



Planning Inspectorate
Arolygiaeth Gynllunio

Hearing Transcript

Project:	East Pye Solar
Hearing:	Recording of Preliminary Meeting (PM) – Part 1
Date:	15 September 2026

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00:00:03:23 - 00:00:14:20

Good morning, and welcome. It's now ten AM and time for this preliminary meeting to begin. Can I first just confirm that everybody in the room can hear me clearly?

00:00:16:09 - 00:00:22:26

And can I also confirm with the case team that the live streaming and recording of this event has commenced?

00:00:29:23 - 00:00:36:15

And can we have an indication too, please, that those joining online today on Teams can also hear me?

00:00:41:16 - 00:00:42:10

Yes. We can.

00:00:43:00 - 00:00:44:11

Good. Thank you very much.

00:00:46:01 - 00:01:07:14

I would like to welcome you all to this preliminary meeting for the application made by East Pie Solar Limited for an order granting development consent for the proposed East Pie Solar project. My name is David Cliff. I am a chartered town planner and an inspector at the planning inspectorate. I've been appointed by the secretary of state to be the lead member of the panel to examine this application.

00:01:09:22 - 00:01:45:12

Now before asking my colleagues to introduce themselves, I'll quickly deal with a few housekeeping matters for those attending in person. Please, can everyone please set all devices and phones to silent? The toilets are located through the door at the back. And if you just go down the corridor, they're on the left hand side. They're very close to the doors at the rear of the room. We have not been made aware of any fire alarm tests today. So in the event of a fire alarm, please leave the room via the

marked entrances on the right hand side. Go on to the balcony, and then if you turn right, there's some steps at the end of the balcony.

00:01:45:19 - 00:01:55:00

And then if you continue around to the muster point, which is the far side of the car park, which I think is over over there. So continue around that that side of the building.

00:01:56:20 - 00:02:04:13

And for those attendees who've joined via Teams today, please keep your camera and microphone turned off unless you are speaking.

00:02:06:18 - 00:02:31:13

And just a word in terms of the air conditioning. It's quite warm in here today. The air conditioning, I think, is on. But if we open the doors, which might seem attractive, the air conditioning won't work. So if we could proceed with the air conditioning on and the doors closed. If anybody is uncomfortable and it's too hot or gets too cold, then if you could please let the case team or a member of the case team know that, and we'll see what we can we can do about that.

00:02:33:12 - 00:02:37:26

Okay. I'm now going to ask my colleagues on the panel to also introduce themselves, please.

00:02:39:05 - 00:02:56:04

Good morning, everyone. My name is John McEvoy. I'm a chartered civil engineer and an examining inspector. I will be leaving the discussion this morning on agenda item two about the examination process and on agenda item four about the draft examination timetable. Thank you.

00:02:58:04 - 00:03:09:22

Good morning. My name is Claire Taylor. I'm a charter town planner, and I'm also an examining inspector. I'll be leading the discussion later on agenda item three, the initial assessment of principal issues.

00:03:12:12 - 00:03:43:29

Thank you. Together, we constitute the examining authority for this application. Our role is to examine the application and to report to the Secretary of State for Energy Security Net Zero with a recommendation as to whether or not a development consent order should be made for the proposed development. I can confirm that all panel members have made a declaration of interest in accordance with the planning inspectorate's conflict of interest policy. In each case, the planning inspectorate is satisfied that no interest have been declared that give rise to any concerns that our judgment or independence could be compromised.

00:03:44:16 - 00:04:21:19

I'd also like to introduce members of the planning inspectorate's case team who are supporting us today. They are led by Robert Cook. I think he's sitting at the rear of the room. And there are also various other members of the planning case team here today. Please ask them any questions about the process, procedures in general, if you have any of those. And we're also supported on the virtual side

by James Ledsham that I'm sure those online will have already met this morning via Teams. And the audio visual technology, etcetera, is being led by CVS International at all this week's events.

00:04:23:27 - 00:04:35:27

Now I'm now going to move on to introductions from those organizations and groups and the applicant, of course, who wish to speak today.

00:04:37:13 - 00:05:11:23

Could you please introduce yourself stating your name and who you represent along with the agenda item or items you wish to speak to? And please could everybody also state how you wish to be addressed, miss, miss, mister, etcetera, etcetera. Please speak clearly into the microphone. Just generally, I think you probably need to be I hope this is okay in terms of how I'm coming across. But if you speak to if your if your mouth is too close to the microphone, it will become muffled. And, obviously, if you're further away from the microphone, nobody will be able to hear you. So I don't know. Roundabout sort of eight or nine inches from the microphone seems to be about right.

00:05:13:06 - 00:05:43:24

Please also be reminded that this preliminary meeting is only to discuss the procedural aspects of the examination. It is not an opportunity to make representation comments on the merits of the proposed development. Such opportunities will follow at the open floor hearings this afternoon and tomorrow morning and beyond in the examination. So please consider this in deciding whether or not you wish to speak this morning. And we've also, I would say, have read over two thousand relevant representations that have been received on this project.

00:05:43:27 - 00:06:04:12

And we thank everybody for the time taken and the effort taken to produce those because those are very helpful to us at this early stage of the examination. Okay. If we could start with the applicants, please. If we can hear from who will be leading the submissions today and any others who are likely to make readily contributions at this preliminary meeting.

00:06:05:11 - 00:06:23:23

Good morning, sir. My name is Toby Yates. I'm an associate solicitor at Pincer Masons representing the applicant. I don't expect to say too much myself today, and it will just be me speaking at the preliminary meeting. There's just one common item four that we'll make and then also one item six as well.

00:06:29:15 - 00:06:34:24

Okay. Thank you. I'm presuming mister Yates is the best way to address yourself.

00:06:35:03 - 00:06:36:21

That's great. Thank you. Thank you.

00:06:38:19 - 00:06:53:18

Okay. We could now move on to the organizations who expressed a wish speak. to Again, please introduce yourself and tell us which agenda item you wish to speak to. And starting with the local authorities, I'll start first with South Norfolk District Council, please.

00:07:00:03 - 00:07:05:28

Yes. Good morning, sir. My name is Richie Parekh of council, instructed by South Norfolk Council.

00:07:06:00 - 00:07:06:15

Depends on

00:07:06:29 - 00:07:22:14

And happy to be dressed by as miss. I don't anticipate needing to say too much today. We also have people in Boston, but, again, I'm not sure I'll need to call them then for the Boston the preliminary meetings. I'm happy to leave it there in terms of introductions.

00:07:24:15 - 00:07:27:12

You very much, Ms. Prarak. That's very helpful. Thank you.

00:07:29:19 - 00:07:34:01

And if I could now turn to Norfolk County Council, please.

00:07:34:27 - 00:07:49:06

Good morning, sir. My name is Isaac Nunn from Norfolk County Council. I'm a charter town planner, I and am the nationally significant infrastructure projects team leader. I'm supported by colleagues, but I'll be the only one speaking today. Thank you. And mister Nunn is fine. Thanks.

00:07:49:08 - 00:07:53:28

Okay. Thank you, mister Nunn, and welcome today.

00:07:57:29 - 00:08:07:10

I'll now move on then to the parish and town councils who've asked to speak today.

00:08:09:07 - 00:08:17:05

And these are in no particular order. They're actually in alphabetical order. If we can start with Great Malton Parish Council, please.

00:08:19:12 - 00:08:21:24

Is there a representative from Great Malton Parish Council?

00:08:25:20 - 00:08:50:12

No. If there's somebody who has put their name down because I know there's various hearings and you have to tick various boxes of the hearings you want to speak to except from the registration forms. If I just if I do say the organization of the person, you don't wish to speak this morning, that is absolutely fine. I understand you may want to be speaking at the later open floor hearings as well, which we'll obviously come on to when we introduce those. But I understand there's nobody from Great Malton Parish Council who wishes to speak.

00:08:53:27 - 00:08:57:08

Is there somebody online who wishes to speak for Great Malton Parish Council?

00:08:59:20 - 00:09:17:00

No? Okay. And as with all groups and individuals, if you even if you've not said you want to speak to me this morning in these introductions, if you wish to speak to a particular item, just put your hand up, either physical hand or virtual hand. Okay. Moving on to Heplenall Parish Council, please.

00:09:18:12 - 00:09:31:06

Good morning, sir, and thank you for the opportunity to speak. My name is David Hook, and I'm Chairman of Hebdenall Parish Council. We wish this morning to talk about agenda item four, the draft examination timetable.

00:09:33:26 - 00:09:40:20

Thank you. That's helpful, mister Cook. Thank you. And now Longstratten Town Council.

00:09:45:14 - 00:09:50:15

Is there a speaker for Long Strathontown Council? No? Okay.

00:09:52:17 - 00:09:55:04

Morningfork and Fritton Parish Council.

00:10:02:05 - 00:10:07:14

Saxlingham. Oh, there is a hand. Sorry. If you could just wait for a microphone, please, and then introduce yourself.

00:10:16:18 - 00:10:30:13

Could you just wait sorry. Could just wait for the microphone? And it is important that everybody speaks into the microphone because the event's being recorded. And if you don't speak into a microphone, it won't be heard on the recording or online or even by people in the room. So if you could just say that again, please. Sorry.

00:10:30:15 - 00:10:37:21

I understand that the the chairman for Morningshall and Fritton is mister Glenn Floyd, and he has actually registered to speak at some other time.

00:10:38:10 - 00:10:45:28

Okay. Thank you. I presume he's going to speak at the open floor hearing and and perhaps beyond as well. I've got the same name here as well. So thank you for that clarification.

00:10:47:18 - 00:10:49:16

Yes. Again, wait for the microphone, please.

00:10:52:17 - 00:10:59:28

Oh, by all means, you you use that one if that is working. Yeah. Press the button so the light comes on.

00:11:00:00 - 00:11:05:07

I don't think that the people the pressure council of Great Malton, although they're attending this.

00:11:07:12 - 00:11:07:27

If you

00:11:07:29 - 00:11:12:08

if you sit sit down and obviously introduce yourself. And that's okay. That's okay.

00:11:12:10 - 00:11:24:06

My name is Sandra Bullet, and I'm a bit I live in Great Malton. Yeah. Although our parish council is represented to talk this afternoon, I don't think they were aware that they should attend this morning.

00:11:24:08 - 00:11:41:14

No. That's absolutely that's absolutely fine. I understand that. I think several people who when people register all these events, I think they tick the various events, but is this the open floor hearing, which they may actually be the one they want to speak to. So that is that is understood, and that is fine. So thank you for that clarification. Thank you.

00:11:44:08 - 00:11:48:15

So anybody from Saxing and Navigator Parish Council who wishes to speak today?

00:11:50:12 - 00:11:58:20

Okay. That's that's fine. Thank you. Can I just check, though? Just are you mister Haslam? Thank you. That's that's helpful to know. Thank you.

00:12:00:15 - 00:12:02:17

And Tibet Shull, Parish Council.

00:12:06:04 - 00:12:17:06

Okay. In that case, we don't need the parish the microphone in that case for this morning. That's fine. That's great. And lastly, in terms of the parish councils, Topcroft Parish Council.

00:12:21:11 - 00:12:26:02

Okay. Fine. Thank you. We'll come on obviously, we'll introduce you this afternoon.

00:12:27:18 - 00:12:37:22

Right. Okay. Moving now on to Block East Pie. Is this a representative from Block East Pie Group? Who wishes to speak

00:12:37:27 - 00:12:50:24

this Hello. Good morning. My name's doctor Aneta Berry. I'm cochair of Block East Pie Solar. And I do want to speak this morning at the preliminary meeting, and I would like to speak about four points and two.

00:12:50:27 - 00:13:05:04

Four and two. Okay. Thank you, doctor Barry, and welcome to this preliminary meeting. And the other groups I've got, I've got the South Norfolk Tree Wardens Association.

00:13:09:06 - 00:13:22:26

Yes. That would be me. My name is Ross Jolliffe. I'm not quite certain why I've put been put in this illustrious group this morning, but happy to speak this morning or this afternoon. I'll be talking about environmental assessment, the impact on trees, etcetera.

00:13:23:01 - 00:13:44:05

Okay. It may well be that unless you've got anything to say this morning on procedure and the timetable or any principal issues that aren't on our principal issues list that that that you can speak this afternoon at the open floor hearing or yeah. This this afternoon's open floor hearing. So unless you want to speak on on procedural matters today, then that is fine. You can wait till the open floor hearing.

00:13:46:07 - 00:13:47:23

I haven't done this before. It's very difficult

00:13:47:25 - 00:13:48:24

to No. That's absolutely fine.

00:13:48:26 - 00:13:57:13

But the a lot of what I've got to talk about is to do with process of adequacy of the environmental statement. Is that better this morning or this afternoon?

00:13:57:15 - 00:14:31:17

I think you should make that representation in your open floor hearing submission. And we've also also read and this is a point for everybody. Obviously, there are time limits for speakers at open floor hearings of three minutes for individuals, five minutes for groups. We have read everybody's relevant representation in writing, and also we'll be inviting further written representations in the examination if people want to elaborate further on what's in their relevant representation. You don't need to duplicate things, by the way. There's no extra weight given to a point because it's been made more than more than once.

00:14:32:21 - 00:14:49:23

But if there's anything that you wish to sort of say in detail, then, obviously, you can use the risk representation opportunity for that. But if there's anything you want to sort of summarize, etcetera, or or build upon in your time allotted for this afternoon, then do so on those matters that you've just raised. But it sounds like you don't need to speak this morning from what you

00:14:49:25 - 00:14:50:10

said.

00:14:50:12 - 00:14:51:02

Thank you.

00:14:51:04 - 00:14:52:17

Okay. Thank you.

00:14:54:24 - 00:15:02:02

And National Highways, I think online, we may have a representative from National Highways.

00:15:02:16 - 00:15:15:12

Good morning, sir. Thank you. This is Jeremy Bloom. I'm representing National Highways. I'm the third party DCO lead in National Highways East region, I

00:15:17:00 - 00:15:26:12

wish to make a point of clarification on item three on the agenda. I'm happy to be referred to as mister Bloom.

00:15:26:19 - 00:15:30:19

Mister Bloom. Okay. On item three. Thank you, and welcome this morning.

00:15:32:26 - 00:15:36:12

And we may have a speaker from the General Aviation Awareness Council

00:15:40:05 - 00:15:45:11

or perhaps not for this morning. Okay. And

00:15:47:13 - 00:15:48:22

I have

00:15:50:21 - 00:15:58:09

mister Rams, the local MP, as well on my list. Is it your intention to speak this morning or at the open floor hearing?

00:16:00:14 - 00:16:02:26

Any bit that mister Rams is not in attendance yet?

00:16:06:01 - 00:16:10:15

Okay. Well, I do know that he's down as one of the open floor hearing speakers. So okay.

00:16:12:27 - 00:16:38:06

If anybody else wishes to speak this morning, then please, rather than having to introduce everybody now, individual by individual, please put up your hand when we are asked, does anybody else wish to speak? I think that's probably the most efficient way of of progressing. So just because you've not put up your hand so far doesn't mean to say you can't speak later on in the agenda.

00:16:41:00 - 00:16:41:29

Okay.

00:16:48:26 - 00:17:20:21

Now this meeting this morning will follow the agenda as set out in annex a of our rule six letter dated and published on the fifteenth of July two thousand twenty six. Could the applicant just put that up on the screen? It's in the rule six letter on page a two, annex a. It'd just be helpful if put that on the screen. I'm hoping most of it can be fitted on the screen. The problem with putting these agendas on the screen is sometimes they don't all fit on, but that looks to be fairly clear.

00:17:20:23 - 00:17:37:06

So thank you. As I've said, the purpose of this pre meeting is to discuss how the application should be examined in the process only. We're not going to talk about the substance of the proposed development at this time. It provides an opportunity for parties to provide your views on the examination process, including timetables or the timetable.

00:17:46:21 - 00:18:17:15

And if you're participating virtually and you wish to speak at a relevant point, please use your raised hand virtual function. And please be patient. There are several speakers as we may not be able to get to you immediately, but we will invite you to speak at the appropriate time. And the chat function on Microsoft Teams has been disabled today, so nobody will be able to use that. As I'm sure you're all aware, this is a formal meeting, so please be respectful to all parties whether or you disagree with them or agree with them or not.

00:18:17:20 - 00:18:47:00

And please, can people refrain from applause, booing, cheering, or any other noises apart from representations because they really are not helpful to the examining authority, and they tend to distract us rather than anything else. So everyone could be bear that in mind, please. But we are very aware that there are obviously, you know, objections to this scheme, and it it can be an emotional issue for people. So we are very aware how people feel about things, and we do want to hear what you have to say to us during this examination.

00:18:50:14 - 00:18:59:01

A recording of today's preliminary meeting will be available on the relevant application page of the planning inspectorate's national infrastructure website as soon as it's practical after this meeting.

00:19:01:23 - 00:19:32:14

And as you've discovered this morning, if you wish to speak, please speak into a microphone, be it a roving microphone. Or as we've seen, if you're on the front row, then by all means, one of the microphones at the table. And for those people online, if you don't want your image to be recorded, you can switch off your camera. And there is an area in this room for those people who do don't wish to be recorded or are here in person. And if you wish to be in that particular area, then please ask a member of the case team and they can show you where that is.

00:19:33:10 - 00:19:36:04

Does anybody wish to record the meeting this morning?

00:19:39:24 - 00:20:22:23

No. Okay. Just a brief word on the general data protection regulations. A link to the planning inspectorate's previous notice was provided in our rule six letter. This establishes how the personal data of our customers is handled in accordance with the principles set out in data protection laws. Please speak to remember the case team if you've got any concerns or questions about this, but these meetings are recorded. And indeed, written representations and recording of of this meeting are put in the public domain on our website. So please refrain from any representations that contain personal information, which we would seek to redact from written representations, but it's more difficult to redact things from oral representations.

00:20:23:04 - 00:20:55:08

there is a particular matter that you want to present to us, which is does does require personal information to be submitted, for example, a a medical condition, etcetera, then talk to the case team, and there are ways of getting that information to us about it being public. But it's best, for example, when talking about medical conditions just to keep it very generalized rather than specifying that, you know, a member of my family has a named medical condition because, obviously, that would be a sensitive matter that we wouldn't want to be published.

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

You'll find information about this application on the planning inspectorate's national infrastructure planning website, and we would encourage you to familiarize yourself that where that is with that where that is possible. All examination library documents will be available to view on that website.

00:21:21:19 - 00:21:51:03

Timings wise, this morning, we'll have a short break midmorning at a convenient point, probably around about eleven thirty, see how we're getting on. And it is intended that the meeting this morning will close no later than one PM. We might finish earlier. And, of course, there's a subsequent open floor hearing scheduled to commence in this room at two PM this afternoon. When we finish here at one o'clock, if everybody could leave the room at least for a while, because think I it's gonna be a small organ reorganization of of certain chairs and positions, etcetera.

00:21:54:06 - 00:22:10:15

Okay. I think that's enough with my general introduction, so thank you for bearing with me on those. Are there any other comments that anybody wishes to make under agenda item one, which is examining authority introductions?

00:22:13:12 - 00:22:25:22

Okay. If we can now move to Agenda Item two, which is the EXAs or the examining authorities remarks about the examination process. I will turn to my colleague, Mr. McBoy.

00:22:27:21 - 00:22:58:14

Thank you. Good morning. In order to streamline the running of the event in Annex B of our Rule six letter, we have provided an introduction to the preliminary meeting and an outline of the examination process explaining how we will conduct the examination and how you can participate. There are some general observations that I would like to make about the examination process in the interest of that it ensuring is as productive and efficient as it can be.

00:22:59:11 - 00:23:30:24

So before we get into the examination process, I'd like to say a bit about what we have done so far at the pre examination stage. Firstly, we have read the applicant's documents to understand the proposed development and its effects. Secondly, in order to familiarize ourselves with the elements of the application, we, the examination panel, have undertaken an unaccompanied site inspection of the cable routes and the specific locations in the surrounding area.

00:23:31:11 - 00:24:07:26

We did this on the first and second of July this year. A short note of our inspection is placed on the National Infrastructure Project web pages. Thirdly, we have read all relevant representations and accepted additional submissions where parties have expressed their view about the proposed development. And thank you indeed for those. Now regarding the examination process, examination of the application will commence once this preliminary meeting has been closed.

00:24:08:11 - 00:24:35:08

The examination process is primarily a written one, supplemented where necessary by various types of hearings. The main body of evidence informing judgments and recommendations will come through written representations, responses to those representations, local impact reports from the local authorities, statements of common ground and answers to our written questions.

00:24:37:04 - 00:24:59:28

Examination will take an inquisitorial approach as opposed to an adversarial one. Examining authority takes the lead in establishing what is important and relevant to the decision which the Secretary of State needs to take. So we should be looking at the evidence of what is important and relevant and testing the evidence put forward to see how robust it is.

00:25:01:14 - 00:25:38:24

Just to briefly explain the types of hearings that we may be holding. Firstly, we would have an open floor hearings. This is where interested parties have registered to speak and will have an opportunity to make all representations to the examination panel about the application. You are probably aware that our first open floor hearing will take place today at this venue at two pm. Issue specific hearings. Now it is for us as the examination authority decide to whether to hold issue specific hearings and what topics they should cover.

00:25:39:10 - 00:26:18:14

Issue specific hearings will be held if we decide it is necessary to ensure adequate examination of an issue or to provide an interested party with a fair chance to put their case. Parties should not assume that an issue specific hearing will be held on a particular topic and that they should ensure that their full submission is provided in writing. The first issue specific hearing will commence tomorrow again at this venue and will include discussion of site selection and alternatives, scope of the proposed development and the applicant's assessments.

00:26:19:08 - 00:26:47:17

We will provide final notification of the dates and subject matter of any future issue specific hearings, typically twenty one days in advance before they take place. Now the week commencing the fourteenth of December this year has been reserved in the draft timetable for issue specific hearings.

The subject of these hearings has yet to be decided, but we'll do so and give advance warning in advance of them taking place.

00:26:49:17 - 00:27:03:07

The third form of hearing relates to the compulsory acquisition of land and rights. The first compulsory acquisition hearing we intend to hold are the week commencing sixteenth of November this year.

00:27:04:23 - 00:27:36:17

But coming on to talk about deadlines, we will speak about the examination timetable later on this morning, but I would like to highlight the importance of ensuring that information is submitted in accordance with the set deadlines. The timetable can only be delivered if all parties meet the deadlines and provide their submissions as quickly as possible at those deadlines. Late submissions restrict the ability of the parties involved to respond to information which could lead to unfairness in the process.

00:27:37:08 - 00:28:12:20

So it's therefore very important that if you do submit something, it's always done in accordance with the timelines, the deadlines. Now resolving disagreement where there is disagreement between the parties on matters, we ask that all sides engage in a positive and timely manner to seek resolution where this is possible and as soon as possible. This includes progressing statements of common ground as proactively as possible, demonstrating progress with land negotiations and protective provisions where this is relevant.

00:28:14:23 - 00:28:55:10

Just some other comments to make. These are lawful statutory proceedings. It is important that the examination is treated with due regard as a lawful process. There is potential to abort costs if parties unreasonable behavior causes another party to incur wasted expenditure. There is guidance on the planning inspectorate's website and this includes examples of potentially unreasonable behaviour including issues such as not submitting evidence on time. I'm not going to overstate this, but please treat the examination seriously and expeditiously and bear in mind that we have a duty to ensure it is fair and open.

00:28:57:17 - 00:29:31:26

Now in terms of the examination outcome, at the conclusion of this examination, we will provide a recommendation report to the Secretary of State for energy security and net zero. The Secretary of State will consider the evidence and review our recommendation before making a final decision on the application. The recommendation report will have at its core our recommendation as to whether the draft development consent order either in its current form or as amended during the examination should be approved.

00:29:32:23 - 00:30:05:24

It will also contain recommendations of what land should be subject to compulsory acquisition if the Secretary of State approves the development consent order. Even if we do not recommend the consent should be given, we are still required to put forward what we consider would be the most appropriate development consent order should the Secretary of State go against our recommendation. The

important point in all this is that all matters relating to the draft public consent order are key and integral parts of this examination.

00:30:07:17 - 00:30:14:03

A question to those attending right now, Does anybody need clarification on any of the points that have just been raised?

00:30:17:19 - 00:30:19:02

Thank you.

00:30:21:14 - 00:30:38:17

Hi. My name is Ken Monroe. Happy to be addressed as Ken. I'm a Shortsmen resident. Can I just ask somewhere near the beginning of that explanation you described that the examination authority are

00:30:40:27 - 00:30:56:25

you're able to consider what is important in terms of the examination of the planning application in fact? Is there somewhere that we can find what factors are used to determine what you will think is important.

00:30:58:18 - 00:31:23:29

Ken, if I can address you as Ken. We are having discussion later on this morning about the initial principal issues which may assist. So those are the issues that we as the unexamining authority consider at this particular time are crucially important in examination. But of course, as examination evolves, those issues may adapt and change accordingly. So later on this morning, there will be discussion around the initial issues of principal importance.

00:31:32:18 - 00:31:37:29

Seeing no other hands raised, I'm just going to look to the applicant. Do you have any comments on this agenda item?

00:31:39:00 - 00:31:40:01

Tobi Yates on behalf of

00:31:40:03 - 00:31:41:21

the applicant, no comments. Thank you.

00:31:43:05 - 00:31:57:09

If I may, we do have actually one question for you. examining The authority would like clarification on the proposed venue in November for the open floor hearing three and the compulsory acquisition hearing if indeed they are required.

00:31:58:15 - 00:31:59:14

Tobias, it's on behalf

00:31:59:16 - 00:32:40:05

of the applicant. Yes, sir. That was on my list for the draft examination timetable. So we've been having difficulty finding a suitable alternate venue to Dundasden Hall given this room isn't available in November. So, obviously, it's at the discretion of the examining authority as to how you want to run it. But the suggestion that the applicant puts forward is potentially to give way with those hearings in November, not to remove them entirely. But at the moment, the rule six sets out a potential compulsory acquisition hearing, open floor hearing three, and then the site inspection during that week.

00:32:40:17 - 00:33:18:16

And then the hearings in December already include provision for a compulsory acquisition hearing. And because it's the full week reserved, potentially space as well to fit in an open floor hearing where this room would be available in this capacity for potentially more people to come and speak about open floor hearing if they wanted to. So what we'd suggest is if the examining authority wanted to proceed with the site inspection accompanied or unaccompanied during that week in November, obviously, then that would be available because we've seen the procedural deadline A submissions and the applicants on track to provide the draft itinerary deadline one in accordance with the timetable so that can go ahead as planned.

00:33:18:26 - 00:33:32:23

But at the moment, the only alternative to run the hearings in November would be to use a smaller room at Dunstan Hall, But then that might have implications on how many people can speak if you were going ahead with the Open Hearing three, for example.

00:33:35:19 - 00:33:41:00

Do you have any indication of the capacity of the room that's available in November should there be an Open Floor Hearing three?

00:33:42:20 - 00:33:48:22

Not on me right now. We can find that out, and we can we can come back to you on that. If you give me five minutes, I can put a message on our chat.

00:33:49:09 - 00:33:51:09

That's helpful. Thank you. Thank

00:33:54:03 - 00:34:27:10

you, mister. Those comments are helpful. Just in terms of our the logic behind our why we put that CH hearing in that week is that we think that the week in December, beginning the what is it? Fourteenth of December is primarily best used for issue specific hearings. And that if we had a CAH hearing, it would sort of take time away from the issue specific hearings, which was the logic behind why we brought the CAH hearing forward as advantages to having a CAH hearing earlier on the process too.

00:34:27:25 - 00:34:58:02

But given that CAH hearing might take could take up to a day, I don't know, but it could be half a day to a day, for example. But, you know, obviously, we're not discussing the CAH matters in detail today, but the idea we're doing that in November, one of the advantages of of that, it would free up more

time in December for issue specific hearing discussion based including the fact that there's no further opportunity in our timetable at the moment for further issue specific hearings post Christmas. Obviously, we could decide to change the timetable if we feel one is necessary later on.

00:34:58:04 - 00:35:34:22

But from our reading of the representations and probably issues we want to discuss and things that have been said, I'd like to keep that week for issue specific hearings rather than being a situation which we probably all perhaps been in the past where we're rushing through agendas to try and get to the end. So if possible, we would like to keep the CAH hearing earlier on as and the open floor hearing, but it does come down to having a suitable venue. This venue seems to be finding a venue is not easy for these projects because there's there's a balance between being near to the actual site, but also getting a large enough venue.

00:35:34:24 - 00:36:08:22

So we have condition we have considered, for example, venues and I know the applicants have venues in central Norwich, which are bigger, but, of course, they're further away. I think this the venue which the applicants put forward at the moment for November, I think we're a bit concerned that that is what's it called? Is that is it the space? Is doesn't look as though it's an ideal location in terms of proximity to the site. Well, obviously, it's big enough, but the further from the site, the less people probably will be able to come for logistical reasons. I don't know if South Norfolk District Council can help at all or Norfolk County Council for that matter in any other possible venues for that week.

00:36:08:29 - 00:36:42:02

But I'd like to really exhaust all possibilities for venues for that week in November, including the possibility that we could actually because, obviously, we want to do site visits that week as well. We could utilize we could do the site visits in the first part of the week and then do the hearings in the second part of the week. So Thursday and potentially Friday as well. So I don't know if that is helpful in terms of availability, but it might need a little bit more work to try and see where we can get to finding on a suitable venue.

00:36:42:04 - 00:36:48:09

Because I would like, if it's all possible, to continue with a CH meeting that week for the reasons explained. Okay.

00:36:48:11 - 00:37:13:07

It's on behalf of the applicant. I'm I'm I'm not the lead on on this work stream, as you can imagine, although I'm informed the effort is that going into finding a venue. As you say, there's obviously limited venues available that can cater for these kinds of events. It's an alternative that could go ahead is to run the hearings entirely virtually that week, whether that's the open floor and the compulsory acquisition or one or the other. Obviously, that's at your discretion, but that's another alternative.

00:37:13:09 - 00:37:28:07

Yeah. We have we have talked about that. I think our preference is to have them in person. Yeah. I think our preference is to have them in person. So I think we should continue thinking about those

being in person. I think for both those hearings, for this scheme, I think it would be probably advantageous to do so.

00:37:30:05 - 00:37:40:06

So we had some part of the applicant. So we'll we'll come back with that number then for the alternative room at Dunstan Hall that we've got available. But that at the moment, as far as I'm aware, is the only alternate I think

00:37:40:08 - 00:38:15:15

that would be I mean, that would be useful to have the the capacity of that. Because, obviously, this compulsory acquisition hearing probably I might be wrong, but it probably won't have as many people as the April four hearing this afternoon. I might be wrong in that, but but that is the normal expectation. And, obviously, the April four hearing itself, that could attract a lot of people, of course. So we'll have to have a little discussion, and if you guys can talk to the case team about potential for that. And if if the councils can be involved as much as possible on venues that you know, you know the local area better than we do, that might be available and and and help the applicant with that with that choice of of venue.

00:38:17:08 - 00:38:18:11

Yeah. Are we

00:38:18:16 - 00:38:21:15

have we moved on to item four draft timetable? Sorry.

00:38:22:18 - 00:38:25:10

Yeah. Sorry. That that means The

00:38:25:12 - 00:38:26:18

applicant seems to have moved us

00:38:26:20 - 00:38:28:14

on to item four draft timetable.

00:38:29:00 - 00:38:34:13

No. Sorry. I think we just asked the question on finding an appropriate venue. It's just something we wanted to particularly ask. Yes,

00:38:36:01 - 00:38:36:25

doctor Berry.

00:38:37:12 - 00:38:41:12

Thank you. I just want to say that I understand that there probably will be

00:38:41:14 - 00:38:42:06

a lot of people who

00:38:42:08 - 00:39:15:16

want to speak at the compulsory purchase hearing. And a venue in Norwich would not be necessarily more difficult for local people to get to than here. Because all of our bus routes go to Norwich, a lot of people obviously have cars because we in a live rural location without very much public transport. There's an extremely large meeting room at Norwich City Football Ground, which would accommodate everybody if you were to consider something like that. So I don't think Dunstan Hall is at all the only location that is acceptable.

00:39:15:21 - 00:39:22:08

That and that is very helpful because we have agonized about this. And I we've looked at bus timetables and thinking, can people get to Norwich and these No.

00:39:22:10 - 00:39:25:28

It's actually it's probably easier for people to get to Norwich than it is for to them get here.

00:39:26:00 - 00:39:29:06

What would your view view beyond the space if you're aware of that venue?

00:39:29:21 - 00:39:33:23

Well, I've been to a careers fair there for a school and it's extremely large.

00:39:34:19 - 00:39:36:00

Because I think that venue is available.

00:39:36:03 - 00:39:41:25

People in it. So I would recommend a room there if you're going to hold something this large again.

00:39:42:05 - 00:39:58:00

Because that venue, as far as I'm aware, is available. I think I'm right in saying that. And if that's something that people are happy with, it's it's good to get your view on this because examining as authority, we're we don't live in the area. We don't know how easy it or not it is to get to these places. We

00:39:58:05 - 00:40:03:23

can ask the different council members what they think about that, but that's what I would say in terms of as a resident.

00:40:04:00 - 00:40:05:08

No. That's helpful. Thank you.

00:40:07:24 - 00:40:11:24

Sorry. Norfolk County Council. Thank

00:40:18:18 - 00:40:20:23

you, sir. Norfolk County Council.

00:40:21:13 - 00:40:30:16

Hello, Isaac Nunn for Norfolk County Council. Yes. So as the County Council, we will obviously go to wherever the hearing venue is.

00:40:33:07 - 00:41:04:26

We only hesitated when we were discussing venues with the app. We only hesitated about the space because although it's relatively easy to get to by public transport, the parking situation isn't very good. Something that did it but we'll defer to the local community if they decide that actually that's fine and they're happy with that. The only other option that we considered was the Norfolk Showground, which is no closer than the space, but it is easy to get to by car and it has got plenty of parking.

00:41:08:14 - 00:41:13:24

So that's very helpful. We're aware of that particular suggestion, but we're aware there's no heating.

00:41:15:22 - 00:41:17:05

Given the time of year, that may not be

00:41:17:08 - 00:41:18:09

Ah, I see.

00:41:22:02 - 00:41:29:07

Thank you. So returning to the applicant, are you aware of the comments that we made? Are you happy to progress those options?

00:41:29:09 - 00:42:01:22

Toby, it's on behalf of the applicant. Yes. I understood that Norwich City Football Club has been considered, and there's some initial concern about suitability for the AV equipment and CBS equipment and how that would work. But we can carry out a site visit to to double check that. I've also got the numbers in front of me now for the alternative rooms at Dunstan Hall if that is considered a useful venue. So there's two alternate rooms that are available, the sixteenth to twentieth of that week, and they both have a maximum of ninety in a more sort of theater style.

00:42:04:16 - 00:42:10:04

Thank you. I'm just conscious open for hearing three. If it does, go ahead. I suspect that may not be large enough.

00:42:14:13 - 00:42:18:16

Thank you, Kate. It's a hand raised. South Norfolk District Council. Thank you.

00:42:18:23 - 00:42:33:01

Gladco to South Norfolk District Council. If we understand the capacity of what is required, is the potential whether or not we can see if there's availability at council offices and our council chambers. Thank

00:42:33:03 - 00:42:34:07

you. That's very helpful. Thank you.

00:42:41:10 - 00:42:53:03

I just thought about the University of East Anglia. Maybe a possibility because they have some big locations, some lecture rooms, and lots of parking.

00:42:57:05 - 00:43:01:29

Thank you. I should have asked. Can I have your name, please? Excuse me. Thank you.

00:43:03:29 - 00:43:09:09

Yes. My name is Carolyn Robinson. I'm a resident of Farston near Longstratten.

00:43:10:23 - 00:43:15:05

Thank you indeed. Back to the applicant, the number of additional options that you may want to consider.

00:43:15:07 - 00:43:16:01

To be on behalf

00:43:16:03 - 00:43:21:17

of the applicant. I think that's a new one that hasn't been considered in much detail, so we'll definitely take that way and have a look.

00:43:21:29 - 00:43:43:29

And if you could sorry, if you could continue the discussions with the parties who spoke on this and including sort of doctor Barry, because in a way, always have discussions as inspectors about what is the best venue. And it is very difficult for us to actually decide on what the best venue is. So if you can agree with the parties on what the most appropriate venue is, then that would be very, very helpful.

00:43:47:05 - 00:44:03:10

Cliff, thank you. I see no other hands raised. On that basis, that concludes our remarks about this examination process. We will now move on to item three on the agenda, which is our initial assessment of principal issues. This item will be led

00:44:05:25 - 00:44:07:23

I stand corrected. Doctor Barry, please.

00:44:07:25 - 00:44:12:02

I'm sorry. Did have a point about item number two. That's okay. Could I add that?

00:44:12:04 - 00:44:13:06

Of course. Yes, indeed.

00:44:13:08 - 00:44:48:29

Thank you. So Doctor Barry for Block East PySola. So our concern is fragmentation, sorry, in the examination process. So there are a number of questions which cut across individual environmental statement chapters. For example, the relationship between the solar part of the project and the Gate one BESS, uncertainty over the final national grid connection solution, severability and partial implementation, the Rochdale envelope, changes made since consultation, replacement and decommissioning and whether mitigation relied upon in the environmental statement is actually secured by the development consent order.

00:44:49:15 - 00:44:56:12

We would find it very helpful if the rule eight timetable or EXQ one identified how these cross cutting matters are going to be examined.

00:44:56:14 - 00:44:56:29

Doctor.

00:44:57:01 - 00:45:05:26

Perry, I may step in, I may. I'm fully aware you've raised those points, and it will be discussed under the agenda item for the timetable. If you're willing to wait until the agenda item, I'll be very grateful. Sure.

00:45:10:17 - 00:45:20:20

Any raised hands? I see no further raised hands. On that basis, we'll move to the next agenda item, which will be led by my colleague, miss Taylor. Thank you.

00:45:21:11 - 00:45:38:29

Thank you. Item three on the agenda is the initial assessment of principal issues, which is also often referred to as the IAPI. You may wish to refer directly to the list in Annex C of your copy of the rule six letter. However, can I ask the applicant? And I can see that they're bringing this up on screen.

00:45:41:00 - 00:45:46:06

If you could just slowly scroll through it and then return to the top, that'd be helpful.

00:45:50:15 - 00:46:00:19

So the list here provides our initial assessment of the principal issues for this application. I will not go through each issue now. However, I will note some relevant points.

00:46:07:23 - 00:46:09:23

Thanks. And if you could just return to the top.

00:46:13:01 - 00:46:43:11

Firstly, the principal issues have been listed alphabetically and not in order of importance. Secondly, the list has been compiled from our reading of the application documents, the relevant representations received and our initial consideration of any other important and relevant matters. The list provides broad topic areas and issues to be examined and does not determine the full scope of the examination.

Thirdly, the list is not an exhaustive list of all issues that are important and relevant to this examination.

00:46:44:07 - 00:47:01:07

It may be the case that other important and relevant matters other matters arise during the examination. Those other issues will be considered and examined thoroughly should that happen. Equally, issues currently on the list may turn out not to be as important as they appear to be now.

00:47:02:25 - 00:47:34:24

We have had notification that parties do want to speak on this agenda item. Before hear I from those who wish to speak, I wanted to acknowledge the submissions received at procedural deadline a on this agenda item. These included comments that some issues may overlap, which will be reflected in our consideration and the examination of the application where matters are connected. They also included suggestions for separate topic areas covering battery energy storage system safety and effects on Longstratten, including landscape, public rights of way and St.

00:47:34:26 - 00:47:50:10

Michael's Church. We will take these issues into an into account and consider them further during the examination. So I will now move on to hear any comments the parties may have on the initial assessment of principal issues and then come to the applicant for the final response.

00:47:52:02 - 00:48:02:12

So firstly, I have Anne Bartaby from the General Aviation Awareness Council who may not have been here before, but if she's here now.

00:48:05:05 - 00:48:11:17

Okay. That's fine. Next on my list, I had David Fine, if you're here.

00:48:13:05 - 00:48:13:27

Yes.

00:48:15:20 - 00:48:18:23

Wait. If you if you wait for a moment, I'm a bring you the microphone.

00:48:33:02 - 00:48:34:28

Hi. Can you hear me? Yes.

00:48:35:00 - 00:48:48:24

Good. Can I just say I wasn't aware I think there's been a glitch in who says what that I was speaking this morning? The points I wish to make will be in this afternoon. So would it make more sense for me to talk about it this afternoon?

00:48:48:26 - 00:48:51:03

That's absolutely fine. Right. Thank you.

00:48:52:22 - 00:48:59:08

And then lastly, I will come to mister Bloom from National Highways who is joining us virtually.

00:49:01:05 - 00:49:34:15

Thank you, ma'am. Yes. I just Jeremy Bloom at National Highways. I just wanted to just clarify a point about the traffic and transport issue that's been identified, which is absolutely fine and and makes absolute sense. It's often the case that the the focus is on the the local road network, which is absolutely understandable, and I expect that to be where the majority of the issues will need to be considered.

00:49:34:17 - 00:50:09:28

But I just wanted to register the point that because it's not explicit here, that we'd be very keen that the examination considers the the impact on the strategic road network as well, particularly the the intersection between the a forty seven and the a one forty and the potential cumulative impacts with the Norwich to Tilbury project. So yeah. Absolutely not a concern, but I just wanted to make sure that that considered was as part of the examination.

00:50:10:19 - 00:50:18:07

Thank you. Thank you very much. And then I have one hand up online. I can see it as Peter.

00:50:21:23 - 00:50:24:01

Do you have something on item three?

00:50:24:29 - 00:50:37:19

Yes. Yes. Good morning. I'm Peter Robertson. I live in Hempall. One of the things that seems to be missing on the principal issues is the

00:50:39:10 - 00:50:44:11

privacy of the company and financial stability of the company behind the

00:50:46:18 - 00:51:03:08

behind this whole project, which is obviously very expensive. And is this taken into consideration at all? I understand the company behind behind the project is overseas. So that's my question, really. Will this be considered?

00:51:05:09 - 00:51:18:15

Okay. So whilst it doesn't form part of our initial assessment of principal issues, if people do have comments they wish to make, they can make them in their written presentations, and we will duly consider them.

00:51:21:25 - 00:51:22:19

Thank you.

00:51:22:24 - 00:51:23:20

Thank you.

00:51:25:11 - 00:51:34:07

So is there anyone else in the room? If you just there's a lady over here. If you just wait for a microphone.

00:51:43:26 - 00:52:23:06

Thank you. My name is Margaret Thomas, and I'm the county councilor for West Epwade. I'm speaking on behalf of the communities of South Norfolk affected by this proposal. I want to focus my remarks so far on the process. My concern is this, the process has not been seen to be transparent, and residents feel they've been shut out of understanding it. They're stressed, and they're confused, not about whether they oppose this scheme because most residents of South Norfolk do, but about the process itself.

00:52:24:00 - 00:52:45:14

They don't know if they're entitled to speak. They don't know when their where their concerns belong, and they have had no clear plain English guidance on what this examination will consider or when their one chance to be heard will actually fall. This should be a concern for this panel.

00:52:46:01 - 00:52:57:21

Excuse me. If I could just I could just come to you. Is there a particular topic area that you wanted to draw us our attention to in terms of the initial assessment of principal issues?

00:52:58:01 - 00:53:23:03

One particular area I'd like to draw your attention to is the cumulative effects on community health and well-being from the solar array battery storage and substation combined, not as separate issues so that they're treated as a principal issue and residents know when their evidence can be heard.

00:53:25:13 - 00:53:54:24

Okay. Thank you very much. The cumulative does form, it's not listed in the initial assessment of principal issues, but it is listed within the explanatory text before the initial assessment of principal issues. So it does form part of our examination and we will take that into account. And I sort of draw your attention to that explanatory text in the rule six letter. Thank you very much. And there's another hand in the room.

00:53:58:15 - 00:54:01:04

There's a mic microphone coming to you.

00:54:06:08 - 00:54:22:25

My name is Sandra Mullet. I'm a resident of Great Malton. I'm just concerned that there's nothing about decommissioning because decommissioning at the end of this will be substantial for everybody concerned and also the decommissioning of the Point of Connections substation. Thank you.

00:54:23:07 - 00:54:24:06

Thank you.

00:54:26:20 - 00:54:29:14

And there's a gentleman in the middle.

00:54:38:12 - 00:54:42:03

Sorry. There was one thing that I would like to say this morning,

00:54:42:08 - 00:54:44:24

and that's under landscape just introduce yourself.

00:54:44:26 - 00:54:45:26

Yeah. Can you hear me now?

00:54:45:28 - 00:54:47:23

Yes. Good. If you say your name.

00:54:47:25 - 00:54:59:07

My name is David Fine. Under landscape and visual, it might also include ecology and biodiversity since trees are clearly part of the landscape. Simple as that.

00:54:59:17 - 00:55:00:02

Thank you.

00:55:05:08 - 00:55:10:26

And there's one final okay. We'll go there first and then come back.

00:55:12:05 - 00:55:49:10

Thank you. Hello. Mel Porter, Brisbane at Brook. The number one issue, which for me is missing on this annex is the suitability of the company companies behind the applicant. I sort of it's keen to in the contracting and tendering process a prequalification. I would like to remind everyone that I my understanding is the parent company Macquarie from an Australian investment company. The very company that in two thousand six bought Thames Water, took its profits, raised huge sums against bank loans, and then distributed amongst the shareholders.

00:55:49:27 - 00:56:16:24

Now we all know the state of Thames Water today. Many would argue that company is a company responsible for that situation. And I just wonder where have we seen an assessment whether this is the type of company we wish to entrust in such a major national importance infrastructure project? Is this the sort of company that we want to entrust that sort of project with? Thank you.

00:56:16:26 - 00:56:27:15

Thank you. If we could if we could just refrain from the pause, thank you very much. Just let everyone be heard. And I think there's a gentleman over here.

00:56:37:27 - 00:57:15:16

My name's Nigel Stringer. I live on the boundary of site five. It comes right up to the boundary of my land. I would like some sort of assurance that the principal issues to be decided in this application are not just done as a desktop exercise. They're done by people on foot on the ground visiting the people who are going to be most affected. I have eleven acres of ancient woodland on the boundary of site five with roosting owls, bats, newts, egrets.

00:57:15:26 - 00:57:23:08

I can go on red kites, etcetera. I want somebody there to have a look at what can be damaged.

00:57:24:26 - 00:58:05:06

I would like somebody to come and look at my water supply, which is a spring fed well. It's my only water supply to my home, which is Boiland Hall on Henton Road opposite site five. If my water supply is contaminated, I have no water. Nobody's been to look at it. I would like an assurance that somebody will come and visit, not just me, but other people who are affected and will be affected by not just the visual impact of this proposal, also the noise pollution that will ensue.

00:58:05:23 - 00:58:06:27

Thank you very much.

00:58:07:09 - 00:58:14:08

Thank you. Again, if we I appreciate everyone. It's grateful for the comments. No. Just

00:58:14:15 - 00:58:33:21

I said at the start, it's a formal meeting. Applause, cheering, booming really does not help the examining authority at all. It distracts us, and often we can't hear points being made. So can you please refrain from we absolutely understand people's views on the project, but can you please refrain from clapping or other sounds if you like? Thank you.

00:58:34:05 - 00:58:51:08

And just to come back to your comments. If you haven't already, I would urge you to put in a submission so that we can take it into account with our site inspection that we will carry out. And then we can come okay.

00:58:52:24 - 00:59:02:01

Okay. That will be coming in due course. And thank you for your comments. Okay. Is there any other comments in the room? There's one at the back.

00:59:07:07 - 00:59:44:20

Caroline Ramsey, Lundy Green. I don't see on your list any assessment of the, if you like, business case for the development. My understanding is that the purpose of such developments is an overall reduction in carbon emission and obviously benefits to the environment. And my experience in other forms of life is that often business cases are put together with assumptions that aren't fully tested.

00:59:45:09 - 01:00:16:07

And obviously, they're attempting to look forward to, in this case, forty years of operation. So I would just like to understand if the inspectorate is intending to fully test and ask the applicant to show full evidence for the fact that this actually is going to benefit the environment in the way that it's intended to do.

01:00:16:09 - 01:00:17:01

Thank you.

01:00:17:13 - 01:00:18:14

Thank you.

01:00:19:29 - 01:00:22:07

Okay. Is there any other comments in the room?

01:00:29:18 - 01:00:33:13

And that's it. Just a someone at the back and then if we want to come down.

01:00:33:15 - 01:00:48:24

Alan Voll, a resident of Saxlingham Navigate. I wonder what assurances you can offer that this is a genuine consultation and that the government has not already made up its mind as, say, in the Stansted Airport, Third Mountain Airport inquiry.

01:00:53:18 - 01:00:56:28

Thank you. And then lastly, to the gentleman at the front.

01:00:59:03 - 01:00:59:18

Hi

01:01:01:22 - 01:01:38:19

again. It's Ken Monroe, Shotsam Resident. I refer to the chair's comment a minute ago and I understand formal meeting, the chairing thing may or may not be helpful but how then I think it is indicative of the extent of local opinion and how then would you otherwise get that? Only through written submissions? I think someone's already described confusion in the community and I just wonder, you you've got people in this room and if people are responding to specific comments then that must be valid I assume, in terms of the extent of local opinion.

01:01:39:15 - 01:02:09:16

I completely understand that but it's formal meeting. It's formal proceedings. It very distracting for us. We read all the representations in writing. We listen to all the oral representations. That is what is really important to us. And we are here to listen and read what residents and other parties have got to say. That's part of our job in examining the application against the relevant policies. So I'm sorry if I sound you so rude in telling everyone to stop applauding, but it is a formal meeting.

01:02:09:18 - 01:02:21:13

It is distracting for us, and it does not help us at all. So it's it's simple as that. We are here to listen, though, please, and we do want your representations because they're very important to us. Thank you.

01:02:22:09 - 01:02:29:23

Okay. I have a couple of hands up online, so I will go to them. Firstly, Peter Robertson.

01:02:32:14 - 01:02:34:02

Was that a legacy hand?

01:02:35:08 - 01:03:06:16

Hello there again. Yes. I I wanted to raise another issue on the transportation issues. The gentleman from the Highways Authority sort of talked about effects on the bigger roads, but my concern is how how these panels get onto site through the little villages, country roads and lanes and the impact that's going to have the because roads are not suitable for heavy traffic, you know.

01:03:06:18 - 01:03:17:10

Even tractors have a have a great deal of trouble getting getting through some of the roads, and this issue is is obviously an important one.

01:03:18:18 - 01:03:22:23

Thank you. Yes. I'm in in the IAPI, we do have

01:03:24:08 - 01:03:35:17

a bullet point on abnormal indivisible loads. So those aspects will be will be covered. And then coming to Anne Bartaby online.

01:03:41:02 - 01:03:43:12

I can't hear you. You're on mute.

01:03:51:13 - 01:03:52:21

I still can't hear you.

01:04:01:12 - 01:04:03:24

Can you unmute your microphone at all?

01:04:07:08 - 01:04:41:00

I do apologize. Can you hear me now? Yes. I'm sorry. Anne Bartaby on behalf of the General Aviation Awareness Council, and I apologize for the confusion earlier. I should have been able to join the meeting earlier than I have done. I'd like to comment on the issues that have been identified. Clearly, in my position, I fully agree with aviation being a very significant factor that must be considered in this examination.

01:04:42:05 - 01:05:11:17

Added to that, in landscape and visual, you make reference to glint and glare effects, which are also overlap with the aviation issue. And in terms of site selection, that is a factor that we would bring in to our comments on aviation. And so therefore, there are some cumulative effects there that we would like to address and explain to the examination. Thank you.

01:05:13:01 - 01:05:21:22

Thank you. And then I have a last hand up online. I can see Pat.

01:05:24:02 - 01:06:06:01

My name is Samantha Pashenko Lawson. I'm a resident of Great Malton. I welcome the principal issues that have been identified by the examining authority and understand more may become evident,

but would ask that you pay particular attention to battery storage, safety and disposal, the landscape impacts, traffic and lorry movements, agricultural land and water resources and cumulative effects as these are matters significant concern to our local communities, particularly in the context of future environmental and climate related pressures as we have seen this year.

01:06:06:10 - 01:06:18:28

I would also ask that the examining authority considers undertaking site inspections from all affected villages, local roads and public rights of way in person. Thank you.

01:06:20:00 - 01:06:30:01

Thank you very much. Okay. And another hand popped has up online, mister Michael Knights, if you have a comment to make.

01:06:38:06 - 01:06:39:05

Mister Knights,

01:06:41:29 - 01:06:43:22

may need to turn on your microphone.

01:06:52:24 - 01:07:46:23

Can you hear me now? Yes. Can you hear me now? Thank you. Sorry about that. Yeah. As a member of the Royal Time Planning Institute myself and a resident of Shotsam, I just wanted to say, I hope that the the examination the the planning inspector can explain, and speaking of a point that someone else made earlier on, as to your own independence as planning inspectors, two of your members of the same institute as me, just to reassure the people that are there today that that you you have the authority and the power and the professional judgment to come to the right conclusion about the this this application and that you're not under any pressure from government or from the minister to to come to a predetermined conclusion.

01:07:48:18 - 01:07:49:24

That's my point.

01:07:52:06 - 01:08:00:20

I think there's a lot of concern there's a lot of concern that this decision has been made, and I think people want to know that that is not the case.

01:08:02:12 - 01:08:43:01

Thank you, mister Knight. If I can just come back on that, we are independent planning inspectors. So we are completely independent in terms of our examination and recommendation. Obviously, we have to do that in accordance with the relevant national policy statements, etcetera, and other material considerations. As I said earlier on, we've also have made a declaration of interest in accordance with planning inspector's conflict of interest policy, and it's our job to provide an independent examination of this application in accordance with policy and other considerations, and that's what we have done on previous examinations, etcetera, and that's what we will do on this.

01:08:43:03 - 01:08:46:14

So we are we are we are independent planning inspectors.

01:08:51:20 - 01:09:01:16

Okay. I'm not seeing any further hands up online. Just do one last check-in the room. Do you want to come to the table, or would you like a mic?

01:09:05:20 - 01:09:07:10

If you just turn

01:09:07:22 - 01:09:20:10

My name is Angela Pike, and I live in Aslachton near Great Malton. And I wanted to just raise the subject of devaluation of people's property in and around this development.

01:09:25:11 - 01:09:27:01

Okay. Thank you very much.

01:09:29:12 - 01:09:34:21

A last hand in the room, I think. Okay.

01:09:41:10 - 01:09:54:09

Now I can move forward as well. Alright. If I see no further hands in the room, then I will bring this agenda over to the applicant if they have any response.

01:09:55:12 - 01:10:13:00

Obiates on behalf of the applicant. keep I'll it brief, conscious not to stray into substantive matters here this morning. Hopefully, I'll help some interested parties out by just signposting some documents in relation to some of the concerns because completely aware that there's a lot of material to try and digest.

01:10:14:17 - 01:10:55:02

Firstly, just on the point around the business case, it's worth looking at the statement of need, which is APP-two zero six in the examination library and also the planning statement, which is APP-two zero nine. And also just in response to Mr. Stringer Stringer, sorry. Apologies if I'm pronouncing that incorrectly. A member of our team will be in touch there today and can speak to him around discussing the potential oversight business he's asked for. And we can give comfort that the matters that he raised in that relate to substance are obviously addressed through the application materials and will be picked up as part of the examination process.

01:10:56:17 - 01:11:29:16

More broadly on the process, again, hopefully just helpful for interested parties that are finding it quite a lot of material to get through. There's guidance pages on the planning inspectorate's website and also advice pages on the planning inspectorate website that includes some high level general summaries of how the process works in layman's terms for people that are less familiar with the process, including a summary of how the examination process is intended to work. And obviously, as the Chair pointed out earlier, that process will start at the conclusion of the preliminary meeting.

01:11:29:18 - 01:12:08:24

So it's very much still an involved process, the applicant will continue to engage with everyone as part of this examination. Just briefly as well on the points made around the nature of the applicant bringing this application, key document for people to go and have a look at there is the funding statement, just APP-twenty one. And in broad terms, that explains how the applicant for this project forms part of the wider Island Green Power Group or IGP, who is very much familiar with projects of this scale, having previously done the likes of West Burton solar projects, Cotton solar projects, both consented.

01:12:08:26 - 01:12:23:27

And also even as of this week, they've got the Lime Down solar project, which is in examination. Greenhill is finished. Point being that they're a leading developer that's very much familiar and accustomed to projects of this scale. So hopefully, that provides some initial comfort.

01:12:25:25 - 01:13:05:15

Finally, I suppose it's just a flag that a lot of the principal issues that are in the Rule six are obviously on the agenda for the issue specific hearing on Wednesday and Thursday. So obviously, the applicant will be prepared to talk to substantive matters there in more detail. Just to flag to the examining authority, at this point, obviously, of the matters weren't in the rule six that were then in the detailed agenda for the issue specific hearing. So whether you want me to raise this now or any other matters at the end, obviously, happy to be guided by you. But it's just a flag that we don't have an expert that's available to attend for aviation safety on Wednesday or Thursday of this week.

01:13:06:09 - 01:13:12:29

And our expert on health and well-being is also unavailable to attend at the issue specific of Wednesday and Thursday

01:13:15:21 - 01:13:47:09

of this week. And as I explained, that's because those matters weren't covered in the rule six when the initial sort of outline agenda was released. That covered matters of site selection, scope and the DCO. So we're prepared to talk to those. So the question, I suppose, having authority as to what level of detail you're intending to cover those principal issues in agenda item four on Wednesday or Thursday, just so we can see whether we can at least have a general summary available rather the experts than who would need to be available for more technical detail.

01:13:48:03 - 01:13:56:00

If I can just comment briefly on that, these are matters really related to the scope of the development and that they're really initial

01:13:57:23 - 01:14:34:13

questions that the examination examining authorities got, if you like, on the scope of the applicant's assessments. So, for example, where they might identify the need for perhaps further work to be done, for example. So it's really it's not so much a detailed discussion of, yeah, merits that will follow. And I think Blocky's pie made a submission at the recent deadline on that hearing being only a high level hearing and waiting for sort of further further submissions, which is is a fair point in terms of the idea of that hearing is just initial issue specific hearing on scoping matters.

01:14:34:15 - 01:15:07:10

So it's the scope of those assessments that we'll primarily have questions on. I think we still will continue with those items. Obviously, there's other parties in the room that want to talk about those items. And any questions for the applicant, we will put to the applicant. But obviously, there might be some which need to be responded to in writing. But I'd also add that we're also in the timetable, we have our initial written questions to go out with the rule rule eight rather, which will be next week. Those initial questions are not going to be know some of the authorities, they do a long, long list of written questions straight after the preliminary meeting.

01:15:07:12 - 01:15:31:23

It's not our intention to do that. It's more initial questions on information that we want to get established early on in the examination based upon our reading of relevant reps and the applicant's documents. And there'll be some topics where there are not many questions at that point, but that doesn't mean to say that there won't be a lot more questions later on. So there will be opportunity for our recent questions. There. But, again, that will be sort of fairly high level initial questions on the, if you like, the scope of those assessments. Maybe it's on

01:15:31:25 - 01:15:34:00

behalf of the applicant. That's useful. Thank you.

01:15:39:12 - 01:15:50:06

Thank you. I think we'll take a short break now. So we'll adjourn for fifteen minutes and come back at eleven thirty. Thank you very much.