

00:00:36:14 - 00:01:17:35

Unknown

Okay. It is now 5 to 12. So we're ready to resume this hearing. So if I can ask everyone to retake their seats. Yeah. So. We're resuming, Mr. Nicholson. Thank you. I said this morning I would come back to you with the detail in respect of piling.

00:01:18:07 - 00:01:45:34

Unknown

So fortunate I've been able to find it in the first written questions which the applicants response which is rep to zero 33. Your response to question 5.1.5. You said piling on land will be board piling. So bold statement so and that's why I was seeking clarity on the position of piling and the commitment to it and how

00:01:45:34 - 00:02:08:16

Unknown

that secured. I do understand we've obviously now got the appendix K to the code of construction practice, but I just wanted clarity as to whether that now specifies within it that it will be board as opposed to impact or other types of piling.

00:02:16:11 - 00:02:30:09

Unknown

Claire Brook on behalf of the applicant. It's certainly said at some point that we can take away a bit more detail. I don't believe at the moment that the sole CP in that aspect of the plan is that specific and that we will pick up.

00:02:30:11 - 00:03:02:35

Unknown

You know, we have noted the points on piling and the types of piling that might be used. So we'll come back to you on that, sir. Thank you. Right. And if I can move on then to just understanding the historic one landscape character assessment position and.

00:03:04:01 - 00:03:27:49

Unknown

Before I come to the applicant. Now, in the open floor hearing last night, Councilor Maupin asked for us to give great weight to the review of the character landscape, character assessment and the which has been recently revised and also to the upcoming local plan.

00:03:28:38 - 00:03:55:45

Unknown

Now, as I understand it, the Council's actual submission has indicated you're not giving great weight to the local plan draft as it stands because it's in such an early stage. So from our benefit, can I just understand what the Council's position is with regard to the review of the landscape character assessment and the local plan in that

00:03:55:46 - 00:04:21:45

Unknown

regard? Yeah. Thank you, sir. Andrew Law for North Lincolnshire Council. We have been undertaken an update of the landscape character assessments in preparing the new local plan. However, as you correctly said and therefore stated previously, the new local plan has now been submitted for examination.

00:04:21:44 - 00:04:44:49

Unknown

But it's a very early stage and we are giving limited way to to the new local plan. In any assessment, the updated landscape character assessments haven't been formally adopted by the Council, and in decision making we're using our existing, somewhat dated character assessments at the moment.

00:04:47:08 - 00:05:12:16

Unknown

Thank you. And can I then come to the applicant? And just to provide an update on the progress with reviewing the characterization study of the Isle of Oaks Home and any implications for assessment of impacts to historic landscape character as a result and the timescales for that work.

00:05:18:07 - 00:05:46:25

Unknown

Claire Brook on behalf of the applicant. I believe we do have the landscape expert from Yarram on teams list and the I think case is there in case he wants to comment on this particular point. Good morning, sir.

00:05:46:45 - 00:06:07:06

Unknown

Paul Macrae, on behalf of the applicant. Just to introduce myself, I'm a landscape architect with LBC and we've been working as part of that dream team on the landscape and visual impact assessment. Just to clarify the the question, there are there are two.

00:06:08:44 - 00:06:30:00

Unknown

Two things here. There is the landscape character assessment, which which assesses the present day character of the landscape. And there is also historic landscape characterization, which is a separate approach to understanding historic landscapes. I can only speak to the the former if there is.

00:06:30:00 - 00:06:55:05

Unknown

I'm not an expert in analysis of historic landscapes or historic environment. But in relation to the landscape character assessments, we've been working to the same. Previous landscape character assessment for North Lincolnshire, which Mr. Law has referred to just now.

00:06:57:42 - 00:07:21:33

Unknown

I'm not aware of. A an updated landscape character assessment as opposed to a historic landscape characterization. But I'd be happy to discuss that with the team if that is something that needs to be looked at. Okay. Thank you.

00:07:23:32 - 00:07:43:33

Unknown

I don't know whether I looked up Mr. Brooks gun and whether there's anyone else from the applicant's team who could assist further on the historic landscape character. So Kevin Murphy, on behalf of the applicant, Mr. Brooks, gone too far historically before the can.

00:07:44:46 - 00:08:11:33

Unknown

Okay. We coming back in shortly. Okay. Whilst whilst we wait for them and. If I can perhaps ask Historic England whether they have any comments on the applicant's approach to the assessment of historic landscape character or whether, again, that's something you'd defer to the council's experts.

00:08:14:35 - 00:08:51:33

Unknown

Thank you, sir. Tim Allen historic England. In a response on questions one we deferred to the the council in terms of. That broad question that as regards the value of acts, I'm standing on the scalp. And what we did focus upon was that they strip the cultivation on the Isle of AXO as been identified previously in the

00:08:51:35 - 00:09:20:12

Unknown

1997 Countryside Commission report as of national importance. Felix Nunnery has been identified by the Secretary of State as of national importance. So. In so far as the landscape character of Axion, Fen contributes our setting to those assets in that respect that we believe that would be a matter of great weight because it relates to the to a

00:09:20:30 - 00:09:51:37

Unknown

potential setting impacts upon those important assets that otherwise it's for the LPA. Thank you, Mr. Allen. To if I if I go back, perhaps repeat the question for those who weren't in the room, just looking at the historic landscape character assessments and ask for an update on the progress with reviewing the characterization study of the Isle of

00:09:51:46 - 00:10:24:07

Unknown

Home and any implications for the assessment of impacts to historic landscape character as a result and the timescales for that work. Chancellor keen for the applicant. We are not planning any additional assessment at this stage. We feel that the methodology and assessment used in a piece of 60 is is appropriate.

00:10:26:13 - 00:10:43:14

Unknown

Can I just jump in? Charlie Arthur on behalf of the applicant, I think we in response to the ALP's response to some of the questions and we did say we would look into that earlier characterization report. I think that's might be what you're referring to.

00:10:43:15 - 00:10:58:42

Unknown

Is that is that correct? There's an earlier publication, I think, that we we may not have considered an assessment. I think that might be the. Yes. So tell us sort. Chelsea came to the applicant. Yes, I've looked. I looked at it when I was preparing the assessment.

00:10:59:40 - 00:11:27:42

Unknown

I don't think it changes anything. It's it's only covers AXA mining itself and it distinguishes I think basically two different character types within the area. Right. So I'm fine. One is recently enclosed land and one is older settlement around the area of course.

00:11:28:45 - 00:11:44:44

Unknown

And I think that it was it was reasonable to sort of group those together as part of a single landscape and assess an overall moderate effect. So I still think it doesn't I don't think it really affects our assessment.

00:11:47:21 - 00:12:17:49

Unknown

Okay. If I can then come to the council then. Because as I understood your submission and you are assigning a. A moderate value to the potential impact is correct. Thank you, Sir Angelo from North Lincolnshire Council. Unfortunately, my stark environment colleague is has made excuses and left yet another engagement.

00:12:18:15 - 00:12:40:26

Unknown

But yeah, I mean the response that we provided is that we felt that there was potential for impact and that the assessment wasn't wasn't acceptable. But I think if potentially we may need to consider and respond in writing once I've had a chance to confer with Alison and get an updated position.

00:12:41:48 - 00:13:13:06

Unknown

Okay. Well, if you can do that in readiness for the next deadline, that would be helpful. And thank you. I'm just an open up to see if there's any final submissions from interested parties on that topic. And if there's any any final comment the applicant might wish to make.

00:13:14:48 - 00:13:47:30

Unknown

No. Okay. Well, that ends the topic on cultural heritage for this morning. So thank you for your contributions. Can I move on to design? Now what I'm trying to get to here is to really have an understanding from the applicant as to the relationship between the design and access statement and the development consent order and the assessment

00:13:47:30 - 00:14:13:17

Unknown

within the EIA. Yes. And and also then nothing can she counsel's view in light of the applicant's responses at deadline's two and deadline 3 a.m.. Because obviously the there is a thread through the national policy statements about achieving good design and we obviously need within our report to be able to explain to the Secretary of State that

00:14:13:17 - 00:14:40:21

Unknown

we're confident that good design would be achieved if the consent order is granted. And so what I'm seeking clarity on is what the principles and codes as now drafted, whether that was secure, a way of delivering in a way that we can convert, can become confidently get words out, administered and assessed by the Council.

00:14:41:09 - 00:15:03:07

Unknown

And so if I can come to the applicant first in terms of the designs and principle code document, can you just explain to us how you consider that would work in practice? Robert Powell on behalf of the applicant.

00:15:03:40 - 00:15:27:21

Unknown

If it be helpful, I can provide an overview summary to kind of set the scene and then maybe we can just dove into the detail of the comments after that, if that's okay. So myself and my colleague Peter Corry, who's online on behalf of the applicant, have led the masterplan process and co-ordinated input into the design process

00:15:27:21 - 00:15:46:08

Unknown

for the project team to achieve a good design outcome. The documents that I'd like to refer to as I go through all the design and access statement revision one RFP 3012 on the Design Principles and Codes Document Revision one RFP 3013.

00:15:47:25 - 00:16:12:16

Unknown

We fill these documents with the other submission material, provide considerable and proportionate design information to demonstrate the delivery of good design, as well as securing its ongoing role in the future stages of the projects. As you've mentioned, good design is recognized within the National Policy Statement and one within Section 4.5, where it states that high quality design

00:16:12:17 - 00:16:37:10

Unknown

goes beyond esthetic considerations and that the functionality of an object is equally important as its esthetics. It also goes on to say that applying good design should produce sustainable infrastructure sensitive to place, efficient in the use of natural materials, resources and energy matched by an appearance that demonstrates good esthetic as far as possible.

00:16:37:43 - 00:16:59:03

Unknown

Although it does recognize that the nature of energy infrastructure will often limit the extent to which it can contribute to the enhancement of the quality of the area. The National Planning Policy Framework sets out what is expected for well-designed places, with a national design guide providing guidance on how well-designed places that benefit, benefit people and communities are

00:16:59:03 - 00:17:15:12

Unknown

recognized. In light of this, in recognizing the importance of good design. The applicant at an early stage of the project to establish suitable governance to aid in the delivery of good design. This was established through the Project Principles.

00:17:15:48 - 00:17:39:31

Unknown

These project principles set out the aspirations and help guide the project throughout the design, planning and consultation stages. Project principles are based upon the National Infrastructure Commission's Design Principles for National Infrastructure Guidelines. The this document also recognizes that design is about is about how something works and how it looks and how design can be used to solve

00:17:39:32 - 00:18:01:29

Unknown

problems and maximize different types of benefits. The design process, together with technical and creative expertise, provides good value and works well for climate people and places. Good design is as much about the process as it is. The products and principles ensure that good process leads to good design outcomes.

00:18:02:26 - 00:18:22:17

Unknown

The Design and Access statement sets out how the design process was conducted across six stages that cumulated with the submission of the DCO. The six design stages illustrate how the design of the project evolved, with an explanation provided regarding the position of the project within its wider and immediate context.

00:18:23:03 - 00:18:44:18

Unknown

The layout of the individual elements in order to reduce the effects on its neighbors. Design access also provides illustrative materials and illustrative material, but tests elements of the detailed design that build in beneficial biodiversity and recreational features as recognized with within the national policy statements and one in three.

00:18:45:15 - 00:19:09:00

Unknown

The design process also reflects the components of good design and sets out with the National Design Code. This recognizes the importance of careful attention to the components of place. That includes the context for place and buildings, hard and soft landscapes, technical infrastructure and social infrastructure, all of which have been considered by the applicant during the design process

00:19:09:30 - 00:19:27:46

Unknown

. Along with careful consideration of the overall masterplan performance scale of the buildings, their appearance, landscape materials and detailing as explained within the design and access statement and secured within design principles and codes, document the development of the detail.

00:19:28:00 - 00:19:44:47

Unknown

The illustrative detailed design within the task demonstrates how the provinces are set out within the environment statement have been tested and also provides a context and understanding of the project, providing assurance that the project can deliver the applicant's vision and good design.

00:19:45:43 - 00:19:59:08

Unknown

The illustrated detailed design has been used to inform the design principles and codes document. The role of the design codes is to provide a series of rules to be applied to the ongoing design of the project. Instead. Some.

00:19:59:08 - 00:20:20:07

Unknown

Some. So the detailed design they help to provide the next level of detail and control beyond those set out in the project parameters and have been informed by the mitigation measures identified in the environmental statements. An example of this is in the landscape and visual impact assessment mitigation, which identifies the need for variation in roof heights and

00:20:20:07 - 00:20:45:20

Unknown

massing and use of material colors. These elements are secured through design codes. DC, AOC one O2 and DC. AOC 3.0632 DC. AOC 3.08, both of which are key considerations of good design as set out within the national policy statement in three paragraph 2.5. 50.

00:20:46:20 - 00:21:07:40

Unknown

The illustrative material within the Daas design and access statements is therefore an expression of how the project could be implemented when the design principles and codes and the mitigation identified within the U.S. are applied. So it's for these reasons, and I think this is partly come into the one of the questions is our intention isn't for the

00:21:07:40 - 00:21:31:43

Unknown

design and access statement to be certified document within the DCA, but it doesn't prevent it from being used as an informative document for the detailed design process. The Design Principles and Codes document has been updated to include references to the illustrative material within the Design and access statement that provide informative text and illustrations on how the interpretation

00:21:31:44 - 00:21:49:12

Unknown

on the interpretation of the design codes and principles. These references will assist the design champions at Design Review Panel as well as the local planning authority. Understand the design intent by providing points of reference as the project moves forward through to the next stages.

00:21:51:17 - 00:22:10:19

Unknown

The Design Access Statement therefore, helps to articulate illustrate the applicant's vision for a hub of low carbon and renewable energy generation set within a sustainable landscape of wetlands and woodland corridors. Explains how the design process of good design has been applied in delivering the vision.

00:22:11:10 - 00:22:33:00

Unknown

The design principles and codes will help demonstrate how the project has and will continue to deliver good design. North Lincolnshire Council In your response to the Examiner's questions,

support the ambition and the merits of the design principles and codes and state that they provide a robust framework, providing a level of certainty and control to the detailed design

00:22:33:26 - 00:22:57:41

Unknown

, ensuring consistency across the project. In responding to the comments and Elsie's comments, the applicant is also committed to ensuring the design champion is identified for each stage of the projects and that the detailed designs undergo a review by an independent design review panel in order to provide greater certainty and assurance assurance of the delivery of good design

00:22:57:41 - 00:23:17:14

Unknown

across the project. The responsibility of the design champion will be to take ownership of design and delivery of good quality, sustainable design. They will ensure the design is appropriately considered alongside other factors such as cost, safety and technical compliance, all of which are embedded within the design principles.

00:23:18:15 - 00:23:42:14

Unknown

Their approach reflects what is advocated in the National Infrastructure Commission's Design Principles for National Infrastructure Guidance, which highlights the benefits of appointing design champions. Promote this vision across the projects. The role of the Design Review Panel is to provide scrutiny to the design outcomes of the detailed design process and draw experience from similar scale types and types

00:23:42:14 - 00:24:15:48

Unknown

of projects with the ability to bring in local. Let's just get going. Yeah. You pull up polls very well. Oh. Some teams have frozen. Yes, we've got a message. It went bowling to justice. Yeah, it really did. Let's hope it didn't drop out.

00:24:17:15 - 00:24:50:35

Unknown

Oh, yes, sir. Is there any understanding as to what's happened with with teams? Apparently there's a national problem with teams today. It's been on the news. So it may not just be those of us who help, but probably not.

00:25:08:34 - 00:25:31:04

Unknown

I appreciate we've only just got restarted, but and if this isn't resolved promptly, it may be an appropriate time for a lunch break. But unfortunately, those are why you won't want. No. Just give it a couple of moments and see if the solutions available.

00:26:04:22 - 00:26:43:08

Unknown

Do we know if the live streaming is affected or is that that that's fine? Unfortunately, people who are excluded because of the teams wouldn't be able to hear it. So I would ask you to to save that for the moment.

00:26:43:09 - 00:27:15:40



Unknown

Thank you, Mr. Nicholson. I think probably best thing to do is to adjourn. And hopefully it'll get resolved during the lunch break. But if there is a national problem, then we'll have to see where that takes us later on this afternoon.

00:27:16:17 - 00:28:13:19

Unknown

And. If we adjourn until 1:00. Does that suit everybody? I'm afraid we haven't got very far into the design section, but hopefully by then we'll have a remedy. Mr. Nicholls. Mr. Nicholson, I don't you're not using a microphone at the moment.

00:28:13:19 - 00:28:34:29

Unknown

Tell you? Well, I think for those on the live stream, they won't hear you. And it might be best if. No, I appreciate that. So sorry to interrupt. Clip. Do I need to say Clare Brook on behalf of the applicant, if Mr. Nixon has a specific question that he wants to raise, will happen to have a discussion

00:28:34:29 - 00:28:58:41

Unknown

outside of the hearing and then seek to answer it as part of the hearing. And if you about later, we can reconfirm. And in response, that is helpful. Yes. Thank you. Thank you. Okay. Well, I think those if you watch the livestream, apologies for the interference.

00:28:59:29 - 00:29:18:39

Unknown

We will adjourn until 1:00 AM and hopefully we'll be able to put a message up so that if teams should, uh, become available again, those those using that will, will see that. So I can adjourn now until till 1:00 and hope the technical issue has been resolved.

00:29:19:24 - 00:29:48:49

Unknown

And of course, as soon as I say that people lose their jobs popping up, I. So. Right. Okay. Perhaps I'll get Penny for the swear box. Um. Okay. Well, um, in light of can someone just confirm to me that teams is now functioning again?

00:29:50:20 - 00:30:08:25

Unknown

Okay. And have everyone who was in the room prior to it falling over managed to reconnect? I can see Mr. Allen giving us a positive. So that's that's one plus. And can you just check for me, Sarah, that we've got all of the other respondents.

00:30:09:06 - 00:30:26:17

Unknown

Yeah. Mr.. Thank you, Mr.. Dunn. It doesn't appear that anyone else dropped out, Mr. Bond. So thank you very much. Okay. Well, if we can carry on, I'm hoping those that watching the live stream are still with us and.

00:30:29:34 - 00:30:51:43

Unknown

Yeah. Let's carry on. Sorry, we interrupted. If you can carry on. Thank you. Not a problem. Robin pile on behalf that. I'll pick up from hopefully where it dropped out. The role of the design review panel is to provide scrutiny to the design outcomes of the detailed design process and draw in experience from similar scale and types

00:30:51:43 - 00:31:20:09

Unknown

of projects and design with the ability to bring local through to national experience and relevance into the review. The draft DCO on the requirement three requires that the details regarding siting design, excel and external experience dimensions of all buildings and structures, colors, materials, circulation rates, parking, ground levels and heights all to be submitted to and approved by

00:31:20:09 - 00:31:48:27

Unknown

the relevant planning authority. Requirements five and six also require details regarding lighting and landscape to be submitted and approved, all of which are covered within its own principles and codes. Document. This approvals process is supported by a design principle and codes compliant statement provides North Lincolnshire Council with the appropriate design governance to ensure the delivery of good

00:31:48:28 - 00:32:11:28

Unknown

design as required by the M.P.s. National Planning Statement Policies. In summary, the Design and Access Statement sets out how the applicant has had regard to good design and developing the proposals for the projects. The document explains how the site's context, wider setting, planning, policy and design guidance has been taken into account in the design evolution of the

00:32:11:29 - 00:32:39:09

Unknown

project. The Design Principles and Codes Document establishes appropriate governance to ensure the delivery of good design within the detailed design stage, including the provision of a design champion and the commitment to an independent design review panel established. Design Principles and Codes to steer the detailed design and commitment to the preparation of a Design Principles and Codes compliant

00:32:39:09 - 00:33:02:33

Unknown

statement to be submitted alongside the detailed designs. The design governance will provide North Lincolnshire Council and hopefully the inspectors the the confidence that that along with other stakeholders that good design will be delivered and will be a fundamental consideration within the next stages of the design process.

00:33:08:20 - 00:33:37:17

Unknown

Thank you. Can I just take you to a couple of examples then? And within the Designs and Principles Code document, which was a revision provided. And. In that if we look at page 17, for example, you've got the code which is DPI people 101 and.

00:33:38:40 - 00:34:03:42

Unknown

And that says you bring new job opportunities and contribute to education and vocational training. And then underneath you have your objectives. And to bring to Scunthorpe and North Lincolnshire areas, direct and indirect job opportunities and so on. And so just explain to me how the code links to the objective and how and.

00:34:05:25 - 00:34:27:38

Unknown

The two work in parallel, work together to I assume the code is there and the objective is to be achieved. Is that correct? Robert Robert Paul on behalf of the UP can say this section that we're referring to is kind of the high level design principles, which sets out a principle of what we're trying to achieve.

00:34:28:31 - 00:34:49:31

Unknown

And as you've pointed out, the three bullet points are bring new job opportunities to contribute to education, vital vocational training, provide high quality place of work for the entire workforce, protect them where possible, enhance amenity of our neighbors so that that's the principle of what we set out to achieve at the beginning of the projects that then

00:34:49:31 - 00:35:12:30

Unknown

is supported by the objectives underneath, which kind of provide a little bit of clarity of what we are trying to achieve through the application of those those principles. The second half of the document, which relates to the codes, they are more prescriptive and provide a further level of detail to actually specifically control some of the detailed design

00:35:12:31 - 00:35:36:19

Unknown

elements of the project. Okay. So I'm I'm looking at the very high level in the beginning of this. But one of the things that slightly concerned me about when I was the objectives and it follows through in a number of them, he says to consider, and I'm struggling to see how that can be an objective.

00:35:38:45 - 00:35:53:02

Unknown

An objective is something you achieve or you're aiming to achieve, not to consider. So I don't want to be pedantic about it, but I'm just what I was just trying to think through is if what the council was going to do.

00:35:53:26 - 00:36:16:01

Unknown

Assuming the DCO is granted and this is the basis against which they will be judging your submissions for quality of design. What does that actually mean? How will that secure? Confidence for the council that they will have a document that gives them.

00:36:17:41 - 00:36:39:40

Unknown

Sufficient elbow room to deliver on it. Do you understand where I'm coming from, Rob? Yes, I do. I think that that may be something we can take away and have a look at that particular wording. The principles and the objectives were set out a very early stage in the process.

00:36:39:43 - 00:36:57:16

Unknown

So it's probably a use of tents that when we originally set out the principles and the sporting objectives early within that design process, one of our objectives was to consider how temporary works and permanent changes will affect people.

00:36:57:17 - 00:37:17:26

Unknown

And that was one of our objectives as a project team, was to make sure we were always considering that. So but I appreciate the point about how this is a, a document that now which will be then used to help panels to consider good design moving forward so we can go away and check the wording of those

00:37:17:26 - 00:37:29:45

Unknown

particular objectives to make sure it's appropriate for this point in time, as opposed to reflecting the point of time we were out when we came up with those objectives. Thank you. I'd ask you to look through the whole documents.

00:37:29:46 - 00:37:55:49

Unknown

I'm not just thinking about those particular examples where it says to consider. What I'm hoping to is to get this document to move forward so that it's going to give the council the appropriate tools to be able to ensure that the quality of design is actually delivered.

00:37:56:47 - 00:38:16:49

Unknown

And you know, DPI places 1 to 7. It says in the objectives where possible. So again, you're thinking, well, that sort of undermines to a certain extent what you've said as an objective because anything's possible potentially so. And.

00:38:20:40 - 00:38:46:30

Unknown

So yeah, I'm grateful that you'll review it. But I suppose if I move away from that document in itself and just come back to your overall vision, and if you can explain to me how this Principles and Codes document will deliver on the vision, and what do you mean by your vision?

00:38:46:47 - 00:39:12:30

Unknown

You've obviously set out in the design and access statement what you believe the vision to be. And but I, I'm trying to understand how your scheme respects and responds to the landscape, the integration and connectivity to the local context, and so that we can be assured that we have a high quality and imaginative design.

00:39:13:15 - 00:39:35:28

Unknown

And, you know, taking into account the engineering and architectural design should create clear design rationale sympathetic to the context and you know, for example, using a coordinated palette of materials and finishes and. So that's what I'm trying to understand how this will deliver on that.

00:39:36:29 - 00:40:01:01

Unknown

So I'm hoping you'll be able to explain in more detail how that will actually work. Robert Pyle on behalf of the applicant. I suppose the fundamental point from sort of the 21 was this was. A fantastic opportunity to bring together a multitude of different benefits.

00:40:01:01 - 00:40:28:38

Unknown

And it wasn't just about the technology. It was about how this scheme, within its context and place, delivered multiple benefits. I think one of the prime examples of that from our perspective is how we've worked hard considering the landscape, landscape, visual impacts assessment, the landscape design, the ecology design, the surface water drainage design, and how all of

00:40:28:38 - 00:40:53:05

Unknown

those elements have come forward. Along with consideration of recreation benefits, the project can deliver how the team have collaborated and worked hard together to come up with a scheme that joins all of the buildings and structures together in a meaningful way that offers the good design outcomes as best we can achieve.

00:40:53:06 - 00:41:14:33

Unknown

It wasn't a process where we looked at how do we just construct and put a number of buildings within the context. It was more holistic than that, and we were seeking to deliver multiple opportunities and benefits for the local the local area with regard to the architectural design.

00:41:15:41 - 00:41:44:06

Unknown

Gary Stewart, who unfortunately isn't here today, was the architect who led on those particular aspects. We worked alongside Gary and Paul Macrae from the OP, spoke earlier to consider the reforms and the massing of the buildings and the type of colors and materials that could be used to help integrate the buildings into the landscape.

00:41:44:33 - 00:42:08:11

Unknown

And again, those those elements are controlled while not while we haven't set out and secured exactly what those colors of materials will be at this stage, because they're very much at the perimeter stage. He had design principles and codes, documents, sets out the need for supporting color studies and sets out some of the principles for how those

00:42:08:44 - 00:42:35:15

Unknown

the massing and the roof pile profiles of the roof should be addressed at the detailed design stage. So there's some clear instructions within that document that will guide that detailed design beyond what are the parameters, the parameters that have been assessed in the yes and the mitigations identified in the landscape and visual impact assessment has been drawn

00:42:35:16 - 00:43:00:12

Unknown

through into the design principle and codes document. Thank you. Come to North Lincolnshire Council next. In light of the questions I've been asking and what you've heard from the applicant, is there anything you would wish to say at this point on on the issue?

00:43:02:20 - 00:43:25:32

Unknown

Thank you, Sir Andrew Law from North Lincolnshire Council. Yeah, there's a few points I think. Appreciate you raising the terminology used in the documents because that's going to be important for us going forward in terms of actually securing good design, you know, rather than having more that vague terminology with regards to considering considering issues.

00:43:26:29 - 00:43:45:40

Unknown

I think, you know, from our point of view, we just want a clear framework that sets out there that we that we can use to inform our assessment. I think the aspirations this hour are fine. It's just making sure that, you know, they're actually secure throughout the document.

00:43:45:42 - 00:44:05:31

Unknown

I think we we really appreciate and agree on the point of the design champion and the design review panel. I think given the scale of the project. And you know, for North Lincolnshire I suppose we have a one of a kind, it's not, it's not something that we deal with every week, it's a put it that way

00:44:06:01 - 00:44:19:18

Unknown

. And I think that will be very helpful for us in bringing in that specific expertise in that we may not have in-house. So that's something that is very much welcomed and that there is that that commitment from an applicant.

00:44:21:28 - 00:44:44:26

Unknown

And I also appreciate the clarity of clarification regarding the design and access statement. I think when we provided our response to the first written questions, I think we were not necessarily on the percent sure. On the status of that document and whether the design codes and principles translated the aspirations that were set out in that document.

00:44:44:27 - 00:45:07:32

Unknown

So I think it's been very helpful to understand that process of how that's fed into into those documents. And yeah, I think we will look to review any updated version of the codes and and principles to make sure that we have that more, I suppose, more prescriptive, more definite terminology in there.

00:45:09:19 - 00:45:31:03

Unknown

But, you know, overall that the actual aims and aspirations as set out in those documents, we do agree with and we think that they you know, they are robust. Thank you. Thank you. I just come then to just see if there's any other interested party who have any submissions on this particular aspect.

00:45:36:06 - 00:46:06:09

Unknown

No, I'm not. Mr. Nicholson. Going back to right at the beginning of Mr. Powell statement, he mentioned about the codes of construction and the the main planks, if you like. One thing that mystified me, this is a very large development.

00:46:07:36 - 00:46:44:39

Unknown

Which part of the design enhances the local area? Because I can't see that anything. Well, you know, it's been dropped into a relatively rural location. How how on earth could it possibly enhance the area? Q. Robert Palmer of the I'm not totally sure.

00:46:44:40 - 00:46:59:39

Unknown

I think I made a passing reference to the national planning policy statements that do recognize that the nature of energy infrastructure projects will often limit the extent to which it can contribute to the enhancement of the quality of the area.

00:46:59:40 - 00:47:20:22

Unknown

So I'm not sure whether it was that particular line that you picked up on. But I suppose beside to that I think it is recognized that, yes, this is a large scale project and we have to balance a number of different elements to it.

00:47:20:22 - 00:47:48:12

Unknown

So we have sorts through especially the landscape design in the wetlands areas to kind of enhance that particular area of the site that offers PNG benefits, which I know will be discussed later on this afternoon. And the applicant has also taken the opportunity to improve the network of footpaths throughout the water limits and provide opportunities to link

00:47:48:13 - 00:48:14:14

Unknown

up footpaths. Currently there are no links, so we have sorts where we can to provide benefits and provide enhancements to the local area. But we do also recognize that it is a large scale project. There are large buildings and that's a it's a balancing exercise of where we where we put all of our efforts into that regard

00:48:18:23 - 00:48:41:39

Unknown

. Thank you. Can I just come in? Sorry, Mr. Nicholson. Uh, Simon Nicholson from Raine. I'm. I'm sorry you completely missed my point. You stated it right at the beginning of your submission. That one, the you outlined the the codes that need to be followed in the national national planning.

00:48:43:26 - 00:49:05:06

Unknown

And one of them was. The design must enhance the local area. Well, I fail to see how it does. And putting frilly bits around the outside, like wetlands and planting a few trees is going to have any offset.

00:49:06:14 - 00:49:38:47

Unknown

To this very large development and it's not really going to enhance the local area. Robert part one part that I'm considering my previous response. I don't think I've got anything more to add on that. Thank you. If I can, then just move on to the role of the design champion and how you envisage that.

00:49:39:41 - 00:50:07:35

Unknown

Will again work in practice because you've indicated is potentially going to be more than one. That's the way I read it, almost as if each phase or each element was going to have its own design champion. And I just wondered and whether that's a correct understanding and if it is correct, whether that would lead to an inconsistency

00:50:07:36 - 00:50:35:21

Unknown

of approach or a challenge to ensuring a sort of single picture being delivered. So that's one element of the bit I'd like greater clarity on, but also. You understand the independence of the design champion within the team and also what teeth the design champion might have in in.

00:50:38:33 - 00:50:58:06

Unknown

Encouraging and ensuring that the submission is of quality and not being watered down and so on. So I don't know whether you're able to give greater clarity on on how you will make that work and how that would then be secured within the the documentation linked to the DCO.

00:51:00:42 - 00:51:27:14

Unknown

Robert Powell on behalf of the applicant. Your interpretation of that is correct in terms that there could be multiple phases. So that may require multiple design champions so that 21 are committed to the delivery of good design and would want that design coordination across the multiple phases to make sure it isn't broken down into individual elements.

00:51:27:14 - 00:51:43:37

Unknown

So that's something that we can go away and just have a look at that that wording when we're reviewing the Design Principles and Codes document to help provide that clarity on that particular point in terms of addressing whether they would have any teeth.

00:51:44:35 - 00:52:05:48

Unknown

I think the commitment to the detailed designs going through the an independent design review panel that it will be where it needs to be scrutinized. So yes, they will need to ensure that they are what we're presenting and putting forward is fit for purpose as it will be scrutinized.

00:52:05:48 - 00:52:23:18

Unknown

And the results of that design review panel will be available to the local planning authority and will have to prepare a design compliant statement that supports the detailed design. It's helped provide that reassurance in answering that particular point.



00:52:25:12 - 00:52:49:15

Unknown

And is the intention at the design panel review element will be in public. Robert Powell on behalf of the applicant, I'll have to defer and come back to you on that one. Okay. Thank you. And I know I'm asking lots of detailed questions that you may not have the answer to just yet, but in terms of the

00:52:49:16 - 00:53:05:07

Unknown

design review process, what happens if the design review panel don't agree? What's the process that you're thinking through about in the event there's a conflict between what the review panel is saying and and what you're wishing to do?

00:53:08:18 - 00:53:22:26

Unknown

Well call on behalf of the applicant. Yes, there are a number of detailed questions. I'd like to go and just take that one and come back to you, if that's okay. Okay. Thank you. I'll just come to North Lakes Council.

00:53:22:40 - 00:53:42:32

Unknown

Have you got anything further you'd wish to raise in light of the questions I've been asking? Andrew Love. No, thanks, counsel. I think we probably need to wait for some of the responses to come back to detailed questions, but I think the point of inconsistency is one that we would raise through written questions given the scale of

00:53:42:35 - 00:53:59:18

Unknown

the project, the timescales of of it being delivered in the phase nature of it, we would like to see that there was some. Yes, security that we would be getting a consistent approach to design rather than a piecemeal approach across the across the scheme.

00:54:00:03 - 00:54:26:19

Unknown

Thank you. Okay. Well, I think from our point of view is the examining authority. You're working on a statement of common ground. And I think these details in terms of the role of the design champion and the design and review panel need to be worked through in more detail so all parties understand what you're committing to or

00:54:26:19 - 00:54:49:36

Unknown

not, and how the process is intended to work so that hopefully we can include within our report that understanding and the process being agreed and then secured. Ultimately, that would be the bottom line. So if you can make sure that that's something you're covering within the statement of common ground.

00:55:08:36 - 00:55:25:37

Unknown

So again, I'll just check. There's no one else. Got any final comments on that? Point. And if not, then again, I've come to the end of the design section on the agenda. It probably is a good time to take a break now for lunch.

00:55:26:20 - 00:55:45:07

Unknown

I being 10 to 1. So if we can reconvene at 130 and if there's anyone still with us on the livestream, again, just remind you you'll need to refresh your browser when you return. So again, if we can adjourn now until 130.

00:55:45:23 - 00:55:45:46

Unknown

Thank you.