



Planning Inspectorate
Arolygiaeth Gynllunio

Hearing Transcript

Project:	Light Valley Solar
Hearing:	Examination Procedure Hearing (EPM) – Part1
Date:	21 October 2026

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

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

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

FULL TRANSCRIPT (with timecode)

00:00:06:05 - 00:00:15:02

Good morning. I'd like to welcome you all to this examination procedure meeting for the Light Valley Solar project. Can I just confirm that everyone can hear me clearly, please?

00:00:18:02 - 00:00:26:23

Yes. We can hear you. Yes. Thank you. Can I also confirm that the livestream and recording of this event has commenced?

00:00:28:28 - 00:00:29:29

Yes. That's correct.

00:00:31:26 - 00:00:49:00

Thank you. My name is Matt Tandy. I'm a chartered water environmental manager, civil engineer, and planning inspector. I've been appointed by the secretary of state to be the lead member of the examining authority for this application. I'm now going to ask the other member of the examining authority in attendance today to introduce himself.

00:00:50:23 - 00:00:53:05

Thank you, and good morning. Can I just check that everyone can hear me?

00:00:56:21 - 00:00:58:06

Yes. I can... Yes.

00:00:58:08 - 00:01:15:20

Okay. That's great. Thank you. Okay. Good morning. My name is Mark Willis. I'm a chartered town planner and planning inspector, and I have been appointed by the secretary of state to be a member of the panel to examine this application. Jonathan Medlin is the other inspector who is the member of the environmental authority. However, he's not in attendance today.

00:01:18:19 - 00:01:22:17

Thank you. Together, we constitute the examining authority for this application.

00:01:24:17 - 00:01:46:00

Planning inspector's case manager for this project is Ryan Sedgman, and he is supported by Harrison Coles. If you have any question about today's proceedings or problems with the technology we are using, they should be your first point of contact. You can contact them via email using light valley solar at planning inspectorate dot gov dot u k with light valley solar being a single word.

00:01:49:27 - 00:01:55:27

Alternatively, I'll give you the contact details which are on the notification letter which invited you to this meeting.

00:01:57:24 - 00:02:16:20

I will now do a few formalities and housekeeping matters. First of all, I'd like to stress that today is a virtual meeting being held on Microsoft Teams only. In order to minimize background noise, can all attendees please make sure that they stay muted unless speaking? And that if you wish to speak at the relevant point of the proceedings, please use the hand up function.

00:02:18:19 - 00:02:28:26

Please be patient as we may not get to you immediately, but we will invite you to speak at the appropriate time. Also, if you don't want your image to be recorded, you can switch off your camera.

00:02:32:12 - 00:02:39:03

We also like to remind people that the chat function on the Microsoft Teams is being deactivated, so please do not try to use this today.

00:02:40:24 - 00:03:04:14

As we are conducting this meeting virtually rather than in person or hybrid event, you may see the examining authority looking away from the camera and not directly at the screen. This is because we may be referring to material on a different screen to that which hosts the camera. But please be assured that we will be listening and paying close attention to all contributions even if we are not looking directly at the screen.

00:03:06:24 - 00:03:26:04

The meeting will be led by the examining authority, and we will be directing questions to specific parties. However, we will also be inviting views and comments. And so if you don't manage to raise your point at the relevant time, there will be an opportunity at the end of the meeting under agenda item four, any other matters before we close this meeting.

00:03:30:12 - 00:03:50:06

A recording of today's meeting will be made available on the Light Valley Solar Project section of the National Infrastructure Planning website as soon as practicable after the meeting is closed. With this in mind, please ensure that you speak clearly into the microphone stating your name and who you are representing each time before you speak, please.

00:03:51:26 - 00:04:11:29

A link to the planning inspector's privacy notice was provided in the letter which invited you to this meeting. We assume that everybody has familiarized themselves with this document, which establishes how personal data is handled in accordance with the principles set out in data protection laws. Please contact Ryan or Harrison if you have any questions about this.

00:04:13:16 - 00:04:17:26

Are there any questions or queries about what I have said so far before we proceed?

00:04:28:20 - 00:04:29:11

No.

00:04:31:09 - 00:04:58:07

I shall proceed with the purpose of the meeting. So I'll briefly explain the reason for the purpose of this examination procedure meeting. The purpose is to enable views to be put to the examining authority about any procedural or timetabling matters which you may need to consider. This includes how the application should be examined should the applicant's recent change request submitted on the thirteenth of October two thousand twenty six be accepted.

00:05:00:11 - 00:05:20:10

It also includes any consequential amendments that may be required to the current examination timetable and the management of the remaining examination period. To be clear, we will not be discussing the merits of the change request today, and instead, we will only be inviting comments in discussion of the procedural aspects for this examination.

00:05:24:00 - 00:05:49:19

In order to help keep the proceedings focused today, I'll let you inviting you to this meeting dated the fourteenth of October twenty twenty six, which is examination library reference p d hyphen zero eleven, contain links and references to correspondence relating to the applicant's change request. This included the following, the change notification received on the twenty fifth of September, which is examination reference...

00:05:51:08 - 00:06:11:09

Examination library reference c r one hyphen zero zero one. The examining authority is advising response to that notification dated the fifth of October, which is p d hyphen zero one zero, and the applicant's subsequent response to that advice dated the eighth of October, which is k s hyphen zero four three.

00:06:13:11 - 00:06:22:02

We trust that you have... All read these in advance today's of meeting as although we will give a brief overview of these, this will only be in summary.

00:06:26:21 - 00:06:50:06

Now by way of a brief explanation, government's the guidance on the examination stage of an application acknowledges that there may be occasions where applicants wish or need to make changes to their application after it has been accepted for examination. Exam... Examples include when changes are proposed in response to matters that have been raised during examination, which the applicant suggests may be beneficial.

00:06:51:27 - 00:07:12:15

In deciding whether to accept a proposed change request, the examining authority will need to consider a number of factors, including, but not limited to, the following. Whether the changes would mean the project is fundamentally different from the original application, whether the application has changed remains of a satisfactory standard for examination,

00:07:14:08 - 00:07:28:25

whether sufficient engagement on the changed application can be undertaken to allow for the examination to be completed within the statutory timetable, and whether any existing other procedural requirements can still be met.

00:07:31:19 - 00:08:01:19

As I said earlier, the purpose of today's meeting is not to discuss or seek views on the merits of the change request because a decision is to ever accept to... But this... Because a decision is to ever... To accept the request is yet to be made. Instead, the purpose of this meeting is to hear if there are any procedural or timetabling matters which the examining authority may need to consider in making its decision whether to accept the change request. Is that clear? Yeah. And I'll...

00:08:09:08 - 00:08:16:21

Okay. I will now pass over to mister Willis, who will lead on the introductions for those participating today.

00:08:19:15 - 00:08:49:20

Thank you, mister Sandy. So as I say, I'm now going to ask those of you participating in today's meeting to introduce yourselves. When I start, can I state your organization's name? Could you introduce yourself stating your name and who you represent? And if you're not representing an organization, confirm your name and your status in the examination. And then particularly if there's a specific agenda item that you wish to speak, it'd be also helpful if you could state how you wish to be addressed, such as mister or missus or miss, etcetera.

00:08:50:22 - 00:08:55:04

So can I please start with the applicant and their advisers, please?

00:08:57:11 - 00:09:07:13

Mister... I'm not sure. I think my camera got switched off because I had some technical problems just as the hearing started. I don't know if Ryan can thank you.

00:09:10:02 - 00:09:42:28

Thank you, sir. It's... Hello. Yeah. And apologies if I was talking while you were talking at the start. No. I had... My laptop decided to have a freeze. Yeah. So mister Fox, legal director... Matthew Fox, legal director at Pinson Mason's acting on behalf of the applicant today. With me, I have David Gab, who's one of the design leads for the project, Kate Hardy, the environmental lead for the project, and Lizzie Hall, who is a land lead for the project. I anticipate I'll do be doing most of the speaking today, but we'll bring them in if required in relation to the questions you might ask.

00:09:44:04 - 00:09:50:12

Okay. Thank you, and welcome. Come on. That case, can I pass over to North Yorkshire Council, please?

00:09:53:10 - 00:10:07:23

Good morning. Missus Linda Drake on behalf of North Yorkshire Council. I've been the case officer for this NSIP, and here to represent the council and to provide any responses that may come forward to any questions. Thank you.

00:10:08:22 - 00:10:19:03

Okay. Morning. Thank you. Next on my list then, can I introduce, please? I'll have the Environment Agency, please.

00:10:21:11 - 00:10:31:27

Good morning. Miss Chloe Snowball representing the Environment Agency. I'm a planning specialist, one of two planners who is assigned to this project. Thank you.

00:10:32:11 - 00:10:33:20

Okay. Thank you.

00:10:35:20 - 00:10:39:17

I've got Monk Prison Parish Council. Is it councilor Holmes?

00:10:41:13 - 00:10:45:21

It says yes. Bill Holmes representing North Ryerson Parish Council.

00:10:48:27 - 00:10:49:13

Thank you.

00:10:54:13 - 00:10:59:00

Okay. So then moving to interested parties who are intense today.

00:11:02:18 - 00:11:15:01

I have some people in tents. I'm mindful. Some people may want to speak, but those who have indicated their indication to speak. I'll start with those. If you don't wish to, just say that's fine. Can I start with the net ex, please?

00:11:17:11 - 00:11:41:04

Hello. I'm an interested party. I'm speaking for myself. I set the point sight in the submission of the eighteenth of October, published as e n o double one double o one two hash zero zero zero nine six three. Yep.

00:11:43:13 - 00:11:52:14

K. And we've seen those. Did you wish to speak to how you think you'd largely be listening? Will will be opportunities to speak if you wish to?

00:11:55:06 - 00:12:00:02

I'd like the opportunity to speak at the relevant time.

00:12:00:04 - 00:12:02:04

Okay. Thank you.

00:12:03:24 - 00:12:08:09

Got... Therefore, next person on my list is Elliot Grant.

00:12:11:03 - 00:12:12:21

You don't wish to speak. That's fine.

00:12:15:12 - 00:12:26:23

Yeah. Hello. Elliot Grant. Mister Elliot Grant. Resident in Moncrieston. Yes. I hadn't really intended to speak today, but would like to reserve the right if that's possible.

00:12:26:27 - 00:12:28:08

Okay. That's fine. Thank you.

00:12:28:10 - 00:12:28:25

Mister Willis.

00:12:30:24 - 00:12:36:07

And then finally, I've got... Sorry. Bear with me one second.

00:12:40:03 - 00:12:42:05

Doctor Eleanor Romans.

00:12:45:07 - 00:13:00:19

Yeah. Good morning, doctor Eleanor Romans. I am essentially representing my parents who own some of the land that's involved, although my dad is deceased. So I'm here as his executor. I don't intend to speak, but I will, yes, stick my hand up if I feel it's necessary. Thank you very much.

00:13:00:21 - 00:13:01:13

Thank you.

00:13:07:01 - 00:13:17:28

Okay. So that's everyone else on my lens. Is there anybody just checking online who is here who hasn't registered on speaker till just give that opportunity?

00:13:20:05 - 00:13:21:11

Not seeing any.

00:13:22:26 - 00:13:42:15

Okay. As I say, if there's... If you do wish to speak at a point today, if you would raise your hand and we'll invite you to in to speak, then we'll be preparing to invite you at the appropriate time. That concludes this item. Are there any comments or anyone wishes to make on this item before we move on?

00:13:44:27 - 00:13:45:28

Emma Osborne

00:13:46:00 - 00:13:47:09

is now joining.

00:13:49:29 - 00:13:59:21

Will you actually alert... Sorry. Will you alert us to when it's our time to speak, or are we just supposed to join in?

00:14:01:02 - 00:14:33:04

Sorry. Is that what I would ask is we will be... As we said in the introduction, we'll be inviting people at appropriate times. So so we'll give an indication as to when there's opportunity for people to speak. If you do wish to speak, if you wish to raise your hand on the team's function, then we'll we'll come to you if... At the appropriate time. I think just while we were concluding the item, there was another attendee. Can I just ask if that person is intending to speak today? If you do, please, would you mind introducing yourself?

00:14:35:06 - 00:14:38:24

Hi. My name is Emma Osborne, and I'm down as an interested party.

00:14:40:17 - 00:14:44:02

K. Thank you, miss Osborne. Are you planning to speak today or just observing?

00:14:45:28 - 00:14:53:23

I did put myself down to sleep, so I will listen. But, obviously, I do have... I think because everybody else has queries that they would like to raise.

00:14:56:00 - 00:14:57:14

Okay. That's fine. Thank you.

00:15:00:02 - 00:15:18:25

Okay. So I think I think that's everybody. As I said before, if there is a... If there's anybody in the room who should speak, please raise your hand at the appropriate point. If not, that concludes this item. Can I then move on to item two then, which is mister Tandy?

00:15:22:10 - 00:15:53:08

Thank you, mister Willis. I'll now turn to two item on the agenda, which is the examining authority's remarks about the change request. I will refer to the change notification, which is examination library reference c r one hyphen zero zero one, which was submitted in the twenty fifth of September twenty twenty six. This gave notice of the intention of Light Valley Solar Limited, which is the applicant, to submit a request to make changes to the Light Valley Solar Project application.

00:15:56:08 - 00:16:04:28

The applicant has subsequently submitted the formal request on the thirteenth of October, and the documents have now been published on the project section of the National Infrastructure website.

00:16:07:12 - 00:16:27:03

This includes forty seven new documents. Therefore, I don't anticipate that those attending today would have a time to read through these. In any case, a decision to ever accept change requests is yet to be made. Therefore, as I mentioned earlier, the purpose of this meeting is to consider how these changes are to be examined and not the merits of them.

00:16:29:03 - 00:16:47:27

I think at this stage, would be useful to briefly summarize the changes. So if we could have annex a, the change application consultation report document on screen, please, on the case team, and that's examine... Examination library reference number c r one hyphen zero forty seven.

00:16:53:20 - 00:16:56:29

Yep. Just bringing that one up now. Okay.

00:17:11:11 - 00:17:32:26

Believe that... Can I see if we just go down and see this first one, please? Thank you. Hopefully, everyone can now see that on the screen. I know I certainly can't. The index plan on screen provides an overview of where the nine proposed changes are located, and I'll just leave that on screen briefly for everyone to familiarize themselves with this.

00:17:49:05 - 00:17:56:09

Detailed description of the rationale for the proposed changes are provided in the app to con... Change...

00:17:58:23 - 00:18:03:15

If we could just move on a page now to show change one.

00:18:06:00 - 00:18:25:29

Thank you. Change one is the potential alteration to the construction access route for the land within the proposed cable route corridor to the south of the proposed solar development site one. An extension of the order limits to accommodate an additional construction access route is also being considered due to concerns raised in respective impacts to the Fieldhouse Farm business.

00:18:29:14 - 00:18:31:17

We move on again, please.

00:18:33:22 - 00:18:52:20

Change two is an extension of the order limits at Harry Moore Lane near access number c a nineteen, which is shown on sheet two... Ten of the access to work plans, and this is understood to accommodate an oversale of abnormal indivisible loads during deliveries.

00:18:55:04 - 00:18:56:22

And then continuing on.

00:18:58:10 - 00:19:09:27

Change three is a reduction of the order limits within the northern section section of of the proposed the solar development site six in field six point nine as identified in the field number in plan.

00:19:14:18 - 00:19:16:09

And, again, moving on, please.

00:19:21:03 - 00:19:43:04

Change four is an extension of the order limits to include additional land being required to provide and maintain the sight lines to ensure design manual for road and bridges compliance at access points one and three of proposed solar development site four. I believe this is shown on sheets twelve and eighteen of the access to work ponds.

00:19:47:05 - 00:19:48:13

Then moving on.

00:19:52:20 - 00:20:08:13

Change number five, the change to include an additional naught point two hectares for the proposed two hundred and seventy five k b substation solar development at site one to allow for an optimum layout to be developed. No change to the order limit is proposed here.

00:20:11:05 - 00:20:12:08

K. Moving on, please.

00:20:15:10 - 00:20:28:09

Change number six is a reduction in the area identified as work number five on the works plans and an increase in works number eight a. No change to the order limits is proposed to reduction in the extent of permanent light sort.

00:20:30:28 - 00:20:35:06

Looking up, please, again. Change number seven

00:20:36:21 - 00:20:53:16

is the removal of... Because I believe it's seven point one three hectares of proposed solar panels and solar development site six to the south of Milford Lodge and Milford Lodge cottage to create a bird habitat area. No change to the order limit is proposed.

00:20:55:25 - 00:20:56:14

Moving on.

00:20:58:02 - 00:21:08:16

Change eight is the addition of two new access points from Warfield Lane into the Monksfrestone substation added no change to the order and just proposed.

00:21:10:23 - 00:21:12:23

And finally, moving on again.

00:21:14:16 - 00:21:29:22

Change nine is an extension of the order limit to provide access for abnormal individual loads to the proposed solar development site four. That's location of access three, which I believe is labeled as point nine on the access to work plans.

00:21:32:23 - 00:21:35:29

Thank you. You may stop sharing the screen now, please.

00:21:39:25 - 00:21:56:08

The statutory deadline for the examining authority to to decide whether or not to accept the request is the tenth of November twenty twenty six. It is possible that the examining authority may consider or more one proposed changes acceptable as a change, but another or others not.

00:21:57:23 - 00:22:28:14

The applicant explains that changes two, four, and nine would result in an extension of the order limits and does not manage obtain to consent of all relevant land interests before submission of the change request. As such, the applicant is requesting to extend the powers of compulsory acquisition to include additional land affected by changes two, four, and nine. For the benefit of those who are unaware, additional land is land which wasn't identified when the Light Valley Solar project was first applied for.

00:22:31:06 - 00:22:47:00

Because changes two, four, and nine involve additional land and they are not obtained the relevant consents, the conculure acquisition regulations twenty ten would apply. In simple terms, these regulations provide extra safeguards for the people with an interest in that land.

00:22:48:21 - 00:22:59:24

As such, this would have a significant timetable implications because the regulations require notice, representation, and examination stages to be accommodated given the statutory examination period.

00:23:02:06 - 00:23:24:29

It decided whether to accept the request for changes two, four, and nine. The examining authority must be satisfied that regular... Regulatory safeguards can be accommodated and have regard to the cumulative burdens imposed by the examination process and timetable on all parties, and this is a principal reason for today's meeting. Can I check if there are any questions on what I have just explained, please?

00:23:34:20 - 00:23:35:24

K. Thank you.

00:23:37:21 - 00:24:06:18

The pollen inspector's advice, which is national insignificant infrastructure changes projects to an application after it has been accepted for examination, sets out of step three that the applicant should consult all per... All those persons who could be affected by the proposed change prior to making the formal change request. This includes all persons notified of the accepted application under section fifty six of the Planning Act two thousand and eight and all persons who made a relevant representation.

00:24:08:12 - 00:24:17:03

Furthermore, the applicant should identify newly prescribed persons that have been consulted in relation to the proposed change, but were not consulted on the original application.

00:24:20:00 - 00:24:50:20

The applicant has described the changes as minor and small scale and was therefore of the view that it was not necessary or desirable to consult in the proposed changes and associated environmental information prior to making the change request. Whether or not the proposed changes are material, in order to ensure fairness, appropriate and proportionate consultation should be carried out. The executive authority is therefore surprised and somewhat disappointed with the applicant's lacking approach in this regard and the potential ramifications of this should any of the changes be accepted.

00:24:54:24 - 00:25:12:02

Applicant's notification, c r zero zero one, sets out a proposed timetable with several stages for the examining of the requested changes. A largely unamended proposed timetable was set out in the applicant's formal change request received on the thirteenth of October.

00:25:14:17 - 00:25:19:11

I will now provide remarks on some elements of this timetable and then open for views from parties.

00:25:24:06 - 00:25:54:09

The proposed timetable suggests the examining authority's decision on whether to accept the application be made by the twenty third of October. This only allows for seven working days following the receipt of that submission. The change request includes forty seven documents that would need to be published, processed, and reviewed, and this follows fifty eight submissions that received... That were received seven days earlier at deadline three, which included substantive answers to the examining authority's first written questions.

00:25:55:08 - 00:26:02:00

These points amongst other time constraints, such as today's meeting, mean that a decision may not be made by the twenty third of October.

00:26:03:15 - 00:26:09:20

Can the applicant explain what flexibility there is in the timetable if the decision was to be made later, please?

00:26:16:21 - 00:26:51:14

On behalf of the applicant, thank you, sir. So in answer to that question, the the... It's to do with the press notices. So the note... The notice that we want to put in the press in order to comply with CA regulations, One of them goes in on the Tuesday, and they require the notice content to be with them on the Friday beforehand. So if we if we were to start... If we were to have the first press notice on Tuesday, then if we were to not have it on Friday...

00:26:51:28 - 00:27:25:16

And because that paper doesn't allow you to pull the notice once you've submitted it... So... Because we didn't... We were thinking of giving them a draft and saying, hey. Can you accept that? And then and then if you did not accept it by this Friday, we would then pull it. But they confirmed that you can only... Once you've submitted it, that's it, essentially. So if the acceptance... If you if you were to accept it and that was to happen next week, then that would mean that the first notice would be in the papers the following week.

00:27:29:11 - 00:27:36:17

And what date would that first notice be if that were the case?

00:27:36:29 - 00:27:46:21

That would then be... So if you were to accept it last week, then the first notice would go in on the third December... Of November. And,

00:27:51:29 - 00:27:57:03

therefore, the second notice would be Tenth. A week

00:27:58:23 - 00:28:01:27

Yep. Second press. Mister Cox.

00:28:03:13 - 00:28:03:28

Sir.

00:28:17:11 - 00:28:18:07

Thank you.

00:28:22:12 - 00:28:34:13

Would there be... Was there any other implications if the decision were later than the twenty third of October, or was it primarily related to press notifications?

00:28:35:17 - 00:29:02:06

Right. To do with the press notifications and then, obviously, the the knock on effects of that. So, you know, the the following dates in the proposed timetable would need to move back. Although I would I would say that I still think that would be... I mean, we can talk through it in terms of how that would practically work. I I don't think that would mean the kind of the post Christmas dates would need to change necessarily.

00:29:05:02 - 00:29:06:13

Okay. Thank you, mister Fox.

00:29:09:28 - 00:29:29:10

The proposed timetable suggests the closing date for submission of representations, and the proposed changes is the second of December. This would be after the publication of the examining authorities, the second written questions, and scheduled proposed changes to the draft development consent order, which are identified for publication the first of December.

00:29:30:26 - 00:29:40:26

As proposed, the examining authority would not have an opportunity to reflect any submitted representations in the publications, and we consider that to be inappropriate for conducting this examination.

00:29:43:24 - 00:30:18:18

Compulsory acquisition regulations eleven to thirteen explain how additional compulsory acquisition proposals must be examined once representations have been received. Regulation eleven requires the examining authority to assess the issues raised in those representations, and following that, regulation twelve requires us to set a clear timetable for examining the additional compulsion acquisition proposals. That timetable must allow for written representations to be made as per regulations thirteen and for questions, further information, and responses, any necessary hearings.

00:30:21:09 - 00:30:34:01

The applicant's proposed timetable does not follow the sequential approach and instead proposes that the period for written representations is to run concurrently with the period for relevant representations.

00:30:35:25 - 00:30:56:24

In the context of the proposed Light Valley Solar project, the examining authority consider the regulation should be followed as intended to ensure that everyone knows what they need to do and when, and that all parties affected by the proposed changes have a fair opportunity to take part. Examining authority therefore considers the applicant's approach in this regard to be inappropriate for this examination.

00:30:59:01 - 00:31:15:02

The proposed timetable suggests additional hearings for the twelfth to the fourteenth of January twenty twenty seven. However, this would only allow for two to four working days following deadline six, which is Thursday, the seventh of January twenty twenty seven.

00:31:16:25 - 00:31:31:27

In the context that deadline six is likely to contain a large number of submissions, examining the authority would like to hear from interested parties whether two to four working days would likely be sufficient to review the information and meaningfully contribute to those hearings.

00:31:33:20 - 00:31:37:15

So on that, I will start with North Yorkshire Council, please.

00:31:42:09 - 00:32:06:24

Good morning, sir. Linda Drake, North Yorkshire Council. We, as a council, our specialists do have capacity to deal with the the change application. However, the time... This time involved of such a short time to assess may well cause us difficulties, and greater time would be beneficial for us to be able to come back with a more

00:32:08:27 - 00:32:11:23

fuller assessment and comments.

00:32:21:19 - 00:32:34:05

Thank you for that. I'm just making notes as we go. Is there anything else you would like to remark on that particular point, or shall I move on?

00:32:35:07 - 00:32:37:28

No. I have nothing further to add at this time. Thank you.

00:32:38:08 - 00:32:39:09

Brilliant. Thank you very much.

00:32:40:24 - 00:32:52:00

I shall just open up to, initially, the environment agency, and then I can see there is a hand up as well, and I will come to you afterwards.

00:32:56:12 - 00:33:29:10

Thank you, sir. Yes. The environment agency has undertaken initial brief overview and review of the change request notification application. And given the the nature of the changes, there's only two changes one and nine, which we believe interactive water courses, we may have some brief comments on. But the the others aren't... They don't really fall within our remit as as as far as we have reviewed them so far.

00:33:29:22 - 00:33:46:14

Based on that, we don't take any issue with the proposed changes to the examination timetable. We'd always welcome more time to review documents, but I think we'll be fine resourcing wise based on the nature of the changes.

00:33:58:22 - 00:33:59:18

Thank you.

00:34:01:14 - 00:34:04:27

Mister Holmes, would you like to come in now? I can see you have your hand up.

00:34:05:14 - 00:34:45:17

Yeah. Thank you very much, mister Tandy. From the Price and Parish Council's point of view, we are constrained by various statutes with regard to our own timetable setting meetings. This has to take account of setting meeting agendas and the publication of its timetable for calling meetings. We can only agree things officially by having a full council meetings. So we would request that the examining authority take any constraints for the British Council into account when determining the timetable, and we'd also ask the timetable takes account of time for the British Council to consult with its own experts.

00:34:46:12 - 00:35:19:20

We feel this is an important stage for us to provide a proper and considered response. We'd probably require about five weeks from any submission to be able to put our systems and meetings into process. We're also aware that the examination will extend beyond the Christmas period, and statutory consultees and interested parties may find difficulty in responding over that period. And if you could take that into account in in the timetable, we'd appreciate that as well.

00:35:19:22 - 00:35:20:26

Thank you very much.

00:35:27:03 - 00:35:33:25

Thank you, mister Holmes. If you were able to lower your hands, that would be helpful.

00:35:37:09 - 00:36:01:01

Are there any other interested parties here today, a member of the public, who would like to comment on who was more specifically looking at the suggestion and hearings in... On the twelfth to fourteenth of January and the two to four working days after deadline six. Is there anything else? And then I can see mister Fox. Do have your hand up, and I'll come to you shortly?

00:36:10:23 - 00:36:15:10

Can... Now see doctor Romans might see now come in.

00:36:17:13 - 00:36:49:28

Thank you very much, mister Tandy. So, I mean, it's important to note that we are not directly affected by these changes. However, on general principle, I would say that that's not enough notice for someone to look at it who's got a full time job elsewhere. Because, actually, yeah, by the time I actually should... Would, you know, would find out about something and have the time to look at it, the deadline would probably have passed. So as I say, like, this doesn't directly affect me, but I think it's worth making the point that it's potentially not a realistic timetable for people with, you know, other jobs.

00:36:53:17 - 00:36:55:05

Thank you, doctor Williams.

00:36:58:13 - 00:37:05:12

K. I don't have any other hands up, so I will now come to mister Fox on behalf of the applicant.

00:37:07:17 - 00:37:38:04

Thank you, sir. Mister Fox on behalf of the applicant. I think I just wanted to make two points essentially. So so first of all, sir, although, obviously, we've... We did say in the change notification application we've that seen it is within your gift to... If there was to be a third... This this set of hearings for it to cover issues above and beyond the changes. But in the first instance, you know, the hearings, obviously, CA regs require hearings to happen.

00:37:39:00 - 00:38:12:04

And, therefore, the the focus of those hearings would be about the changes. And whilst, yes, we acknowledge that deadline six is only the... Within the few working days that you mentioned, actually, in terms of the changes themselves as per the the current timetable we put forward, the chance for people to have their say and the applicant would have then responded would have happened before Christmas, and then you would have Christmas and then, you know, working week before then having the hearings.

00:38:12:25 - 00:38:54:20

So I just just want to make the point that I'm I'm not sure necessarily that it's the distance to deadline six that is the pure driver of it. And I I accept that if you... People make submissions, they see our responses at... Before Christmas and then want to make further comment at deadline six, they may do so. But at that point, the interested parties therefore would have had two chances to have said something about this as

well as their consultation responses. So if anything, it would be the applicant who would be having to deal with the four days because then it's dealing with what the interested parties have had to say at deadline six in relation to the changes.

00:38:55:29 - 00:39:10:00

And then the second point I wanted to make was that if there is still concern on this, there is still time within the six month statutory time frame for examination. If necessary, the hearings could be the week afterwards,

00:39:12:00 - 00:39:13:06

which would take you to the week...

00:39:15:09 - 00:39:31:26

If you take the twelfth to the nineteenth and twenty first, and then they're still a week after that before the examination then closes. So people would, you know, still have the time to do the submissions summarizing what they said at the hearing following that.

00:39:41:03 - 00:40:05:20

Thank you, mister Fox. I've made a note of your remarks. Of course, we are considering all of these factors in terms of how it fits into the wider... Into the examination of the wider application as well as... So we will work on that basis. Is that a new hand, mister Fox, or is this... And that's coming in?

00:40:06:06 - 00:40:37:25

Yes. It was just... Not specifically on on on the hearings. I did just... In terms of some of the the the previous comments you made before before the hearings, did just want to emphasize so that we obviously appreciate that we're... We are asking for an element of discretion to be exercised, and that is, obviously, your discretion to choose whether to make. But we also have thoughts within the the suggested timetable to take account of all of the vague areas of flexibility that the regulations allow for.

00:40:37:27 - 00:40:43:15

And, yes, there are certain rules around time periods, particularly around when

00:40:45:03 - 00:41:13:07

in the after notice that needs to be given for hearings, but there is flexibility given in terms of, a, when written representations are required as per regulation thirteen, and also the the time scales for the various steps that aren't hearings within it. And so because those regulations do give some leeway in how that works, we felt that it is possible to to essentially make it work in the context of the remaining time available.

00:41:17:29 - 00:41:21:29

Okay. So, Bob, can we note your position on the matter?

00:41:26:14 - 00:41:29:01

Looking ahead now more generally,

00:41:31:19 - 00:42:17:13

between now and the end of January twenty twenty seven, just like to understand if there are any dates or periods that interested parties consider could affect their ability to meaningfully engage with, review, or respond to the application documentation. I'll start by asking North Yorkshire Council, and if other parties would like to respond to this, please use the hand of functioning teams, and that will come to you afterwards. So North York Council, if relevant, could you just identify any dates or periods and explain the practical reasons why it could affect your ability to participate in the examination? I'm thinking, for example, availability of some of your personnel, advisers, and any specialists, please.

00:42:18:07 - 00:42:37:06

Thank you, sir. Linda Drake, North Yorkshire Council. I've checked with the specialists within the council who most are likely to be involved with the change application and going forward, and we have capacity and availability. There's no specific dates that have been raised that we cannot attend. Thank you.

00:42:49:23 - 00:42:50:08

Thank you.

00:42:54:29 - 00:43:04:17

Don't see any other hands up at the moment. I'm gonna note, mister Holmes, you did mention more broadly in your previous answer, so I'll I'll note that as well. So thank you.

00:43:06:26 - 00:43:20:21

Again, I'll just ask the applicant, are there any particular periods that be difficult for you between now or generally in the end of the examination statutory period, which would be the twenty eighth of January?

00:43:22:07 - 00:43:23:03

No, sir.

00:43:23:27 - 00:43:24:24

Thank you.

00:43:29:13 - 00:43:48:21

And again, just back to North Yorkshire Council, are there any additional governance or approval processes and procedures that would need to be engaged as a result of the change request? For example, are there any sort of committee making cycles that might impact in the timetable that we should be considering?

00:43:50:01 - 00:43:58:25

Hello. Yes. North Yorkshire council, Linda Drake. No. We have a dedicated authority we can carry out without having to go back to committees. Thank you.

00:44:19:05 - 00:44:20:02

Thank you.

00:44:22:28 - 00:44:28:02

Mister Holmes, I see you have your hand up again, so I'll just let you come in.

00:44:28:11 - 00:44:35:08

Thank you. Bill Holmes, Mookhiser and Paris Council. Is it appropriate an time just to make a general comment about the proposed timetable?

00:44:39:03 - 00:44:42:09

I'm happy for you to do so, mister Holmes.

00:44:42:14 - 00:45:13:01

Thank you very much. So the applicant has indicated their proposed timetable. I do appreciate that the timetable is under the management and control of the authority, but because of what he submitted, it may appear that the applicant is driving the timetable to their own requirements. He... The applicants acknowledged that there are some nonconformances within the regulations, and we would ask the authority to ensure that regulations are adhered to in full.

00:45:16:03 - 00:45:34:13

And we should ask that the impact of any changes should be added to the timeline and not just shoehorned in to maintain original timeline just for the sake of it. After all, change requests rarely keep timelines intact, so we do need to have some, you know, cognizant... Cognizance around that. Thank you.

00:45:44:10 - 00:45:46:03

Thank you, mister Holmes.

00:45:52:05 - 00:46:18:28

So some interested parties who are unable to attend today submitted comments to the plan inspectorate ahead of this meeting. With transparency and fairness, the examining authority accepted these as additional submissions, and they have been published on the National Infrastructure Project website. I will not be reading through these now, though. Are there any other views from interested parties from those who are attending today and wish to speak now?

00:46:30:01 - 00:46:33:00

Ken Jones, I'll ping you in if it's something new.

00:46:37:02 - 00:46:45:06

It's down mainly to procedural things rather than the timetable. If you... Alec, can you allow me to proceed proceed on that basis?

00:46:46:03 - 00:46:47:06

Yes. That's fine.

00:46:47:08 - 00:47:04:21

So the first thing is that the applicant stated that they're so likely to obtain consent of of landowners, which I think the zoning authority has recognized. But it would be good to know what actions the applicant is taking to ensure that they receive consent from all landowners.

00:47:06:27 - 00:47:34:17

Furthermore, in section three one four of their submission, they've indicated there's no benefit to consultation before the application is submitted. We consider that pre submission is essential. It allows all interested parties to gain a full understanding of the changes and for them to make informed responses or indeed an informed no response. What is a small change to the applicant may be a large change to an interested party.

00:47:36:09 - 00:47:38:12

Removal of the pre submission

00:47:46:00 - 00:48:16:27

consultation only goes to condense the time scale to the benefit of the applicant and deny any interested parties the due process. The applicants indicated that changes will be of limited interest to the wider community, hence no need for a pre submission consultation. This is an assumption by the applicant and prejudicial to all interested parties. This does support the need to consider a pre submission consultation by the applicant.

00:48:18:20 - 00:48:28:27

The inclusion of a pre change application consultation will inform the applicants of any issues that should be included in submission, which I see as being beneficial to the applicant.

00:48:31:06 - 00:48:44:12

It's still clear at the moment that no all interested parties may have been identified and would like to know what effort the applicant is making to ensure that all interested parties have been informed and engaged with the process.

00:48:46:03 - 00:48:55:19

Also within the section, the applicant has made certain assumptions regarding subprime interests. What efforts are being made in this area to confirm the applicant's assumptions?

00:48:57:29 - 00:49:04:04

In section three nineteen, it refers to precedents in relation to other sites developed by the applicant's parent company.

00:49:05:20 - 00:49:22:26

McFric and Price Council is of the view that this should not be an applicable point. The LVS development has unique features and should be considered outside of other developments. Such features have previously been identified in Mount Friesen's original submission.

00:49:25:06 - 00:49:40:14

The OR applicant has also requested that no other public consultations are required and Mount Frierson Parish Council would ask the examining authority to consider public consultations as required by any applicable advice or legislation.

00:49:42:12 - 00:50:00:29

Monk, Faison, and British Council also request that the examining authority considers public hearings for all changes as well as other matters. This is to ensure transparency and to ensure all statutory consultees and affected communities have the ability to participate in the process.

00:50:03:02 - 00:50:05:21

Thank you. That's the points I need to raise at this time.

00:50:12:12 - 00:50:33:26

Thank you, mister Holmes. And, you know, please be assured that examining authority consider projects in its own right, But it can be useful to see approaches elsewhere. That is the approach that we take. And I've note... I've made note of your other points as well to useful.

00:50:36:00 - 00:50:40:00

Jeanette, actually, I see you have your hand up if you would like to come in.

00:50:42:21 - 00:51:12:17

Hello. One point I'd like to back, obviously, what the parish is saying, but there's twenty four parish councils to notify with this application. It just seems to me that it... This is all very last minute on the application. It's not giving people time to scrutinize exactly what has been presented, and I think that's very unfair.

00:51:15:23 - 00:51:46:15

You'd... Yeah. I just think it's unfair, and it gives no time, especially for landowners, to actually look at what's going on and what is being proposed. So I don't think they should be allowed. There's no law that actually states that you can actually, yeah, take take it away, but you can give it back. I...

00:51:46:17 - 00:51:53:04

You can extend, but you can't shorten. That's that's my knowledge, and that's my point.

00:51:54:03 - 00:51:57:02

Okay. Thank you. It's obviously noted.

00:51:59:21 - 00:52:06:20

Are there any other parties on the call before I bring in mister Fox for the applicant?

00:52:13:02 - 00:52:14:15

No? Okay. Mister Fox?

00:52:18:18 - 00:52:54:23

Thank you, sir. Mister Fox from behalf of the applicant. So just a few points and themes just to come back on and also... Which I think will also be helpful to yourselves. So first of all, I think I just want to emphasize that nothing that we're proposing in the timetable is to suggest any kind of noncompliance with the regulations, just to be clear to to all. It's it's using the flexibility and the discretion that the regulations allow for, and there's no suggestion of us requiring where the periods are required for a minimum of a certain period of time that they are reduced.

00:52:56:19 - 00:53:28:22

We are doing what we expected in terms of speaking to all the relevant interested parties, and all the other relevant interest parties have been identified. As we explained in the change application, we have done proactive engagement with the relevant landowners. And of the twelve freehold land interests who are most affected by the changes, we've had detailed conversations with ten of them. And I'm conscious so that one of the interested parties, he was he was unable to attend, miss Thomason, we have numerous cross...

00:53:28:24 - 00:54:16:08

Correspondence exchanges, including an email exchange yesterday with her. And, yes, so I think that point about engagement, we have been undertaking it. We've set that out in the change application with both landowners and statutory bodies. So the approach to consultation, generally, would note, of course, that this is in the context of the wide examination timetable, that both through the change notification, change application, people have seen what is being proposed, and the conscious that we've tried to deal with the fact that you have the PINS advice page that you mentioned, which talks about pre consultation, and then the CA regs, which talk about consultation after the event and after submission.

00:54:16:23 - 00:54:29:22

So we've tried to take an approach which is proportionate in the context of those double requirements, but also in the context that we have been engaging with the correct parties on the nature of the changes.

00:54:37:21 - 00:55:09:15

I'm sorry, sir. One one final point. I I do accept every scheme. It's different. But I would note that it's not just other developments taken forward by parent parent company of of the applicant, but numerous DCOs, this professional team, has worked on... Has had the situation of trying to merge the regulations

and the advice page requirements and taking similar approaches. And whilst every project is different, the context is the nature of the changes here.

00:55:09:17 - 00:55:29:21

And, yes, while we do have some aspects that invoke the CA regs, For the other changes, they are extremely localized, and, you know, some of them are reductions. And so we're reducing impacts on the local communities, and that's why we say our approach is proportionate.

00:55:33:12 - 00:55:48:04

Thank you, mister Fox, and we note your position and opinion on some of the matters that you've mentioned. And thank you for coming back to... On some of those points that have been raised interested by parties this morning. I'm sure that's helpful for them as well as ours.

00:55:52:23 - 00:56:24:08

K. At this point, in light of the comments made this morning in relation to the submission of additional information into the examination, progress with voluntary land agreements, and consultation associated with the change request, now propose it will take a shorter to allow the examining authority to consider how this might affect the next item, which we are due to discuss, which is item three. The time is currently ten fifty six, and I propose we take approximately fifteen minutes or so to allow...

00:56:24:10 - 00:56:56:00

What's the time we need to review item three, and then we turn here at eleven fifteen. For those of you who are participating in the meeting, can I ask that you switch off your cameras and use any open microphones during this period? If you do lose connection during this period, then you can use the original link provided for this morning's meeting, and the case team will let you back into the virtual room. For those watching the livestream, you will need to refresh your web browser page to view the restarted stream.

00:56:57:09 - 00:57:05:27

On that note, I shall now adjourn the examination procedure meeting for the proposed line of Valley Solar project until eleven fifteen. Thank you.