But either way,

1370
01:21:34,166 --> 01:21:37,966
we don't believe it would affect the development's ability to

1371
01:21:37,986 --> 01:21:41,606
deliver the commitment to the plus 10% net gain.

1372
01:21:41,886 --> 01:21:45,626
So no significant changes to design or outcomes are

1373
01:21:45,646 --> 01:21:46,066
predicted.

1374
01:21:46,626 --> 01:21:48,526
It's a bit more than the 10%, though, isn't it?

1375
01:21:48,526 --> 01:21:51,646
Because it's on the face of the DCO that you're going to deliver
quite a lot more

1376
01:21:51,686 --> 01:21:53,086
than that. So is there

1377
01:21:54,446 --> 01:21:58,306
any chance that that offering of quite a lot of BNG is going to be
dented by

1378
01:21:58,346 --> 01:21:59,526
incorporation of this?

1379
01:22:00,426 --> 01:22:03,046
So as I understand it, the commitment

1380
01:22:04,706 --> 01:22:08,346
for the scheme is to deliver 10% net gain on

1381
01:22:08,366 --> 01:22:09,386
habitats as a minimum,

1382
01:22:10,466 --> 01:22:13,666
400% on hedgerows and 10% on watercourses.

1383
01:22:14,126 --> 01:22:15,506
So we would look to

1384
01:22:17,266 --> 01:22:18,246
maintain that commitment.

1385
01:22:19,306 --> 01:22:22,986
The current calculations, which are very precautionary, come out at

1386
01:22:23,046 --> 01:22:26,786
around 12%. And so we'd still be looking to

1387
01:22:26,846 --> 01:22:30,786
achieve at least over 10%, and there are measures we believe that we could then--

1388
01:22:31,466 --> 01:22:34,006
That is a very precautionary assessment as well.

1389
01:22:34,066 --> 01:22:37,146
So we are confident that we could achieve the committed

1390
01:22:37,826 --> 01:22:38,246
minimums.

1391
01:22:38,846 --> 01:22:40,686
Thank you. Lincolnshire.

1392
01:22:41,086 --> 01:22:42,766
Yeah. Darren Clark for Lincolnshire County Council.

1393
01:22:43,666 --> 01:22:46,106
Yeah, in the interest of time, we're comfortable with that approach.

1394
01:22:46,446 --> 01:22:50,206
The applicant stated in their deadline to submissions that

1395
01:22:50,566 --> 01:22:54,526
the biodiversity net gain strategy will be updated as part of

1396
01:22:54,586 --> 01:22:55,406
detailed design,

1397
01:22:56,286 --> 01:22:59,866
and will incorporate the greater Lincolnshire LNRS

1398
01:23:00,146 --> 01:23:02,406
strategic significance criteria.

1399
01:23:03,186 --> 01:23:07,146
We'd just like to see that added to the applicant's BNG report as

1400
01:23:07,186 --> 01:23:09,466
well, just to sort of tie it in there as well.

1401
01:23:11,466 --> 01:23:15,346
We note that the applicant is committed to achieving minimum levels of BNG

1402
01:23:15,566 --> 01:23:19,366
under requirement eight. We're happy with that approach, and we're happy to

1403
01:23:20,206 --> 01:23:23,906
engage with the applicant in terms of what the implications are around

1404
01:23:23,986 --> 01:23:25,226
strategic significance as well.

1405
01:23:25,606 --> 01:23:25,886
Thank you.

1406
01:23:25,885 --> 01:23:26,666
And yeah, welcome a meeting.

1407
01:23:27,146 --> 01:23:30,386
So coming back to that request then of an updated

1408
01:23:30,426 --> 01:23:33,946
BNG report being submitted to the examination, is that something you're intending

1409
01:23:33,986 --> 01:23:34,486
to do?

1410
01:23:35,366 --> 01:23:39,026
We weren't intending to revise the calculations of the report, but there's no

1411
01:23:39,045 --> 01:23:41,806
reason why we couldn't resubmit with that commitment to...

1412
01:23:42,086 --> 01:23:44,706
I think it should be in there, but I would double-check, and if it's not, we can

1413
01:23:44,766 --> 01:23:46,106
reinforce that commitment to

1414
01:23:46,926 --> 01:23:50,506
the delivery of the final updated biodiversity net gain plan that

1415
01:23:50,546 --> 01:23:52,746
would take account of the local nature recovery strategy.

1416
01:23:53,686 --> 01:23:54,286
That's not a problem.

1417
01:23:54,666 --> 01:23:56,966
If you wouldn't mind, I think that would be helpful for our purposes just to have

1418
01:23:56,986 --> 01:24:00,026
it updated, and I don't think it's an onerous task, so if we could have that as an

1419
01:24:00,086 --> 01:24:01,046
action point, please.

1420
01:24:01,746 --> 01:24:04,666
Taylor Powell, just to clarify on behalf of the applicant.

1421
01:24:04,766 --> 01:24:08,646
So at 1.5.7 of the report as it's currently

1422
01:24:08,706 --> 01:24:09,506
drafted, it

1423
01:24:11,146 --> 01:24:15,006
essentially refers to the recovery strategy and notes that while it's

1424
01:24:15,046 --> 01:24:17,566
currently unpublished, it will be taken into account.

1425
01:24:17,646 --> 01:24:21,046
So I think from the applicant's perspective, that wording was already in there as a

1426
01:24:21,106 --> 01:24:21,626
commitment.

1427
01:24:22,546 --> 01:24:26,466
But if Lincolnshire wanted to look at that drafting, and we can adjust that

1428
01:24:26,526 --> 01:24:30,346
if needed. But perhaps if you just let us know, we

1429
01:24:30,386 --> 01:24:32,906
can tweak it, but hopefully it resolves your concern.

1430
01:24:35,946 --> 01:24:37,766
Thank you. I'll have a look at that and come back and confirm.

1431
01:24:38,726 --> 01:24:39,966
Sorry. Darren Clark for Lincolnshire County Council.

1432
01:24:40,006 --> 01:24:43,566
Well, I've got some hands up. Before I come to you, can I just

check,

1433
01:24:44,426 --> 01:24:48,106
do you want a revised version of the BNG report for your

1434
01:24:48,166 --> 01:24:48,886
purposes?

1435
01:24:50,306 --> 01:24:51,586
Darren Clark for Lincolnshire County Council.

1436
01:24:52,166 --> 01:24:55,986
It was just a case of securing that commitment to take

1437
01:24:56,026 --> 01:24:57,966
account of the greater Lincolnshire LNRS.

1438
01:24:58,946 --> 01:25:02,366
If that commitment is already in there and I've missed it, then we're happy with it

1439
01:25:02,426 --> 01:25:05,446
as it is. If it's not, then we would like to see that commitment in there.

1440
01:25:06,486 --> 01:25:08,866
From memory, it certainly references

1441
01:25:09,986 --> 01:25:12,766
to be updated at detailed design stage.

1442
01:25:13,566 --> 01:25:17,526
I don't recall seeing anything about to take account of the LNRS actually in the

1443
01:25:17,546 --> 01:25:19,366
BNG strategy, but I will take that and look at

1444
01:25:19,445 --> 01:25:22,466
it. Okay. Well, if it's not where you want it to be, let us know.

1445

01:25:23,086 --> 01:25:26,666
So we won't have that as an action point until we've heard back from Lincolnshire.

1446
01:25:28,974 --> 01:25:32,854
On behalf of the South Holland Internal Drainage Board, you wanted to

1447
01:25:32,914 --> 01:25:33,214
speak?

1448
01:25:33,574 --> 01:25:36,974
Thank you. Yes. Judith Stout for the South Holland Internal Drainage Board.

1449
01:25:37,634 --> 01:25:41,174
Just a quick point on this one, similar to our previous point on the visual

1450
01:25:41,274 --> 01:25:43,074
impacts and planting.

1451
01:25:44,874 --> 01:25:48,834
The board has had some discussion with Meridian about this, but when we talk

1452
01:25:48,894 --> 01:25:52,574
about habitat enhancement of water courses, we very much want to be

1453
01:25:52,614 --> 01:25:54,154
involved in discussions about that,

1454
01:25:55,294 --> 01:25:59,154
in terms of potential operational impacts on the board's maintenance work on

1455
01:25:59,194 --> 01:26:00,134
water course banks.

1456
01:26:01,454 --> 01:26:02,654
Are you already

1457

01:26:04,434 --> 01:26:08,334
listed as somebody that needs to be consulted on those

1458
01:26:08,374 --> 01:26:10,914
proposals? Do we know, Ms. Power?

1459
01:26:11,714 --> 01:26:15,194
Taylor Power for the applicant. So, my understanding of how this

1460
01:26:15,654 --> 01:26:19,414
will be controlled for the purpose of the IDB is that we have commitments to them

1461
01:26:19,454 --> 01:26:22,814
within the protective provisions that we're entering into with the IDB in respect

1462
01:26:22,854 --> 01:26:26,054
of works, including planting works, that might happen within

1463
01:26:27,614 --> 01:26:30,774
the buffers that they require for their water courses.

1464
01:26:30,834 --> 01:26:34,334
So to the extent we were proposing under the BNG

1465
01:26:34,434 --> 01:26:35,534
strategy or the LAMP,

1466
01:26:36,974 --> 01:26:40,534
planting in those areas, then we would have to go via the PPs to the IDB.

1467
01:26:41,414 --> 01:26:44,674
But to the extent that we can ensure there's appropriate

1468
01:26:44,714 --> 01:26:47,734
cross-references within those documents to that context as well,

1469
01:26:48,674 --> 01:26:49,674
I will just make sure that

1470
01:26:50,934 --> 01:26:54,674
I pick that up with the team, because I'm not entirely sure, again, if we have that

1471
01:26:54,714 --> 01:26:58,634
in there already. But we can take that up directly with the IDB if that would be at

1472
01:26:58,694 --> 01:27:00,054
all helpful to give them comfort.

1473
01:27:00,934 --> 01:27:04,894
And if you could review that as we go along, and we'll keep a watching

1474
01:27:04,934 --> 01:27:08,534
brief on your comments and make sure that you've got the security that you need

1475
01:27:08,594 --> 01:27:09,334
around that.

1476
01:27:10,194 --> 01:27:12,234
Yeah. Judith Stout, South Holland IDB.

1477
01:27:13,234 --> 01:27:14,574
Thank you. Yes, we appreciate that.

1478
01:27:14,614 --> 01:27:16,974
I think we just want to be careful that

1479
01:27:18,174 --> 01:27:19,934
the IDB consenting isn't

1480
01:27:20,894 --> 01:27:21,094
just

1481
01:27:22,114 --> 01:27:25,174
necessarily guaranteed, and there are situations where South Holland

1482
01:27:25,974 --> 01:27:27,054

IDB in particular,

1483
01:27:28,194 --> 01:27:32,094
is quite firm on not allowing planting within

1484
01:27:33,074 --> 01:27:35,234
the nine meters of the water course banks.

1485
01:27:36,374 --> 01:27:39,634
And we don't want to be in a situation where when it comes to

1486
01:27:39,674 --> 01:27:42,994
consenting by the board through the protective provisions,

1487
01:27:43,994 --> 01:27:44,874
we then have

1488
01:27:45,674 --> 01:27:49,334
quite serious disagreements about what can be allowed. Thank you.

1489
01:27:50,174 --> 01:27:51,634
I think Ms. Power's going to take that away.

1490
01:27:51,674 --> 01:27:54,614
Yes, it's understood. Yeah. We'll be in contact with you directly.

1491
01:27:54,914 --> 01:27:57,514
Thank you. There was someone from Meridian Action Group with their hand up.

1492
01:27:57,594 --> 01:27:58,734
Sorry, I missed who it was.

1493
01:27:59,694 --> 01:28:01,574
Andrew Malkin, Meridian Action Group.

1494
01:28:02,974 --> 01:28:06,554
At an earlier session, there was a question, I think, about preserving or

1495
01:28:06,594 --> 01:28:09,054

protecting habitat for eels and fish.

1496
01:28:10,374 --> 01:28:12,414
But I haven't heard any mention of that

1497
01:28:13,234 --> 01:28:16,034
today. And another small item.

1498
01:28:17,394 --> 01:28:18,774
The planning inspectorate's

1499
01:28:19,334 --> 01:28:22,674
Q9.0.7 was about

1500
01:28:22,754 --> 01:28:26,334
fencing around the area. I think it was to keep deer out

1501
01:28:27,374 --> 01:28:28,394
to prevent damage.

1502
01:28:29,214 --> 01:28:32,814
I don't know how extensive that fencing might be, but would there be

1503
01:28:32,874 --> 01:28:35,674
provision for hedgehogs to get in and out?

1504
01:28:35,854 --> 01:28:36,314
Because

1505
01:28:37,714 --> 01:28:41,354
they're on the red list. They're in danger of extinction in this country,

1506
01:28:41,994 --> 01:28:42,394
and

1507
01:28:44,314 --> 01:28:48,154
a large area of grassland that's undisturbed would be suitable

1508
01:28:48,194 --> 01:28:49,334
habitat for hedgehogs.

1509
01:28:49,774 --> 01:28:53,314
Thank you. In answer to your first question, we haven't forgotten about eels and

1510
01:28:53,394 --> 01:28:57,154
fish. The Environment Agency in particular are asking lots of questions

1511
01:28:57,214 --> 01:29:01,114
around those, but it's just not part of today's agenda when we're talking about

1512
01:29:01,154 --> 01:29:04,254
biodiversity. But they are on our list of things that we're looking at.

1513
01:29:04,934 --> 01:29:08,914
The fencing, my understanding is there will be space for the hedgehogs to go

1514
01:29:08,954 --> 01:29:12,134
backwards and forwards, but I'll just get that confirmed by the applicant.

1515
01:29:12,594 --> 01:29:15,454
Taylor Power for the applicant. Yes, I understand that is one of the matters that

1516
01:29:15,514 --> 01:29:17,754
is covered in our management plans.

1517
01:29:24,274 --> 01:29:27,814
Then moving on to provision of BNG calculation

1518
01:29:27,894 --> 01:29:28,474
data.

1519
01:29:30,374 --> 01:29:34,334
4.67 of EN1 says that the calculation data should be presented in full

1520

01:29:34,374 --> 01:29:37,634
as part of the application. And looking at the text, I think it was probably the

1521
01:29:37,654 --> 01:29:41,274
intention that it was included, but I can't find it anywhere.

1522
01:29:41,474 --> 01:29:44,534
So am I correct in that, that it hasn't been submitted?

1523
01:29:47,194 --> 01:29:50,934
I think that may be correct, yes. We'll be submitting that at deadline

1524
01:29:50,994 --> 01:29:51,194
four.

1525
01:29:51,514 --> 01:29:55,194
Yes, we will need that, so thank you. Can we have that as an AP, please?

1526
01:30:01,254 --> 01:30:04,854
Turning to application of the trading rules, and we can probably only go so

1527
01:30:04,914 --> 01:30:07,674
far with this without seeing the spreadsheet.

1528
01:30:07,814 --> 01:30:11,514
But if you turn to section 5.2 of the Biodiversity Net

1529
01:30:11,614 --> 01:30:14,514
Gain report, which is Rep 1059,

1530
01:30:15,754 --> 01:30:19,414
this states that in order to pass the trading rules, a minimum of

1531
01:30:19,994 --> 01:30:23,914
234 moderate condition trees must be planted across the

1532
01:30:23,954 --> 01:30:24,434
site.

1533
01:30:25,634 --> 01:30:29,554
This has been determined as a more achievable solution to passing the trading

1534
01:30:29,594 --> 01:30:33,474
rules, opposed to the creation of large areas of medium-high distinctiveness

1535
01:30:33,514 --> 01:30:34,134
habitat.

1536
01:30:35,354 --> 01:30:39,294
And we were interested in understanding what you mean by a more achievable

1537
01:30:39,454 --> 01:30:40,214
solution.

1538
01:30:42,234 --> 01:30:44,534
David Goote on behalf of the applicant. Yeah.

1539
01:30:44,594 --> 01:30:48,214
So essentially, the trading rules mean that you can't just

1540
01:30:48,274 --> 01:30:51,374
replace habitat with a lower value habitat.

1541
01:30:53,594 --> 01:30:55,174
And they need to be of similar type.

1542
01:30:55,634 --> 01:30:58,374
So there are, however, different options.

1543
01:30:58,414 --> 01:31:00,114
So you could look at trying to create

1544
01:31:01,754 --> 01:31:02,894
high-value woodland,

1545
01:31:03,894 --> 01:31:05,414

but that would be very hard to create,

1546
01:31:06,254 --> 01:31:09,794
particularly within the timescale and in terms of the way the biodiversity units

1547
01:31:09,854 --> 01:31:12,714
work. You don't get very many units back because it's so hard to create.

1548
01:31:13,134 --> 01:31:17,074
So replacing using trees gives you a medium

1549
01:31:17,094 --> 01:31:19,754
distinctiveness habitat, which is a good way of delivering

1550
01:31:20,874 --> 01:31:23,134
good value biodiversity,

1551
01:31:24,034 --> 01:31:25,954
not high distinctiveness, medium distinctiveness,

1552
01:31:27,334 --> 01:31:28,114
across the site.

1553
01:31:29,306 --> 01:31:33,206
That then optimises the area you've got and provides really

1554
01:31:33,226 --> 01:31:37,206
good biodiversity returns without trying to achieve something

1555
01:31:37,246 --> 01:31:40,086
that's going to be very difficult to achieve, such as high distinctiveness

1556
01:31:40,106 --> 01:31:40,446
woodland.

1557
01:31:45,286 --> 01:31:48,826
And because I haven't got the spreadsheet, I just want to check where you're

1558
01:31:48,866 --> 01:31:50,966
including all of these additional trees.

1559
01:31:51,026 --> 01:31:52,786
Is that included in your

1560
01:31:53,586 --> 01:31:56,506
native hedgerow with trees line in the BNG report?

1561
01:31:57,446 --> 01:31:58,646
David Coote on behalf of the applicant.

1562
01:31:59,066 --> 01:32:02,306
So no, trees that are within hedgerows are not included

1563
01:32:02,366 --> 01:32:04,306
separately in the area calculations.

1564
01:32:04,486 --> 01:32:08,466
They are included as hedgerow with trees in the linear calculations
for

1565
01:32:08,506 --> 01:32:11,506
hedgerows. So, they will contribute to the hedgerow value.

1566
01:32:12,966 --> 01:32:16,606
The trees for the area value habitats will be calculated

1567
01:32:16,666 --> 01:32:19,306
separately, so that'll be in addition to those within the hedgerow
lines.

1568
01:32:20,766 --> 01:32:21,166
Thank you.

1569
01:32:24,586 --> 01:32:28,466
Was there anything else anybody wanted to raise in relation

1570
01:32:28,546 --> 01:32:31,706
to the BNG calculations?

1571
01:32:34,386 --> 01:32:36,326
Turning to habitat management areas.

1572
01:32:46,106 --> 01:32:48,466
If you want to put the plan up now, you can.

1573
01:32:50,566 --> 01:32:54,506
More for interest for people than anything, so they can see what I'm referring

1574
01:32:54,586 --> 01:32:54,926
to.

1575
01:32:57,186 --> 01:33:01,026
Three of the habitat areas, this is

1576
01:33:01,106 --> 01:33:04,686
two, five, and seven, are not being used for ground nesting bird

1577
01:33:04,726 --> 01:33:07,746
mitigation but will be used for semi-improved

1578
01:33:07,846 --> 01:33:08,746
grassland.

1579
01:33:10,066 --> 01:33:13,606
So we want to understand what the driver behind those plots

1580
01:33:13,746 --> 01:33:14,106
is.

1581
01:33:17,966 --> 01:33:18,246
And

1582
01:33:19,306 --> 01:33:21,506
is it mitigation for ecological harm at all?

1583
01:33:22,586 --> 01:33:25,846
Taylor Parr for the applicant. My understanding is that's heritage driven.

1584
01:33:26,226 --> 01:33:29,946
But I don't know, Ms. Tischler, could you join perhaps to

1585
01:33:30,026 --> 01:33:33,026
speak in a bit more detail about those habitat management areas?

1586
01:33:41,106 --> 01:33:43,526
Astrid Tischler, on behalf of the applicant.

1587
01:33:44,746 --> 01:33:48,226
If you just give me a second, I will find the right table
referencing the OLAMP.

1588
01:33:48,626 --> 01:33:49,106
Just a second.

1589
01:33:49,306 --> 01:33:52,826
Yeah, no worries. And while you're looking for that, then it might
be a question

1590
01:33:52,866 --> 01:33:53,446
for Mr. Coote.

1591
01:33:54,386 --> 01:33:56,946
Have those areas been included in the biodiversity net gain?

1592
01:33:58,246 --> 01:34:00,346
David Coote on behalf of the applicant. Yes, they have.

1593
01:34:05,166 --> 01:34:06,986
Astrid Tischler on behalf of the applicant.

1594
01:34:08,846 --> 01:34:12,606
So it's table 5.7 in the OLAMP that sets

1595
01:34:12,706 --> 01:34:15,546
out the purpose and the management proposals for each of the

1596
01:34:16,346 --> 01:34:17,766
habitat management areas,

1597
01:34:19,406 --> 01:34:21,306
and the reason why they've been set aside.

1598
01:34:23,186 --> 01:34:24,646
Would you like me to share it on screen

1599
01:34:24,645 --> 01:34:27,206
or- No, we can see the table. It was just to be clear that there wasn't

1600
01:34:27,626 --> 01:34:30,886
any ecological reason to put them there,

1601
01:34:31,906 --> 01:34:35,566
and that they've been included as part of the biodiversity net gain calculation.

1602
01:34:37,126 --> 01:34:37,366
Yeah.

1603
01:34:37,366 --> 01:34:40,706
And we haven't got any further explanation for them beyond what's in that table

1604
01:34:40,986 --> 01:34:41,466
5.7?

1605
01:34:43,006 --> 01:34:46,606
There isn't a further explanation in the documents, but

1606
01:34:46,986 --> 01:34:50,326
the table sets out the main reasons. But as Mr.

1607
01:34:50,566 --> 01:34:54,346
Coote explained, it's the entirety of the landscape master plan that has fed

1608
01:34:54,386 --> 01:34:56,826
into the BNG calculations rather than just

1609
01:34:57,786 --> 01:34:59,986

habitat areas that are specific to ecology.

1610
01:35:03,466 --> 01:35:03,906
Thank you.

1611
01:35:17,526 --> 01:35:17,986
Is that okay?

1612
01:35:18,366 --> 01:35:22,146
Yes, sorry. No, I was just clarifying if there were other documents that we could

1613
01:35:22,186 --> 01:35:25,586
direct you to in respect of further justification beyond the OLAMP.

1614
01:35:27,986 --> 01:35:31,926
As you'll see from that table, some of those refer to matters like heritage,

1615
01:35:32,366 --> 01:35:34,826
so you could refer to archaeology documentation.

1616
01:35:35,146 --> 01:35:38,886
But there are also design drivers like, for example, avoidance of the gliding club,

1617
01:35:38,966 --> 01:35:40,407
and so ensuring appropriate- Yeah

1618
01:35:40,505 --> 01:35:44,326
... safety for the gliding club. So, to the extent we could provide further

1619
01:35:44,386 --> 01:35:47,746
information on those other justifications, we can do so.

1620
01:35:48,426 --> 01:35:51,526
Well, your answer to my next question might feed into that.

1621
01:35:51,626 --> 01:35:55,286
So, my next question is about the mitigation versus

1622
01:35:55,506 --> 01:35:59,466
the BNG. So, we've got a list of lots of due planting as an

1623
01:35:59,506 --> 01:36:03,266
example in the biodiversity chapter, which is Rep 1018,

1624
01:36:03,706 --> 01:36:07,166
and this lists kilometers of shrubs, scattered

1625
01:36:07,226 --> 01:36:07,746
trees,

1626
01:36:09,386 --> 01:36:12,246
the species-rich grassland, and semi-improved grassland.

1627
01:36:13,746 --> 01:36:17,586
And are we correct in our understanding that that's a mixture of

1628
01:36:17,626 --> 01:36:20,086
mitigation and biodiversity net gain?

1629
01:36:22,826 --> 01:36:25,066
David Coote on behalf of the applicant. Yes.

1630
01:36:25,126 --> 01:36:27,126
So those measures will provide some

1631
01:36:28,106 --> 01:36:29,486
specific mitigation in places,

1632
01:36:31,866 --> 01:36:34,186
but they will be counted towards biodiversity net gain where
appropriate.

1633
01:36:36,806 --> 01:36:38,186
We don't have

1634
01:36:38,986 --> 01:36:40,346
any areas, I don't think, which are

1635

01:36:41,966 --> 01:36:45,486
solely required for the mitigation of a particular species that

1636
01:36:45,526 --> 01:36:48,726
would preclude it from being counted towards

1637
01:36:49,566 --> 01:36:53,546
net gain. So if you are delivering something specifically

1638
01:36:53,626 --> 01:36:57,466
for a biodiversity mitigation, you can count it towards your no net

1639
01:36:57,526 --> 01:37:00,526
loss, but you would still have to provide some net gain on top of that.

1640
01:37:00,886 --> 01:37:04,026
So it can count towards net gain calculation, but you need to be providing other

1641
01:37:04,066 --> 01:37:07,226
habitats as well as those that are required for specific mitigation.

1642
01:37:08,726 --> 01:37:11,526
But yes, the habitats provided are a mixture of

1643
01:37:13,386 --> 01:37:16,846
direct mitigation and general habitat enhancement and those features.

1644
01:37:16,906 --> 01:37:17,746
So, for example, the

1645
01:37:19,766 --> 01:37:22,706
species-rich grassland will be providing a significant biodiversity value,

1646
01:37:23,826 --> 01:37:27,626
although the reason what they are is partly also driven by

1647
01:37:28,286 --> 01:37:30,366
other factors such as design and archaeology.

1648
01:37:30,466 --> 01:37:34,386
So, it's a combination of different factors that drive why they are what they are.

1649
01:37:35,306 --> 01:37:36,926
But where possible, we've delivered

1650
01:37:37,746 --> 01:37:40,366
the benefits for biodiversity wherever practical on top of that.

1651
01:37:40,886 --> 01:37:44,826
So we haven't found anything where they're separated out anywhere in your

1652
01:37:44,886 --> 01:37:45,685
application.

1653
01:37:46,406 --> 01:37:46,747
I don't think there's any-

1654
01:37:46,745 --> 01:37:47,306
Is that correct?

1655
01:37:48,366 --> 01:37:52,126
No. David Coote. Yes, I don't think there are any situations where we have

1656
01:37:52,166 --> 01:37:53,246
something that is specifically

1657
01:37:54,366 --> 01:37:56,286
delivering only one benefit,

1658
01:37:57,126 --> 01:37:59,406
for one particular thing, apart from

1659
01:38:00,866 --> 01:38:04,766
perhaps the scarlet mitigation in the scarlet plots or in the retained habitat,

1660

01:38:05,246 --> 01:38:08,946
arable management areas. But some of those are also retained for heritage

1661
01:38:09,086 --> 01:38:12,786
reasons as well. So there is overlap in pretty much, I think, all area

1662
01:38:12,846 --> 01:38:13,286
cases.

1663
01:38:14,846 --> 01:38:18,606
I think it would be helpful for us to understand

1664
01:38:18,666 --> 01:38:22,246
that breakdown, and that goes back to some of the conversation we had earlier about

1665
01:38:23,306 --> 01:38:26,446
mitigation for landscape, for visual harm as well.

1666
01:38:27,326 --> 01:38:31,046
We'd like to understand what's being planted or

1667
01:38:31,106 --> 01:38:34,726
managed for what purpose. So whether it's mitigation, whether it's

1668
01:38:34,766 --> 01:38:36,346
BNG, whether it's both,

1669
01:38:37,466 --> 01:38:41,326
it would be very helpful to have plans and that information in front of us for

1670
01:38:41,386 --> 01:38:44,106
that. Is that something you'd be able to provide us with?

1671
01:38:46,666 --> 01:38:50,006
Taylor Power for the applicant. I'll just need to confirm with, because obviously

1672
01:38:50,066 --> 01:38:52,586

that will require input from various members of the team, but

1673
01:38:53,646 --> 01:38:55,926
I understand we should be able to provide something like that.

1674
01:38:56,146 --> 01:38:59,226
It'll just be the sources and how long it takes us.

1675
01:38:59,306 --> 01:39:03,286
So, perhaps if we came back to you at the start of tomorrow's

1676
01:39:03,326 --> 01:39:06,686
hearing, we could confirm whether we could provide that by deadline four, or if

1677
01:39:06,746 --> 01:39:08,146
it's more of an extended-

1678
01:39:09,006 --> 01:39:09,066
Yep

1679
01:39:09,385 --> 01:39:09,746
... task.

1680
01:39:10,026 --> 01:39:13,466
That's absolutely fine. If we can record it as an action point, and we'll put D4

1681
01:39:13,506 --> 01:39:16,846
for now, but if that's not possible, let us know in the morning. Thank you.

1682
01:39:20,626 --> 01:39:21,126
And then

1683
01:39:22,006 --> 01:39:25,026
was there any questions from anybody else on

1684
01:39:25,946 --> 01:39:28,806
biodiversity net gain and mitigation?

1685

01:39:29,886 --> 01:39:30,706
Resident action group.

1686
01:39:30,846 --> 01:39:33,386
Yeah. Simon South, actually, just a resident at the moment.

1687
01:39:33,986 --> 01:39:36,706
More back to the grasses. I noticed you mentioned, I'll speak through you, I

1688
01:39:36,746 --> 01:39:37,026
suppose,

1689
01:39:37,906 --> 01:39:40,206
that you are putting various varieties of grass down.

1690
01:39:41,286 --> 01:39:44,926
Most modern varieties, unless they're obviously redrilled every few years, will

1691
01:39:44,986 --> 01:39:47,006
tend to revert back to couch grass or twitch, if you like.

1692
01:39:47,026 --> 01:39:47,765
That's what tends to happen

1693
01:39:48,566 --> 01:39:49,186
specifically

1694
01:39:50,026 --> 01:39:52,286
under panels and stuff where there's no sunlight.

1695
01:39:53,546 --> 01:39:56,206
I was just wondering whether it will be drilled on a regular basis or were you just

1696
01:39:56,226 --> 01:39:57,866
going to let it now become

1697
01:39:58,666 --> 01:39:59,506
wild, effectively?

1698
01:40:00,926 --> 01:40:01,046
Ms.-

1699
01:40:02,406 --> 01:40:02,746
Ed Hey

1700
01:40:02,946 --> 01:40:05,166
Ms. Power, does somebody want to respond to that?

1701
01:40:05,606 --> 01:40:09,026
Taylor Power for the applicant. I don't suppose you have an answer to that, Mr.

1702
01:40:09,186 --> 01:40:10,726
Coote. Otherwise, we could come back in writing.

1703
01:40:11,286 --> 01:40:15,026
David Coote for the applicant. I don't have specific species mixes,

1704
01:40:15,806 --> 01:40:16,366
but the

1705
01:40:17,586 --> 01:40:21,546
land under the panels we've currently assumed to be fairly poor value, in terms

1706
01:40:21,565 --> 01:40:23,886
of the biodiversity net gain. And so we've been very precautionary on that.

1707
01:40:24,806 --> 01:40:26,506
But actually, we would look at managing it.

1708
01:40:27,606 --> 01:40:31,086
In detailed design, we will provide details of the management processes.

1709
01:40:31,546 --> 01:40:34,486
We would typically not look at redrilling it because we want to create a natural

1710

01:40:34,546 --> 01:40:36,786
grassland, that would be species-rich.

1711
01:40:37,146 --> 01:40:40,806
But obviously, as you say, if it's growing on previous agricultural land under

1712
01:40:40,846 --> 01:40:42,946
shade, it's going to limit what is going to be achievable.

1713
01:40:43,326 --> 01:40:45,546
So we'll need to look at that in part of the detailed design.

1714
01:40:45,666 --> 01:40:46,646
That's understood. Thank you.

1715
01:40:48,446 --> 01:40:50,486
Any other questions on biodiversity

1716
01:40:51,286 --> 01:40:53,046
net gain and mitigation?

1717
01:40:53,986 --> 01:40:56,846
Okay, then moving on to the habitats regulations assessment.

1718
01:40:56,886 --> 01:40:59,006
This is my last question, and that is,

1719
01:41:00,006 --> 01:41:03,686
in the absence of Natural England, can you provide us with an update on your

1720
01:41:03,726 --> 01:41:05,726
discussions with Natural England, please,

1721
01:41:06,626 --> 01:41:09,126
in regard to the habitats regulations assessment?

1722
01:41:10,246 --> 01:41:12,686
David Coote, on behalf of the applicant.

1723

01:41:13,086 --> 01:41:15,886
Yes, so we have had recent discussions with Natural England,

1724
01:41:16,806 --> 01:41:20,586
and we have submitted an update to the HRA.

1725
01:41:21,806 --> 01:41:25,786
Natural England have not had an opportunity to review that yet, but

1726
01:41:25,846 --> 01:41:27,946
have advised they will come back to us

1727
01:41:29,246 --> 01:41:32,626
with comments and would look to continue that discussion,

1728
01:41:33,846 --> 01:41:36,446
and agree through statement of common ground.

1729
01:41:37,766 --> 01:41:41,406
The key issues addressed, in the revisions to the HRA were

1730
01:41:41,446 --> 01:41:44,926
updates to the approach to assessing functionally linked land.

1731
01:41:46,246 --> 01:41:50,146
So Natural England's opinion was that they would like us to use a higher threshold

1732
01:41:50,686 --> 01:41:54,186
of screening for what we've called treat for assessment

1733
01:41:54,786 --> 01:41:57,926
as functionally linked land. So that's been taken forward.

1734
01:41:58,626 --> 01:42:01,846
Additional areas within the order limits have been included in the functionally

1735
01:42:01,886 --> 01:42:02,946
linked land assessment,

1736

01:42:04,766 --> 01:42:05,606
and considered,

1737
01:42:07,506 --> 01:42:07,766
no

1738
01:42:08,846 --> 01:42:11,806
change the outcomes of the HRA have been identified

1739
01:42:11,826 --> 01:42:15,806
through that. The assessment of these areas of

1740
01:42:15,846 --> 01:42:19,666
functionally linked land indicates that impacts on them would

1741
01:42:19,706 --> 01:42:22,566
not result in any significant effects on the wildlife sites.

1742
01:42:24,306 --> 01:42:27,746
Has Natural England confirmed that they are satisfied with the

1743
01:42:27,806 --> 01:42:30,926
extent of the functionally linked land identified now?

1744
01:42:32,286 --> 01:42:33,526
David Coote on behalf of the applicant.

1745
01:42:33,886 --> 01:42:37,246
Now, again, we'll have to refer back to when they have fully

1746
01:42:37,286 --> 01:42:38,966
reviewed the updated HRA.

1747
01:42:40,146 --> 01:42:43,706
And then the additional assessment, is that focused on

1748
01:42:43,786 --> 01:42:45,006
noise again?

1749
01:42:45,426 --> 01:42:45,506
That-

1750
01:42:45,546 --> 01:42:47,906
Or are there other things that are being taken account of?

1751
01:42:48,586 --> 01:42:49,926
It's David Coote for the applicant.

1752
01:42:50,606 --> 01:42:54,046
Yeah, so we'll be also taking account noise and visual disturbance, but more,

1753
01:42:55,306 --> 01:42:59,226
for the additional areas, more critically loss, either

1754
01:42:59,306 --> 01:43:00,726
because they are within the order limits,

1755
01:43:01,966 --> 01:43:05,906
these areas will be lost either to the solar development or there are

1756
01:43:06,326 --> 01:43:06,506
some

1757
01:43:07,566 --> 01:43:11,326
potential loss, effective loss through predator shadow effect, which we've

1758
01:43:11,386 --> 01:43:11,846
assumed would

1759
01:43:13,146 --> 01:43:16,926
preclude some species using those areas because of the risk of

1760
01:43:17,386 --> 01:43:21,286
or the threat of predators such as peregrines perching on the pylons, which

1761
01:43:21,326 --> 01:43:24,586
will displace them from that area. So it counts as an effective loss.

1762
01:43:30,786 --> 01:43:33,626
And have we got any timescales for reporting on those conversations?

1763
01:43:36,866 --> 01:43:39,986
Taylor Power for the applicant. I understand that Natural England were going to

1764
01:43:40,026 --> 01:43:42,126
provide comments at deadline four-

1765
01:43:43,910 --> 01:43:45,310
The meeting was on the

1766
01:43:46,210 --> 01:43:50,190
2nd of November with them. But we'll continue to follow up and to the extent that

1767
01:43:50,230 --> 01:43:52,050
we can have more direct conversations,

1768
01:43:53,070 --> 01:43:56,510
and progress that faster so that we can also provide further comments or a

1769
01:43:56,890 --> 01:43:58,230
SOCG at deadline four, we will.

1770
01:43:58,950 --> 01:44:02,490
Thank you. And is the intention to submit the additional work that's been done

1771
01:44:03,510 --> 01:44:06,970
into the examination for deadline four so that we can see what's being discussed?

1772
01:44:08,710 --> 01:44:09,010
Yes.

1773
01:44:12,230 --> 01:44:16,030
Can I just quickly clarify there? The additional work was

1774

01:44:16,070 --> 01:44:19,750
already submitted at deadline three, so now we're waiting for Natural England's

1775
01:44:19,830 --> 01:44:23,290
comments on that additional work that's been already submitted into examination.

1776
01:44:23,750 --> 01:44:23,990
Right.

1777
01:44:24,030 --> 01:44:24,650
And they will come-

1778
01:44:24,930 --> 01:44:26,770
That is a helpful clarification. Thank you.

1779
01:44:26,770 --> 01:44:28,450
Because I'd assumed more work had gone on since.

1780
01:44:28,490 --> 01:44:31,050
So it's the same that was submitted at deadline three, and you're still waiting for

1781
01:44:31,130 --> 01:44:34,970
comments. Fine. Okay, then. Well, I'll wait and see what they say at deadline four.

1782
01:44:35,150 --> 01:44:35,530
Thank you.

1783
01:44:36,710 --> 01:44:40,450
Was there anything anybody else wanted to say on the habitats regulations

1784
01:44:40,510 --> 01:44:41,130
assessment?

1785
01:44:44,530 --> 01:44:48,349
That's the end of my questions then, so we can

1786
01:44:48,409 --> 01:44:50,290

move on to agenda item nine.

1787
01:44:51,510 --> 01:44:54,970
Thank you. I'll deal with agenda items nine and ten together.

1788
01:44:55,250 --> 01:44:59,230
We haven't been notified that anybody else wishes to raise other matters.

1789
01:45:00,170 --> 01:45:03,830
Before I close, can I just check if anybody else does wish to raise any other

1790
01:45:03,870 --> 01:45:06,610
matters on anything that we've discussed today?

1791
01:45:09,170 --> 01:45:09,270
No?

1792
01:45:10,350 --> 01:45:13,930
Okay. We've recorded quite a few action points today, and

1793
01:45:14,350 --> 01:45:16,110
I'm not going to attempt to read them out.

1794
01:45:17,490 --> 01:45:19,450
There are quite a significant lot for the applicant.

1795
01:45:19,510 --> 01:45:23,450
We will review and get them published as soon as we can, and they'll

1796
01:45:23,470 --> 01:45:25,150
be published on the project webpage.

1797
01:45:25,670 --> 01:45:28,710
So that brings us to the end of this issue-specific hearing.

1798
01:45:28,890 --> 01:45:32,710
Thank you to all of those that have taken part, and I'll remind you that written

1799

01:45:32,770 --> 01:45:36,750
summaries for those that spoke today are invited for deadline four,

1800
01:45:36,790 --> 01:45:38,370
which is 27th of November.

1801
01:45:39,230 --> 01:45:41,930
As you're no doubt aware, we've also got issue-specific hearing four

1802
01:45:43,090 --> 01:45:44,870
tomorrow, which commences at 10:00 a.m.

1803
01:45:45,490 --> 01:45:48,850
But before I close, I'd just like to thank everybody for their participation and

1804
01:45:48,890 --> 01:45:52,610
contributions today. The time is now 20 past 5, and this

1805
01:45:52,729 --> 01:45:55,011
issue-specific hearing is now closed. Thank you. Oh, I do.