Planning Inspectorate
Arolygiaeth Gynllunio

Hearing Transcript

Project:	Whitestone Solar Farm
Hearing:	Preliminary Meeting - Part 1
Date:	10 November 2026

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

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File Name: WHITESTONE_10NOV_PM_PT1.mp3
File Length: 01:42:14

FULL TRANSCRIPT (with timecode)

00:00:03:02 - 00:00:35:15
Good morning, everyone. It's now ten o'clock and time for this meeting to begin. I'd like to welcome you all to the preliminary meeting for the Whitestone Solar Farm project. Can I just confirm that everybody can hear me clearly? Some hands up. Yep. Thank you very much. Can I also confirm with the case manager that the live streaming and recording has commenced? Yep. Thank you very much. So my name is Rebecca Norman. I'm a chartered town planner and examining inspector, and I have been appointed by the secretary of state to be the lead member of the panel to examine this application.

00:00:35:25 - 00:00:39:08
I'm now gonna ask the other members of the panel to introduce themselves.

00:00:42:19 - 00:00:56:18
Good morning. My name is Helen Van Willigan, and I am a solicitor and a charter town planner and an ex... And an examining inspector. I have been appointed as a panel member of the examining authority.

00:00:59:14 - 00:01:08:27
Good morning. My name is Craig Lachlan. I'm a chartered water and environmental manager and examining inspector. I've been appointed as a panel member of the examining authority.

00:01:10:24 - 00:01:47:11
Thank you. Together, we constitute the examining authority for this application. So at this point, I would also like to introduce the members of the planning inspectorate's case team who are supporting us today. You may have already spoken with them. We have Louise Haraway, who's a case manager for the project, supported by Cameron Alford and Callan Hewing, case officers and Sasha Coke, operations manager. Another two case officers, Rebecca Quinlan and Harrison Coles, are providing online support. And in addition, technicians from the audiovisual company, CVS International, are in attendance solely for the purpose of managing the recording and live streaming of this event.

00:01:48:05 - 00:02:21:22
So I'll just start with a few housekeeping matters for those attending in person today. Can everyone please set all devices and phones to silent? Toilets are situated on the first and second floors. Ladies are to the left near the stairs and gents to the right near the lift, and there are disabled toilets at either end of both corridors. We've not been made aware that there'll be a fire practice today. So in the event of a fire evacuation, there will be a message announced over the PA system. All visitors should proceed through the fire exits clearly marked and make their way down the staircases and do not use the lifts.

00:02:22:05 - 00:02:26:24

Then make your way over the zebra crossing to the north car park and await further instructions.

00:02:28:12 - 00:03:00:24
Just to say, we acknowledge and fully understand the issues and concerns that have been raised about the venue facilities for this week and can advise that alternative options are being explored for the hearings in February. And with that in mind, if any interested parties have any suggestions for suitable venues, please speak to the case team. Given the issues raised, if anyone needs any longer breaks during the hearings, then please let us know. I aim to keep the proceedings focused and efficient as possible. To assist this, we issued annex B to our rule six letter, which invited you to this meeting.

00:03:00:29 - 00:03:31:28
That annex sets out an introduction to the preliminary meeting process, and we trust that you've read this in advance. And to provide a summary of this, you'll find information about this application on the planning inspectorate's national infrastructure planning website, and we would strongly encourage you to familiarize yourself with the website because the examining authority will use communicate it with you and to provide access to documents throughout the examination. Today's meeting is being undertaken in a hybrid way, meaning some of you are present with us in the room here and some of...

00:03:32:00 - 00:03:50:06
Some are joining virtually using Microsoft Teams. We will make sure that however you've decided to attend today, you will be given a fair opportunity to participate. For those participating or observing via Microsoft Teams, in order to minimize background noise and disturbance, please ensure that you stay on mute unless you are speaking.

00:03:53:16 - 00:03:54:03
Happy today.

00:04:03:06 - 00:04:06:12
to Of in

00:04:12:24 - 00:04:14:24
in the We

00:04:17:01 - 00:04:47:03
of privacy notice was provided in our Rule six letter, and we assume have that everyone here today has familiarized themselves with this document, which establishes how the personal data of our customers is handled in accordance with the principles set out in data protection laws. Please speak to a member of the case team if you have any questions about this. So this morning's meeting will follow the agenda as set out in Annex A of the rule six letter. It would be helpful if you had a copy of this in front of you, but I will briefly explain the purpose of this preliminary meeting.

00:04:48:14 - 00:05:22:16
So the purpose of this morning's meeting is to focus on the way in which the application is proposed to be examined. On that basis, we will only be inviting discussion about the procedural aspects of the examination. Purpose of this meeting is not to discuss either the merits or any concerns you may have regarding this application itself. The merits or concerns can only be considered once the examination

of the application begins, which happens following the close of this preliminary meeting. These matters should be raised at the following hearings, either in the open floor hearing this afternoon or the issue specific hearings tomorrow and Thursday in line with the published agendas.

00:05:23:00 - 00:05:23:22
Thank you.

00:05:25:10 - 00:05:42:13
I'm now going to ask those of you who are participating in today's meeting introduce to yourselves. When I state your organization's name, could you introduce yourself stating your name, who you represent, and which agenda item you wish to speak on? If you're not representing an organization, please confirm your name, summarize your interest

00:05:47:04 - 00:05:49:28
sure we're we're make

00:05:52:15 - 00:05:53:00
that

00:05:54:17 - 00:06:00:22
applicants team, we've got a list here, but I don't know whether you want to introduce yourselves to let me know who's turned up and who hasn't.

00:06:00:29 - 00:06:15:14
Good morning, madam. My name is Angus Walker of TLT Solicitors representing the applicant Green Nation. I expect I'll be the only one speaking on behalf of the applicant this morning, but I can introduce others as required.

00:06:17:00 - 00:06:25:18
I should say that Connor Hawkins behind me to the left is driving the screen if you have any questions about what to display. Thank you.

00:06:26:26 - 00:06:28:02
Thank you very much.

00:06:30:05 - 00:06:37:20
So if we turn to the councils, and I believe we've got members of Stantec representing the councils. Would you like to introduce yourselves?

00:06:38:25 - 00:06:43:26
Hello. My name is Rob Gully from Stantec. I'm a DCA director and my colleague.

00:06:45:07 - 00:06:48:10
I'm Jane Beckett. I'm a planning director.

00:06:49:09 - 00:07:06:06
And we are representing City of Doncaster Council and Rotherham Metropolitan Borough Council. For efficiency, we'll try and refer to them by their short names of Doncaster Council and Rotherham Council. And I think we expect to speak on items three, four and five of the agenda.

00:07:09:04 - 00:07:10:12
Thank you very much.

00:07:14:24 - 00:07:18:10
So next on our list, let me just check.

00:07:21:09 - 00:07:25:21
We've got representatives from Vincent Mason's for National Highways.

00:07:29:16 - 00:07:45:16
Good morning, madam. My name is Ross Corsa. I'm a solicitor on behalf of National Highways, and I don't expect we'll need to speak today. But if necessary, I can speak to agenda items three, four, and five.

00:07:53:14 - 00:07:54:03
I'm sorry.

00:07:54:05 - 00:07:57:21
And then turning to the Parish councils, I've got Anthony Northcote.

00:07:59:18 - 00:08:34:11
Good morning, madam. My name is Mr. Anthony Northcote. I'm a charter town planner. I've been appointed to appear on behalf of three joint parishes, which is Aniston Parish Council, Hartwick Woodall Parish Council, and Wales Parish Council. I intend to speak today, madam, on items three, four, five, and six. And I do think it's fair to give you a heads up that I do intend to raise a couple of matters under item six, any other business, which may have implications whether you can actually close the preliminary meeting and move on. So I don't know whether you want to perhaps think about how you might want to take the agenda in order, madam.

00:08:36:09 - 00:08:37:19
Thank you.

00:08:39:29 - 00:08:43:10
And then I've got Kevin Downing, First Council.

00:08:53:21 - 00:08:56:03
Okay. Turning to Patricia Whitworth.

00:08:58:19 - 00:09:07:27
Yeah. My name is Patricia Whitworth. I'm speaking on behalf of Ravenfield Parish Council, and I'll be speaking on items three, four, and five.

00:09:16:08 - 00:09:23:04
Thank you. Can I just remind you to speak quite closely to the microphone as well? It's quite we've got fans behind us as well, so it's quite quiet.

00:09:24:25 - 00:09:27:02
And then I've got Liam Herbert.

00:09:29:20 - 00:09:37:03
Good morning. I'm Liam Herbert. I'm Chair of Hooten Roberts and Fursby Parish, and we intend speaking on items four and item six.

00:09:46:18 - 00:09:51:09
Thank you. Next on the list, I've got Philip Knight.

00:09:52:25 - 00:10:01:15
Yes. My name is Philip Knight. I'm representing Carneysbury Park's Parish Council, and I would like to speak on items three, four, five and six.

00:10:04:04 - 00:10:05:01
Thank you.

00:10:07:01 - 00:10:08:21
And then turning to

00:10:10:28 - 00:10:17:11
local residents and interested parties. I've got an Ian Park, I think, who's online.

00:10:19:27 - 00:10:26:00
Good morning. My name is Ian Park. I'm a local resident, and it's not my intention to speak today.

00:10:28:01 - 00:10:31:21
Thank you. And then I've got Greg Reynolds.

00:10:35:14 - 00:10:40:22
Oh, good luck. Thank you. Do you want to wait for a microphone to be brought to you?

00:10:57:15 - 00:10:58:21
It's not all confused.

00:11:33:10 - 00:11:34:16
Is that is that okay?

00:11:34:18 - 00:11:35:12
Yes. Thank you.

00:11:36:12 - 00:11:36:27
Do you

00:11:36:29 - 00:11:38:21
just want me to... Go ahead then.

00:11:38:23 - 00:11:43:03
Yes. If you just want to introduce yourselves and which items you'll be speaking on today.

00:11:43:05 - 00:11:48:24
Oh, right. Well, Greg Reynolds, counselor for Bramley and Ravenfield. And I come

00:11:48:26 - 00:12:07:20
to speak sort of in opposition to this whole thing, basically. Okay. So this morning's meeting is to discuss the procedural elements about how the examination's going to run-in terms of the agenda. So if... Are you proposing to speak on sort of the procedural aspects of the examination this morning?

00:12:07:24 - 00:12:15:05
Right. Okay. Well, can I just defer and just and just kinda listen to what the debate is Yes? Is that alright? Thank you.

00:12:15:07 - 00:12:15:22
Thank you.

00:12:18:22 - 00:12:23:00
Then online, I've got Malcolm Sailesbury.

00:12:32:20 - 00:12:37:07
Okay. Moving on. Have we got Mark Corrigan possibly online as well?

00:12:39:12 - 00:12:55:28
Yes, ma'am. Specifically, rights of way, which which could possibly come under item five. I do intend speaking on on a p p o four seven and o four six at tomorrow's hearing as well.

00:12:57:16 - 00:12:58:01
Thank you.

00:13:00:12 - 00:13:04:14
And then also, Virch, I've got Lindsay Reid on the list.

00:13:07:15 - 00:13:12:05
Hi. I'm Lindsay Reid. I'm a solicitor at Sheppard and Weidderburn

00:13:13:20 - 00:13:24:17

appearing on behalf of ERG UK Holdings Limited, accompanied by Alison Hetherington in house solicitor ERG and intending to speak in relation to item five.

00:13:27:26 - 00:13:33:02
Thank you. And then turning back into the room, I've got Holly Beckett.

00:13:35:07 - 00:13:40:20
Hi. I'm Holly Beckett, and I'm speaking on behalf of Save Our Bridal Ways. I intend to speak on item five.

00:13:44:03 - 00:13:44:27
Thank you.

00:13:46:22 - 00:13:48:08
Then Joan Jackson?

00:13:50:22 - 00:14:02:02
Good morning. I'm Joan Jackson. I'm a resident of Connysborough, having been resident here for fifty four years, and I wish to address the issue of the A630 and the traffic.

00:14:04:07 - 00:14:07:01
Thank you very much. This morning's meeting is just the procedural

00:14:10:06 - 00:14:10:22
over Kunlick.

00:14:23:24 - 00:14:24:09
I'll

00:14:24:11 - 00:14:30:10
I'll of Whitestone One. I'm here to speak in relation to items three, four and five.

00:14:34:09 - 00:14:37:19
Thank you. Terrence Huggett?

00:14:37:22 - 00:14:48:25
Good morning, ma'am. I'm Terry Huggett, and I'm here to represent the Fursby Residence Association to cover items two, three and four. Thank

00:14:51:15 - 00:14:52:00
you.

00:14:53:19 - 00:14:57:02
Then turning to next on the list, I've got Angela Eastwood.

00:15:00:28 - 00:15:02:16
I've got you down for item five.

00:15:08:00 - 00:15:17:02
Hello, I'm Angela Eastwood. I'm a resident that's going to be surrounded by this proposal in Whitestone One. I'm going to speak this afternoon, that's alright, just give my representation.

00:15:17:09 - 00:15:19:02
Yes, that's fine. Thank you very much.

00:15:22:24 - 00:15:24:29
Next on the list, I've got Matthew Clay.

00:15:32:17 - 00:15:35:25
And then online, again, I've got Richard Booth.

00:15:43:15 - 00:15:44:11
Claire Booth,

00:15:52:25 - 00:15:56:15
And then last on my list, I've got Jake Richards, MP.

00:16:06:06 - 00:16:25:16
Thank you. Okay. Now if I could ask if there is anyone else in the room today who's not registered but wishes to speak this morning on the procedural matters. If you could let me know, and again, if you could introduce yourself, any organisation you're speaking on behalf of, and let us know which item you wish to speak. If you'd like to raise hands, we can get microphones to you.

00:16:27:11 - 00:16:29:19
Yes. Thank you. Good morning. My name

00:16:29:21 - 00:16:42:07
is Janet Greenwood. I'm the vice chair of Save Our Greenbelt, Conyersburg Parks, representing communities. I thought it registered, or we thought we'd registered. It would be for items two to six.

00:16:44:07 - 00:16:48:05
Thank you very much. Thank you. Thank you. Is there anyone else in the room?

00:16:50:17 - 00:16:59:28
It's quite a long way back. K. Is there anyone online who haven't previous registered? If you'd like to raise a virtual hand.

00:17:06:14 - 00:17:07:08
Okay,

00:17:08:24 - 00:17:24:26
thank you very much. If anyone else decides that they wish to speak during the course of this morning's proceedings, for example, to make comments in response to representations made by other parties, you may do so. Please raise your hand either physically or using the function within Teams if you wish to speak.

00:17:26:23 - 00:17:36:15
That then concludes this item of the agenda. So thank you very much. I'll hand over to Mrs Van Willigan to commence with agenda Item two. Thank you.

00:17:38:17 - 00:18:13:13
Thank you. Now turning to Item two on the agenda. In order to streamline the running of this event, in appendix b of our rule six letter, we provided an introduction to the preliminary meeting and the examination process, explaining how it will be conducted and how you can participate. For expediency, I'm assuming that everyone has read this, and therefore, I don't propose to spend time reading it out now. It is important that you are clear in your understanding of the process.

00:18:14:01 - 00:18:51:10
There are some general observations that we would like to make about the examination process to ensure that it is as productive and efficient as it can be. The process is primarily a written one, supplemented where necessary by various types of hearings. The main body of evidence informing our recommendation will come through the written representations, the responses to the written representations, local impact reports submitted by local authorities, statements of common ground and answers to our written questions.

00:18:53:07 - 00:19:35:17
There is also scope for several different hearings during the course of the examination. Open floor hearings. We have one of these scheduled for this afternoon commencing at two PM, allowing those who have registered to speak about their views on the application. Issue specific hearings. It's for the examining authority to decide whether to hold issue specific hearings and what topics they should cover. ISHs will be held if the XA decides it is necessary to ensure adequate examination of an issue or to provide an interested party a fair chance to put its case.

00:19:37:11 - 00:19:56:06
Parties should not assume that a hearing will be held on a particular topic and should ensure that full submissions are provided in writing. For those hearings, the expectation is that the XA will ask the questions, and an agenda will be published a week in advance.

00:19:57:26 - 00:20:29:28
Issues specific hearings one and two have been scheduled for this week concerning a number of environmental matters and will commence tomorrow at ten AM. The draft timetable we have provided includes time allocated for further issue specific hearings during the week of eighth of February twenty twenty seven. The subject matter for any future ISHs will depend on the submissions made at the future examination deadlines.

00:20:31:17 - 00:20:51:09

A third form of hearing relates to compulsory acquisition of land and rights. The draft development consent order provides for compulsory acquisition. Anyone whose lands or rights may be affected by compulsory acquisition has a right to be heard.

00:20:52:25 - 00:21:01:12
We have reserved time for a compulsory acquisition hearing to be held during the week of eighth of February twenty twenty seven.

00:21:03:15 - 00:21:23:03
Often for issue specific hearings and compulsory acquisition hearings, action points will arise for the applicant and or other interested parties or affected persons, which will need to be addressed through the making of subsequent written submissions. Accordingly,

00:21:25:02 - 00:21:40:15
at the end of each hearing, there will be an agenda item relating to the discussion of any post hearing action points. To assist with the collation of any post hearing actions that will need to be discussed prior to the close of a hearing,

00:21:42:05 - 00:21:49:26
Please, can the applicant confirm that there will be somebody in their team who will be able to keep an action list that we can

00:21:51:04 - 00:21:52:12
Yes, madam. We'll

00:21:52:15 - 00:21:54:05
Okay. Thank you, mister Walker.

00:21:56:24 - 00:22:32:18
We will come to the talk about the examination timetable shortly, but I would like to highlight the importance of ensuring that information is submitted in accordance with set deadlines. The timetable that we are proposing can only be delivered if all parties meet the deadlines and provide submissions that are as comprehensive as possible. Late submissions restrict the ability of other parties involved to respond to the information which can lead to unfairness in the process.

00:22:33:17 - 00:22:43:29
It is therefore important for all to note that if you do submit something late, may it not be accepted into the examination by the examining authority.

00:22:45:24 - 00:23:16:18
To date, the examining authority has accepted a number of late submissions which do not meet the prescribed deadlines. However, following the publication of the forthcoming rule eight letter, the timetable will be set. And in the interests of procedural fairness to all parties, any late submissions will only be accepted if there are exceptional circumstances under clear justification given.

00:23:19:00 - 00:23:27:29

However, submissions be may sit... Be be held back until the next available deadline where appropriate.

00:23:30:11 - 00:24:01:03
Where there is disagreement between the parties on matters, we ask that all parties engage in a positive and timely manner and try to seek a resolution. And where this is possible, that they act on this as soon as possible. This includes progressing statements of common ground as proactively as possible and demonstrating progress in the land negotiation and protective provisions where relevant.

00:24:03:01 - 00:24:29:29
We would like to highlight the importance of the planning inspectorate's national infrastructure planning website to this examination. On the project page for the Whitestone solar farm, you will find information about this application, including the examination library, which contains all of the application documents, written submissions, and procedural documents related to this project.

00:24:31:15 - 00:24:42:21
Each time a deadline passes, the documents that have been submitted will be added to the examination library so that they are available for everyone to see.

00:24:44:08 - 00:24:57:14
We would strongly encourage you to familiarize yourself with this website because the examining authority will be using it to communicate with you and to provide access to documents throughout the examination.

00:25:00:22 - 00:25:24:23
We understand the benefits that AI can bring when it is used ethically and transparently. To aid such usage, all participants in the examination are directed to the planning inspectorate guidance for submitting information that has been generated or altered by AI. This guidance is linked to in our rule six letter.

00:25:26:14 - 00:25:55:06
If any party uses AI to create its submission, it is important to let us know. This doesn't include basic spell checks or grammar tools. In this context, all parties should specify which AI systems or tools have been used, the source of the information that the AI system has based its content on, and what parts of the submitted information or representation

00:25:56:27 - 00:26:33:25
AI has been used to create or alter. Where you have used AI to summarize, substantially write... Rewrite, or add commentary to information, which goes beyond the simple factual description, this can affect the accuracy and interpretation of the underlying data. In addition to telling us that you have used AI, as with all other information submitted to us, it is your responsibility to ensure that it is fit for purpose, accurate, complete, and not misleading.

00:26:34:19 - 00:26:48:18
By following this guidance, you will help the XA to understand the origin and accuracy of the information submitted, thereby supporting our fair and impartial examination of the application.

00:26:50:16 - 00:27:04:14
If you do not declare the use of AI in any evidence submission where it is being used or remove evidence of AI authorship such as watermarks, the the XA reserves the right to reject the submission.

00:27:08:17 - 00:27:47:02
Please note that these are statutory proceedings. It is important that the examination is treated with due regard to its statutory status. There is potential to award costs if a party's unreasonable unreasonable behavior causes any other party to incur wasted expenditure. There is guidance accessible via the planning inspectorate's website, and this includes examples of potentially unreasonable behavior, including issues such as not submitting evidence on time.

00:27:49:19 - 00:27:54:25
So on the basis of the information that is set out in annex b of the rule six letter,

00:27:56:13 - 00:28:05:21
Is there anybody who has any questions at this point about the way in which we will be examining the application?

00:28:07:28 - 00:28:22:02
If there are any specific queries about the draft timetable, these will be dealt with under, item five. Though if, at this point, if there are anybody who wants to make any comments on the procedure.

00:28:24:16 - 00:28:42:25
I can't see anybody in the room. I can't see anyone online. So that concludes our comments and remarks about the examination process. And we will now move on to item three, which will be led by Mr. Lachlan.

00:28:45:19 - 00:29:04:15
Thank you, Mrs. Van Willigan. So agenda item three is the initial assessment of principal issues. For this item, it will be useful if you have Annex C of our Rule six letter in front of you, please. And could I also ask the applicant's team to share the main headings of principal issues on screen now?

00:29:06:05 - 00:29:06:20
Thank you.

00:29:08:17 - 00:29:44:14
Please note that the initial assessment of principal issues is generally referred to by the acronym IAPI. This list provides our initial framework of principal issues for the examination of this application. It is based on the examining authority's reading of the application documents, the relevant representations, and our consideration of any other important and relevant matters. It is not necessarily a comprehensive or exclusive list of each relevant matter. Rather, it is a broad list within which specific matters are likely to be covered.

00:29:45:20 - 00:29:58:05

Further issues not listed may arise as a result of submissions and our examination of the application. The purpose of this agenda item today is to hear comments parties have on the list.

00:30:00:12 - 00:30:20:17
By inviting you to speak on this item, please remember that we are not looking for submissions on the merits of the application. That will form part of the detailed examination of the application, which will begin after this preliminary meeting concludes. We are only considering comments on the broad principal issues that we have identified at this stage.

00:30:22:14 - 00:30:35:05
Now we've not received any written comments or submissions regarding our IAPI. So on that basis, I will now turn to interested parties who've indicated that you wish to speak on this item this morning.

00:30:36:27 - 00:30:44:27
So from my list, in order, chronological order, if we can firstly go to the local authorities.

00:30:46:20 - 00:30:47:05
Sorry.

00:30:49:02 - 00:30:59:07
Yes. You, sir. Angus Walker for the applicant. I do have some comments on the IAP, if that's all right. I apologize if that's conveyed to you that we intended to make them.

00:31:01:21 - 00:31:11:11
This is quite an important preliminary meeting because I believe it's the first one since the law and the guidance was changed to give more prominence to the IAPI.

00:31:13:16 - 00:31:20:09
Guidance was issued on the third of July. And I quote paragraph four point one zero of that guidance, which says

00:31:21:27 - 00:31:44:22
that the changes to law strengthens the role of the IAPI in informing the examining authorities' decisions about how the application is to be examined. The government strongly recommends that the IAPI is sharply focused and identifies a concise set of typically around six to eight key issues that the examining authority considers at that stage, most likely to require detailed testing during the examination.

00:31:47:03 - 00:31:58:26
So we are definitely behind the concept of making the IAP very sharply focused. And we think that will contribute to an efficient examination. So

00:32:00:24 - 00:32:10:29
my comments are so you do have eight headings in the IAP. If you could just scroll down to number eight, please, Ms. Tolkien.

00:32:13:29 - 00:32:50:20
So the eighth one is really a list of separate six separate bullet five, sorry, five separate bullet points. So arguably, are already more than eight principal issues in the list. So we would urge you to think about winnowing it down even further. Two of the items in those five item eight bullets are in the hearings in the next couple of days, namely site selection needs and alternatives as in ISH2 and assessment of glint and glare effects as in ISH1.

00:32:50:22 - 00:32:54:27
So presumably, they you consider those to be particularly important.

00:32:58:12 - 00:33:47:29
In regards to the hearings, I imagine that putting items on the agendas for the hearings emphasizes that they are likely to be issues of particular concern to you. So they should match the IAPI to as much as possible. There are a couple of items in the agendas for the next two hearings that arguably go beyond the IAPI already. So in item three point five on ISH one, which is principally concerned with the water impacts on water and flooding, it does include Chapter ten the environmental of statement on land and ground conditions and then asks as a sort of sub question about ground conditions.

00:33:48:09 - 00:34:18:28
So I would ask you is to help us prepare for the hearing, is that only in the context of flooding and water issues? Or is that how much is ground conditions going to feature in your questioning? I've got one more point, and then you can respond. Then in the second issue specific hearing, item three point three has an item on need and site selection. But then it again, the sub points go a bit into design like of the BES and things like that.

00:34:19:00 - 00:34:30:28
So is this only in the context of need and site selection that you are citing those issues? Or do you want us to speak about things like design?

00:34:34:11 - 00:34:38:23
I'm sorry, ground conditions is Chapter nine, not Chapter ten, my colleagues remind me.

00:34:40:25 - 00:34:45:00
Those are my comments on the IAPI. Thank you very much on behalf of the applicant.

00:34:46:28 - 00:35:03:15
Thank you, Mr. Walker. Without getting into too much detail on material matters, so regarding ground conditions, was specifically around the adequacy or efficacy of the baseline surveys, which have been done to date on that matter. So talk about tomorrow.

00:35:06:02 - 00:35:08:14
Regarding item three point three.

00:35:11:17 - 00:35:25:20

Yes. With regards to the need in site selection, the design point in that is about it is what's been used to inform the site selection and the need. So it is specific to that point.

00:35:25:22 - 00:35:27:25
Thank you, madam. That's very helpful.

00:35:30:09 - 00:35:31:27
Is that all you had, Mr. Walker?

00:35:32:23 - 00:35:35:27
Concludes my comments on the IAPI. Thank you. Thank you.

00:35:38:01 - 00:36:13:02
Turning to Mr. Gully. Thank you. Rob Gully for Doncaster and Rotherham Councils. We just had two points to make on the IRP. One was just to reflect for the record the fact that there is initial assessment. And obviously, we note that the examining authority will have regard to all important and relevant matters regardless. And it is not intended to be a comprehensive or exclusive list. Just responding to Mr. Walker, perhaps on that point around the number of issues in there, we were comfortable with that list being of the appropriate and proportionate scale in terms of the topics it addresses.

00:36:13:04 - 00:36:59:21
And I would just point to the fact that, obviously, it's guidance rather than a requirement in terms of meeting a set number of items. I think just on a second point, whether you'd like me to raise it now or later. We just had a question around how those principal issues have been carried through into the agenda for the issue specific hearings, noting, obviously, what Madam said about making no assumptions around how topics do or don't appear in those hearings. Just an observation around green belt and cultural heritage not appearing in the agendas for the next two days and just whether you could shed some light on whether that's effectively waiting for written submissions before making a decision on those or whether there's been active an decision to consider those at a later date.

00:36:59:23 - 00:37:03:14
That's something that's already in the minds of the examining authority. Thank you.

00:37:06:06 - 00:37:24:02
Thank you very much, Mr Gully. In terms of heritage, yes, that is something we're going to pick up at a later date. We'd had a delayed response from Historic England because I think there'd been issues with that. So that is something that we'll be considering, but it on our radar. Thank you.

00:37:28:19 - 00:37:32:21
Thank you, Mr. Cooley. Was there anything else from me? Just sort of

00:37:32:23 - 00:37:34:28
the topic of Greenbelt as well.

00:37:36:14 - 00:37:37:03

Greenbelt

00:37:37:05 - 00:37:49:00
will be fully assessed. It will form part of our first written to questions be issued in December, and there will be space for Greenbelt in the forthcoming issue specific hearings in the New Year.

00:38:00:00 - 00:38:05:15
Were there any other comments from the local authorities on item three? No. Thank you, sir.

00:38:08:08 - 00:38:42:16
Yes, mister Northcott. Thank you, sir. Mister Anthony Northgate, on behalf of three joint parishes for the for the recording. We've got two sort of main points really on the assessment of principal issues. We do agree with the applicant. You are now with the position where there is new legal requirement in Section eighty nine of the Planning Act of two thousand and eight, which gives enhanced status to the assessment of principal issues.

00:38:42:28 - 00:39:15:09
In broad terms, we're comfortable with a number of issues. We would point out that what he said is that typically it would be six to eight issues. You're not restricted to six to eight issues. If you wanted twelve, if you wanted fifteen, you have the legal ability to do so. And I would make the point that the guidance is very clear that your, list of assessment of principal, issues should take account of any major unresolved matters. So if there are lots of unresolved matters, you will have lots of issues.

00:39:16:08 - 00:39:47:14
So I don't want people to be under the impression that you're statutorily required to limit to six to eight. You're you're not. We would make the point that we seem to have a little bit of inconsistency, sir. So... And it's... We're not asking for additional overall matters. It's it's some additional sub points. Cumulative impact is identified on some issues specifically, but it isn't listed in relation to others.

00:39:48:17 - 00:40:19:00
And with, respect to the assessment principle issues, we would say that cumulative impacts under the landscape and visual heading and green belt are very significant matters to be taken into account in this examination. And when you look at the requirements of National Policy Statement for Renewable Energy on, which is e n three, there's a whole set of paragraphs in section two point ten.

00:40:19:02 - 00:40:49:27
I won't list all the paragraphs, but it makes it clear that considering, you know, cumulative impacts for topics like landscape and visual effects is something that you have to have regard to. So we're not asking you to consider something that isn't already set out. It's just to be clear that you are going to consider that. I appreciate, sir, formulating a list. You can't always put everything down that you want, but cumulative impact is a matter that's been raised by quite a lot of parties.

00:40:50:23 - 00:41:26:23
And another one under the landscape and visual impact heading, perhaps it's a technical matter, sir, but the assessment of the sequential effects is a matter that comes up in pretty much every single solar farm proposal. This is the third solar farm proposal I've done, and this... The consideration of

sequential effects on the landscape has actually become an increasingly sort of important and quite dominant issue. So again, I think for the sake of everybody, identifying that that's going to be a primary consideration for you would would be appropriate.

00:41:27:05 - 00:41:28:06
Thank you very much.

00:41:29:19 - 00:41:40:14
Thank you, mister Northcote. That is all duly noted. We will, of course, be assessing cumulative effects in detail, and it is on the agenda for tomorrow... Sorry, Thursday's issue specific hearing.

00:41:42:14 - 00:41:56:13
Moving on to my list. Did mister Corsa from National Highways want to come in on this at all before we move on to parish councils?

00:41:59:00 - 00:42:02:13
Thank you, sir. No comments from National Highways on the IAP. Thank you.

00:42:06:09 - 00:42:14:07
Thank you. Thank you. So moving on to the end of the parish councils. If we can go to mister Whitworth, please.

00:42:18:02 - 00:42:20:04
I'm not going to speak on this matter. Thank you.

00:42:21:14 - 00:42:22:24
Okay. Thank you.

00:42:24:27 - 00:43:02:08
Mister Knight? Yes. Philip Knight, Conyersville Parks, Parish Council. My contribution today and a number of points follows my written submissions on behalf of the parish council PD one hundred at seventeen, seventy nine and forty six. The initial assessment of the principal issues to me is associated with the fact that Whitestone one predominantly lies within our parish, and we ask the examining authority to please provide sufficient opportunity to address the particular effects on our community, including heritage, landscape, public rights of way, traffic, greenbelt and drainage.

00:43:02:11 - 00:43:17:09
And I'd like to just echo what Santec have said about the agenda items that were listed in one through eight and the sub points within zero point eight as well. And also the point that my colleague from the three joint publishers has mentioned as well because I think they are appropriate.

00:43:19:05 - 00:43:30:11
We particularly request sufficient time for heritage and archaeological aspects, including examination of whether the mitigation is enforceable and secured through the development consent order.

00:43:32:13 - 00:43:36:27

And we also please provide opportunities, if you could, sir, for

00:43:38:25 - 00:43:53:00
residents' first stand evidence, including long standing local heritage and archaeological knowledge. We have a resident of the parish that will speak in the open floor hearing this afternoon on those points. So if you can give sufficient time to do that.

00:43:54:16 - 00:44:07:16
We also note that Annex six recognizes equality duties, and we'd be grateful if you could clarify the differential effects on older and disabled residents and the barriers to their participation and how they will be addressed in practice.

00:44:11:10 - 00:44:22:28
Thank you. That is noted. And there will be time this afternoon to go through points raised at the open floor hearings. Was another comment from another parish council, I think, on this item?

00:44:24:29 - 00:44:26:00
Are you okay?

00:44:30:15 - 00:44:35:16
Turning to our local residents, I think, mister Nicholas Eastwood, did you want to speak on this item?

00:44:40:17 - 00:45:06:03
Can you hear me? Yeah. First, I'd just like the examining authority to include noise and vibration as a principal issue or to confirm expressively that it will be examined. I'm happy to be proved incorrect, but Annex C doesn't list it as far as I can see. The examination needs to address the adequacy of the noise baseline and effects on homes during construction operation decommissioning.

00:45:11:01 - 00:45:34:10
Annex C refers to public rights away on the landscape and visual effects. Could you please confirm that it will be considered the practical use and safety crossings, closures, diversions alongside traffic rather than just public rights of way and landscape and visual. So like that's being both with the traffic side.

00:45:35:28 - 00:45:55:23
Also, I've noticed a number of documents when I've been trying to assess them. I can't do fast find on PDFs. If could ask for them to be put on a OCR readable from the applicant so that I don't have to view four hundred pages to find what I'm looking for.

00:46:10:09 - 00:46:22:24
I think the rule six letter detailed draft agendas for issue specific hearings will be published at least five days beforehand. Given the volume of what we're working through, it's very David and Goliath.

00:46:24:18 - 00:46:37:04
I ask that any agendas can be provided earlier if completed and possible so that we can actually have a look at them enough time to assess alongside how it's gonna affect his lives.

00:46:44:01 - 00:46:46:03
And that's about it. Cheers.

00:46:46:10 - 00:47:03:08
Thank you, mister Eastwood. Yes. Noise in itself of itself is not in the annex six, but it will be fully assessed. And and public rights of way, the points you raise there will will also be fully covered. The the technical the technical point that you raise will have to take that way separately.

00:47:04:23 - 00:47:06:06
To another point about transport.

00:47:08:10 - 00:47:16:00
Yeah. It's just transport... Traffic and transport considerations will also cover the public rights of way, just to confirm.

00:47:22:20 - 00:47:26:12
Think mister mister Hugatt wants to now speak.

00:47:27:16 - 00:47:30:03
Brisbane Residence Association, no further comments.

00:47:33:02 - 00:47:39:29
Thank you. And I think last on my list was Janet Greenwood on this item.

00:47:42:08 - 00:48:08:13
Hello. Janet Greenwood, Save Our Greenbelt, Conyersburg Parks. We just had concerns regarding the culture and the heritage, but Doncaster Council have covered that for us. Similarly, we have concerns around noise, vibration, and nuisance that we couldn't find on agendas. So hopefully, we need to know that they're coming along during the process.

00:48:09:19 - 00:48:10:10
Thank you.

00:48:10:20 - 00:48:17:20
Thank you, Mrs Greenwood, and thank you to everyone for their points. We will take all of those away for further consideration.

00:48:19:10 - 00:48:34:19
As already stated, please be assured that the examination is not limited to the consideration of those initial assessment of principal issues outlined in Annex C, and we would, of course, consider all important and relevant matters.

00:48:38:06 - 00:48:41:19
Yes. We have a hand online. Please go ahead.

00:48:43:00 - 00:49:16:27
Hello. It's Jake Richards here. I'm the member of parliament for Robert Valley. I wasn't allowed into the meeting for twenty five minutes for reasons that I'm bemused about. I've made... I was calling... I've made ten calls this morning. I'm still not allowed in. And so I just want to make it very clear that I hope that in the future, I will be allowed into meetings on time. It's very important that my constituents are represented. Just on this point, forgive me, obviously, I'm not an expert in this as many of my constituents are not, and I'm grateful for the way this period is being held because it's very informative to me and no doubt those that are watching.

00:49:17:19 - 00:49:37:00
But I just wanted to ask a question about whether loss of immunity... General loss of immunity for my constituents as a result of this project will be taken into account. I know it's a very broad brush issue, but I just wondered how that was going to be dealt with as part of this process.

00:49:44:04 - 00:49:56:09
Thank you, mister Richards, and sorry to hear you were unable to join on time. Yes. That will be fully covered as an important and relevant matter. Rest assured, that will be covered.

00:49:58:14 - 00:50:01:25
It's it's... Yeah. It's covered into several topics, essentially.

00:50:05:10 - 00:50:20:25
So, yeah, as I said, please be assured, the examination is not limited to those IAPI topics. So before we do move on, I do have one further hand. Yes. Sir, could you just wait for a microphone to be over to you?

00:50:21:07 - 00:50:51:10
Thank you very much. Good morning. My name is Roger Greenwood. I thought I was registered to speak this morning, but, obviously, the process has overtaken me. Although I'm registered to speak this afternoon, but I do have a direct interest in items one to eight. And one thing that really surprises me, and I'll allude to this this afternoon, is that I look to see where the health impact assessment is.

00:50:51:19 - 00:51:27:13
And I noticed in all the documents that I've seen, it seems to be hidden behind technical matters, noise, vibration, and what have you. In in my view, this is utterly important and I know that you've covered it by saying that, you know, they're not in order of any importance and prioritization and what have you. But I was really surprised that it doesn't appear, you know, in in the list because as I will allude to this afternoon, the importance of green open spaces in the...

00:51:27:15 - 00:51:44:19
In this day and age cannot be overstated. So I would request that you give consideration to this being a specific item rather than being hidden over the page under item eight of the matters. Thank you.

00:51:53:20 - 00:52:05:23

Thank you, mister Greenwood. That that is noted. I think that concludes our item three. So I'm now gonna hand to back missus Norman for items four and five.

00:52:08:27 - 00:52:18:17
Thank you very much. So for this agenda item, it'd be useful to have annex D of the rule six letter in front of you, and if the applicant's team display could it on the screen also.

00:52:28:05 - 00:52:56:18
Thank you very much. So the examining authority in compiling the draft timetable for the Whitestone Solar Farm examination has sought to minimize the potential for timetable clashes with other examinations that have either or commenced will be starting shortly. So in that regard, the planning inspectorate's case administration team has provided some assistance because it has an oversight with respect to coordination matters, including the inspectorate's resourcing of examinations.

00:52:58:05 - 00:53:23:05
Annex D sets out the draft deadlines for written submissions and dates for hearings. It also includes dates for the examining authority to issue documents such as our written questions. And please note the latest time for making submissions at each deadline is eleven fifty nine pm. Although, with well-being in mind, we would not want to encourage this late evening working. Submissions can be made in advance of deadlines. You do not have to wait until the final day.

00:53:24:21 - 00:54:00:19
In the interest of efficiency, I don't intend to go through the whole timetable in its entirety, but I would highlight some key points. So the examining authority is allowed up to six months to conduct an examination. The timetable we've drafted has the examination closing up to five months on Friday, nine twenty twenty seven. And this is based on experience from recent solar farm examinations elsewhere and a general desire to be as efficient as possible. However, this does not preclude us from taking up to the full six months, if that is necessary, to ensure that all matters have been fully explored during the examination.

00:54:01:01 - 00:54:41:03
Things may change during the course of the examination which will necessitate an amendment to the timetable, such as if the applicant makes a change request. The timetable includes six deadlines during the five month examination for requested information and responses to questions alongside comments on materials submitted at the previous deadline to be submitted. During the week of eight February twenty twenty seven, further hearings and potentially site inspections are planned. Any requests to be heard at an open floor hearing or compulsory acquisition hearing during that week need to be submitted by deadline one, which is Tuesday twenty four November, to allow sufficient time for those events to be planned.

00:54:41:08 - 00:54:45:20
When we issue our final rule eight letter, we will confirm the hearings to be held that week.

00:54:47:17 - 00:55:02:05

Turning first to the applicant. You've made comments at procedural deadline A, is reference which PD1001 on the timetable. So I wondered whether you wanted to go through those points and anything else you'd like to discuss with regards to the timetable at this point, Mr. Walker?

00:55:02:14 - 00:55:28:14
Thank you, Madam. Angus Walker for the applicant. I have some very minor points on the proposed timetable, which I will say now. First of all, we are pleased that it is only a five month timetable. And all these comments are couched in the way that if any of them would lead to the timetable being extended, then we'd rather not do them and stick with the timetable as you have proposed it.

00:55:30:07 - 00:55:56:21
First one is that deadline one has another opportunity for third parties, interested parties to suggest locations for the accompanied site inspection. I don't know at the same time as the applicant publishing its draft accompanied site inspection. Don't know if that was supposed to be in there, but it seems to be a slight duplicate possibly.

00:55:58:17 - 00:56:30:16
Second point is that the issue of the examining authorities' first questions is is timetabled for the twenty second of December, which you'll appreciate is very close to Christmas. Given that we don't want to extend the examination, we wonder if you'd be able to issue them any earlier. Every day would be helpful, say, by Thursday or Friday of the previous week would be ideal. We appreciate that doesn't give you very long after deadline two to think of any extra questions, but we would hope that, that could be accommodating.

00:56:30:18 - 00:56:48:02
Think that echoes some comments from other parties as well. The final point is deadline four is during if you just scroll down to deadline four, please. Yes, it's on the eighteenth of February, which is during half term.

00:56:49:21 - 00:57:03:11
Again, I think this echoes submissions made by other parties. If that could potentially be moved to the beginning of the following week, as long as it doesn't extend the timetable altogether, then we would support that as well.

00:57:05:09 - 00:57:07:24
That's our comments. Thank you very much.

00:57:10:10 - 00:57:45:25
Thank you. That's noted. And yes, apologies for the ASI confusion. We'll take that away and look at it and confirm in the ruling letter on that. Thank you. So we have also received written submissions regarding timetabling from the City of Doncaster Council and Rotherham Metropolitan Borough Council, done on behalf of them by Stantec, which we've also had comments from the Environment Agency, Conningsborough Parks Parish Council, North East Derbyshire District Council, Ian Pete and Jeanette Gran.

00:57:46:22 - 00:57:51:11

So if we take Mr Gully, did you want to say anything at this point on the timetable?

00:57:52:17 - 00:58:31:17
Rob Gully for Rotherham and on Custer Councils. Very briefly, just to say we echo what Mr Walker has just said about those two particular deadlines, that would be helpful. And I think also taking comments like the gentleman's here about the time for the public to absorb the amount of information, that, that would be helpful for everybody to have a little bit longer on those deadlines. So yes, we support those changes that have been put forward by Mr. Walker. I think just in respect of five months, if taking an extra week on one of those deadlines, say, the deadline for half term does add an extra week on, we would see that as a sensible time allowance, notwithstanding the overall pressure to make good progress through the examination.

00:58:31:27 - 00:58:32:12
Thank you.

00:58:42:14 - 00:58:44:07
Thank you, mister Gully.

00:58:46:24 - 00:58:50:19
Mister Northcote, did want to come to to you next on the timetabling.

00:58:51:20 - 00:59:22:05
Thank you, madam. Anthony Northcote for the three joint parishes. I've got five points to make on the timetable. I'll go through them in order. You won't be surprised that we disagree with the applicant. So the first one is in relation to the overall length. I would remind you, madam, that, the guidance for the examination sets out three principles. It should be conducted within the context of relevant national policy.

00:59:22:17 - 00:59:37:25
It should be focused, proportionate, and fair. That's fair to all parties. And it should give you a clarity of outcome. You're bound by Section eighty seven of the Planning Act two thousand and eight

00:59:39:21 - 00:59:55:25
the Infrastructure Planning Examination Procedure Rules. So it can't, in theory, go over six months, although there are provisions for a Secretary of State to actually allow an examination to go beyond six months. So although six months is the the cap, that could be extended.

00:59:58:22 - 01:00:10:14
Rule eight of the, rules does, require that, interested parties have the opportunity to comment on each other's submissions throughout the process.

01:00:14:16 - 01:00:48:21
The paragraph three point six of the guidance on the examination says that the examining authority should be very mindful of the likely impact on the well-being of all participants and take this into consideration when setting its timetable. With respect to the applicant and to yourselves as the examining authority, you do have the the relative luxury of this is your full time work for the period of

this examination. Other participants here don't. There are significant number of parties representing things like parish councils and themselves.

01:00:49:13 - 01:01:34:08
They have a full time job, work for a living, and have to fit this in around their working lives. As you all know, just as well as I do, madam, the process is quite bureaucratic. It's not very user friendly. And as a consequence, you do need to bear that in mind. I would make the point that in the five month process that you have, we have the Christmas and New Year holiday period, and we have the Easter holiday period, two large holiday periods, which in reality leads to an effective loss of three to four weeks of, actual working time for most people.

01:01:36:15 - 01:02:14:07
You have also got two thousand seven hundred and fifty nine relevant representations. You've accepted a few additional submissions. Forgive me, I can't remember the number. But I would point out, in the context of previous development consent orders, I think you are the third highest number of relevant representations. You have significantly more than any of the previous solar farms that you're talking about that have been examined in five months. With respect, I don't have to read all those relevant representations, but you do, and you need to have sufficient time to do so.

01:02:15:25 - 01:02:48:15
Consequently, we would urge you to take and set out the full six months available to you in your rule eight letter. I would make the point, so some of those recent examinations like Great North Road Solar, for example, that was concluded in five months, I appeared there. That left behind a number of unresolved matters which the secretary of state had to deal with during the decision making process. With respect to the secretary of state, that's not the best mechanism to be dealing with it.

01:02:48:29 - 01:03:23:28
Matters need to be fully resolved before the examination closes, and sufficient time needs to be allowed for that. I would also point out that the desire, to finish early, which I appreciated the planning inspectorate to set out in the guidance that ideally five months, But the number of development consent orders that are now having to have errors corrected significantly after being granted seems to demonstrate that this push deal to with stuff in five months is not appropriate.

01:03:24:05 - 01:03:37:00
It's not leading to an effective clarity of outcome. Therefore, it is not following the principle set. So on the basis of reaching clarity of outcome and fairness, we ask that it takes the full six months.

01:03:39:00 - 01:04:05:15
The second matter, madam, specific deadlines. We have a particular problem with the first written question scheduled for Tuesday, the twenty second of December. With respect, that is in the what would be the normal sort of two week close down period for the majority of development industry, and that seems a little bit unhelpful on that basis.

01:04:07:29 - 01:04:17:03
Our third point, madam, is this issue about the deadline for suggested site inspections. There is a slight anomaly between deadline A and deadline one.

01:04:19:02 - 01:04:59:19
I would make the point, whilst we've been very organized, we put pretty much everything that we want to say and have relevant representation, which I'm sure has already bogged you down, most people are not. And with respect, the majority of people won't really consider where they want you to go until they've done their written representation. So we would say that deadline one should be an appropriate time that people can still make suggestions for site inspections, particularly as you're proposing to to do those, all the further ones because you've already done someone accompanied in February.

01:05:02:14 - 01:05:20:27
Our fourth point, madam, is the number and the arrangements for the open floor hearings. At the moment, we only have one open floor hearing arranged. You have indicated there might be another. We would urge you in the interest of fairness,

01:05:23:14 - 01:05:53:18
and and following the Frank's principles, which you'll be very familiar with, openness, fairness, and impartiality in relation to tribunals and inquiries, We do think that an open floor hearing available during the evening needs to be made available. You will be aware, madam, that if this was a large public inquiry on a section seventy eight appeal, as an example, with significant levels of public interest, almost entirely, they have a public session in an evening.

01:05:54:07 - 01:06:14:28
So I know it's uncommon for examining authorities hold something in evening, and I'm sure it wouldn't be welcomed by people that... The case team that would then have to work in the evening, for example. But in the interest of fairness, we do think that our opportunity should be provided for people that can't come during the working day.

01:06:16:18 - 01:06:43:27
Now in relation to this afternoon's open floor hearing, madam, obviously, we can't change the time that you've set. I would make the point, however, that three minutes for an individual and five minutes for a group to speak is less time than has been made available. So this is my fourth national strategic infrastructure project. And in those, there's always been five minutes for an individual and ten minutes for a group.

01:06:46:11 - 01:07:11:02
With hindsight, I think it would have perhaps been better if an entire day had been set aside given the number of interested parties. But I do think that pushes us to the view that in reality, a second open floor hearing does need to be thought about and arranged. And I would say, please give serious consideration whether that could go into an evening.

01:07:14:28 - 01:07:26:21
My fifth and final point, madam, is on the issue specific hearings. Now all three of them just were titled environmental matters.

01:07:28:08 - 01:08:00:06

Now that has posed some difficulties in people knowing whether they should register for the one on Wednesday, for example, or the one on Thursday because they don't really know from the top the heading of environmental matters where their topic is going to be set out. We also have the rather anomaly of the process. I I appreciate, madam, you're following the very standard process, which is the preliminary open floor hearing and issues with the hearings in the first week.

01:08:01:05 - 01:08:38:17
But I would make the point, and this is a point about the process. It's just not personal criticism. Please don't take it this way. It's about the process. But the process requires local impact reports and people's written representation to be submitted at deadline one. That's where the vast majority of evidence then gets set out. And it does seem a little bit odd in the standard process, in the standard format, that we have issues with hearings on topics before the local impact reports are available to you and before people's detailed written representations have been submitted.

01:08:40:03 - 01:09:00:12
That's why in our relevant representation, we've put everything we can think about, but the vast majority of people haven't. So all I would ask you, madam, in the program that you've got, in that second week that you've got, whether there might be an opportunity for you to revisit

01:09:02:17 - 01:09:33:08
or within the questioning, at the very least, obviously, matters that might be discussed in the next couple of days that then there are new points that relate to that perhaps need to be explored. So you might want to think about whether there needs to be a little bit of a catch up, half a day or something in that next session, following the submission of the local impact reports and people's written representations. That's what I've got to say on the matter, madam. I'm sorry it's a bit detailed and long.

01:09:33:23 - 01:09:39:17
No. That's fine. That's very helpful. Thank you very much, mister Northcote. We've got a note of all those points.

01:09:43:20 - 01:09:47:24
I've got Patricia Whitworth down for item four as well.

01:09:50:11 - 01:09:55:00
Patricia Whitworth, Royal Enfield Parish Council. Have no further comment to make on this.

01:09:55:12 - 01:09:58:21
Thank you very much. Liam Herbert?

01:10:00:23 - 01:10:24:10
Liam Herbert, Hooten Robertson, Fursby Parish. We agree entirely with mister Northcott's views on open floor hearings. We have, as a parish, made representations about additional site visits as well, particularly with reference to our residents in Fursby, which they're the closest impacted community to this entire development, Whitestone One.

01:10:26:03 - 01:10:59:12

On the topic of open floor hearings, we would also ask the inspector to consider the concept of having open floor hearings within other communities. We have a concern that this entire hearing so far is based in Rotterdam and the ability of people to get there, particularly elderly members of our community, but also members of our community who are not... Who do not have access to digital resources. So for most people, their ability to speak about something on this matter would be for them to arrive in person.

01:10:59:21 - 01:11:08:10
So we'd ask you to consider, particularly with Whitestone One, especially to consider open floor hearings within the compacted communities.

01:11:11:04 - 01:11:14:22
Thank you very much, Mr Herbert. Philip Knight.

01:11:15:20 - 01:11:47:17
Philip Knight, Commissioner of Parks and Parish Council. I'd just like to echo what colleagues at three parishes have raised and Liam from Houghton Roberts as well around the timetable, particularly some of the discussions that we've had around Christmas and half term. I think it's important that to facilitate those holiday periods that the examination is extended to the full duration that's been suggested rather than curtailed or not changed because of those. I think it's practicable issues associated with that.

01:11:47:29 - 01:12:20:28
The Paris Council has limited resources, and we're combining this with other work. Hi, Mia, today, I've been had three days I've to book three days annual leave. So again, echoing the comments about some evening sessions would be extremely useful. It's not fair for people that are working to have to do that really. So if we could accommodate that, that would be appreciated. We now have this week's, obviously, agendas that were published and welcome confirmation that our identified topics fall within them.

01:12:21:12 - 01:12:50:17
For future hearings, though, it would be grateful if we could publish, I think somebody's already mentioned this point as well, but it would be grateful if we could publish those earlier than that, if possible, so we can allow adequate time to prepare. As I said, this is not our full time job to do this. Obviously, we're trying to fit this in around working life and social aspects of those that may not work. So we would be grateful if we could have additional time to publish those sooner rather than just five working days before the sessions.

01:12:52:28 - 01:13:09:00
We'd also like provisions for additional comments on other parties' evidence and answers to written questions and concise closing statements should things come up during the examination rather than be restricted to perhaps what we've already submitted previously.

01:13:16:13 - 01:13:28:12
And also that we would welcome, obviously, that knowledge that they... You've received our list of areas for site inspections. So thanks for that. But we would also

01:13:30:08 - 01:13:44:11
we'd also like to make sure we kept informed around that, how that's going to work out in practical sense because as a parish that predominantly falls within the Whitestone one area, we'd we'd like to be involved in that accompanied visit...

01:13:48:02 - 01:13:48:17
Visits.

01:13:50:12 - 01:13:51:01
Thank you.

01:13:51:03 - 01:13:53:27
Thank you very much, mister Knight. That's helpful. Thank you.

01:13:56:02 - 01:14:00:19
Mister Richards, have you got any comments you wanted to make on the timetable?

01:14:18:05 - 01:14:18:26
Okay. So

01:14:22:11 - 01:14:31:05
I've just been informed he's not here now. In terms of item four, I've also got Nicholas Eastwood down, who would like to speak.

01:14:33:04 - 01:15:05:17
Thank you, Ma'am. I agree with Mr Northcote of the three parishes and Mr Herbert from Houlton. Ma'am, you mentioned having the website deadlines at twenty three fifty nine hours. However, given consideration that any late submissions should be well-being should be taken into account with those late submissions. Yet, Mr. Walker over there has indicated that he wanted it finishing within five months within the deadline. In all due respects, they've been working on this project for over four years.

01:15:05:19 - 01:15:15:05
We're getting peppered with numerous technical documents relating to three significant different areas, which is why it's doing one, two, and three.

01:15:18:13 - 01:15:42:04
It's nothing to do with his well-being. As neighbors aren't sleeping, we're certainly struggling with this whole process as individuals and as residents. We've all got major holidays coming up throughout this period, including Christmas. So I think we should be taking in the full six months at very least with a number of open floor hearings. Thanks.

01:15:44:10 - 01:15:50:17
Thank you, Mr. Eastwood. Thank you very much. Mr. Huggett, did you have any comments on this item?

01:15:50:19 - 01:15:52:08
No, I've got no further comments.

01:15:52:12 - 01:15:53:09
Thank you very much.

01:15:56:13 - 01:15:57:24
Janet Greenwood?

01:16:00:01 - 01:16:32:16
Janet Greenwood, Save Our Greenbelt, Comisbury Parks. Just to echo really what miss Reeswood said and other colleagues around the table that for our communities, this is absolutely massive, and the work that we've had to do behind the scenes with jobs and also families, etcetera. I think it's interesting that professionals are talking about the Christmas break and making sure that they haven't got to work over the Christmas break.

01:16:32:28 - 01:17:06:21
As part of the community, we don't get a we don't get a break. The only thing I would ask is that I can clear my dining room table for Christmas dinner because at the moment, it's just full of files. So also, one of the things that Save Our Green Belt have... Are quite concerned about is that we consider that Whitestone One is unique and that the generic approach that the applicant is taking to one, two, and three doesn't really understand our environments and our communities.

01:17:07:12 - 01:17:55:10
So we respectfully ask the inspectorate that if you look at that detail and that Whitestone one should be considered in its own entirety, and that is not to get out of an NSIP because the NSIP would still mean that Whitestone one would come under this procedure. But we do believe that it is very unique. It's very different to the rest of Rotherham. And know... I don't also think that the applicant appreciates the micro communities that go across South Yorkshire, that we we don't consider ourselves with respect to neighbors in Harthill because they're miles and miles away, and our cultures and our heritage is very different.

01:17:55:24 - 01:17:59:00
So we ask the inspector if they would consider that.

01:18:00:23 - 01:18:01:29
Thank you very much.

01:18:06:21 - 01:18:14:05
And then I'd got... With regards to sort of item five as well, I've got Lindsay Reid. Did you want to?

01:18:19:21 - 01:18:49:17
Yes. Just in relation to item five, the the only comment we were gonna make is that we welcome the request for a statement of common ground, with ERG in that, and we're happy to work with that on that. And we just... We're we're awaiting a draft from the applicant, and and we'd appreciate if that

could be provided as soon as possible because we're conscious that there's only sort of two weeks until deadline one, when the first draft is is to be submitted to the examining authority.

01:18:53:19 - 01:19:01:26
Thank you very much. Thank you. And perhaps the applicant can liaise maybe with Ms Read behind the scenes

01:19:01:28 - 01:19:06:12
for the... Yes, madam. We are hoping to get it to them as soon as we can this week, hopefully.

01:19:06:15 - 01:19:08:00
Perfect. Thank you very much.

01:19:10:17 - 01:19:11:11
Holly Beckett.

01:19:13:14 - 01:19:21:02
Hiya. Sorry. I wasn't sure I was meant to speak on this one. Speaking on item. Alright. But it's... Yeah. No. No worries. Alright. So

01:19:23:26 - 01:19:58:04
I'm speaking on behalf of Save Our Bridal Waits Group, which is representing over four thousand passport officers across the postcode areas that are covered by Whitestone. We are a minority group, but we feel we are one that is obviously a vulnerable road user and heavily impacted by the development. We don't feel that we've been adequately represented, safeguarded, or assessed throughout the process. Horses, as you know, can't really be bundled into road users such as cyclists and walkers because they can weigh about half a ton.

01:19:58:06 - 01:19:58:21
They've got

01:19:58:23 - 01:20:30:24
a mind of their own, so we'll do our best to control them. But when we meet HGB with lorries on roads that are less than five meters wide on some of these roads that are proposed for the access, it's it's a bit different to meet in a walker or a cyclist. So we're asking as a group the item twelve on the draft timetable, reserve states, various dates at different times of day inside and outside of holidays for inspections on some of the roads and the routes that will be used to access Whitestone.

01:20:30:26 - 01:21:05:08
This is because horse riders don't ride in the middle of a working day. And, obviously, it will be picked up during school holidays, and Whitestone will still keep developing during that time. We want the routes to be assessed cumulatively. So, obviously, we don't just ride a bridal way. We ride the highways as well. And following the rule two one five of the highway code, obviously, assessments to be put in place on how we will interact with the HGVs, on these roads that cannot give the two meter requirement, to a horse rider.

01:21:06:07 - 01:21:22:11
And whether or not those procedures will obviously be put in place permanently inside the board. So, obviously, we don't want those to be dropped. The HTV is gonna wait behind the horse riders, etcetera, like that if they can't physically pass us. Some of these roads are quite significantly long.

01:21:24:08 - 01:21:36:27
We're looking for more specific hearings that cover the equest... Equestrians. So note of the upcoming issues, specific hearings. Obviously, noted earlier, they just said environmental matters.

01:21:39:07 - 01:22:12:11
And we request that there's a distinct dedication agenda that's carved out, to cover these minority communities given that, we are vulnerable road users, and there is a significant number of us within the Whitestone development, which obviously may not be same for the most solar farms because they tend to be out in the sticks. This is covering, semi rural communities, which is where people live. And, because we have the countryside on our doorstep, it's obviously where we take, recreational riding. So we are impacted heavily by the Whitestone development.

01:22:13:05 - 01:22:53:14
We're also looking for inclusion of targeted equestrian safety surveys and queries, in the first written questions as well. We ask that the XA publishes its first written questions, obviously, after Christmas is possible, as everybody else has already noted, the timing on that, and that they're able to provide written evidence on the compact, combined construction impacts. Obviously, the traffic impacts, the bridalways, the rights of way, the baseline data underpinning the fear and intimidation calculations in the AP one hundred forty four and practical enforcement of the outlined public rights of way management plan in the APP five point one four.

01:22:54:08 - 01:22:55:02
Thank you.

01:22:55:19 - 01:22:57:19
Thank you very much. Thank you.

01:23:02:15 - 01:23:15:12
In terms of items four and five of the agenda, that's all I'd got noted who'd specifically asked to speak on those items. But is there anywhere... Anyone else? I've got a few other names. Yes. Few... Yes. Mister Knight.

01:23:16:13 - 01:23:23:12
Philip Knight, Cornishburg Parks, British Council. I'd limited my comments earlier to agenda item four. Sorry, I've got a few further points on agenda item five, if that's okay.

01:23:23:14 - 01:23:24:16
Yes. Thank you very much.

01:23:24:20 - 01:24:04:17

So we welcome obviously the fact that we've got the in person assessments, telephone and online participation, but obviously, a lot of residents lack digital capability. So and not necessarily able to their circumstances to necessarily get to in person assessments. I just wondered how the examination is anticipated dealing with people that might have digital restrictions in terms of things like Minelta contribute and obviously examine all of the materials that's available because that obviously is a particular concern to a number of our residents in the parish.

01:24:04:19 - 01:24:22:00
One in three of our residents is above the age of sixty five and many of are digitally excluded and not necessarily able to get into in person assessments. So we'd like to understand that, please. I've already covered the point about daytime hearings and the preference if we could get some evening hearings, if at all possible.

01:24:24:05 - 01:24:56:25
And also some more localized sessions. I think others have mentioned that as well, but I think it's worth reiterating that we'd appreciate that if we could have some more localized sessions within the Whitestown Mon area as well, please. On welfare, and I think to acknowledge that I think you covered this at the introduction. There's been some difficulties with practical aspects of this venue in terms of refreshments and means to be able to obviously bring food in here, for example.

01:24:57:03 - 01:25:38:08
Now it might only seem a minor point, but again, people are about to travel a long way, and they're going be here all day for three days, a lot of people. And the facilities to go and get food are not nearby. So the fact that we can't bring food in here seems to be, to me, a bit of an issue, and I think it needs addressing. So we would welcome some opportunity to perhaps address that either for the rest of this week or if not if that's not possible, for future hearings as well because we all need to be up with it, furthermore, that I understand the inspectorate and the applicants have got breakout rooms where they can have food and refreshments.

01:25:38:24 - 01:25:52:00
So we would appreciate if we could bring refreshments into this room where we can stay. That would be useful. And I'd also like to thank you for acknowledging the fact that there'll be a two minute silence tomorrow at eleven o'clock.

01:25:53:25 - 01:26:04:28
And all we see can hear is that the hearings are accessible, fair and transparent, and that's the point subset covered in agenda items four and five.

01:26:07:09 - 01:26:08:03
Thank you.

01:26:12:27 - 01:26:14:01
Thank you very much.

01:26:15:16 - 01:26:17:28
There were some other hands. Yes, Mr Herbert.

01:26:18:25 - 01:26:53:28
We just have one other final point. Liam Herbert from Roberts and Fisbee Parish. We have one final point on the open floor hearings, and it echoes something that colleagues from Save Our Greenbelt said. The examination examines this application in its totality, which is Y sub one, Y sub two, Y sub three. And as Frisbursians Association have noted, this is quite a lot of information to get through and understand. And colleagues at the end have noted just how many interested party representations have been generated to this.

01:26:54:00 - 01:27:33:01
And think, as he's noted, this is one of the largest ones from the Seoul. I think Gatwick was Gatwick Airport was perhaps only larger. With regard to open floor hearings, and as we said, it may may be for you to consider how you hold these in future, but it it would also be worth considering holding hearings on particular site locations. So white zone one, white zone two, zone three, which a, saves time for people who are not impacted by those other areas, but it also allows you to hear directly from a larger group of those two thousand seven hundred people with specific issues on specific locations.

01:27:33:13 - 01:27:35:20
So we'd ask you to consider that in future as well.

01:27:36:19 - 01:27:40:17
Thank you, Mr Herbert. I think, oh, Mr Northcote.

01:27:42:24 - 01:27:56:26
Thank you, madam. I have two sort of points to make on the examination process. And both of these are matters of fairness, and suitability of the relevant representation period. They

01:27:58:14 - 01:28:34:15
do have an impact on whether you will be able to move on from this morning or not. Now very early in the statutory consultation period, we gave notice to the case team that the statutory notice under Section fifty six of the Planning Act two thousand and eight gave the incorrect address, postal address for the planning inspectorate. And it made it very clear that you could either send a hard copy representation to the planning inspectorate to Temple Quay House, or you could write there to obtain a hard copy representation form.

01:28:35:06 - 01:28:52:10
Now unfortunately, your case team, on your behalf, said that was not an issue that needed to be considered. The telephone number of the planning inspectorate was on there, and that sufficed. With respect, that was a response which is completely contrary to the Frank's principles.

01:28:54:00 - 01:29:13:22
And based on that, we've not bothered contacting the case team with other concerns because plainly, they have no desire to take them on board. I would make the point, the planning inspectorate has not been at that postal address for a very long time. So why the applicant made that error is unknown.

01:29:15:11 - 01:29:45:15

But you've got... You as the examining authority have now got to be satisfied applying the Frank's principles. Has anybody actually been to Temple Quay House? Has there been any contact to see whether any representations were sent there, whether any requests were sent there for a copy of the representation form. If that check has not been undertaken, then how can you be satisfied that people that had a legitimate expectation of participating in the process have not been excluded.

01:29:46:10 - 01:30:18:18
That error is entirely the fault of the applicant, so they can't blame anybody else for, making that error. And I would point out that that error was obviously seen as significant because it was corrected in the revised notice that was published under Section fifty six. Although, of course, that revised notice was not for the full statutory period going forward, so it still relies upon the previous notice.

01:30:20:23 - 01:30:48:20
So that is an issue on which we didn't receive a satisfactory response from the case team, and that's now a matter we put to you. You need to decide whether you are satisfied that all people that may have responded has set out in that first notice have not been prejudiced by not being able to participate in the process and being given the relevant statutory notice of this meeting on the start of the examination.

01:30:50:24 - 01:31:27:01
The second point relates to another unfortunate error by the applicant. And I would make the point that, actually, we do commend and we do support the fact that the applicant did give out hard copy forms at meetings. That seemed to be a very proactive thing to do. Now unfortunately, despite the applicant trying to be helpful, which, as I say, we do commend them for, the planning inspectorate case team, we are aware because it's been it was set out, has refused to accept submissions made on those forms.

01:31:28:02 - 01:32:01:04
That decision was announced on the twenty sixth of August, the day before the initial relevant representation period was scheduled to end. Now we do accept that Regulation four of the Infrastructure Planning Initiative Parties and Miscellaneous Prescribed Provisions regulations, a bit of a mouthful, does say a relevant representation should be on a registration form available from the planning inspectorate website. However, with the greatest of respect, individual people don't know what the rules are.

01:32:01:26 - 01:32:11:21
They had a legitimate expectation, given that the applicant had given them a form that said you could complete and send in, that that would be taken into account.

01:32:13:12 - 01:32:56:17
The decision not to accept that form is a bureaucratic decision based upon, the benefits of the panning inspectorate, not considering the impact that that has on the people that have sent those forms in. Nothing has been published since. So, for example, we don't know how many hard copy representations on the incorrect form were were sent in and have been disallowed. Neither has any information been published as to whether all those affected persons have been assisted by the case

team, the applicant, or anybody else to actually make a representation, a relevant representation subsequently on the correct form that you now have before you.

01:32:57:11 - 01:33:11:05
So, again, the examining authority, are you satisfied that nobody has been materially disadvantaged or excluded by the refusal to accept those hard copy forms that were distributed?

01:33:14:17 - 01:33:31:03
The legitimate expectation, in our view, was set, and that legitimate expectation is bound by case law. And that case law is found in various aspects, including in the case of R on the application of Hailbank Parish Council versus Holtenborough Council twenty twelve.

01:33:32:18 - 01:33:55:27
The legitimate expectation that was set out was that that was going to be accepted. They were given a form by the applicant, and then they were told it'd be disallowed. That does not seem to be fair. It doesn't seem to be proportionate, and it certainly did not have the well-being of those affected persons in mind.

01:33:58:21 - 01:34:32:24
As a consequence, I would invite the examining authority, please, to make a procedural decision to to accept those representations if any of them remain outstanding. And of course, if you do make a procedural decision to accept those representations, which you are able to do, I believe, under Section one hundred and two of the Planning Act two thousand and eight, you would make them interested parties who are then legally entitled to the relevant statutory notice for a procedural meeting and the start of the examination.

01:34:34:00 - 01:35:02:20
We are in a very unfortunate position, madam, that these matters have occurred. As I say, we did raise, the first of these with the case team, and it was dismissed in such an unacceptable manner. There was no point in raising it with the case team. This is the appropriate time to raise it. And I would point out that both of those errors, the second one being unfortunate, are the applicants', errors, so they can't blame anybody else, for those.

01:35:04:09 - 01:35:05:03
Thank you.

01:35:06:28 - 01:35:09:20
Thank you, mister Northgate. We will look into those points.

01:35:11:22 - 01:35:15:24
Is there anyone else? There were a few hands. Yes.

01:35:21:17 - 01:35:57:08
Hello. It's Angela Eastwood. I'm a member of the Fursby Residence Association and a founder member of the Save Our Bridalways. We've talked already about the fact that these, I think, is it just over two thousand seven hundred relevant representations? And I am speaking as a member of the

community, not as a, obviously, organised person who's done lots of these NSIPs. I'd like to also talk about the fact that there were just under ten thousand five hundred community responses to the statutory consultation, which I think is a huge amount of members of the public who cared to give their feedback.

01:35:57:13 - 01:36:36:07
I'm not sure how much was taken on board by the applicant to the statutory consultation. What I just ask the examining authority to take into account is, as a member of the public, as people have already mentioned, we've got full time jobs. We're trying to do this in addition to our full time work. We're not, as members of the applicants party over there, regular performers on the NSIP circuit. Just be fair to us members of the community who have had our well-being affected since November twenty twenty four when we got a very small leaflet push through our post boxes telling us about this huge development.

01:36:36:24 - 01:37:10:20
As people have already mentioned, Whitestone one, two and three are entirely different in their areas and I believe should be treated individually rather than their entirety because it's very difficult to read information that's actually grouped together across three sites rather than being individual. And I just, as a member of the community, ask the examining authority to be fair. I understand that the solicitor for the applicant wants it to be completed in five months, and I think I understand why.

01:37:11:00 - 01:37:25:21
However, bear in mind that the community who were gonna be affected for the next sixty years on this alleged temporary development were just ordinary members of the public, and we're trying to deal with side this of us lives.

01:37:27:02 - 01:37:37:09
Thank you very much, as a used word. Thank you. Yes, sir. Thank you. I'd just like to make a general point. I've been to

01:37:37:11 - 01:37:38:06
a lot of So can

01:37:38:08 - 01:37:39:09
you just say your name?

01:37:39:11 - 01:38:12:09
Oh, sorry. Sorry. Record. Sorry. Greg Reynolds for Rainfield and Bramley. I'm the counselor there. I've been to a lot of these these meetings. I've met all these people and spoke to them. And what has to be mentioned is that when they put the board up there with all those in favor and you put your little sticker on it, right, that they run out of stickers. For the four... Yeah. And this is ordinary people that it's gonna affect. For the four, those are pro... Those those who want it, those who support it, none.

01:38:12:29 - 01:38:48:04
And it has never been acknowledged. All that ever gets said there is has been healthy feedback and discussion and all the rest of it. No. There hasn't. And I'd like to point out that there's... It almost

seems to me that we're creeping towards this inexorably, and it is gonna go in the favor of the applicant. And the thing that disappoints me with that is the fact that nobody that I have ever spoken to about this matter out there where it matters, the people want it.

01:38:48:21 - 01:39:19:24
We've never been given the opportunity to have a consultation. We were given a presentation, one option to discuss. That is not a consultation, and that has never been answered by them. And when you apply for the the the, the information, seven hundred quid, it cost right at the start to actually get the document that was gonna tell us what was happening. Now that is not accessible or acceptable, and I just wanna make that general point.

01:39:19:26 - 01:39:20:13
Thank you.

01:39:21:02 - 01:39:35:20
Thank you, mister Reynolds. Just taking a note of the time. It's twenty twelve, so possibly worth having a break. I didn't know, Mr. Walker, whether you wanted to come back on any points or whether you'd just take them away as notes at this stage.

01:39:37:17 - 01:40:00:23
Angus Walker for the applicant. Yes, we appreciate that there have been a large quantity of material on the website and there have been a lot of representations. The number of representations is really a matter for or it affects the applicant and the planning inspector at the most. So if they are both content with a five month examination, then that should be manageable.

01:40:04:21 - 01:40:15:02
Don't think I have any more points in response at the moment, but we agree with the timetable and the procedure that you have set out, except where I've Okay.

01:40:17:02 - 01:40:34:18
Thank you very much, everyone, for your contributions. And they've been really helpful. And we've got clear of notes everything, and we'll take them away. The final timetable will be confirmed in the rule eight letter in due course, and we'll come back on the other points. Just to reiterate, are several competing aspects when drafting an examination timetable.

01:40:36:03 - 01:40:58:26
However, we'll take everything into account that we've heard today and do our best to try and put together a timetable that's confirmed in the rule eight letter that's suitable. So I think that concludes items four and five. So everyone's happy, we'll take a twenty minute break now until twelve o'clock. Is that okay for everyone? Mrs Greenwood. Yes, Mrs Greenwood.

01:40:58:28 - 01:41:17:11
May I ask what the actual plan is for today? Because we have people within our groups that have medical conditions and also caring responsibilities. So are you intending to take a lunch break at a certain time, etc, so that people can at least try

01:41:17:13 - 01:41:49:05
and get out, etc? Yeah, so respect this in morning, where we're up to on the agenda, we just got any other matters than the close. And so then that needs the preliminary meeting done. Then the open floor hearing commences at two. So there's big a break for lunch in the middle there. During the open floor hearings, because it's likely to go on for quite some time, we will take a break around half past three as well for refreshments. And then if another one's needed later on in the afternoon, sort of five ish, then we can take another one then.

01:41:50:00 - 01:42:01:23
But if there's anyone who needs a break at any point, please let us know and we can accommodate those as well. But there will be a reasonable lunch break coming up and starting again at two this afternoon. Thank you.

01:42:03:16 - 01:42:11:14
Okay. So then we will adjourn then until twelve o'clock, which is eighteen minutes. Thank you very much for your contributions. Thank you.