



Hearing Transcript

Project:	Oaklands Farm Solar Project
Hearing:	Open Floor Hearing 1 (OFH1)
Date:	10 July 2024

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Oaklands OFH1 REDACTED

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FULL TRANSCRIPT (with timecode)

00:00:06:00 - 00:00:11:10

Good afternoon everybody. Everybody feels very distant somehow, but I'm sure we'll cope.

00:00:12:29 - 00:00:28:07

Um, times 3 p.m.. And this open floor hearing for Oaklands Farm Solar Park is now open. Thank you all for joining us today. Please get a member of the case team confirmed that I can be heard clearly, and that the live streaming and recording have started.

00:00:29:27 - 00:01:05:09

Thank you. So for those of you who weren't here this morning, my name is Stuart Cowperthwaite and I have been appointed by the Secretary of State as the examining authority to examine the application by Oaklands Farm Solar Limited for an order granting development consent for this project, supported by the planning Inspectorate's Case team. They are managed by Noel Markham, who's with us today. Today's hearing is a hybrid event, which means that some of you are present with us here in the room in person, and some of you are joining us using Microsoft Teams.

00:01:06:05 - 00:01:11:24

I intend to make sure that you'll be given a fair opportunity to participate, however you've decided to attend today.

00:01:13:17 - 00:01:21:14

I'll now deal with a few housekeeping matters and everyone, please set all devices and phones to silent if you haven't already.

00:01:23:01 - 00:01:54:05

To avoid disrupting the hearing, please keep, um, any microphones muted. And that includes people joining through Microsoft Teams. Until I invite you to speak for those of you in the room, I understand that no fire alarm test is planned for today, so should an alarm sound then please leave using one of the fire exits on my right and go to the fire assembly point, which is between the main entrance where you'll have come into the building, and the adventure golf.

00:01:54:07 - 00:01:57:03

So it's actually within the edge of the car park.

00:01:58:20 - 00:02:15:25

A recording of today's hearing will be made available on the Oaklands Farm Solar Park webpage of the National Infrastructure Planning website. As soon as we can after the hearing is finished, please contact a member of the case team. If you don't know how to find the project web page.

00:02:17:22 - 00:02:43:02

A link to the Planning Inspectorate Privacy Notice was provided in my rule six letter dated 4th of June, 2024. I assume that everyone here today is familiarise familiarize themselves with this document, which establishes how personal data of the planning spectrum customers is handled in accordance with data protection law. Please speak to Noel if you have any questions about this.

00:02:47:24 - 00:03:05:15

I will give the applicant an opportunity to respond to all submissions at the end, um, of today's hearing. I'm not going to invite any introductions at this stage. There will be an opportunity for you to introduce yourself later as I invite you to speak.

00:03:07:24 - 00:03:17:04

I will follow the agenda that was published on the 1st of July. Please could it please? Could the case team now share a copy of that agenda on the screen?

00:03:26:02 - 00:03:26:18

Thank you.

00:03:28:03 - 00:03:30:26

I'm just about to complete agenda item one.

00:03:32:27 - 00:03:38:02

Before I do that, does anybody in the room have a question about the gender or the arrangements for this hearing?

00:03:40:10 - 00:03:47:06

No thank you. Does anybody taking part using Microsoft Teams have a question about the agenda or the arrangements for this hearing?

00:03:51:05 - 00:04:00:03

No thank you. So let's now turn to agenda item two, where I'm going to set out the purpose of this hearing and how it will be conducted.

00:04:02:01 - 00:04:24:15

The purpose of this open floor hearing is to give you an opportunity to raise things that you think should be considered for the decision about whether development consent should be granted for this project. You're free to raise any topic that is important and relevant to the examination. This is an opportunity for me to hear your thoughts about the application first hand.

00:04:26:16 - 00:04:47:28

This hearing is subject to my powers of control over its conduct as established by the Planning Act 2008. To be clear, the purpose of this hearing is to assist my examination. This hearing is not to be used as a political platform, and any attempt to do so will not be tolerated.

00:04:49:25 - 00:05:19:13

Each person that wishes to speak will be invited to speak at the appropriate time. These oral submissions should be based on representations previously made in writing by the speaker. However, they should not simply repeat matters previously covered in a written submission, but rather provide further detail, explanation, and supporting evidence. I will have read your written submissions, your relevant representations, so there is no need to repeat those. Thank you.

00:05:21:17 - 00:05:33:14

As set out in the agenda, I've suggested that each speaker completes their submission within ten minutes and I'll look to give you a warning, um, a minute or so before that period is complete.

00:05:35:16 - 00:05:44:23

I will, as I consider necessary, ask questions of the speaker, and I will, as I said previously, give the applicant an opportunity to respond at the end.

00:05:48:00 - 00:05:53:10

All comments, questions and answers are to be directed to me, please, rather than to anybody else.

00:05:55:26 - 00:05:59:17

Does anybody in the room have a question about how this hearing will be conducted?

00:06:01:02 - 00:06:07:04

Thank you. Does anybody taking part using Microsoft Teams have a question about how this hearing will be conducted?

00:06:09:29 - 00:06:48:02

No thank you. That concludes the agenda item two. So let's now turn to agenda item three. And I'd like to um through this item identify which parties would like to make an oral submission, but so that I can put together an order in which any submissions might be given. So, first of all, can I invite people, um, within the room who would like to make an oral submission to identify themselves? So if we could get the roving microphone to you, please.

00:06:49:20 - 00:06:52:27

And if you could just give me your your name, if possible.

00:06:56:05 - 00:07:00:25

Thank you sir. It's going to be a bit complicated to hold the microphone because it's timed and on paper.

00:07:00:27 - 00:07:04:12

So don't please don't give your submission. At this time. I would just like to add the name. Yeah.

00:07:04:14 - 00:07:06:00

Councillor Amy Wilson.

00:07:06:02 - 00:07:07:06

Thank you very much.

00:07:10:06 - 00:07:14:04

And your councillor for South Derbyshire District Council, is that correct? Thank you.

00:07:16:01 - 00:07:20:02

Anyone else in the room like to give an oral submission today?

00:07:22:04 - 00:07:29:06

Okay. Thank you. Would anybody joining using Microsoft Teams like to give an oral submission today, please.

00:07:34:00 - 00:07:39:09

So if you'd like to either raise your hand or Microsoft Teams or speak if convenient.

00:07:44:25 - 00:07:49:12

Okay. Nobody online. Thank you. Nobody using Microsoft Teams.

00:07:53:06 - 00:08:21:03

So when I invite you to speak, um, please ensure that you speak clearly into the microphone. I think you have you have the choice of using the roving microphone or sitting at the front desk, if you'd like to. Thank you. Um, when you speak, please unmute to the microphone. So there's a button at the front, and the red light should come on to show that it's it's working. When you make your submission, please start by stating your name and who you are representing.

00:08:29:15 - 00:08:55:13

So, um, I would now like to, um, I will. There's only one person who's requested to make a submission, so that's nice and straightforward. Um, and that is, um, Councilor Wheaton. Um, so that concludes agenda item three rather quickly, and we will move on to agenda item four. Just bear with me a moment, please.

00:08:57:07 - 00:08:57:22

I'm.

00:08:59:16 - 00:09:04:23

Sorry. I called you Councilor Wheaton, and it's Councilor Welton. Apologies.

00:09:06:24 - 00:09:40:19

So, agenda item four. I'm now going to invite Councilor Welton, um, to speak. Um, please keep your statements succinct in to the point. Um, please take Cooke to the ten minutes if you wish. Um, if you become repetition, I may ask you to to move on or to conclude. Um, as I said before, please identify yourself when you do speak, and I will give the applicant an opportunity to respond. Um, after you've

spoken. I will be taking notes. So please don't be put off if I'm not looking at you as you make your submission.

00:09:41:08 - 00:09:43:00

Um. And thank you.

00:10:05:15 - 00:10:38:24

Good afternoon. My name is Amy Wilson and I speak on behalf of local residents as ward district councillor. But I'm also speaking to you as an expert in agriculture. I farmed all my life, attended Harper Adams University and was a National Farmers Union group secretary. I've also diversified my farm and have installed solar and battery on my green offices. Plus I have two grantors heat pumps I should add. I also farmland adjacent and next to this site at Walton on Trent and live Owen and protect the scheduled monument referred to in the application.

00:10:39:18 - 00:11:12:05

The entire site is 472 acres, with the main solar site 398 acres. That is an additional 74 acres of track, three by three meter trench with a 50 meter wide corridor for the cable and access on potentially best and most versatile land, and worse felling of a 60 metre swathe of mature woodland. I've watched all my life this land improved by the dairy farmers adding manure to improve the soil, so I know far more of the entire site is BMV. The most astounding fact is the placement of this application.

00:11:12:07 - 00:11:47:08

One of the many reasons this application should be rejected. It is on the highest point for miles around from the scheduled monument at Walton. The land rises steeply to it from the cottages opposite Oaklands Farm, the land rises upwards, the horizon, views and skyline will be gone if this is approved. It is also fundamentally flawed in that it needs to destroy 74 acres of woodland Brooke BMV land to even build an access to site. This is supported by Natural England's submission, I note in the applicant's paperwork they believe the likelihood of sub aquifers is low in the area.

00:11:47:10 - 00:12:28:25

Well, that is simply incorrect. All farms had wells historically. I put in 11 years ago eight 100 meter vertical ground source heat pump loops. I hit a sub aquifer on all of them at ten meters deep, and it was still going strong at 100m, the water so clear I put a borehole in for my drinking water. This is adjacent to the site and far lower than this whole solar site. So how will you stop diffuse pollution entering watercourses? And if there was a battery fire, how are you going to stop lithium ion pollution getting into the sub aquifer I drink from? If you ring 999 on a landline or mobile anywhere from Walton to the edge of Swadlincote, you go through to Staffordshire, not Derbyshire emergency services.

00:12:28:27 - 00:13:03:12

This causes huge delays, well documented with my meetings with the police. Currently, none of the emergency services can access this site from Staffordshire due to the weight restrictions at the Walton and Chetwynd bridges. Time after time we see fire engines and ambulances stuck the wrong side of the bridges in emergencies. There is no mention of these issues by the applicants in their battery safety management plan. The impact of the piling on the soil structure and land drainage is utterly

disregarded. These are underground field drainage systems of pipes which remove excess soil water and control the water table.

00:13:03:17 - 00:13:44:11

Land does not store or lie fallow for 40 years when the land drains are smashed. Water runs from the panels onto the ground, leaching nutrients from the soil. Manure is not being added back to the soil to increase the organic matter content. The plan show every solar array will have the steel supports pile driven in it two metres deep. This destroys the existing land drains. The dump is not fit for purpose as it shows they planned to cut the cables at 1.1m deep in 40 years time, leaving them in situ. This is not decommissioning the land, it's merely paying lip service to the idea of decommissioning the land will be incapable of returning to BMV or any agricultural use, as it is no longer drained.

00:13:44:13 - 00:14:22:09

New drains are putting up 1.1m deep, not possible with cables in place. If under the damp they dig out the cables, then they render the last 40 years fallow a waste of time. This simply cannot be mitigated and is clearly not understood. A further application for a Bess was validated last Friday, adjacent to the track and brook at Fairfield Farm. This adds to the cumulative effect of this application. The small Walton tenant farmer is now faced with compulsory purchase from this application, and a bus on a steep slope next to the brook, cutting them from the only thing they own, a wood which the local Girl Guides and Scouts use for camping.

00:14:22:11 - 00:15:01:07

This family farm will become unviable. There are now three Bess applications around the site. Another was given permission last year and Thorntons 346 acres of solar is now being built. A solar applications is expected on the E on land at Draco after pre-application talks the right place on brownfield employment land. All this adds to a significant urbanizing effect. The mitigation proposals for all these applications form enclosed corridors of for me to high hedges, further visually detaching the farmland from its surroundings, adversely affecting the intrinsic interest and beauty of the countryside.

00:15:01:09 - 00:15:35:02

The cumulative impact from this onslaught of applications, with the concentrated and industrial form will appear incongruous with its predominantly rural landscape, a very significant urbanizing effect and a coalescence of many villages within the urban environment. The Historic England Submission states clearly the harm to the setting and interconnectivity of multiple heritage assets for five villages and a huge area. The proposal of plastic netting for over ten years on industrial fencing leading to Saint Mary's Church at Coton in the Elms to prevent glint and glare, is frankly ridiculous.

00:15:35:29 - 00:16:09:08

I also note close investigation is needed on the applicant's glint and glare documents, which have possibly not considered the daily regular road use by horse riders, agricultural vehicles and lorries who sit far higher on the road than car users. These panels sit on very high ground. Not one document discusses the management of the new hedges to be planted. To mitigate the 11,000m of industrial fencing, ditches need pulling or emptying every eight years, and hedge cutting annually to prevent blackthorn taking over and blocking them, which causes localised flooding.

00:16:09:10 - 00:16:41:02

In year four, you remove the plastic hedge protectors. They do not degrade and prevent the bases of hedges filling out year ten. You lay the hedges to thicken them and need to shape them, trimming both sides as they grow. Most importantly, for the first few years, you remove the weed cleavers annually, which smothers new hedges and kills them. I would urge the planning inspector to visit the site in January. Hedges have no leaves for five six months of the year and mitigate nothing. A hedge cutter can only reach across to put a top on a hedge at three meters high, far less.

00:16:41:04 - 00:17:17:14

If there is a ditch, if you just plant and let them go, in 40 years they will be thin trees forming corridors hanging over roads enclosing them. It takes 15 plus years to get a hedge thick probably, Matt managed so realistically to get them to four metres high. It's 25 years. This is a lifetime of no mitigation for this industrial structure. There is nothing in the pins, papers or damp about the ongoing management of these hedges. Farmers and landowners comply with Defra legislation and best practice. Why not the applicants? Coton road out of Walton in the heavy rain floods.

00:17:18:04 - 00:17:49:14

Sorry. Coton road out of Walton in heavy rain. Floods by Walton Hill Farm and further on point four of your suggested site location. The road spent eight months underwater this winter. We had one foot of rain between Christmas Day and May the 1st. The water runs off Oaklands Farm, the highest point often onto the road into ditches and council drains which end up on local farms ending up in the River Trent at Walton. This increased rainfall is now becoming the norm and is already flooding roads. If you smash all the land drains, no suds are proposed.

00:17:49:16 - 00:18:28:27

Then local roads and villages will flood further. Desktop surveys are pointless. You must know the land and see it for yourself. Traffic is an issue in this area. We sit now in Staffordshire to discuss the South Derbyshire application. I find that very disappointing. The traffic plans for this application are poor. A woman I hope the new Walton Bypass is built after 20 years, and then take out an additional 74 acres to build a so-called 40 plus year temporary track. If the new bypass is not built, the traffic for this site will come through State and Hill and more likely cut through Coton Park and Castle Gresley from the age of four, which is at breaking point with the new distribution center at Cadillac Hill.

00:18:29:05 - 00:19:00:11

There was zero consultation of this route that seems very undemocratic and against process. In the last eight weeks, I received six letters from solar and best firms. In addition, I received numerous unsolicited phone calls and even a cold call visit, all offering me £1,500 an acre to put my farm into solar or Bess. This makes a mockery of the site assessment and weight it has been afforded. The district council has called an ecology emergency and this is not mentioned by any document on Pins.

00:19:00:13 - 00:19:30:20

Planning appeals have shown 40 years is a significant period in people's lives. Many of the mitigations will not take effect for 25 years. The staff who work at Oaklands Farm are fully aware and have openly stated the dairy farm will cease. It is a fact that she never grazed solar sites because the sheep farmers must pay for any damage to the arrays, and sheep rub and chew. Any farmer knows that

farmers have just had the wettest year on record. Crop yields are low this year. There is a war in Ukraine.

00:19:31:09 - 00:19:40:20

Global yields are down. You cannot replace the best and most versatile agricultural land. This land is a finite commodity and should be protected. Thank you.

00:19:45:03 - 00:20:09:26

Thank you, Councillor Eaton. Wilton. Sorry. Can I just ask a couple of questions? Firstly, thank you for the time you've obviously taken to put that together. I very much appreciate that. And for representing the views of other people. Um, you included a lot of detail, which I really appreciate. I see that you were reading from some notes. Would it be possible for you to submit those notes to us after the hearing?

00:20:10:06 - 00:20:11:03

Certainly, sir.

00:20:11:06 - 00:20:25:03

Thank you. That would be very helpful if I could ask you a couple of specific questions. Um, you refer to some development alongside Fairfield's farm, which I didn't quite capture. Would you just expand on that a little?

00:20:25:05 - 00:20:40:00

Yes, sir. I believe, um, the district council will submit this information to you. It was a Bess, a battery energy storage plant. I don't have the reference, but I can send it to you. That was validated on Friday. Okay.

00:20:41:25 - 00:20:47:20

Yeah. So if that could be submitted as well. Um, either yourself or the council directly, if possible.

00:20:52:16 - 00:20:53:02

Thank you.

00:20:55:25 - 00:21:17:15

Okay. Next, um, you referred to hedge management, um, issues. And, um, the time periods taken for them to become an effective barrier. Visual barrier? Um, as you went through that, you refer to best practice is that is there any best practice that's documented that you're aware of?

00:21:18:15 - 00:21:49:27

So as a farmer I've been environmental schemes for 16, 17 years. So we follow. Um, I've planted several miles of hedge. Um, so we follow, um, Natural England and as grants and, and guidance. So it, it will be there. And it's just very surprising to me because I have read every document that we follow these, and if I'm honest, we've seen it with the National forest who have taken it over. They don't maintain the ditches.

00:21:49:29 - 00:22:24:12

And, you know, it's an awful lot of work to get a hedge to grow really well. Um, and I've done it and I've learned the hard way. So yes, Defra and Natural England, you look at their capital items, um, you know, and we claim for hedge laying and, you know, if you just let it go. Yeah, it grows into thin, spindly trees that go like that. But you're limited by the fact that a hedge cutter, um, and I've driven them can only it has to reach right over.

00:22:24:14 - 00:22:35:03

So it's got to get over three meters. But if you've got a ditch that's dropped to two meters, and if you don't, this area in particular grows blackthorn like a weed.

00:22:35:09 - 00:22:37:10

Okay. You know, um.

00:22:37:13 - 00:22:41:02

And it is very voracious. Very voracious.

00:22:41:04 - 00:23:14:21

Okay. So thank you. So. Um, one of the concerns is mitigation would need to be properly identified and secured. And I certainly recognise the importance of, uh, the management of hedges when they're being relied on for mitigation, for that to be properly managed and carried out. So, um, those are helpful if, while making your submission, you were able to give more specific references to the mitigation measures that you mentioned in passing, then that would be helpful.

00:23:14:28 - 00:23:22:09

Um, but I'm sure the applicant is listening and Will will take note of, um, of what we've just discussed. Um.

00:23:29:18 - 00:23:58:20

He referred to some other developments in the area, I think, which I'm mostly aware of, but, um, good to have those set out in your written submission as well. Um, and obviously there is an expectation that cumulative effects, whether the developments are fully considered and any urbanizing effect of that is fully considered. So, um, very helpful to to see that list in your, in your submission. Um, there will be

00:24:00:12 - 00:24:07:17

the access from emergency services due to bridge weight restrictions. Um.

00:24:12:00 - 00:24:43:19

I think that's probably one for. I'm sure that county council are listening. And, um, that would be certainly something that I'll look for with interest from the county's representations. Um, certainly I, I made I've made, uh, unaccompanied site visits, um, in recent days and noted that there are quite a number of weight restrictions on, on bridges, including on some of the construction routes.

00:24:44:05 - 00:24:59:00

So the statement will be the route through statement Hull. There are weight restrictions on that route for example. So um again I'm sure the county council listing, it would be very interesting to see what they have to say about those weight restrictions. Um.

00:25:01:13 - 00:25:24:22

I think those are the questions I have at the moment. But thank you again for for the time you've taken, actually a very broad range of, um, topics where you're obviously showing a lot of local knowledge and that's, that's very much valued. Thank you. Um, so please return. Thank you very much indeed. And again, look forward to seeing your written version.

00:25:25:28 - 00:25:26:17

Thank you sir.

00:25:26:20 - 00:25:39:01

Thank you very much. Um, I'm going to open the floor again just in case anybody else would like to give an oral representation. Anybody in the room. So at a final chance. Really? Yes.

00:25:42:18 - 00:25:52:12

We need to get you on the microphone. Sorry. Are you happy to come to the front? Yeah. So, um, if you could first give me your name, let me know how I should refer to you.

00:25:52:14 - 00:25:52:29

Okay.

00:25:53:07 - 00:25:54:07

Trace the Hyatt.

00:25:54:25 - 00:25:59:22

Is it Mrs.. Miss? Okay. Tracy. Hyatt.

00:26:04:11 - 00:26:08:08

Okay, so thank you. So please take up to ten minutes. As usual. You Jewish.

00:26:13:25 - 00:26:23:15

Landowner of the adjacent land to, um, the solar farm. I'm also representing a neighbor. Okay.

00:26:25:09 - 00:26:38:27

They're not able to be present today. Thank you. I reiterate exactly everything that Amy's already stated in the fact. You know, the lay of the land is very undulating. We frequently flood.

00:26:40:14 - 00:27:12:29

Um, over the last few years it's very bad in resistant Village anyway. Um, you know, 9:00 in the morning, it can flood very quickly. And it floods in the village of Roston, where there is no water courses other than the forestry center at the back. And I have friends who the village is actually on alert all the time now because they have a flood alerts. But when we know that the river is rising, they

have got the sandbags ready, um, to, to protect the houses in the village. And that is happening more frequently due to the climate changes.

00:27:14:17 - 00:27:34:00

Like Amy, I, I live on the site. I walk these fields that often saturated over the last winter, particularly the fields that are going to have the solar panels on are saturated for, well, they're still saturated now. Um, so I am concerned that obviously the drainage system is a big concern.

00:27:35:19 - 00:27:43:12

The flooding in the area is particularly bad. The it particularly floods, which is the neighbour I'm representing.

00:27:47:14 - 00:27:52:03

And my understanding is the trackway is coming along that section.

00:27:54:00 - 00:28:07:28

There are utilities within that area. Gas, water that I'm aware of. There's also I haven't got the exact. There are issues with gas leakage down that line.

00:28:10:21 - 00:28:26:05

We have episodes of gas leakage when obviously they're there repairing that, whatever the problem is. So I'm not sure how deep these cables are going, but they're in a watercourse area. There is a stream there. It floods very much.

00:28:30:07 - 00:28:40:09

The soil. I do get concerned that you know whether any soil sampling could be done and watercourse sampling done before the, um.

00:28:42:10 - 00:28:53:14

Proposal is is commenced. And again, could that be repeated at the end of the 40 year plan? Because I'm concerned that the damage of the lithium batteries

00:28:55:02 - 00:29:00:27

could actually destroy the soil, it will never be able to return to best, most versatile land, which it is.

00:29:03:09 - 00:29:09:01

The glinting glare issue is ongoing. Um. It is undulating hills. Um,

00:29:10:23 - 00:29:16:15

you know, we're not opposed to solar farm. That is not what we're here about. You know, I appreciate we've got to

00:29:18:12 - 00:29:38:06

work together between energy and food. Food diversity as well. But also we've got to look at the environment. You know, I live I live in this area and the wildlife will be disrupted without a doubt. You know, we have muntjac deer. There's barn owls flying around. Um.

00:29:38:24 - 00:29:40:06

So you.

00:29:40:08 - 00:29:41:23

Referred to deer and.

00:29:42:01 - 00:29:47:17

There's muntjac deer? Yes. Uh, there's barn owls flying around the fields at the moment.

00:29:51:06 - 00:30:13:19

I've actually found a newt today, but it's not a great crested new. It's a. Well, I don't know what kind of newt it is, actually, but it's a brown newt. So, um, so that, you know, whatever the animals are going to suffer and that's it. But we have to accept that, don't we? We have to take a look at all the views, really, because we do need solar energy.

00:30:15:19 - 00:30:18:10

But it's such a vast scale of area that's going to be taken.

00:30:19:15 - 00:30:29:27

Okay. Thank you. Thank you. Anything? Thank you very much. If you are. I see that you're speaking freely, without notes.

00:30:31:03 - 00:30:32:08

Um, I know no.

00:30:32:11 - 00:30:35:16

Planning to do this. It's just from my heart, I appreciate it.

00:30:35:18 - 00:31:04:00

Thank you very much indeed. If you did feel able, if there's anything you've just said that wasn't in your relevant representation in particular, if you would be able to submit that in writing. I've made, I think, quite good notes. A number of the points you made do repeat what Councillor Wilton said, but that's absolutely fine. But if there's anything new, um, that wasn't in your relevant representation, I would be grateful if you could submit that in writing, if possible.

00:31:04:02 - 00:31:04:17

That's fine.

00:31:04:21 - 00:31:12:29

Yeah. Thank you very much indeed. Um. Thank you. Would anybody else in the room like to make an oral representation at this time?

00:31:15:05 - 00:31:22:12

No. Thank you. Would anybody taking part using Microsoft Teams like to make a submission, please.

00:31:24:22 - 00:31:29:07

You can either put your hand up or speak if you would like to.

00:31:32:04 - 00:31:38:25

Okay. I'm not seeing anybody requesting to. Okay. In that case, um,

00:31:40:18 - 00:31:53:02

uh, that completes all submissions from everybody who said that they would like to speak today, would the applicant like to respond to. This is optional. Um, and could I invite you to come to the front, please?

00:32:07:02 - 00:32:12:18

And again, I appreciate if you could be reasonably concise. Absolutely. So thank you.

00:32:12:20 - 00:32:48:14

Patrick Robinson, for being applicant, as you'd expect. Just a few words, uh, to respond. Um, firstly, to take the opportunity to thank those who are here today and attending online, and indeed you to extend that to those who've made relevant representations and engaged. We are very much listening to those and will be responding in writing both at deadline one and through the application. And if we can reiterate and endorse your comment about anything that could be put in writing to give specific references to documents that we should be following up on, please do that because we will be looking at those.

00:32:49:06 - 00:33:19:08

Um, probably the biggest thing to stress is obviously there's a number of issues that we've heard BMV, uh, batteries, safety, um, cumulative issues, um, uh, traffic management and management documents generally, uh, they're all issues which will be kept under review. Um, certainly things like cumulative issues. If the baseline does change, of course, we will take account of that. If there's anything new that is brought into account during the examination process.

00:33:19:12 - 00:33:54:00

But if we can just stress the importance of the management document, how there is there is very effective enforcement of the controls on development consent orders when they're granted, and particularly ask and encourage that this engagement continues through the drafting of those documents, because that is the place where a lot of these concerns can be addressed. Um, and with specific wording, we are very willing to continue engaging with all parties in the in the detailed drafting of those management documents.

00:33:55:05 - 00:34:04:17

So I think it's the only points I'd really want to stress. And other than that, just to thank everyone for their attendance today and you and the wider Pines team for for today.

00:34:05:07 - 00:34:17:08

Thank you. And thank you for the response. Could I just ask You referred to, um, a willingness to engage with parties. Can I just ask whether you specifically whether you've engaged with Councillor Wilton?

00:34:18:29 - 00:34:24:28

I'd have to take on the precise details, I believe so, um, through consultation exercises. Okay.

00:34:25:01 - 00:34:53:17

Can I, can I? Councillor Wilton is suggesting perhaps you haven't just reading the body language. Um, could I just leave as an action thought for, um, councillor Wilton did in particular raise, um, uh, some points that perhaps I was less than fully aware of, if I put it that way. It's a little bit circumspect, but, um, I think it parts if the applicant could review the level of engagement with Councillor Wilton, that might be helpful.

00:34:53:24 - 00:34:56:03

So we'll absolutely take that as an action. Yes, sir.

00:34:56:07 - 00:34:58:10

Thank you very much indeed. Thank you.

00:35:24:15 - 00:35:30:24

So that completes agenda item four. Could the agenda be put on the screen please.

00:35:37:25 - 00:35:51:20

So that completes, as I say, agenda item four which was the oral representations and the applicant's response. Um, so I'm now turning to agenda item five. Um, does anybody in the room have anything else to raise within the scope of this meeting?

00:35:54:05 - 00:35:59:19

No thank you. Does anybody taking part using Microsoft Teams have anything else to raise within the scope of this meeting?

00:36:03:20 - 00:36:39:00

Thank you. Um, as I've said before, if you've spoken, today would be very helpful if you're able to, um, provide a written version of the points that you've raised. Um, one of the benefits of doing that, actually, is that it is again lodged within the examination. And, um, it provides an opportunity for the applicant to then respond, um, to that written representation. So it's in effect helps to create an audit trail for me to see your response, your representations and the applicant responses.

00:36:39:03 - 00:36:42:09

So that's that's one of the particular benefits of the written submission

00:36:44:08 - 00:36:44:23

is

00:36:46:06 - 00:37:18:22

if you could please submit those written versions by deadline one, which is on the um, of the examination. Um, so I think that's in three weeks or so, but please refer to the rule eight letter, which will be, um, published shortly, and that will set out the examination timetable. So deadline one in accordance with the examination timetable please. The recording of this hearing will be published on the project web page for all to see. I believe that we've now covered all the items on the agenda.

00:37:18:24 - 00:37:31:01

Thank you. Um, to those of you who have assisted today and for the time that you've taken to give a representation to this meeting, this open floor hearing is now closed. Thank you.