Planning Inspectorate
Arolygiaeth Gynllunio

Hearing Transcript

Project:	Whitestone Solar Farm
Hearing:	Issue Specific Hearing 1 (ISH1) - Part 4
Date:	11 November 2026

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FULL TRANSCRIPT (with timecode)

00:00:05:09 - 00:00:20:18
Good afternoon, everyone. It is four p. M. In time for this issue specific hearing to commence. Before we move on, we have at the interval to be made aware that members of the press have been in attendance this afternoon.

00:00:22:09 - 00:00:30:27
Can we just check with members of the press if they have been filling in proceedings? Or do they intend to fill in, please?

00:00:32:22 - 00:00:33:13
So

00:00:35:21 - 00:00:41:06
moving on, as discussed, Mr. Gully will bring in his water specialist. Please, if you can quickly cover off his point, that would be appreciated.

00:00:41:20 - 00:01:02:21
Yes. Rob Gully for Doncaster and Mothrom Councils here. Thank you, sir, for the opportunity. Just to rearrange the agenda slightly. I'm going to introduce Andy Johnston, who is our specialist in water and flooding. And just for the avoidance of doubt, is it just water and flooding. We have a separate specialist for ground conditions. So we'll just cover those first two points. Over to Andy.

00:01:04:04 - 00:01:31:26
Thank you very much, and thank you for allowing me to speak and to speak out of sequence. I will be catching up on this as soon as able. I have a keen interest in all those that have elected to speak on on the topic. Certainly, it brings local knowledge and anecdotal knowledge about flooding and surface water from the area, I'll be very interested to read up on that and we'll give it my full attention.

00:01:37:04 - 00:02:05:03
I'm gonna provide commentary on the submission in terms of flood risk and surface water drainage. I appreciate you haven't heard the applicant's speech yet but I don't really have a great deal to say on it. From what I have reviewed technically in the submission Everything is broadly in accordance with the local national policy.

00:02:06:19 - 00:02:29:03
So I have no major concerns in terms of the approach to flood risk and surface water on scheme. The only point of minor contention and I believe this is being tackled on multiple fronts with different specialists is the coveting of the water courses which has been mentioned briefly earlier.

00:02:30:28 - 00:03:06:24

There was a request by the applicant to disapply the requirement to have land range consents for each crossing or alterations of the water course which is a sensible request. It will reduce a significant amount of paperwork and load on the council. However, to allow this to happen, we are going to have to put in a protective provision in the DCO that will request that the applicant both justifies and provides details of any time they want to alter or cover a water cost.

00:03:06:26 - 00:03:16:06
But I believe that protective provisions are being discussed at another time. So that's all I have to say on the matter. Thank you very much.

00:03:18:20 - 00:03:26:28
Thank you, Mr. Johnson, your contribution. Mr. Walker, those points are duly noted, and you'll pick those up later. Thank you.

00:03:29:02 - 00:03:51:23
So just moving back, just to finish off three point two, we're almost through IPs. I think sorry, three point three. But I think we're left with Mr. Brooklyn is our last IP who wishes to contribute on this, and then we'll hand over to the applicant to do a response summarize all of those responses. Thank you. Mr. Brooklyn, please, that.

00:03:52:07 - 00:04:24:04
I've overlapped here from a request from the Congress for Parks group to comment on the archaeology. But as as I say, archaeology is one part of paleo and ecology. It's continuing. The intended infrastructure for all the solar panels and the associated cabling with them are not covered in the archaeological assessment.

00:04:24:06 - 00:04:55:16
The archaeological assessment would also run to the former course of the Kearsley Beck, which goes across the area which is intended for solar panels. That could contain important paleoecological information which would need assessment. And changing to my entomological hat, it is rather unfortunate that the most frequent of animals in that landscape are invertebrates.

00:04:55:18 - 00:05:27:25
They get very little mention. Ecology seems to equate almost entirely with a few species and the flora, flora being very easy to sample. Most of the biodiversity is in the soil profile. Much of that has been destroyed by plying, but there are small pockets of old grassland which go back probably to the medieval period. You cannot reproduce that with a handful of seeds.

00:05:27:27 - 00:05:36:07
It takes hundreds of years to develop, so care must be taken to preserve those limited areas.

00:05:38:24 - 00:06:17:19
The other point is that solar panels act as an attractant, particularly to water beetles, And they can have a significant impact on that fauna, which crash into the can... The panels and collapse to the surface. Now when the panels are diverse, they're situated on housetops, that's not a problem. But

when you bring it all together into a great sea of panels, it can have a significant impact on the insect fauna, in particular, the water beetles, but I've also noticed the same with dung beetles.

00:06:19:02 - 00:06:54:15
So that really needs looking at. In terms of survey, one of the problems that the assessment has is that it's not looked at previous work. There's a PhD from Sheffield which looked in some detail at the beetle fauna in particular of the area of Conyersborough Park. It's not referred to. There are specimens in local museums. They're not referred to. I'm afraid that I find the level of assessment very superficial.

00:06:54:27 - 00:06:56:05
No. Leave it at that.

00:07:02:15 - 00:07:12:05
Thank you, Mr. Bookley, and thanks to all interested parties for their contributions on this item. Can I hand to Mr? Walker, please, to provide a response?

00:07:12:23 - 00:07:24:21
Yes. Thank you, Angus Walker, for the applicant. Thank you for the contributions. Always helpful. To Mr. Collins no, Mr. Cook, sorry,

00:07:26:18 - 00:07:38:06
about the Wildlife and Countryside Act. There is, in fact, an exception in the Act under Section four(two) and if I can just bring that up,

00:07:39:29 - 00:07:51:26
that it is not an offense under Section one for any act. If the act was the incidental result of a lawful operation and could not be reasonably avoided,

00:07:53:17 - 00:08:26:22
DCO is considered a lawful operation. It still means that the act we must show that it could not be reasonably avoided. And we will obviously strive to make sure that any impact on wild birds is avoided. So that's on that one. On SSSI and local wildlife sites, these have all been all the land within the order limits has been fully surveyed, all those. And finally, on invertebrates, if I don't know if Mrs.

00:08:26:24 - 00:08:29:06
Olds has anything to add on that last point.

00:08:32:29 - 00:08:55:07
Allie, Olds, the applicant. I need to say that the habitat surveys that were undertaken as part of that, you're kind of scoping for what protected species surveys need to be done. And the vast majority of the site, as you recognized, is arable land, but any different habitats were recognized. There weren't any areas that we're affecting

00:08:56:25 - 00:09:26:23

that had reason for us to go and do invertebrate surveys in detail. That's only triggered if you have particular grasses that need to be looked at. I can also say that the scheme will provide an overall benefit to invertebrates in the long run. There is evidence for that in terms of solar developments with the biodiversity net gain, all the measures in the OLEMP coming forward with more grass and more diverse grass and will provide an overall benefit to invertebrates.

00:09:32:00 - 00:09:49:15
Thank you. I did have a couple of more questions on this, but I think it's nothing that probably can't wait until written questions next month. So in the interests of time, mindful that we have another two items to get through. I think we'll move on if that's okay. So

00:09:51:10 - 00:09:57:18
I'm going to hand over to my colleague, Ms. Norman, for agenda item three point four.

00:10:31:06 - 00:10:39:06
Thank you, madam. We are now settled for item item three point four, agricultural land and the best and most versatile land.

00:10:41:11 - 00:11:19:16
Our ten minute presentation will have three participants, myself. In the absence of our planning witness, I will cover the site selection part of BMV. Then Kevin Leahy, two to my left, will follow. And then Alex Hansen will also contribute, who you're now by now familiar with. So to start on how site selection was informed by BNB, our starting point is paragraph 2.10.21 of EN3,

00:11:21:07 - 00:11:27:12
which is specifically in the solar project part. And it says that

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poorer quality BMV land should be preferred, avoiding BMV where possible.

00:11:37:12 - 00:12:11:10
But land type should not be a predominating factor in site selection. So it's not making us an absolute prohibition, as can be seen from decisions on solar DCOs, which I'll come to. At the macro level, in choosing where the general areas for the solar panels would be. If I can take us to the site selection report, which is an appendix to the planning statement.

00:12:11:17 - 00:12:13:27
So that's AS015.

00:12:15:25 - 00:12:23:25
If, Mr. Hawkins, you could show Figure two on Page eighteen of the site selection report.

00:12:41:28 - 00:13:02:17
Zoom in a bit on that. Thank you. So you will see the little cross in the middle of this diagram is the substation at Brinsworth, although in fact we are now connecting slightly further to the east at Long Lane. And the dotted big dotted line all the way around the outside is the search area.

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At the macro level, we avoided the pink urban areas of Sheffield and Rotterdam and so on to the west and also avoided the high grade blue land to the east,

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which means that we ended up with this sort of vertical alignment for the project in generally in the land of grade three.

00:13:33:25 - 00:13:44:21
Now if we keep in this document and go to paragraph 8.5.28 of the main report, which is further up,

00:13:47:13 - 00:13:49:11
requiring agility of our

00:13:50:29 - 00:14:23:12
document and display. Here we are. So here is just to give you a flavor of how we fare compared with other made DCOs, solar DCOs. Our usage of best and most versatile land is just over nineteen percent. So if you look at the right hand column there, those figures actually average to twenty three seven percent, I think. So we are below average for use of BMB land amongst made solar DCOs.

00:14:24:04 - 00:14:37:17
So then the micro level was involved by take sampling the land throughout the order limits and making adjustments to avoid higher grade land.

00:14:39:15 - 00:14:55:16
And that can be seen I don't think it necessarily needs to be shown at Appendix three of the agricultural land report, which is APP one hundred twenty nine, although we may be showing it a bit later.

00:14:59:01 - 00:15:18:27
And that's how we ended up with nineteen percent trying to minimize the amount of high quality the use of high quality BMB land. If I now pass on to Kevin Leahy, who will explain how the baseline surveying was done and any limitations in those.

00:15:21:21 - 00:15:37:11
Kevin Leahy on behalf of the applicant. My colleague has just explained that the area surveyed totaled nineteen percent. But on the matter specifically of explaining limitations in the ALC baseline surveys,

00:15:39:03 - 00:16:15:22
the sample density that the ALC survey was taken at was one sample per two hundred line meters on the ground rather than the one meter per one sample per one hundred meters that's in the guidelines. This is similar to an approach taken at other solar projects of similar scale, and we've just seen some of them mentioned there, such as Mallard Pass and Longfield amongst others. In areas where there's longer term soil loss in the scheme, such as at the best in the substations, these areas were sampled at one per one hundred meters distance.

00:16:17:03 - 00:16:52:15
So considering the impact of this, whether a higher sample density would have made any difference to the assessment. In fact, it doesn't because a conservative mapping approach was taken at the request during consultations with Natural England that included keeping single BMV points in areas of non BMV mapped fields and land. And I illustrate this on the screens now with a map from APP one hundred twenty nine, the ALC survey report on Page seventy four.

00:16:53:09 - 00:17:37:22
And here on the figure, you can see the pale green are survey locations are mapped as three b, and the pale... And the darker green, two single locations here are mapped to their fullest extent right up to the edge of the 3B survey locations. This is unusual in two ways because it's the council's own Doncaster and Rotherham council's own consultant Stantec have noted this as being unusual because normally, when mapping such a feature, the ALC specialists would smooth those out and wouldn't show those areas.

00:17:38:16 - 00:18:17:27
And also, we've mapped conservatively mapped up to the 3A boundaries. And altogether, this means that this is a very conservative mapping approach. And if we've done a one in one hundred meter sample density and a more routine mapping approach instead, the likely result would be to lower the proportion of BMV from nineteen percent that it is right now. And so the nineteen percent that we present, that was done at one per two hundred meters can be considered a conservative maximum amount of BMV on the land.

00:18:24:00 - 00:18:55:04
Now in the matter of the cable corridors, the ALC surveys have not extended into those areas. As at the time, most of those cable corridor areas, are very wide, they're several hundred meters wide, would be unused. And in any event, the effects of the cable laying are known to be very short lived and can be wholly reinstated. So it's considered not required at the ES stage.

00:18:55:28 - 00:19:31:00
However, and of course, ALC, soil properties and soil profiles will be determined preconstruction within the soil management program. And then each site, each field will be adapted in circumstance to match those particular soils. And this is described in the outline soil management plan within OSCENT APP-forty two. There's precedent for this in other solar projects of similar size and scale, such as the West Burton project.

00:19:32:15 - 00:19:51:13
So these commitments are secured through Schedule two requirement four of the draft DCO AS-nine, and the further mitigation measures will be developed from the outline sent there in APPO forty two. Thank you.

00:19:54:14 - 00:20:11:17
Alex Hansen, on behalf of the applicant, I will now cover the other two points requested in our presentation. The first in relation to the use of BNV land for biodiversity net gain planting purposes.

00:20:13:03 - 00:20:20:11
I refer to Table fifteen-twenty six of APP067.

00:20:22:28 - 00:20:32:18
This shows that seventy seven hectares of BMV land is proposed to be used for planting,

00:20:34:11 - 00:20:50:24
including biodiversity net gain under the mitigation planting. This represents approximately seven percent of the total area of the site. However, it's worth noting that

00:20:52:09 - 00:21:25:09
the majority of the planting described and proposed by the applicant tends to take place at field margins and field boundaries, establishing hedgerows, adding to woodlands, grassland verges at the edges, etcetera. Therefore, the seventy six hectares of BMV land used for planting that I referred to will take place across small discrete parcels of BMV land at field margins.

00:21:25:23 - 00:22:03:27
And these field margins are less likely to be farmed as they're at the very edges of the margins of the fields. In terms of our ongoing discussion with Natural England on these points, the applicant is actively engaging with Natural England at the moment in the production of a statement of common ground, and this is focused on our response and engagement with them on Natural England's relevant representation, which is RR1968.

00:22:04:18 - 00:22:27:13
Specifically in relation to ALC methodology and soil management measures, these items are currently under discussion, but the applicant is confident that they're progressing these discussions in a manner that will seek to reach agreement during this examination process. That ends our ten minute introduction. Thank you.

00:22:29:14 - 00:22:42:29
Thank you very much. That was helpful. It's probably picked up some of my questions actually, so thank you very much. So if we turn now to the local authorities. Mr. Gulley, did you have a colleague or yourself that wanted to talk on this matter?

00:22:44:01 - 00:22:51:19
Rob Gully for Rotherham and Oncaster Councils. I have my colleague, Nicola Watson, online, who is a specialist in this matter. Thank

00:22:51:21 - 00:22:52:06
you.

00:22:53:22 - 00:22:54:20
Thank you very much.

00:23:06:15 - 00:23:07:18
Councils do...

00:23:10:07 - 00:23:11:16
I think you may be on mute.

00:23:17:21 - 00:23:27:07
Oh, sorry. We can't hear you at the minute. You're not on mute, though. So I'm not sure whether it's maybe the headset. We've got some technical people here that might be able to assist.

00:23:31:12 - 00:23:32:15
Can you hear us?

00:23:32:20 - 00:23:34:06
I can. Can you hear me now?

00:23:34:08 - 00:23:35:17
Yes, we can. Thank you very much.

00:23:35:19 - 00:24:02:21
Sorry, technology. I had to plug it in and out. Apologies, I'm Nicola Watson speaking on behalf of the council in relation to ALC and BMV. I just want to quickly summarize that we do consider that the development is capable of complying with the national policy and council's development plans in relation to ALC. And we well and thank you very much. We welcome the recent responses and clarifications provided in relation to the representation comments.

00:24:04:06 - 00:24:44:07
We do have outstanding matters at the minute in relation to the LC survey coverage, primarily in relation to the cable corridor areas. Although it is noted that the applicant has just provided comment that further assessment will be completed ahead of construction, which equally we do welcome. The proposed development we know is broadly consistent with relevant national local call council policies And so far that we can agree that it's largely avoided BMV land, permanent cell ceiling is limited and lifestyle cell management controls are proposed. However, compliance is dependent on the CMP and cell management plans demonstrating that the BMV cells and wider cell functions are protected during construction, operation, reinstatement.

00:24:45:16 - 00:25:12:02
Specifically in relation to the I know that this has been mentioned by the applicant, but specifically in relation to the cable corridors. At present, it's only a desk based assessment, which indicates predominantly grade three, localized areas of grade two. It is comment that the minute no distinction is made between grade 3A BMV and grade 3B non BMV areas for the cable corridors. However, as previously noted, they are planning on taking and taking further surveys.

00:25:14:09 - 00:25:21:22
So... Yeah. We also noted that for the cable corridor... Apologies. I'm getting all tongue tied. For the

00:25:21:24 - 00:25:23:05
Right. Take your time. It's fine.

00:25:23:08 - 00:26:02:18
Cable corridor. Here he is. It does note in chapter four, ES six point four, that ELC has not been considered in detail because it is expected that the works would be temporary and reinstatement of the soil post construction would allow return for original use. But we do note that today the majority of the soils are noted to be slowly permeable, seasonally wet, loamy and clay and are susceptible to compaction and structural damage if handled in trafficked when wet. To date limited information has been provided in the CMP and cell management plans detailed in methodology as to management particularly during construction works.

00:26:04:06 - 00:26:44:03
So we would yes, we agree, we would recommend that additional ALC surveys are completed for the corridor areas, particularly in relation to reinstatement, soil management, trafficking and how that's going to be managed. All of that we assume will be included in the final CEMP, which we are aware is only draft at the minute and will be produced. It should... We would just recommend it contains all of the general guidance just including soil baseline assessments, BMV, non BMV soil segregation, soil handling, stockpile controls, trafficking restrictions, reinstatement methodology, and also post reinstatement inspection and aftercare.

00:26:45:02 - 00:27:20:10
But other than that, yeah, the nature is the only comment we've got really in relation to the the corridors. I note it was mentioned that soil disturbance would be limited, but we did notice within chapter o nine nineteen, the excavations would do up to three meters deep and up to ten meters wide for multiple circuits alongside stripping of the whole road and storage areas. So we do... It was just to provide limited information or clarity that's been provided to date in relation to where these works are gonna be completed, how it's going to be managed from a construction perspective.

00:27:20:25 - 00:27:33:14
We also acknowledge that even though we're aware that ongoing conversation has been going between Natural England and the applicant, that they are also advising that a full survey have been taken to the red line, including the cable corridor areas.

00:27:44:02 - 00:27:48:14
Turning to Ms. Lambert, was there anything you wanted to comment on this topic for?

00:27:49:15 - 00:27:59:24
Thank you, madam. Given the extent of the proposed development that lies within the district boundary, there's no comment to make on this subject.

00:28:04:16 - 00:28:09:29
Thank you. Turning back to the applicant there, Mr. Walker and your colleagues, if you'd like to come back on any of those points.

00:28:10:01 - 00:28:11:08
Thank Madam.

00:28:12:19 - 00:28:16:02
Leahy, would you be able to respond to the council's points?

00:28:17:18 - 00:28:45:07
Certainly. And thank you very much for those comments. We have outlined the measures that you mentioned in the soil management plan. And of course, these will be expanded and will take the advice that you've put in the relevant representation back to include those comments in the actual soil management plans that get developed. Of course, just to restate that

00:28:46:27 - 00:28:48:20
these updates and

00:28:50:10 - 00:29:09:08
the site investigations and the finalization of the management plans a preconstruction phase. And they are subject to local authority and the environment agency review prior to being implemented.

00:29:12:00 - 00:29:12:15
Thank you.

00:29:23:23 - 00:29:31:23
Thank you very much. Thank you. So if we turn to the parish councils and interested parties there, mister Northcote.

00:29:34:24 - 00:29:35:21
The Going Duncan.

00:29:37:28 - 00:29:38:13
I'm

00:29:40:12 - 00:29:41:18
your to

00:29:48:09 - 00:30:24:23
applicant, you need to be careful in comparing chalk with cheese. A number of those schemes that were in that table, I know from personal experience having appeared at the NSIP examination for at least one of those, The ones in Lincolnshire, you're starting with a far higher proportion of best and most versatile land in the first place. So it's a disingenuous comparison to talk about an average from schemes which are in the highest quality agricultural land in the country with loss of agricultural land in the context of where we are.

00:30:27:15 - 00:30:36:06
Land is a very finite resource. It's not a renewable resource. We're not making any more land. So once we use it for something, that's it.

00:30:39:03 - 00:31:18:22

Don't disagree with the applicant's figure. Nineteen point one seven percent of the order limit is best, most versatile land. But to put that in context, that's two twenty hectares. So percentages can sometimes actually make things seem either bigger or smaller. And in this case, I think two hundred and twenty hectares is a better figure to have in your mind. And putting that into context, when we've looked at the diagrams, the area of interest that we've got, virtually all of Whitestone three is grade three agricultural land, as is the southern proportion of Whitestone two.

00:31:19:16 - 00:31:36:26
Cable route l, which is the cable route in in our area of interest, is grade two. So at our end of the scheme, as you would say, it's all best and most versatile land. So in our context, the percentages sort of mean nothing. It's one hundred percent of our interest.

00:31:38:11 - 00:32:08:15
Now the Yorkshire and Humber region actually has the greatest quantum of best... Most versatile land of all the English regions. And if you think about that sort of logically, Yorkshire and Humber's got two very large national parks. It's got part of a third national park. It's got lots of upland areas where you don't get such land. So it gives you a sort of context that actually best and most versatile is land important to this on a regional context.

00:32:09:07 - 00:32:20:20
And in that regional context, Yorkshire and Humber is one of the four regions that experienced the highest absolute loss of best and most versatile land between twenty ten and twenty twenty two.

00:32:23:07 - 00:32:47:15
So the loss of all best and most versatile land is unfortunate. It is accepted. You can't always avoid avoid it in its entirety. But there are ways and means that you can either look to mitigate or to amend proposals. And we don't think in this particular case that the site selection has given it sufficient credence in the first place.

00:32:49:14 - 00:33:22:14
In the wider context of agriculture, I would just point out that based on the DEFRA data from twenty twenty four of average farm size in Yorkshire and Humber, this scheme in its tote... In in its totality is the equivalent of loss of twelve point six average farms. Again, that puts these sorts of proposals into a context in human terms. That's twelve point six families, twelve point six enterprises equivalent being got rid of.

00:33:23:01 - 00:33:34:12
I know the applicant will say, well, that land could still have agriculture on it, but with greater respect, keeping some sheep and some grazing is not the same as arable or keeping livestock.

00:33:36:16 - 00:34:07:07
My final point, madam, is the issue about decommissioning. It's always said at the end of the sick... Sixty years, this land could go back to become prime agricultural land. We actually have no evidence anywhere to underpin whether that is or isn't possible. We don't have a solar farm that's been in existence for sixty years to allow us to know what the land is at the end of that process.

00:34:08:18 - 00:34:45:09
And if we if we take the wider energy industry, land that's being used for energy doesn't tend to get recycled back to agricultural land. It then is used for a different sort of purpose. And obviously, not all of the land would be able to go back anyway. Some of it will have been planted. It will be BNG mitigation. We're surely not talking about ripping all that back out. So I would just caution that the context that actually, after sixty years of the land sitting there, is it realistically gonna get...

00:34:45:11 - 00:35:08:13
Be able to go back to the active farmland? And that's based on two aspects. What the land quality may be up to sixty years, we don't know. But in the wider sense, will there actually be any farmers to return that to? Because during that sixty year period, which is a lifetime generation, there'll be no farming for them to do. Thank you very much.

00:35:10:19 - 00:35:12:09
Thank you, Mr. Northgate.

00:35:14:16 - 00:35:17:10
Next on my list from this morning, I've got Jeanette Graham.

00:35:37:12 - 00:35:38:01
Thank you.

00:35:49:07 - 00:35:57:00
Thank you. Jeanette Gran, resident of Clifton and Connysborough for thirty eight years, Whitestone One.

00:35:58:25 - 00:36:09:11
We've heard a lot about numbers, gradings, and all the technical data that goes behind how they've judged our land.

00:36:13:13 - 00:36:59:14
I really object to Whitestone trying to downgrade and dismiss the quality, productiveness, and value of these one thousand two hundred acres approximately that are quoted as being in Whitestone one to the detriment of our local rural community and food security, especially as some of this produce has been sold locally, locally grown food for local people. For those of us who are not familiar with the quantities, this area of land, the hectares, the acres, what does this really mean? This is land that has proved itself to be capable of producing for years upon years.

00:36:59:28 - 00:37:31:17
Let me help you visualize what this really means. All the fields in the proposed site area have a variety of soil grades, but they are all capable of supporting stable food crops and have done so for hundreds of years. The main food crops here include potatoes, rape and wheat amongst others. We know of course that all the acreage would never be sown with the same crop at the same time. Obviously rotation, and other crops are used as well.

00:37:31:28 - 00:38:10:15

But the example I give is just an analogy for you to visualize food mountains. Potatoes. If one thousand two hundred acres of white stone one of the agricultural land in Conisborough Parks is planted with just one crop of potatoes. At an average yield or twenty tons per acre, that would be twenty four thousand tons, which equals twenty four million kilograms. At a typical portion size of point two two kilograms per person, this would feed over one and a high...

00:38:10:17 - 00:38:49:22
One hundred and nine million people with a portion of potatoes. Let's take wheat. If these one thousand two hundred acres in question were to be sown with wheat, at an average yield of three tons per acre, three thousand six hundred tons of wheat. So if one ton of wheat makes approximately two hundred and fifty thousand Weetabix biscuits, which are ninety seven percent wheat, so three thousand six hundred tons of wheat would make approximately nine hundred million Weetabix biscuits.

00:38:50:13 - 00:39:21:01
At an average portion size of two biscuits per person for breakfast, this would feed four hundred and fifty million people with breakfast. A third example, if I may, and the last example, rapeseed oil. Rape is another crop that is grown, year on year. If all one thousand two hundred acres were sown with rape at an average yield of one point five tons per acre, that would be one thousand eight hundred tons of rapeseed.

00:39:21:09 - 00:39:58:18
It takes one point four kilograms of rapeseed to make a five hundred mil bottle of rapeseed oil. So one thousand eight hundred tons of rapeseed would make one point two six million bottles of rapeseed oil. So the value and productivity of our agricultural land should not be dismissed as lightly as Whitestone would wish to for their own advantage when their own assessments and conclusions are so lacking in integrity and substance.

00:39:59:04 - 00:40:14:13
And a final thought, a further comment is, Billy, this year, potato crops have grown in more mixed soils and clays have produced higher yields than in best, most versatile. Is that...

00:40:14:15 - 00:40:15:22
I'm coming on to that point.

00:40:16:03 - 00:40:26:22
Okay. I'll leave that point for Billy, but he's got an interesting thought there for you about the quality of our mixed clay soils. Thank you.

00:40:27:09 - 00:40:29:18
Thank you very much. Thank you.

00:40:31:15 - 00:40:34:14
So next on my list, I've got William Collins. Thank you.

00:40:37:11 - 00:40:42:29

William Collins, resident of Cunningham Park and retired farmer. So this is my topic.

00:40:44:27 - 00:41:15:25
What I would like to say is that my family have farmed what is known as Parks Farm on Conyersborough Parks for over a hundred years as tenant farmers until I retired in twenty twenty one, which turned out to be very timely because if we were still farming as tenants, we would be evicted if this goes through at a year's notice after that time. And this is just the general comment that this is happening all over the country, and I can see some bigger states. I've spoken to farmers that have found there for years.

00:41:16:04 - 00:41:49:15
You've gone on a year's notice when these happened, and they don't care. I've spoken to this about this to the applicant. That's not their problem. It's the tenant's problem with the landlords. But by the by, with lifetime's experience in farming this land, I know that in times of drought, such as the last two years, the better, wetter retaining soils far out yield the lighter land. And this has been found out to be correct in my conversations with farmers who are currently farming on parks, Cottageboro parks.

00:41:49:27 - 00:42:25:15
And we're told with climate change, hot dry summers will become the norm. Then this grading of productive farmland might need to be revised if climate forecasts approved to be correct. The agricultural land classification system used by Deferred Natural England and the Welsh government assesses droughtiness. Now that sounds a silly word, but that's what it says in the reading, which is the ability for land to retain moisture as a key key key soil limiting factor that affects crop growth and land quality.

00:42:26:05 - 00:42:56:07
The following crops associated with grade three land, we and neighbors on Cunnishborough Parks have grown successfully over the years. Cereals, oilseed bread, potatoes, peas, beans, fodder beets, and grass are quite easy to grow and have been grown. What I would say is that, yes. I... I'm not agree... I'm not... For years, my rent was fixed on grade three land. There's no argument about that.

00:42:56:29 - 00:43:31:09
But because it's grade three, as I've just said, with the soil retaining the moisture in these years and climate change forecasts, and we're on for a super El Nino or something next year, the same that's going to be worse than ever, Don't dismiss this land as being not productive. Grades and figures and paper mean nothing. The expertise of farmers needs to come into this. My family has existed on there for over a hundred years. If the soil was not productive, we wouldn't have been there.

00:43:32:06 - 00:43:58:02
There's a there's a farming element, the farmer himself to take into it. He adapts and uses his knowledge to get the best yields and the best living he can out of that land. And grade three farmers, we we told the themselves, a lot of this land is grade three. It can't be that less productive because farmers are still surviving in this time. Thank you for letting me speak.

00:43:58:14 - 00:44:04:21
Thank you very much. Thank you. And then I've got Nicholas Eastwood on the list.

00:44:11:19 - 00:44:12:25
Missus Eastwood?

00:44:20:20 - 00:44:53:29
Hello. Angela Eastwood. I'm just speaking on behalf of myself now, but I to want back up what mister William Collins has just said. I own land in Conyersborough Park, so, thankfully, Whitestone aren't trying to take it at this time. But I just want to back up what he says basically. My horse never runs out of grass even in drought because the clay soil retains the water, the grass still grows. So when my friends on better, probably more versatile soil run out of grass, my horse is fat and happy all over summer regardless of the weather.

00:44:54:01 - 00:44:54:16
Thank you.

00:44:57:16 - 00:44:59:09
Thank you very much.

00:45:01:06 - 00:45:13:25
That brings us to the end of the list of speakers that I had. Mr Walker, I'm just mindful of the time. Are there any quick points you wanted to come back on? Or did you want to respond in writing at this stage?

00:45:15:08 - 00:45:19:20
Well, in the interest of time, I will take your encouragement to respond in writing to those.

00:45:19:22 - 00:45:21:18
Welcome to come back on points if you wish.

00:45:21:23 - 00:45:23:03
We've got time, but...

00:45:23:05 - 00:45:33:06
Well, since she's here, perhaps I could ask Claire Lawless, who is on my left, if she has any points to make in response to the submissions just made. Thank you.

00:45:33:08 - 00:45:47:17
Yes. Thank you. Miss Lawless, on behalf of the applicant. Sorry. Not close enough. Yeah. So obviously colleagues have talked about the level of BNB land within the order limits.

00:45:50:13 - 00:45:58:27
Paragraph 15.7.62 of APP sixty seven, which includes socioeconomics and land use.

00:46:00:22 - 00:46:08:24

The assessment in there does suggest or does conclude that the project could have potential effects on agricultural land use.

00:46:10:11 - 00:46:21:17
And it does go on to say that the sensitivity of BMV land is assessed as high and it's not saying that grade 3B land is unproductive,

00:46:23:09 - 00:46:42:07
but the assessment of the sensitivity of BMV land is high based on the recognised value that that BMV land has and that's also in line with the ISEP guidance produced on the value of BMV land

00:46:43:25 - 00:46:52:17
and agricultural land in relation with solar projects. That guidance recommends cautiously that BMV land should be treated as having high sensitivity.

00:46:54:19 - 00:47:12:23
The magnitude of the assessment is assessed as low because the volume of BMV in the order limits accounts for a very small proportion of the total BMV land available in the local area. It's less than one percent. It's it's actually not point six of a percent.

00:47:20:01 - 00:47:25:10
Overall that concludes that it's a moderate adverse and significant effect.

00:47:27:05 - 00:47:29:14
Just on one of the other points,

00:47:32:22 - 00:47:36:20
the assessment in APP sixty seven

00:47:39:02 - 00:48:12:07
does go on to say that there are reasons for justification for the loss of BMV land are around the relatively small proportion of land compared to what's available in the local area. I'm also referring to the planning statement where we contextualise agricultural land being set for non agricultural uses. Paragraph 8.5.37 of DEFRA agricultural land use in the UK reports,

00:48:14:17 - 00:48:42:29
both first of June twenty twenty four, first of June twenty twenty five, show that over three hundred thousand hectares of arable land was in agri environmental use, I. E. Non food producing, this has increased. So again, the land use, the BMV land use is contextually very small compared to the wider context.

00:48:47:22 - 00:48:49:00
Mr. Hampson?

00:48:54:06 - 00:49:07:16

Well, the only other point I would like to make is, as colleagues highlighted earlier, is the nature of BMV land identified across the site is quite dispersed and fragmented.

00:49:09:24 - 00:49:12:18
And of course, as we've already talked about, the

00:49:14:11 - 00:49:29:28
potential for continued agricultural use combined with solar, which is acknowledged in various policy documents, including paragraph two point one zero, twenty four, revision three and also Britain's energy security plan powering up Britain.

00:49:31:26 - 00:49:45:11
In the interest of time, perhaps we will leave that there. I should say that we are this is Angus Walker, I'm Balfour, the applicant. We are available to stay beyond five o'clock if you want to get item three point five in.

00:49:45:13 - 00:49:51:18
Yes, will. I think that's going be likely. There is just a hand up in the audience which we'll just go to quickly.

00:49:57:07 - 00:50:27:25
Thank you. My name is Nina Parkin. I'm a resident in Ravenfield, and I'm here representing myself. I'd just like mister Walker to clarify something that you said, and I do appreciate that, actually, you were speaking for somebody else, so you might not know the answer. But when you had the map up that showed where the... Where everything was situated, you said the cross was Brinsworth, You actually mentioned it's not going to Brinsworth now, it's going to Long Lane. Is that true?

00:50:29:20 - 00:50:46:15
Yes, that's right. They are quite close together. National Grid has decided... Has now got permission for the Long Lane substation just to the east of Brinsworth and has asked that we move our connection point from Brinsworth to Long Lane.

00:50:46:17 - 00:50:48:05
Okay. Thank you very much.

00:50:50:07 - 00:50:51:06
Yes,

00:50:52:22 - 00:50:53:07
please.

00:50:53:09 - 00:51:30:27
It's just a quick point, and and I'm just a little confused here. So it's Philip Knight for Carneysbrook Parks and Parish Council. I've just sat through a presentation from the applicant that's talked about percentages of best and most versatile land, which is suggested to present it as on the basis that this land is not of the highest, most versatile land. If I'm reading and understanding that right, that's how

they've presented that on the basis that it doesn't really matter if we take this land out for solar panels because it's not best and most versatile, and it's not of the highest grade.

00:51:30:29 - 00:52:02:18
You've just heard from two of the residents in my parish that are talking about the actual reality. Forget the figures of the best and most versatile grades, the various grades. They've just talked about how productive this land is from firsthand experience from farming this land over many years. So am I right to say from what the colleagues just said over there that when she then went on to say that they look at the productivity? Why are we presented with figures that try and play down

00:52:04:22 - 00:52:46:28
the soil and the land in that on that in that way because I'm a little confused here. This land is productive farmland. And if it's taken out through a solar farm, it's gonna have a had adverse effect on food production, which, as I'm sure we're all aware, food production in the UK is declining, and we are reliant more and more on imports from abroad. We all know the geopolitical risk of war at the minute. And why are we talking about reducing food production for a solar farm and then presenting figures suggesting that the impact is low because of the grade three b land? Thank you.

00:52:49:17 - 00:52:53:05
Thank you, Mr. Knight. Mr. Walker, any further points?

00:52:53:27 - 00:53:15:26
Well, would just emphasize that we are using objective criteria to assess the land that are used in many other for many other solar applications. And we are not denying that lower grade land is productive also, but it's less productive than the best of the most versatile land.

00:53:17:28 - 00:53:20:19
We just heard that's not the case, though. Thank

00:53:23:01 - 00:53:53:20
Thank you very much. I've heard everything that's been said and made a note of it. So thank you very much. I had one remaining question with regards to just trial pits. But I think given that we're pushing towards five o'clock, I can include that in the written questions that will follow. So I think that brings us to a close then on Item three point four, And that leads us on to Item three point five, water, flooding and ground conditions. But I'll give you a moment for the shuffle again. Thank you very much.

00:53:53:22 - 00:53:54:07
Thanks.

00:54:18:05 - 00:54:49:16
So this is Angus Wolf for the applicant. So we're now at item three point five, water, flooding and ground conditions. And it's the most complicated presentation because we have a different person for each of the four bullet points. We'll be starting with Paul Blackman on my left. Then we have Briony McIntosh, who is online. Then we have Kevin Leahy, who you've already heard from, two to my left. Then Alex Hansen, who you've already heard from, three to my left. So Mr.

00:54:49:18 - 00:54:52:17
Blackman, if you'd care to start us off, please.

00:54:54:08 - 00:55:29:16
You. Yes, Paul Blackman on behalf of the applicant. So I'll be addressing the first point about the sequential and exception tests. So the National Planning Statement, NPS EN1, and National Planning Policy Framework, NPPF, both require application of the sequential and exception tests in relation to flood risk. The sequential test steers new development away from high risk areas and directs it toward land with the lowest probability of flooding, so that's known as flood zone one.

00:55:30:07 - 00:56:04:12
And to pass the exception test, the applicant must demonstrate the that development is safe for its lifetime and there's no increase in risk elsewhere. So document AS-fifteen, the planning statement, and Appendix one, site selection assessment from Section 4.3.48 on shows the FlapVis maps within a twelve kilometer radius of the point of connection, and the order limits are shown there.

00:56:05:06 - 00:56:32:18
So you can see there that the order limits are within relatively low risk flood zones. And of course, that's taken into account with the assessment of agricultural land as well that we've just discussed. So as you can see, most of the proposed development is located in Flood Zone one, which is the lowest risk. There are small areas along the Ulley Brook, Anston Brook and Broadbridge Dike, which are within Flood Zones two and three,

00:56:43:14 - 00:56:43:29
COVID-nineteen

00:56:44:08 - 00:56:46:17
have a significant project increase that

00:56:57:14 - 00:56:57:29
on

00:57:00:03 - 00:57:03:28
which is otherwise known as the functional floodplain.

00:57:06:22 - 00:57:22:27
For those small areas in flood zones, EA model data and flood extents were analyzed to estimate flood levels to inform panel heights. Levels of the panels are set well above predicted flood levels.

00:57:24:15 - 00:57:57:24
APP-one hundred thirty seven, ES, Appendix ten point two, the flood risk assessment, describes the assessment of flood risk impacts relevant to the application of the exception test. A storage impact analysis of the panel legs within flood zones was undertaken, which confirmed a worst case impact of less than one millimeter increase in flood level and therefore assessed as not significant. The FRA, the

flood risk assessment, has considered the appropriate climate change uplifts in line with the proposed lifetime of sixty years.

00:57:58:18 - 00:58:17:04
As the proposed development is termed essential infrastructure, the higher climate change allowance for the two thousand and eighty's epoch has been used, which ensures the development is safe for its lifetime, therefore, satisfying the requirements of the exception test.

00:58:19:04 - 00:58:25:04
I'll now pass on to miss McIntosh to discuss the management of surface water.

00:58:28:13 - 00:58:29:26
I hope she's there.

00:58:34:03 - 00:58:35:28
Can everyone hear me? Yes.

00:58:37:14 - 00:59:07:26
It's Bryna McIntosh speaking on behalf of the applicant and I'll be speaking to the approach to the management of surface water and drainage. During construction, surface water will be managed by appropriate drainage management systems based on sustainable drainage system, otherwise known as SUDS principles. The drainage measures will be implemented from the start of and maintained throughout construction and will be informed by the outlined surface water drainage strategy, which is being supplied as document APP fifty.

00:59:08:28 - 00:59:41:24
This forms part of the embedded mitigation for the proposed development as set out in Chapter ten, which is document AS023 and will be implemented via the Construction Environmental Management Plan or SEMP. An outlined SEMP has also been provided, that's document APP forty two. This drainage management system will manage the quality and quantity of surface water during construction. Surface water quality will also be managed by a control measures set out in the outlined SEMP in Chapter ten.

00:59:42:14 - 01:00:17:07
This SEMP is secured under Schedule two of the draft development consent order, which is provided as APP seventeen, which states that no development may commence until the SEM has been submitted and approved by the relevant planning authority. During operation, surface water will be met from areas of new hard standing, which includes the substation, best and asset access tracks, will be managed through a design SUDS which will attenuate runoff in basins and control the discharge from those basins to the pre development rates, so as not to increase flood risk elsewhere.

01:00:17:24 - 01:00:51:26
The SUDS will not only control runoff but also provide adequate treatment of the water to prevent pollution of surface waters. These SUDs will be regularly maintained so they operate as intended. An outlined surface water drainage strategy has been supplied as document APP fifty and the need for these SUDs is secured under Schedule two of the draft development consent order, APP seventeen,

which again sets out that no part of the development may commence until a surface water drainage strategy has been submitted and approved by the relevant local drainage authority.

01:00:53:04 - 01:01:23:06
As discussed in chapter ten, document AS023, solar PV arrays are mounted onto frames and therefore don't form areas of hard standing. Instead, surface water will naturally infiltrate through the ground, which will be vegetated beneath the panels and this will slow runoff and aid infiltration. And where required, may be supplemented by strategic SUNS features. This is all set out in the outline surface water drainage strategy APP fifty.

01:01:24:17 - 01:01:53:04
During decommissioning, surface water will be managed using similar methods as during the construction phase, so that will entail appropriate drainage management systems and pollution and sediment control measures being implemented via the decommissioning environmental management plan. These measures will manage the quality and quantity of surface water. And an outlined decommissioning environmental management plan has been supplied as APP044. I'll now hand back over to my colleagues in the room.

01:01:58:29 - 01:02:28:14
You. Kevin Lee on behalf of the applicant. On the matter of ground conditions, as I understand them in this context to be affecting flood risk and surface water runoff, as is the topic of this session. It's recognized that earthworks in the construction phase could cause impacts to soil properties that might affect the surface water drainage and runoff. And these are

01:02:30:07 - 01:02:35:25
impacts such as compaction or underneath temporary hard surfaces or from altered drainage.

01:02:37:18 - 01:02:46:17
The ground conditions will vary and different soil types will be prone to different to these impacts to a different extent.

01:02:48:09 - 01:02:55:11
So the ground conditions will be assessed and characterized in a similar way to the

01:02:57:09 - 01:03:27:25
ALC prior to construction. And we'll develop the soil management plans as part of the SENP that my colleague, Brian, he just described as well. Of course, these aspects, like all the other aspects of the SENP to control compaction and runoff will be subject to preapproval and audit by the local authority and environment agency before they're enacted.

01:03:28:19 - 01:03:45:24
And in this way, those the ground investigations to assess the effects of the ground conditions on flood risk and drainage will be prior to the commencement of the relevant phase of the development. And these are secured through Schedule II requirement for of the DCO AS009.

01:03:47:20 - 01:03:54:04

And the further mitigation measures will be detailed in the final construction environmental management plan.

01:03:57:03 - 01:04:31:07
Alex Hansen, on behalf of the applicant, just finishing off our final point of the presentation on our consultation with the environment agency. Following receipt... Sorry, I should say that environment agency engagement has happened throughout the pre developed pre application phase. But since submission, the applicant has met with the environment agency to specifically discuss their relevant representation, comments in relation to flood risk. It's RR seven ninety five, if that's helpful.

01:04:31:12 - 01:04:44:27
And we met with them on Monday, the fifth of October, to discuss specifically their flood risk questions, which I think can be characterized as kind of technical clarifications and some additional

01:04:46:13 - 01:05:19:17
material requested. We've since taken onboard those comments, and we have updated the flood risk assessment document, which is currently APP137. And that updated document will be submitted at deadline one. The updates that are contained within that flood risk assessment have been provided to the environment agency already in a technical note to explain what they raised and how we've addressed it through the edits.

01:05:19:27 - 01:05:40:00
And we received a letter from the environment agency on the twenty second of October confirming that those flood risk updates flood risk assessment updates would address their relevant representation comments in relation to flood risk, and this will be reflected in the upcoming statement of common ground.

01:05:41:08 - 01:05:41:25
You

01:05:44:05 - 01:06:14:07
for the update. Just regarding the point on ground conditions that I think the point we did want to explore was the ground conditions with regards contaminated land and previous land use, especially with in mind of previous coal mining activity. So perhaps should have made that bit more explicitly clear in the agenda. Not that said, we can sort of bring the environment agency in on that point, and we can cover this off in written questions as well. So thank you for the update.

01:06:14:09 - 01:06:28:09
We will obviously go past five p. M. So we'll ask our parties to keep their responses succinct, if possible. But if I can turn, first of all, to Rotherham and Doncaster on the part of ground conditions, please.

01:06:29:10 - 01:06:35:22
Rob Gully for Doncaster and Rotherham Councils. I'll turn to my colleague, Claire Daily, who is here for ground conditions.

01:06:41:26 - 01:06:43:19
Hi. Can everybody hear me?

01:06:47:19 - 01:06:49:14
Yes. Yes. You can hear me?

01:06:49:16 - 01:07:20:21
Yep. Brilliant. Okay. Thank you. Claire Daily speaking on behalf of Doncaster and Rotherham councils in relation to ground conditions. The council recognized that the applicant has developed the baseline through the phase one contaminated land reports and coal mining risk assessments and that a number of the matters raised during consultation have therefore been addressed. However, the assessment remains predominantly desk based with intrusive investigation largely deferred until the post consent stage.

01:07:21:10 - 01:07:56:15
The council's principal interest was therefore how the remaining uncertainty was carried into enforceable controls. We welcome the confirmation of this in the applicant's presentation, but would also request confirmation that the final layout will be reviewed against the conceptual site models, that target investigation will be undertaken where known or suspected contamination, infield land, or mining constraints could interact with the work, and that any necessary remediation, engineering measures, and verification will be approved before construction in those areas.

01:07:58:11 - 01:08:17:22
Within our responses to our relevant representations, the applicant has stated that private water supplies are considered within the water resources assessment. We ask that they confirm that the potential effects arising from contaminated ground disturbance or changes to groundwater pathway

01:08:19:15 - 01:08:32:00
are fully assessed with the gap between the groundwater conditions and water environment controls. And then just to note, we do welcome the pollution control measures mentioned by the applicant in their presentation. Thank you.

01:08:35:17 - 01:08:37:09
Thanks for that, Mr. Walker.

01:08:38:06 - 01:08:47:05
Yes. If I can ask our witnesses to respond to that and also the earlier contribution by was it Andy Johnston before four o'clock?

01:08:47:07 - 01:08:47:22
Thank you.

01:08:48:17 - 01:09:29:13
Kevin Leahy on behalf of the applicant. So the assessment of land quality has followed the tiered approach in the Environment Agency's Land Contamination Risk Management guidance, which considers the potential for contaminant sources in the soils linked to receptors via pathways in line

with the methodology prescribed in Part 2A of the nineteen ninety Environmental Protection Act amended in nineteen ninety five. So the first tier of this assessment of source pathway and receptor is the preliminary risk assessment that was just mentioned in the representation there.

01:09:29:15 - 01:10:03:09
And this is preliminary desk based risk assessment study that develops the conceptual site model and establishes whether any potentially unacceptable risks exist. Intrusive site investigation and quantitative assessment of those risks are later tiers in the assessment. And they're needed only where the preliminary risk assessment identifies potentially unacceptable contaminant linkages, and so they're not automatically a requirement of an environmental statement impact assessment.

01:10:04:00 - 01:10:16:15
So how we've brought that into our assessment and how we've included potentially contaminated land is to base it on the conceptual models developed by the appended

01:10:18:14 - 01:10:37:25
contaminated land reports and take that forward and include measures to avoid potential source areas. And it's actually been the primary approach. So some large areas of landfills that were first considered have been in the early stage of the master plans have been removed.

01:10:39:11 - 01:11:15:22
And place most of the scheme, of course, is on undeveloped agricultural land where potential sources are considered for contaminated land are considered much, much lower. So there are instances where avoidance of potential source areas has not been possible in the design and layout of the scheme. And this is the core of the additional mitigation measures that are identified and explained on Table nine in Section nine point nine of the ground conditions chapter, which is Chapter nine, APP sixty one.

01:11:17:20 - 01:12:04:16
And these additional mitigation measures do include intrusive site investigation and risk assessments to inform detailed design and where necessary, might include might extend to groundworks and remediation where this is deemed necessary but from the risk assessment or if changes to design won't mitigate it. So these investigations, there's been several instances identified in Table nine within the scheme. And specifically, these are where there's any earthworks or disturbances proposed within twenty meters of mine entry record, and that was part of our coal risk assessment that identified those with data from the Mining Remediation Authority directly and in consultation with them.

01:12:07:18 - 01:12:37:09
Also within or adjacent to a landfill site and a cable route does cross two narrow landfill sites. So further investigation will have to be undertaken there. And then finally, investigations will also be undertaken in areas of historic surface coal mining, where there's evidence of contamination, waste materials or ground instability that are identified during the construction process. This whole

01:12:38:28 - 01:12:51:20
approach of timing and undertaking the site investigations and risk assessment has been discussed on two occasions and productive meetings with the Environment Agency in May this year and September this year also.

01:12:57:06 - 01:13:00:02
So where these investigations are necessary,

01:13:01:22 - 01:13:04:07
these relevant phases of development,

01:13:06:23 - 01:13:21:14
I. E, preconstruction or pre design. This is secured in Schedule II requirement for the draft DCO AS-nine. And there'll be further mitigation measures, for example, the encountering of

01:13:23:02 - 01:13:44:02
contaminated potentially contaminated or waste materials in the historic coal mining areas within the SEMP APP-forty two, and that's already mentioned in our outline. So I think that addresses a couple of the different questions and the land quality aspect rather than ground conditions. Thank you.

01:13:51:12 - 01:13:53:00
That's our response, sir.

01:13:53:29 - 01:14:01:12
Thank you for covering it... Covering that. But there was the point from the the council on the the water specialist before the break as well.

01:14:06:13 - 01:14:13:26
Alex Hansen on behalf of the applicant. If my note taking was correct, the the points raised

01:14:15:11 - 01:14:26:13
were to acknowledge our technical approach was in accordance with policy. So we we acknowledge that point. And then specifically, in relation to

01:14:28:08 - 01:15:02:26
where culverts are currently proposed at watercourse crossings, I will particularly just reference that that's an ongoing conversation, both with the local authority and the environment agency on both the decision making of why culverts in certain locations are preferred to open span bridges. I think has been mentioned already, there's numerous factors involved in that decision making, visual elements of one method, hydrological elements, ecological elements.

01:15:02:28 - 01:15:22:00
So there's many different parties brought together in that conversation. And I may refer back to my colleague, Mr. Walker, on the final point, which was the disapplication of land drainage consent through protective provisions. I just believe they're ongoing discussions.

01:15:23:03 - 01:15:31:21
Yes, that's right. Any disapplication will be contained in the DCO and controlled by protected provisions.

01:15:33:04 - 01:15:40:13
Thank you. Let's quickly turn to Northeast Derbyshire. Do you have anything to add on this, please?

01:15:42:11 - 01:16:08:29
Thank you, sir. Angelina Thlambert representing North East Derbyshire District Council. In terms of supposed flood risk, not so much the ground conditions, but in terms of flood risk, we have received a draft statement of common ground from the applicant team. So we'll continue to engage with the applicant team and seek agreement on that in relation to that topic area. Thank you.

01:16:10:02 - 01:16:20:21
Thank you very much. We will turn to the Environment Agency, please. Firstly, we got anyone regarding waterflood specialist who can?

01:16:22:24 - 01:17:00:26
Yes. Candace Urban Environment Agency. I'll just go through each of those issues in turn, and I'll just double check to see whether my technical specialists have anything to add. But from a flood risk perspective, I think it's been covered adequately. We will await the updated flood risk assessment. And we're pretty confident that should that be in line with the discussions we've had, that will resolve our flood risk issues. From a surface water and drainage perspective, I'm not too sure we've got anything in particular to add, but if I just ask my colleague, Lucy Horton, if she's got anything to come in and say on that.

01:17:04:22 - 01:17:39:02
Evening, Salute. Lucy Hudson for the Environment Agency. We didn't raise any specific issues with regard to surface water and drainage with the fact that surface water is the remit of the LFFA, but we are interested in it from a water quality perspective and obviously how that is discharged into the water environment. There are a number of related issues, particularly during the construction phase that kind of can impact the water quality of that surface water runoff that is still outstanding, but none of them are significant, and we hope that they'll be resolved when we see a next updated SEM panel surface water drainage strategy.

01:17:42:27 - 01:18:15:29
Thank you. And if we then can just go to the ground conditions and site investigation matter. So again, I think that's been outlined by the applicant quite adequately to where we are at with that. So we did raise concerns in our relevant representation response regarding their proposed strategy to managing land contamination. It wasn't particularly clear to us what was being proposed, but we have met with the applicant, and we are moving forward with resolving this one.

01:18:16:13 - 01:18:25:00
So if I could just hand over again to my another specialist, Richard Hodkin, who is our land contamination specialist, just to see if he's got anything in addition to add.

01:18:28:21 - 01:18:36:04
I'm Richard Hopkins from the government agency. Yes, nothing further to add. Candace has summarized our position. Thank you.

01:18:39:09 - 01:18:43:02
And I don't think we've got anything further to say on that.

01:18:45:21 - 01:18:53:16
Thank you. That is all very useful. We will turn to parish councils who do want to speak.

01:18:55:05 - 01:19:08:03
Mr. Knight, do want to speak as well on this? Yes. Obviously, in the interest of time, appreciate we have waited a while to speak, we cannot hear your views on this. But if we can keep things fairly, fairly sick.

01:19:12:04 - 01:19:12:19
Please.

01:19:12:21 - 01:19:43:18
Philip Knight on behalf of Conyersburg Parks Parish Council. Kearsley Brook, which is in within Conyersburg Parks and also Conyersburg, is an existing source of flooding in Conyersburg. It's zone three high risk, and high risk for surface water risk. Kearsley flows through Connysboro Parks, carries on into Connysboro Village, and it should be noted that the brook here is coveted at Low Road as it runs towards Connysboro Castle, Birkroft and then into the River Don.

01:19:43:28 - 01:20:27:22
Doncaster Council has also published a February twenty twenty six strategic flood risk assessment replacing the twenty fifteen assessment. And from our submission, it was noted that the applicant had only referred to the twenty fifteen assessment. Our relevant representation at reference RR forty nine raises concerns about the flood risk evidence and the potential consequences downstream. We'd seek the applicant to explain how it has taken the updated assessment into account and demonstrated that construction soil compaction and changes to drainage will not increase the downstream flood risk.

01:20:28:12 - 01:20:59:01
We also ask how cumulative effects and climate change have been considered and how drainage maintenance will be secured through the development's life time. The assessment must look beyond the application boundaries to be to the homes, the roads, the community downstream, not simply whether the development itself would remain safe. We ask that these matters are examined thoroughly because flooding from Kearsley Brook is not a theoretical risk to this community.

01:20:59:09 - 01:21:33:25
Residents have lived through its devastating effects on their homes, their daily lives, roads and journeys with disruption felt across the wider community. These points concentrate on low road as it's coveted and then Dufton's Close before it reaches the River Don. Those experiences must be given proper weight. We are asking for clear, robust evidence that it will not increase the risk during the construction or through its operation and that the necessary safeguards will be enforced and maintained in the DCO.

01:21:34:12 - 01:21:58:21

We ask whether cumulative impact assessments also includes the Linden Home development, which is a development of two twenty six plus homes adjacent to Conyersburg Parks proposed on the Whitestone one site, and that they also potentially bring flood risk as well. And those two need to be considered as a cumulative potential flood risk within the area.

01:22:00:17 - 01:22:01:02
You.

01:22:03:07 - 01:22:11:26
You, Mr. Knight. That is useful. Mr. Walker, would you like the opportunity to respond to these points now or post hearing written submissions?

01:22:11:28 - 01:22:12:13
I think

01:22:12:15 - 01:22:18:21
given the lateness of time, we're very happy to respond subsequently in our post hearing note.

01:22:20:28 - 01:22:22:16
You. Mr. Northcote?

01:22:24:09 - 01:22:59:03
You, sir. Anthony Northcote for the three joint parishes. I've got one sort of point on flood risk and then one point on drainage. On the flood risk issue, it's predominantly in relation to the application of the sequential test and whether that's been properly considered and whether there's actually a justification for keeping the land parcels that are still in flood zones within the scheme. In particular, the the applicant in their introductions admitted that there's gonna be a one millimeter increase in flood level as a result of the development.

01:22:59:26 - 01:23:40:13
Well, the people that live and get flooded regularly by the Aniston Brook would not take kindly to the flood risk is actually going to be increased. It might tend to be one millimeter, but that is an increase. Ultimately, if you look at other schemes that have come about recently, like Great North Road Solar, they chose to just remove the areas that were at risk of flooding. They had a similar proportion. They didn't even want to go to the fight. In this particular case, the appellants provided no justification on the basis of viability or any other argument as to why removing the parts of the scheme that are actually at risk flooding, which is relatively modest, couldn't just be taken out.

01:23:41:08 - 01:23:53:01
The applicant asked earlier, were there any ideas to make the scheme better? Well, that would be something that makes scheme better. It still wouldn't solve the rest of our problems, but it would at least eliminate one one issue.

01:23:55:01 - 01:24:34:09
And and it does seem that there is a sort of lack of a justification, really. When I read the documents in total, I think there's a bit of a cavalier and a bit of a... An an attitude that's very dismissive towards

flood risk. And they keep reiterating the point, well, the flood zones have changed during the process. Well, they've made all the changes through the process, so they could have responded to it. And in particular, I would draw attention to the parcels that are most at risk, which is Parcel one, two gs, which has got which is on the Anston Brook, which is to the west of Anston, the north of the A57.

01:24:36:06 - 01:24:51:08
There, when you put climate change in, given the length of time that this scheme is going to be about, the flood risk gets even worse. So talking about being safe for the lifetime of the development, climate change is adding to the flood risk problem.

01:24:53:14 - 01:25:25:16
We've set out further detail in our relevant representation, which I won't go into soon. On the issue of drainage, again, we have addressed this in our relevant representation. But I'm I'm quite surprised having been at other examinations for solar farms. The drainage specialists in those cases have generally taken the starting position that any slope of greater than six percent should be discounted and should not be included in the scheme because that tech...

01:25:25:18 - 01:25:58:23
Technically, they acknowledge that that leads to a greater amount of surface water runoff. We don't seem to have had any similar sort of assessment in this scheme at all. I couldn't find, and forgive me, there are so many documents. Sometimes we can't find something even if if we know where we're looking. But I don't think there's been any assessment that I could work out that actually looks at whether the slopes that apply in this scheme are going to have any impact on surface water runoff additionally or not.

01:25:58:27 - 01:26:19:04
And I can only make the point that in other schemes, in two other schemes, six percent was a figure that their drainage specialist said was a sort of threshold, and they eliminated those areas. And Whitestone three, in particular, has an awful lot of slopes that are in excess of of that. I'll I'll leave it there, sir.

01:26:21:06 - 01:26:26:10
Thank you, mister Northcote. Councillor Henderson, do you wanna come in quickly? Thank you.

01:26:29:06 - 01:26:42:23
Nicola Henderson for Aniston Parish Council. I just want to add on what Mr Northcote said about the parcels of land on Aniston Brook. We said, Aniston Brook is a flood risk zone.

01:26:44:15 - 01:27:24:11
Earlier this year, I think it was Anston Parish Council with Nottinghamshire Wildlife Trust did some flood management works at Anston Brook, which is in the area proposed for the solar panels. So that work included leaky dams, surface water deflectors, and extensive tree planting. And we actually got a lot of the parishioners to come and help plant all those trees because there was a lot of them. So we're concerned that the solar infrastructure, the access tracks, the cable works, the ground disturbance, the ground compaction is going to affect existing drainage and surface water pathways and affect the flood mitigation that we've just put in place.

01:27:25:14 - 01:27:58:11
And also, Anston Brook flows through the village to Anston Stones, which as I've said previously is a triple SI site. So we're concerned how that is going to be affected in terms of water flow and contamination together with how it might affect any wildlife. So there are several areas in Anston that are known to flood, and generally, it follows Anston Brook. So on Mill Lane... So the houses behind Mill Lane are where the solar panels are proposed to be.

01:27:58:24 - 01:28:33:20
On Mill Lane, as you go under the railway bridge, there's a small stone bridge which Aniston Brook passes through. That area always floods around there. And then moving further along to Aniston crossroads and the main road up to North Aniston from South Aniston under the railway bridge, that always floods as well. So we're concerned about the work that's being done in that area and how it's going to impact. We've also got concerns about cable route l.

01:28:33:22 - 01:29:24:12
So cable route l crosses the a fifty seven from the solar panel area. And then as I said yesterday, the route that has been chosen is the one that actually goes up the hill. So the the hill... So how... There's houses on that hill and then field goes up. So the cable route goes up that hill. So just concerns about whether the cable trenching, the ground compaction from, I presume you have to build an access route for all the machinery to build the cable trench, how that is going to interfere with established drainage pathways and as it's coming down the hill to A57, how that's going to impact drainage and whether it's going to potentially cause any surface water flooding on the A57.

01:29:25:04 - 01:29:26:10
Thank you.

01:29:26:12 - 01:29:34:29
Thank you, Councillor Henson. That is useful. Turning to IPs, I have three on my list. Mrs. Jackson, I think you do want to speak on this.

01:29:37:24 - 01:29:48:23
Sorry, Mrs. Grant, my apologies. Mr. Collins, I think you want to speak. And then Mr. Eastwood, I think you want to speak. So yes, please go ahead.

01:29:50:20 - 01:29:51:21
Mr. Collins, sorry.

01:29:57:12 - 01:30:15:15
Mister Collins, resident of Parks... Coneybrook Parks, retired farmer. A couple of things that that I've seen. I want to say that my... It's gonna be on Kearsley Brook, same as my associate, Philip Knight. And I... Whatever he said, I'll try and stay clear of that. But

01:30:17:08 - 01:30:33:07

one of the things I noticed in a double p zero six two, volume six, environmental statement six point ten, chapter ten, water resources and flood risk, table ten point eight, page fifty nine, Gearsley Brook. It's described as a minor tributary.

01:30:35:02 - 01:31:11:20
It's described that there is a minor tributary described as flowing through Whitestone one from south to north. This is approximately two kilometers long, raising up Middlebring with a catchment area for everything to the east of Park Lane to... Down to the Brook and then from the limestone ridge at Clifton and Middlebring, everything west of there down to the stream. It's a major tip... Tributary known as the Brook on all maps. Over my lifetime, I've seen this flooded many times, and the solar panels will only add to the runoff.

01:31:11:22 - 01:31:17:11
The solar panels will be built at right angles to this stream, and they're all on slopes, obviously.

01:31:18:28 - 01:31:44:20
The high risk area flooding in Conyersburg by Keersley Brook starts just where, and I will stand to be corrected, I've been trying to find it, and I can't today, where Whitestones finished their survey at the a six thirty. If that... If I'm wrong, I apologize. But as my colleague said it, from the a six thirty to the dawn, which is the severe risk area for Connorsburn, I think that seriously needs looking at. Something

01:31:46:13 - 01:32:17:26
else I wanted to mention. Oh, runoff. Runoff is an annual event on this land, on Cunningham Park, severe runoff in winter. It's happened ninety nine point nine percent of my life. The... If you look at the topography of it, it just funnels everything down towards this broth. And to say it's only a minor tribute to it is doing it a disservice. As I say, it's over two kilometers long and it starts at Little Brain, flows all the way through to Collington.

01:32:18:10 - 01:32:21:18
I'll just leave it at that because we're short of time. Thank you very much.

01:32:25:06 - 01:32:28:03
Thank you very much, Mr. Collins. Mrs. Graham, please go ahead.

01:32:31:08 - 01:32:43:04
Thank you. Jeanette Graham, resident of Clifton and Conyersborough for thirty eight years, Whitestone one. I'm going to talk about grassroots, literally.

01:32:44:21 - 01:33:20:12
It just amazes me that Whitestone continually promote the idea that our one thousand two hundred acres of farmland, which they propose to obliterate with industrial infrastructure, can still be used for farming. And just about every opportunity in their literature, brochures, briefings, the only suggestion they ever come up with is to graze sheep between the rows and rows and rows of solar panels.

01:33:21:11 - 01:33:34:11

It's because no other type of arable or livestock farming is possible between the frames as you can't get drilling, seeding, spraying, or harvesting machines, tractors, or trailers in there.

01:33:36:01 - 01:34:08:04
Whitestone have neglected and appear not to realize that grazing by sheep makes the ground significantly more susceptible to flooding compared to healthy, properly managed cropland or dense grassland. When sheep eat grass tightly down to the root, they trigger a chain reaction that destroys the soil's natural ability to hold water and absorb it.

01:34:09:10 - 01:34:41:20
Whitestone have neglected to realize that sheep have small hard hooves. As they continually trample over areas with shortened grass, they compress the soil. This breaks down the structure of the ground, closing up the micro gaps and pores that allow water to drain. Because the compacted soils act like concrete rather than a sponge, rainwater cannot soak into the earth, a process called infiltration.

01:34:42:09 - 01:35:16:25
Instead, the water pools on top or runs off immediately. Tightly cropped grass leaves bare dirt exposed. Without a dense canopy of vegetation to intercept and slow down the heavy raindrops, the impact of the rain further seals the soil surface and triggers rapid overland flow. Again, Whitestone's baseline on flooding seems not to mention this at all nor assess the risk nor factor into their worst case scenarios.

01:35:17:26 - 01:35:31:19
And yet they persist in ignoring the local wealth of knowledge of people who live here and experience the results of rain and flooding. Thank you.

01:35:35:18 - 01:35:40:14
Thank you, missus Graham. That's appreciated. Missus Jackson, thank you for waiting so patiently.

01:35:41:03 - 01:36:01:29
Alright. Evening, everybody. I don't want to delay you too long, but I think it's important that you know the background to the... To this environment. I am Joan Jackson. I'm resident of Connorsbury for fifty four years. In all that time, I've lived alongside the a six thirty. So I know the road, and I know the accompanying roads.

01:36:04:06 - 01:36:41:06
Let me take you on a bit of a journey, so bear with me. Unexpected heavy rainfall can create flash floods. It affects the roads and everything around it. Now on the a six thirty, coming from Warmesworth, come along the road and into Connysborough, and you come down to the crossroads at Brook Square, which is an incredible funnel. With the intense rainfall that we do get occasionally, at least three times a year, in the summer, in the winter more so, it races down day six thirty down to the crossroads.

01:36:41:08 - 01:37:13:16
It lifts the drain covers. It blocks the gullies. The the drains cannot cope with the sudden influx of water. A steadier flow of water isn't too bad, but the accumulation can be deadly. Now once it gets to

the crossroads, we all know that brain makes... Goes down because of gravity and everything else. At Low Road and at the crossroads, you've got where mister Knight and Billy have said about Paisley Brook.

01:37:14:17 - 01:37:49:25
Paisley Brook throws under the road. It comes up near Willow Terrace. Now the properties, there are two rows of terrace houses there there. And once we get into Norvander, and I'm surprised they've not got them out yet, you will find a row of sandbags outside everybody's house. They all have at least three sandbags along... And the the property's on Willow Terrace, which is parallel to this. They also have sandbags because they know the floods can come up from Kirsty Brook as it comes up the road under the culvert behind the houses.

01:37:50:00 - 01:38:23:13
It rises rapidly, then it falls down through Millpieces down to Burcroft. Now at Burcroft, the road is come... The rain comes off the road, comes down into Burcroft Hill, and then it travels down to the River Don. In between, it passes Dufftown's Close and the new new build houses in rivers... On Riverside. That's all very well, but the water accumulates as it as it moves down towards the dawn.

01:38:23:15 - 01:38:25:25
It's gathering strength and and it races.

01:38:27:19 - 01:39:02:07
Now if you leave it there and then go up to hilltop as you... And you come down, you get to hilltop, you're at top of the slope, which is quite a steep slope, and we're going to go past the development of Whitestone. Bang opposite the new houses and Whitestone's development. Now that's all very well, but you've got the water to throw it on the road from heavy rainfall, and it then picks up the road, all the runoff from the solar panels.

01:39:02:27 - 01:39:40:21
Because it... Whether you're gonna put vegetation there or not, what you're gonna do whilst you're waiting for the vegetarians the vegetation to grow? As it goes down towards the village, again down towards Brooks Square and past Kearsley Brook, it's meeting up, and it goes under the road. It waits and Waits Cash and Carry, the Indus Restaurant, and opposite the development of the old Chris factory. And again, it's gathering water from the road, from the underground streams, and it builds.

01:39:40:24 - 01:40:15:14
So we get flooding there. And now if you're traveling on that on that road in a vehicle, I tell you, it's not very nice when you suddenly hit deep water on there where it gathers. It's very dangerous. Now as you're passing down that road, and I'm sorry if I'm rushing on, as you pass down that road, you're passing the cemetery. Now nobody's mentioned this. The cemetery is on a gradient. Goes up, goes down. Now at the bottom edge, the bottom of the cemetery near the road is wet, and it often floods there.

01:40:16:08 - 01:40:48:15
Now the graves there, there's a few children's graves there. I know a family whose children are buried there. And it's quite distressing when they go to the graveside and they find it's flooded. They don't

like paddling in mud. And as you go into the cemetery, you go up to the ridge, and then you drop down again, and at the lower end again, it gathers... Water gathers under the hedgerows. And again, there's room. The the cemetery's full, and it's not pleasant going to visit your family.

01:40:48:25 - 01:41:28:15
You're plowing through... You know, you've got to go through the water. It does drain on the... From the roads, from the roads in the cemetery to the to the a six thirty. Yes. It will drain, but it gathers where the clay is... Where the water... The soil is heavier and clay based. And it's it's sad. It really is. Right. So now you've got down to to Brook Road, to Brook Square. You've then got another hill, Clifton Hill, a very steep hill, and once the water, once it's had really heavy rain, it comes down that road at a pace.

01:41:28:25 - 01:41:39:10
And with it, it's bringing debris from the old brickworks, it's bringing the surface of the road, and it damages the sewers, the water pipes, the utility

01:41:40:26 - 01:42:13:29
work that's been done there. I don't I don't know how many times the sewer pipes have been replaced. It's had been there at least twice, and the road has to be closed. If there's any flooding in that area, the roads are closed. And believe you me, there's a lot of traffic when there's a road closed. If low road is closed, all the traffic has to go up to hilltop or go up to Warmesouth. And really, it's dreadful. We just can't take any more water on that road to that junction

01:42:15:27 - 01:42:49:26
without the residents bearing the brunt of it. Because I tell you what, I would like to live on Doveton Close. It's a new property that has our floodgates, and a lot of them have. And I I I find it so frustrating that people don't listen to the residents. We know the road. We know our community. And it's... What what else can we do other than come to light of the meeting like this and say what is happening, what can happen, and what does happen, and what will happen.

01:42:49:28 - 01:43:21:09
All these myriad little streams under the development, they all gather together. There... A lot of them are on mapped, uncharted, aren't they, mister Collins? It... That... Not every stream is charted, are they? No. And so we don't we don't know what's under there. It just gathers. So I'm I'm imploring you, please, just on that evidence alone, let's just let's just withdraw from this application. It's... The application should be withdrawn.

01:43:21:19 - 01:43:29:26
It's too... It's going to create too much too much distress if nothing else. Thank you. Thank you.

01:43:32:20 - 01:43:40:08
Thank you, missus Jackson. I think we've got mister Eastwood, I I gather missus Eastwood wants to come in as well, but over to you, mister Eastwood.

01:43:41:18 - 01:44:22:29

Thank you for giving me this opportunity. I've been to asked make this representation by Fursby Residence Association. Fursby floods. This is real. Not computer generated predictions like I've been hearing all time because they can go wrong. And this development won't make it any better. It'll make it worse apparently by one millimeter. We have videos and photographs of flooding in Fursby that residents already experienced. We have asked Rotherham Council for help in surveying this issue, but the higher land and drainage routes lie across Doncaster and Connysbury parks, including land within the order limits.

01:44:23:14 - 01:44:30:20
In winter, streams run down bridleways, bridleway fourteen specifically, and the land towards Fursby reservoir.

01:44:32:16 - 01:45:04:00
Fursby, unfortunately for us, sits right between two council areas, so as access and our gardens can be in Doncaster while our actual homes are in Rotherham, and we feel this issue has fallen through the cracks much like the water. We we are requesting a joined up assessment of this whole drainage area, which is believed to include medieval drainage system and what we know as Victorian drainage systems was put in in eighteen seventy by a royal consent.

01:45:05:21 - 01:45:36:03
We showed our royal we showed our flooding evidence to mister Jonathan Thompson sat over there at one of his consultation events, and he gave us a stock stock answer saying, don't worry. It won't be made any worse. But flooding already happens in Fursby every single winter. What evidence supports that reassurance made by mister Thompson in relation to our hamlet and how runoff and the higher land has been assessed. We are also concerned about dance...

01:45:36:05 - 01:46:10:10
Downstream effects at Old Denaby and Kilnest and local businesses that we support every month by going to community events such as Shew Hooten Lodge, where they hold, music festivals and they already surface flooding. So what's been assessed about that? We understand Council recommended consulting, Old Deneby and Kilnest, but there's no evidence within the documents I've looked at from the applicants that shows that they've consulted with Denneby or Kilnest in any way.

01:46:10:17 - 01:46:22:03
How has the applicant assessed local flooding and drainage impacts within Old Denneby and Kilnest? The council has said today that as no major concerns, we have. Thank you.

01:46:25:23 - 01:46:30:24
Thank you, Mrs. Eastwood. And I think lastly, Mrs. Eastwood, just to make a final quick point.

01:46:35:28 - 01:47:10:25
Hello. We're Angela Eastwood, resident of Fursby. So we've already talked in great depth about the historical context of Connorsburgh Parks. Hoping we'll seek to clarify if Whitestone have conducted the right test to identify the historical medieval drainage across the parks. And then what I'd like to say is, I agree with mister Northgate. Mitigation, get rid of all the soaps of about... Of six percent and

over because that will, as we've requested, take out Whitestone One on Collegeborough Parks as all our slopes are over six percent.

01:47:11:14 - 01:47:43:14
I'd like to reiterate what my husband said. Thursby is in a bowl. We suffer badly with surface water runoff. The CEO, Jonathan Thompson of Whitestone, already knows this from verbal feedback. And, again, he has reassured us that this won't get worse, obviously, not what we want to hear. The response from the agencies online is disappointing, but they did thankfully clarify that this gigantic project, which is monumentous in our lives, is being supported by desktop surveys, honestly.

01:47:44:04 - 01:48:08:17
I'll just reiterate what I said earlier when I mentioned Amsterdam Airport. The applicant said that the computer got it wrong. Let me tell you, your desktop surveys have got this wrong because I can personally suffer in... Personally say, in Fursby, we suffer badly from surface water flooding, and that needs to be addressed. In this case, the fact that the computer says no is definitely wrong. Thank you.

01:48:14:09 - 01:48:26:24
Thank you, Mrs. Eastwood, and thank you to all parish councils and interested parties for their valuable contributions, Mr. Walker. You'd providing a full response to all of those, please, post hearing.

01:48:27:06 - 01:48:36:27
Thank you, sir. We will respond in writing on those points. I think Mr. Blackman would just like to make one or two quick points now.

01:48:37:09 - 01:48:38:00
Go ahead, please.

01:48:39:28 - 01:49:11:06
Thank you. Yes. Paul Blackman on behalf of the applicant. Yes, just to acknowledge, so a lot of the details that have been referred to on historic flooding problems have come through strongly in the relevant reps. So we will be making responses to all of those in detail. A lot of the items described are common flood risk issues in agricultural land, especially where you've got clay soils, you do get these runoff problems, which do occur.

01:49:12:19 - 01:49:25:06
So the scheme does include a LEMP an outline LEMP landscape environment plan, which proposes vegetation management to ensure the infiltration capacity of the ground,

01:49:27:13 - 01:49:36:08
which, as you know, through arable farming, that can lead to increased runoff at certain times of the year through farming practice.

01:49:43:14 - 01:50:17:09
Thank you for that. I did have some questions which been resolved, which is good. I do have a few more, which can wait till next month's written questions. I did have one small thing. This reference in

a few places, for example, ten thousand five hundred eighteen of Chapter ten of the ES, where you referenced small areas of the site are within flood zones two and three. What precisely does that mean, please? Would it be possible to try and quantify that either square meters or in hectares, please, just so we can try and put some fingers on that.

01:50:17:11 - 01:50:26:20
Yes, sir. We can certainly do that. We'll put that as another option. Could you just repeat that paragraph reference?

01:50:27:26 - 01:50:36:18
10.5.18 of Chapter ten refers to small areas. It's mentioned elsewhere, but we could try and quantify that, please.

01:50:36:20 - 01:50:37:24
Thank you, we will do.

01:50:38:23 - 01:50:44:21
That is it for our agenda today. I'll hand over to Mrs. Norman to conclude today's hearing.

01:50:45:29 - 01:51:02:24
Thank you very much. So we've got a review of matters and actions arising. Given that we're pushing six o'clock now, I wonder whether the applicant's team would like to just email in the points you've got and we can just check them against ours. I don't think there's not loads, is there? Are you happy

01:51:02:26 - 01:51:05:11
to No, do it that both us. We only have eight

01:51:06:15 - 01:51:08:03
actions. I think I've

01:51:08:05 - 01:51:10:03
got similar. So if you're happy to email that Will through, we

01:51:12:15 - 01:51:13:06
do. Thank you.

01:51:13:08 - 01:51:14:10
We'll do that this evening.

01:51:14:18 - 01:51:16:06
Perfect. Thank you very much.

01:51:21:10 - 01:51:44:28
Mr. Northcote? Madam, can I just raise a procedural matter? The interested parties have had to be here for two very long days with no tea and coffee available. Whenever I've been to previous NSIP

proposals, interested parties have had tea and coffee available. May I expect us to sit here for two long days with just water isn't really acceptable. It's not good for our well-being.

01:51:45:00 - 01:51:51:10
No. And we addressed that in the preliminary meeting that there've been issues with the venue and that we're looking for something elsewhere. So that point has been noted.

01:51:51:12 - 01:51:59:26
You know, noticed that the applicant this afternoon had come back with tea and coffee, so there's obviously available elsewhere for them in this venue that we're not being provided with.

01:51:59:28 - 01:52:14:08
I think there was a vending machine, wasn't there? Somewhere within the building, a general vending machine. We've not had we've not had teas and coffees as well. It's been noted, as we mentioned in the preliminary meeting. Thank you.

01:52:18:22 - 01:52:39:10
Okay, so I think that concludes today's issue specific hearing. So many thanks to all who participated for your input and your contributions have been very useful. For those of you attending, ISH two will commence at ten o'clock tomorrow. The time is now seventeen fifty five, and the hearing is now closed. Thank you very much.