

Mallard Pass_ISH2_12 July_PT2

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FULL TRANSCRIPT (with timecode)

00:00:05:05 - 00:00:18:29

Okay. Thank you. We're on to item. Uh, f no, sorry. E of for which is the representative and representative and illustrative viewpoints and photo montages. Uh.

00:00:21:19 - 00:00:35:11

But there's a few questions that I'd like to go through first, which includes questions of certain parties. The first one is actually for Lincolnshire County Council, so don't know. Mr.. Gillespie is is with us online.

00:00:36:18 - 00:00:37:15

I am, yes.

00:00:37:20 - 00:00:58:03

Good. Thank you, Mr. Gillespie. Obviously. The Lancashire County Council have expressed concerns about the location of viewpoints which you're saying hasn't been agreed in certain instances. And could you just comment on that, please? And could you clarify perhaps most importantly, do you consider it's critical to the to the assessment?

00:00:59:07 - 00:01:40:11

Um, yeah, Um, we have, we have provided comments on the viewpoint locations and our major concern was that the fine grained location hadn't been sent through. So we hadn't seen, um, evidence of where the exact location that had been chosen. We'd sort of commented on a generalized location. Um, in some instances we, we do think this does have an impact, um, because there's, there's viewpoints where if you, if you'd gone a few meters down, down the footpath, you would have had a more representative view than what was actually chosen.

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And there's some instances where they're heavily dominated by a hedgerow, whereas just the a little bit more finer selection you could have had, you would have still seen the hedgerow, but you, you would have had a much more wider significant view. So it's more it's more the fine grained location.

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Okay. And I think you've referred to a few in your written evidence and think when we go on site, we will obviously we'll be looking sort of from the places that you've suggested as well. Thank you for that submission. Is there anything. No. That action group have also raised concerns on the viewpoints, including that think your position is as well that more are necessary and.

00:02:32:17 - 00:02:38:05

Is there anything you want to add to that? Now, before I get the applicant to respond on that point.

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Mrs. Holloway, formal past action group think our points are quite similar to that. It's very nuanced. You know, you can look at a position and you can see nothing at the particular point that's been

chosen and you go five, ten, 20, 20 yards down. And that's even to the extent of a recent photo montage that was taken and added has been put in a place, again, exactly the same principle. You move you move up to the top point of the hill, you can see. Seven seven fields across to the north of the site, but where it was taken.

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Think when we do our site inspection, obviously we'll be looking at the actual viewpoints because they are what has been assessed in the. So obviously we have to be very mindful of of that. But think I'm happy that we also

00:03:27:12 - 00:03:52:22

obviously there's no discussion at the site visit of merits. But if anybody at the site visit wants to just suggest we just look one side or the other as well, then we can we can do that. The applicant has got no objections as it was to us doing that. And we can we can do it anyway. But, but with the acknowledgement that it's the it's the, you know, acknowledge that the viewpoints in the assessment are the ones that have been used, not something that's ten metres away. But anything you want to

00:03:54:19 - 00:04:23:25

say first of all. Yes, that's fine on the on the site inspection. Secondly, I'm just going to bring Mr. Crewe in on two points. One, on the process in which we develop the viewpoints. And secondly, just picking up on a comment you made just that it's important to set briefly the context of the viewpoints in the context of the assessment and the role that they play. I think that's an important point when considering the question that we're discussing. So it's great.

00:04:26:00 - 00:05:08:03

Thank you, sir. Thank you. On behalf of the applicant. So in terms of the process of assigning the dew points, we we've, as I say, cover that previously, but based on fieldwork, desktop study, consultation with with the local bodies. And I would in just direct response to Mr. Gillespie, there was a technical note produced by those. I'm not sure if that's in by by his company he hates. I'm not sure if that's in front of you, but that was a technical memorandum based on discussions and the site visit identifying a number of dew points to be added all within one kilometer that we did incorporate within the hour.

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So there was opportunity, ample opportunity, in my view, for for those additional viewpoints to be incorporated. And they have been done. So if if you haven't seen that note. So I'm sure that's something we could we could supply.

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I think that's an examination library. But if someone could just check to make sure, I think it is to.

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In terms of viewpoints, in the assessment. I think the key point is that without wishing to go to technical, we obviously have illustrative viewpoints, representative viewpoints, photo montages, a number of tools. I've mentioned the zone of theoretical visibility as well. So a number of tools to understand the visibility of of the site. These are all as say, tools to help inform an evidence based judgment. A key part of that is not just the technical assessment.

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It is walking in the landscape and understanding the view on the ground. And I kind of alluded to the point earlier, there will always be nuances in terms of how one appreciates the view and how that is potentially impacted by the proposed developments. So it's not just a viewpoint assessment. It is a more holistic approach that has been used to undertake the area by physically being in the landscape and understanding the visual amenity of the area.

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So again, very much focusing on where the key significant impacts will be, which as Miss Tinkler has said, think we're in agreement, it will be limited to to the to the side or at least occur on the site should I should say just to clarify.

00:06:48:23 - 00:07:23:01

Okay. Anyway, the viewpoint is not anywhere. The only viewpoints because anybody can stand at any viewpoint and assess the site. I think you acknowledge that yourself that the viewpoints are there to be, you know, obviously one must be more than helpful, but that other viewpoints are still available and think we will. As I've said, we'll we'll we'll look at those are the ones that have been suggested to on the site fact we've already been on the site. We've looked at it from places where we thought it'd be quite interesting and useful to look at it as well. So we've already noted that in our own company site where we've looked at several locations which weren't part of the viewpoints.

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Ms. Tinkler Yes. Thank you.

00:07:26:11 - 00:07:27:29

So very quickly, just to say that.

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Think again for efficiency. We have agreement that certain viewpoints will or receptors at certain viewpoints will experience significant adverse effects. So one could almost accept that it doesn't matter how many meters one is away. We've already accepted That would be significant.

00:07:44:25 - 00:07:57:16

Yeah. Thank you for that clarification, Mrs. Holloway. Yesterday you mentioned about photo montage from Stanford Road. I don't know if now's the time to raise that point that you were going to raise yesterday.

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You want to come back on that? You can.

00:08:09:22 - 00:08:24:12

Mrs. Holloway for my past action group. Photo montage was is rather on the a61 two one looking out towards the substation to fields 18 and 19. Right.

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The screen now actually. Is that the right one?

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Uh, yes, it is. Yeah. Um, I.

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Think the point that I made yesterday was it was the positioning of the substation. You can see from where you should be able to see. I can't see it, but the substation was placed certainly pretty close to the East Coast main line as opposed to the 12m from the substation, which is at the other end of field 19. Think that's the point I raised at the time. Um, there are some nuances from where the photography has been taken on some of these things which are a little bit strange. Um, but you know, I'll allow for some photographic sort of latitude on that.

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Um, and there's also, as I say, a new, um, photo montage has been added. I'm not quite sure what the trigger point of that was precisely, But again, it has been put in a very, um, inappropriate position. So it offers no value.

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Photo montage, which is that one is that the one that we requested?

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It's the new one.

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Right? That's the one that we requested for a written,

00:09:36:27 - 00:09:38:29

uh, question. Uh.

00:09:41:26 - 00:10:03:02

And. Just quickly going on to that one. I've read your submission on that as to why you think it's it's it there could be a more appropriate exact location. So actually don't need to ask a question on that because I've got that information. Thank you. I'll come back to you in a second on what's been said, but also in relation to whilst we've got a montage.

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Which obviously so shows a substation. I'll ask you to come back to the point about the location of the substation, but it's also relates to a point about perhaps darkness of some images. And Mr. McQueen looking at some of the. Photo montages. The points have been raised about darkness have a little bit of sympathy with in terms of it is quite difficult to pick things up as opposed to a. An example, a line drawing where there's more of a distinct red line that you can see clearly what the maximum parameters are based upon.

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Um. If you could. Respond to that point as well and deal with the points that have been raised by Mrs. Holloway. Please.

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Certainly says. Thank you, Ben. Ben Cooper for the applicant. In terms of the photo montages, as as mentioned previously, they are a tool in which one uses to base the assessment. They are not the actual scheme. So just to be very clear, they're based on.

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Understand that.

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The industry facing layout and the location of the substation is based on in terms of where it sits within the field. I believe is based on that that illustrative layout. So appreciate there are difficulties when you take a 360 degree view and try and put it on on a plan. There may be issues of perspective and maybe that's that's why Mrs. Holloway is raising the comments that she has done. But but the layout, as I say, is the photo montage is based on the iterative layout.

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It's produced in accordance with the Landscape Institute guidelines. So we followed those in terms of the setup and the technical, the technical setup of of the images in terms of how they're stitched again, without which is too much detail, how they stitch, how the how the image is inserted into that

location. So from from the applicant's perspective, the images are a correct and accurate reflection. The point to note. So as I say, it is an illustrative layout in the location of the substation is shown essentially as in the at the highest point or near to the highest point as to where it's shown.

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So it could go anywhere within that.

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And it's not it's not the maximum, it's not based on the maximum parameters, is it?

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But elements within there. In terms of answering your second question in terms of maximum parameters. So in terms of that particular the montage is in general the panels of the maximum heights, the elements within the substation are based on on the sections that we've provided previously up to the maximum parameters. So in terms of assessment, we assessed the maximum parameters.

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Could a drawing be provided showing how that assessment was done? Perhaps a often a line drawing is done which sets out what the maximum parameters because after all, that's what we are considering because think that's been the indicative point has been has been has been made. But as you understand it, we need to base our conclusions on the maximum parameters. Um. Because one of those be provided for the substation or from different. It might be quite helpful, particularly given the some of the concerns that have been raised about about that it's Fox Park applicant think we will have stepped away for a moment we will consider how we can do that in terms of lines and appropriate lines on the drawings and context.

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And this because of actual point about the substation that we were discussing yesterday. Yesterday it was made the point was made that the substation could go anywhere within the.

00:13:41:07 - 00:14:11:07

The work area for the proposed substation, so it might be 12m away from the edge of the road, but actually it might be further down the the field, which surprised me a little bit because wasn't expecting that. But that's what in terms of that and how that's been assessed, where it could be anywhere in that location, but also in terms of it quite useful might be moving around in the agenda. But as we've got the substation photo montage available and we're discussing the substation, it's helpful to get an understanding of how the different.

00:14:12:22 - 00:14:44:27

The assessment has taken into account the full extent of the parameters of the substation, both in terms of the visual assessment and landscape character assessment, because I can't really find any detail about how it's the same for some of the sort of solar stations and the about how the individual effects of these bits of infrastructure, particularly the substation were not limited to the substation, will have a will have an effect and take into account the particular components of it that are are proposed and taking account of proximity to vegetation and other things.

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But having that sort of really more sort of very detailed assessment of how that has been been made, it seems to be sort of fairly sort of general, maybe I'm sort of missing something, but could you explain how that assessment has been has been has been carried out?

00:14:57:25 - 00:15:19:23

And I'll bring in Mr. Crit on this, although I would say think it will. Obviously we will do a note on this in writing after the hearing. But I would say anything will come on to this is that I think there are slightly different questions as to the treatment of the substation versus the treatment of kind of solar stations, inverters and some of the discussion we're having yesterday, which was great.

00:15:20:21 - 00:15:44:02

We're just getting the starting of how these bits of infrastructure have been assessed in detail based upon the maximum parameters and still have a slight difficulty with the lack of parameters on width and depth, etcetera, for the the containers that we discussed yesterday. So how that's been taken into account, but it just begets be useful to get more of an understanding about how the assessment has come to the results it has on these on these elements.

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Yes. So we'll take that away as Mr. Fox says, Sorry, but thank you for the applicants. But just to give you some reassurance. So in terms of the Section 6.5 being at 036, where and in in particular 652, where the key components are listed out in terms of the assessments. So the these elements are inbuilt into the assessment and where relevant within the assessment comment is made in terms of the potential impacts they may have.

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So all of the elements, be it substation, be it transformers, switchgear, other ancillary infrastructure, has been assessed as part of the fire.

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And it's maybe it's a sort of circle point, but if the whole assessment has been based upon maximum parameters, then if individual assessed parts of it have been assessed, as you've just said, then how has that reconciled with the fact that the Yes has been based upon the maximum parameters, worst case scenario?

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But it there's obviously flexibility needed in terms of the assessment. So the parameters, the parameters, ultimately so is what's assessed in the in the Elvia and the cognizant that that there will be components like the substation that will potentially be more prominent or visible. So that's been assessed as part of that that narrative and is set out in the summary table in terms of the potential impacts that that may have.

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Just think and correct me if I'm wrong, but I think the point is, is that we have assessed the maximum parameters, but where certain features of the development within the assessment of the specific receptor will be noticeable, then you would draw that out as a as a reference point. I think that's the point, is that the assessment is the parameters. Obviously there are features within the development and so within a within a view or within a receptor, then we will draw out examples of where where there would be a particular effect. But it's not because we're assuming.

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That they're all going to be in specific places. As we discussed yesterday, it's just drawing out what would be key features in The View.

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But understand the difficulty because the parameters will result in the worst case scenario, a very large block of 12m in height possibly, or maybe anyway, the parameter will set out a can imagine what the line drawing would would look like and of course the actual substation won't look, the bulk and massing won't be like that. But its point about assessing the maximum parameters. But what you

just said though, so what you just said, the indicative information, should that be given some weight then? Because that does show how the individual parts of the substation, for example, could be accommodated on that site.

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So actually, is the we touched on this a little bit about talked about outline planning applications where, you know, indicative material is actually quite useful in showing the planning spec to how something can materialize on site and convincing the inspector that actually the harmful effects might not be so harmful, etcetera. But it's again, it's a bit of a sort of it's difficult to reconcile that with the fact that this is being based upon the maximum parameters, which of course show a building of much bigger bulk and massing than the indicative drawings.

00:19:05:21 - 00:19:37:04

Mr. Fox mouth applicant, although maybe bring in Duncan but think think the point there is that the. The assessment is identifying facts and the basis of the parameters that is assessed. The indications are indications. They're examples. Um, but that's not to say that that's definitively what they will be. And so they don't form the nature of the assessment. I think the point I was trying to make was that. In in someone's view or receptors appreciation of the scheme.

00:19:38:24 - 00:19:55:21

There will be some features on the basis of the height, for example, which is one of the parameters that will be able to be seen. It's not that. Um. The indicative version of that substation inverter or solar station is exactly what what we're saying is being assessed. Okay.

00:19:55:25 - 00:20:39:25

I mean, maybe it's somewhere where obviously the design guidance is important in this as well. As we discussed yesterday, maybe this is somewhere where the design guidance is particularly important in actually giving comfort that actually something can be designed that does mitigate sort of the most serious harmful effects. And that's one of the reasons I'd probably like to set this yesterday to ask the local authorities to look at the design guidance and are they happy with that in terms of because they're the ones are going to get the application for the for the details of it because that's one of the requirements. So and also from our point of view, as as as examiners, you know, it'd help it'll help us understanding the effects if there's more slightly more detailed design guidance to sort of set out how the effects can be minimized as far as as far as possible and things like this, particularly as a substation where you've got various elements going on.

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I understand some of it's driven by functionality, but I'd have to be convinced that all of its aesthetic appearance is driven by purely functionality. And yes.

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I'd agree with that and think this is the point of that design statement up to a three tries to explain is that it's it's an iterative process. The assessment forms the principles as much as the principles inform the assessment. So that's why we have principles about the need for the external materials and appearance of aspects such as a substation need to be appropriate to the local character because we recognize that wherever it may fall within the context of the maximum parameter within the view and having that mitigation and that guidance will help mitigate the effects.

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Any further comments on this from anybody? Thank you for the clarification. Can I start from the council? I'll come back to you, Mr. Hughes, but.

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Mr. Jordan.

00:21:40:00 - 00:21:40:21

Sorry. Who's.

00:21:43:23 - 00:22:02:15

Who? Who had the idea? Mr. Kentish. We'll come to you in a moment. Just for the councils. First of all, do you wish to comment on on this discussion at all at this point and perhaps moving forward to sort of how the design guidance will be used in terms of determining future applications for the detailed design? Thank you, sir. Justin Johnson Rutland County Council.

00:22:02:25 - 00:22:11:06

Um, I think that's the point that as you suggested, the council will Rutland will go away and look in.

00:22:11:08 - 00:22:12:04

Some detail.

00:22:12:08 - 00:22:17:22

Um, at the points raised in the and give consideration to how that's going to be used in.

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Future.

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And seek to comment at a future point in terms of um.

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How we make use of that and if anything else needs to be added in. So we'll add that as our written statement at stage four.

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Okay. Thank you. Mr. Jordan, do you have anything to.

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Phil Jordan for now, do agree with those points. And I think just picking up on some of the points that were made yesterday, I think some indicative layouts, um,

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you know, indication around the levels issue that was raised and. I think if I've understood in relation to the substation that sort of.

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Almost a photo montage of how it could look indicative as opposed to just a sort of a bulk, you know, line drawing would be would be helpful.

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Okay. Think there are photo or there are photo montages of the substation and. And think there is there's already indicative layout drawing of the substation, albeit not quite so clear as to where it will be located. Given the discussion yesterday there. But in fact Mr. Gillespie or Mr..

00:23:46:15 - 00:24:02:00

The Lancashire County Council. You won't be the determining authority for this, will you? Actually, but I'm right in saying that on site. It would be one of the two local planning authorities, wouldn't it? But given your involvement, Mr. Willis or Mr. Gillespie, anything you want to comment on on this? So it's.

00:24:02:05 - 00:24:30:10

Mr. Willis. Lancashire County Council. Mean on that first point about approving authority, that's an issue obviously we want to raise and discuss at a later time as part of the and who's defined as relevant planning authority on certain requirements. And so it's not set at this time that we wouldn't necessarily want to be involved in that process. Um, so no, I don't have anything other to add other than what Mr. Gillespie's had at this stage, unless he's got anything to offer. Okay.

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Okay. Thank you. Mr. Hughes, did you want to say something?

00:24:39:13 - 00:24:41:27

Yes. John Hughes. An interested party.

00:24:41:29 - 00:25:23:26

I've picked up on yourself with regards to. I submitted the rep to 172 in relation to the substation viewpoint, and obviously you've brought it up in relation to wireline drawings, etcetera that would give better reference representation of the visual effects of the substation. But also in my submission, requested it for the other drawings and why actually wireline drawings weren't submitted. But also with regards to the photo montages, I believe that rather than it being, there needs to be seasonal photo montages as well to show the true visual impact.

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Because at the time of year that photograph was taken, you were talking of, I think it was 32 days after the winter solstice short as well, just after some of the shortest days of the year when you're actually in that village this time of year, it's still light at 9:00 at night. The actual topography will change with regards to the seasons, everything there. In truth, you can't really tell there is a substation in that photo montage unless you're actually a resident of the property or a resident to the village and know the environment.

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So if that's been presented to somebody else, they're not going to actually see the true effect because it's not visible.

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Okay. Thank you. Could ask just the interest of time at any point has not been dealt with in that response. Mr. Hughes is dealt with it deadline for anything that's not already. I don't know what I can't remember what you responded to from Mr. Hughes's representation at Deadline three so we can cover those areas just in the interest of time today, but also

00:26:27:04 - 00:26:58:24

been mentioned, as mentioned, line drawings. But if consideration can be given to that, which might be helpful and also the point raised yesterday about how the issue of the slope of the field will be dealt with in the final design and location of the substation. So I got the point yesterday it might be lower down the field. Can't I've not been lower down the field. I've only viewed it from the the road opposite the existing substation obviously because it's private land but so don't know if that flattens out.

00:26:58:26 - 00:27:22:09

But more explanation about how that would work because my understanding was that it was going to be up towards the edge of the road rather than further down. But that was just my assumptions when was looking at the plans on on site. But obviously the whole area is is open for that particular work. It's a possibility then it could be proposed down there. But certainly how it relates to the the slopes don't quite I still don't quite understand.

00:27:22:24 - 00:27:23:09

Yes.

00:27:24:26 - 00:27:59:12

Yes. What suggest is the action here is a kind of all encompassing note on the substation. You know, the assessment process, design, things that will influence the design, the role of the photo montages and considering them and including line drawings as well, all into kind of one note, I think that will help deal with that point. And just wanted to quickly raise on the photo montages and winter. The reason they are a bit darker is because they are supposed to be showing the winter views, which is the worst case, 15 So without the foliage.

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So essentially they will be dark because they were deliberately taken in winter.

00:28:03:20 - 00:28:11:18

Okay. Whereas in summer there will be more foliage, but things might be lighter. Yes. Okay. Just very briefly, please, Mr. Hughes, want you to consider the items.

00:28:12:06 - 00:28:33:19

Yeah. Suggests that's kind of the worst case scenario because there is no foliage. The issue is actually when that field, if it's planted with wheat changes to green sorry to to a gold colour in the background, all becomes green. The actual effect is even greater because of the actual colour of the buildings and structures.

00:28:34:28 - 00:28:40:00

Okay, I understand your point. Thank you. Mrs. Holloway, before we move on to the next item, please.

00:28:40:02 - 00:29:13:20

Mrs. Holloway, from Horse Action Groups, just a very quick point. If, um, if the exact position and field 19 has not been decided, they might also the applicant might want to bear in mind the topography of Field 18 coming towards the A6 121 because the, again, the nuances of both fields 18 and 19 and what you see roadside could have more of an impact with it in one place than another place in field 19 So it's just a suggestion to try and bear that in mind if that's possible.

00:29:13:22 - 00:29:14:07

Thank you.

00:29:14:11 - 00:29:32:17

Okay. Thank you. I think that's a helpful point. In terms of what was asking before about how the assessment of the effects of the substation have been carried out based upon. There are some significant variables in in location. Okay. Thank you. Oh, sorry, Mr. Kentish. Sorry. Should I pick up earlier on? I was moving around.

00:29:33:00 - 00:30:03:26

David Bryce from the parish council. Just a very quick observation on the obfuscation from the answers coming back from the applicant and referring to points made yesterday that the lack of design

detail in this this particular stage of the proceedings I find staggering. Um, everybody I think, is trying to understand exactly where things are being positioned, what the size of this is, what the size of that is.

00:30:04:06 - 00:30:19:01

Um, and all I'm hearing back from the applicant is the fact, well, we are considering it. We'll do this later in the day. My concern is that we'll get through to a particular point and they'll just make it up as they go along. Thank you.

00:30:20:18 - 00:30:24:01

Okay. Thank you. Very quickly, do you want to respond to that?

00:30:24:26 - 00:30:41:19

Um, yeah. I don't have much more to add from what Mr. Phillip said yesterday, apart from to note that, of course, much of what people are concerned about will be the subject of the requirement. Six discharge to the RPAs will be able to consider this in the context of the results of our. Yes.

00:30:42:20 - 00:31:11:09

Okay. Thank you. That is think all the information that we need at present on that item. Of course we can come back on with further written questions on it and potential further hearings if necessary, as with all these issues. Item. S is the proposed mitigation enhancement measures. I've just got some questions I'd like to ask, if I may, on these points in. The first one is in with regard to.

00:31:14:07 - 00:31:22:27

It partially. The details are the outline landscape environmental management plan about the choice of plant sizes for initial planting.

00:31:25:00 - 00:31:55:26

Are they actually? Is there actually detail of plant sizes in the outline landscape environmental management plan? And do there need to be where? And also think the assumed growth rates are based on the Forestry Commission growth rates of 0.4m per year. And I just wanted understanding to make sure that that's taken account local climate, soil conditions in this area and to make sure that the local authorities are happy with those.

00:31:55:28 - 00:32:30:19

And this point comes back to the point which I think has been widely made by many parties, is about the how the actual mitigation will be established and whether or not it will do in year 15 and in other years to what the applicant proposes and seeks it to do. And I think it comes back to one of the points raised by my action group about the level of significance of effect at year 15 as opposed to to year one. So if you'd like to comment briefly from the applicant's point of view as to how those those things have been taken into account.

00:32:31:11 - 00:32:32:29

Yes. I'll let. Mr.. That's nice.

00:32:34:28 - 00:32:58:03

Thank you sir. Thank you for the applicant in terms of planting details. So that's not within the outline landscaping ecology management plan at the moment, although there is an indication of of the species and planting that could be used. The other key reference is the green infrastructure strategy plan that shows the spatial location of planting. I

00:33:00:00 - 00:33:34:17

mean, the purpose of the outline landscaping ecology management plan is to set the framework essentially and the key, the key mitigation and design requirements in terms of the landscape in ecology. And once those are set in place through the design guidance that we've touched on in set out in the past, that that detail will then follow. So it wouldn't be, in my experience, the outline landscape ecology plan is not not the place to have that detailed planting design, but it is the place to have set the principles.

00:33:34:19 - 00:33:45:26

So in latter stages, the can be confident that the detailed planting will work in accordance with with the objectives set out within within that the outline then.

00:33:47:10 - 00:34:19:15

In terms of in terms of opposition to us having to assess whether or not the proposal complies with the relevant policies. One of the things that crossed my mind on this is we need to be sure that the planting is capable of doing what you would seek it to do. And there must have been some thought about what plant sizes would need to go in in order to get to where you need to be at year, at year 15 and beyond. And presumably the local planning authorities would perhaps want that as well. Don't know. They can make the comments on that, but that's tied with the point about the.

00:34:21:08 - 00:34:32:19

In the 0.4 years per year is that is the information that are sufficient for us to be able to come to a judgment on? Will it do what it's what it's meant to do? Did what any local planning authority or

00:34:34:05 - 00:34:38:01

Mrs. Holloway want to make a point in this? The local authorities first. Mr..

00:34:39:24 - 00:34:40:19

Mr. Johnson.

00:34:41:09 - 00:34:44:09

Thank you, sir. Justin Johnson, Rutland County Council.

00:34:44:21 - 00:35:13:08

Um, it's something that I've not got specific details on it from our forestry officer and we'll seek those for for the submission. But I agree that it would be useful if we had clarity over the at least the the anticipated size of the planting that's likely to go in and accept that that might be agreed at a later date, that the precise details of plants and things, but an indication of the initial size would be.

00:35:13:10 - 00:35:14:09

Useful I think.

00:35:16:04 - 00:35:18:17

Okay. Thank you, Mr. Jordan.

00:35:20:27 - 00:35:46:08

Phil Jordan for Suffolk's Industry Council would agree. I think the more stuff that can be controlled upfront is going to help that it is and that level of detail isn't lost further down the line. And I'm not sure whether it's appropriate. Time now to raise the point. But think again. One of our points raised in the deadline three submissions was around that.

00:35:47:27 - 00:36:12:24

The period then for maintenance of the plant in which currently is specified is five years. And we've got that that assessment period up to 15 years. And I think those three issues are sort of interrelated,

the size of the initial plants, the growing conditions, but then also how they're maintained and looked after and for how long.

00:36:13:12 - 00:36:42:05

Okay. I think on that point, my understanding is the maintenance period is for 15 years. And beyond that, the applicant will clarify. But the actual five year point is the point about the fact that that's the period in which replacement plants that die or are removed or whatever will be replaced because after that won't necessarily be replaced unless maintenance covers potential replacement during that time. Don't know. I'm sure the applicant can advise on that, but definitely anything from Lincolnshire County Council on this point.

00:36:45:01 - 00:36:47:28

Hi. Kevin Garcia from el-Sisi. Um,

00:36:49:28 - 00:37:28:20

I'm generally happy with the growth rate, but, um, my issue that raised was, um, the ongoing impact of extreme climatic conditions, really dry spring, etcetera. We've even had this year. Um, and I do believe that at this stage the green infrastructure strategy plan could have been a lot more detailed, which would help even if it's not included in plant lists. It could it could have shown, um, potential mixes, um, rather than just areas of planting.

00:37:32:04 - 00:37:40:12

Okay. And the hand up. Thank you. Thank you, Mr. Gillespie. And there's a hand up. If you could introduce yourself, wait for a microphone and introduce yourself. You've got a microphone.

00:37:41:10 - 00:38:14:20

Oh, Tony. Always interested party also on our pass action group. I'm slightly confused as to how the growth rate can be given when the species of the trees at this stage and indeed the. The level of which those trees have grown already. I'm slightly confused as to how you can have a growth rate under those circumstances. As far as I know, anyway, for example, pine trees grow a lot quicker than those.

00:38:16:08 - 00:38:19:19

Okay. Thank you. There.

00:38:21:17 - 00:38:25:13

Okay. Is your hand up, Mr. Hughes, or are you okay?

00:38:25:15 - 00:38:59:09

Sorry. Yes. John Hughes. An interested party. Going back to my original submission. Obviously you've read it, but obviously the current submission. The real point of submission had mitigated planting actually put in within within its application. And with regards to the growth rate of 0.4m per year. If you go back to that current submission and observe the mitigated planting there and actually how much that has grown since its original planting, I do question this growth rate of 0.4m per year.

00:39:02:26 - 00:39:04:14

Okay. Thank you. And

00:39:06:01 - 00:39:06:20

Miss Tinkler.

00:39:07:24 - 00:39:23:22

Thank you, sir. Just very briefly, I think what's really important is that I think that these are matters which need to be understood broadly. But as long as there's a commitment that in the future, when the detailed designs go ahead, that there really is.

00:39:25:18 - 00:40:02:04

Consultation and discussion about the types of species, the soil conditions, because this is a concern. Generally, I don't like relying on vegetation to screen anymore anyway, simply because pests, disease, drought, all those problems, but it can be overcome with sensible things. Now one thing I would say is there's often a desire to plant larger things early on, but actually you put little things in and you the little plant whips and feathers and if they're well maintained and well watered in the first few years, those will get away almost better and faster than think.

00:40:02:06 - 00:40:34:16

There's nodding over there as well as in a general practice. And my next concern though, is the conflict between managing hedge height from a visual screening point of view and ecology. Because for health hedge you must trim, you need to get an A shape. You know, you want to achieve biodiversity. So think letting them go up fast may not achieve the ecological objectives. And I also suggest that plant replacements are made every three years.

00:40:34:18 - 00:40:52:27

That would be the council's obviously to decide that. But every three years instead of every five years, because if you wait five years, check the plants, replace those which have died in that period, then it's a long time to wait for that to happen. So I would suggest a three year maintenance check and replacement of plants which have failed.

00:40:54:03 - 00:40:57:01

Okay. That's that's helpful. Thank you. And.

00:40:58:28 - 00:40:59:20

This is woolly.

00:41:00:11 - 00:41:33:19

And just another practical point I'm not an expert on, on hedge laying or on on tree planting. But I think we also need to consider the deer population and the number of other species which occupy the land, and they will need to be well protected. I'm sure that the planting will take place before the deer fencing is actually erected. And so there are there's a lot of issues around planting and managing the site until in terms of ensuring good quality and sustained growth.

00:41:34:22 - 00:41:37:16

Okay. Thank you. Thank you. Some helpful points there.

00:41:39:02 - 00:41:44:23

Would you like to come back? By all means expand the matters in writing at deadline four, but just come back briefly on.

00:41:45:16 - 00:41:46:01

Thank you, sir.

00:41:46:05 - 00:41:47:29

Mr. Razor I appreciate.

00:41:48:08 - 00:42:20:27

On the applicant um I'm partly think think the main point to make here is considering the role of the the the role of the land is to ensure that certain outcomes are reached and to create the framework by which those outcomes are reached. And the detail will then follow with the detailed lengths the assessment is predicated. And in terms of the mitigation, achieving the outcomes that are set out in the land. But the focus is on on that and the detail that will follow needing to show that those outcomes are reached.

00:42:20:29 - 00:42:47:18

And again, and I mentioned it yesterday, but this is again in the context of paragraph two of Schedule 16 of the TCA, which requires when we submit our proposals, we must provide a statement to show how the details of what they're bringing forward um, don't change the effects of the. Yes. So that's how you get certainty, um, that we would the details in terms of the planting etcetera will achieve what we wanted to achieve because we have to show that alongside submitting the plan

00:42:49:09 - 00:43:35:07

would also raise the point that it's deliberately a landscaping and ecological management plan was developed together by the specialists working together and making sure that our proposals work for landscape reasons and for ecological reasons. Um, paragraph two of requirement seven of the DCA sets out what the detail must include, and that includes the location number species side and plant size and planting density for the proposed planting. It sets out that we must set out in the detailed plans how the landscaping and ecological measures will manage the maintained during the operational life of the authorized development also talks about that we must set out what surveys we're going to do prior to commencement of the works and how we're going to monitor the effect of the ecological mitigation measures that we've put in place.

00:43:35:16 - 00:44:03:21

So the structure, um. Does all the things that you are you are seeking to get certainty on and for the to have certainty on. And that's all in the context that they relate to and which is focused on outcomes. And that's why it doesn't have now the long list of of planting that would be brought forward. And finally, on the maintenance period and we may come to this more tomorrow. Um,

00:44:05:24 - 00:44:20:27

Mr.. Great the point is, is that the in appendix one has a list of the description of the kind of indicative maintenance regime that's being considered. And that does go well beyond year five, including annual monitoring.

00:44:22:15 - 00:44:52:18

Okay, Thank you. And some of those points can be picked up at the show hearing tomorrow afternoon, particularly the requirement. And as I said yesterday, obviously the outline Mr. Fox indicated the outline landscape environmental management plan is an important plan in regard of what we've been discussing. So there's any comments that the councils or anybody indeed has on on on those then obviously submit those don't necessarily wait for us to ask written questions on matters like that. You know, provide those those those comments so they can be taken into account. Okay.

00:44:52:20 - 00:44:55:29

Thank you. Think that's item. And.

00:44:57:15 - 00:45:21:14

S the questions I wanted to raise on that. I'm not saying that other matters raised in writing may also be considered, but those are the matters wanted to raise. I'm going to move past G. Not that. Don't underestimate the assessment of landscape and visual effects during construction, but think I'd rather talk about in the time that we've got the assessment of landscape and visual effects during operation at this point and.

00:45:39:16 - 00:46:18:09

And the first point again, I've got some questions I'd like to ask first. And the CIA concludes that the major significance in adverse effects on the Rutland Plateau, clay woodlands, local character area and also the Stephen Uplands local character area during year one of operation. But these were reduced to major moderate significant effect by year 15. And then it goes on to say it's already been said that affects on these character areas would reduce significantly beyond the immediate environs such that there would be slight and adverse in the wider context of the two kilometre study area, the immediate environs.

00:46:18:12 - 00:46:26:29

What does that can we give a figure to to the immediate environment in terms of distance? What does it what does that mean? What distance is broadly mean?

00:46:27:11 - 00:46:49:24

Yes, the bank for the applicant, obviously there is nuance in the locality, but broadly speaking, so approximately 500m is where you'd expect to see the the impacts tail off substantially as principally as a result of distance and the intervening intervening screening either by vegetation or, or topography.

00:46:51:15 - 00:46:55:17

Okay, So five millimeters from the edge of the border limit.

00:46:55:24 - 00:47:11:28

From the solar PV site. So it's important to make the distinction between the order limits, which include areas of enhancement mitigation, which obviously don't have any development. And then the solar PV site, which would contain solar panels.

00:47:12:00 - 00:47:26:08

Right from the edge of the fence line, for example. Yes. The proposed fence line proposed. Yeah. Okay. So. So. So where it says there'd be.

00:47:27:26 - 00:47:40:22

So effectively those those effects could be counted as being within. In terms of landscape character, shall we say, would be counted as being within the actual site itself, but also immediate environment which broadly can be considered within 500m.

00:47:41:27 - 00:47:44:13

A bit bank for the applicant? That's correct. Yes.

00:47:45:03 - 00:47:46:21

Okay. And.

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

My next question is the think in one of your responses. You've probably in several responses. You mentioned the compartmentalised nature of the proposed development in the assessment of landscape and visual effects.

00:48:02:21 - 00:48:13:05

Rather than a ribbon development. Can you elaborate on how this the applicants, their view has led toward your conclusions?

00:48:15:12 - 00:48:52:11

Yes. And he said for the applicant in terms of the compartmentalized nature of the proposals. Think the key point to note, sir, is that there is no location within the landscape when one is on the ground that you will see the site or the proposed development in its entirety. So as one moves through the landscape, there will be glimpses of panels and infrastructure that that's to be expected if the proposals come forward. But at no point will Will would one see the whole of the proposal in its entirety, in one one view, essentially.

00:48:52:26 - 00:49:01:14

And the landscape and the design guidance and project principles that we've adopted from the start as set out in the disaster,

00:49:03:06 - 00:49:19:27

That's a direct design consequence of that. We've looked at essentially what would say tread lightly within the landscape, within the existing landscape fabric, retaining hedgerows, offsetting from them and looking to work within within the existing landscape context.

00:49:23:19 - 00:49:24:27

Okay. Thank you. And.

00:49:27:09 - 00:50:04:29

The next question revolves around the topography in terms of how the air has taken the undulating nature of the land into account in this point in particular about especially where panels are on. Prominent south facing slopes and the point that. Solar panels on. A flat site might say reiterate the word might not be as have such an effect as panels on a sloping site that might be, for example, more visible from surrounding viewpoints.

00:50:05:01 - 00:50:16:18

And also there's a point about reflection. And with the sun shining on a south facing slope and lots of solar panels and how that's been taken into account in the in the assessment.

00:50:19:00 - 00:50:49:11

Thanks. You for the applicants. Just to confirm, topography has has been taken into account in terms of the assessment as topography plan shown. That's a big it's right in front of me at 1.33 in terms of an understanding of the topography, not only the order limits, but the wider area. And that's been built into the assessment in terms of the in where where panels would potentially be seen or not.

00:50:49:29 - 00:51:03:14

And I do know that in terms of linking there, there's obviously separate study study for that. So I can't comment on that. But that's again, informed the assessment in terms of what impacts may occur from a visual perspective.

00:51:03:16 - 00:51:09:27

And just on that, does the assessment conclude that panels on a slope are more more visually prominent than panels on flat land?

00:51:10:22 - 00:51:37:21

Well, you make an interesting point. So in terms of when the nature of solar development, is that the impact will vary, this depending on the the angle that you view the solar panels. So solar panels are on a framework and with spacing in between. So there will be different nuances in terms of the potential visual impact depending on where one is in relation to to the panels, looking directly at them, looking down the rows

00:51:40:05 - 00:51:55:19

between them. So the nature of that visual impact will will change, but essentially the takes a worse worst case approach and and assesses the visual impact of those.

00:51:57:16 - 00:52:04:15

It's a kind of a point of detail. So again, it goes back to the the indicative layouts and

00:52:06:09 - 00:52:19:02

how they're arranged and the orientation and layout of of those panels. But essentially the sets the worst case scenario in terms of maximum parameters and and maximum visibility of of the proposed development.

00:52:19:22 - 00:52:32:11

And does it actually specifically sort of mention the fact that in in certain situations that panels are on a south facing slope? So that has been a factor which has increased their visual effect. Is it is it going into that level of detail?

00:52:34:06 - 00:52:53:08

He doesn't go into that that level of detail. So I'm not sure it would be appropriate to do that given it's again, it kind of strikes to the heart of the the parameter, the parameter question in terms of. Flexibility and what level of detail is. Is seeking consent for.

00:52:55:13 - 00:53:09:14

And if I could just add to that, that of course, this does all need to be seen in the context of the answers we've given around the site selection process and how topography is a factor in the site selection process.

00:53:09:24 - 00:53:20:10

Yeah. Understand, that was what we're getting to the actual visual effects of the chosen site. I just want to get an understanding of how those have been taken into account, particularly this point about panels on a on a on a slope.

00:53:22:06 - 00:53:35:20

Okay. Thank you. And my next question is about proposed. Screening, and there's been various representations made about the open views across and around the the order land.

00:53:37:18 - 00:54:09:17

And note the comments in your response about the character assessments for the areas. Talk about green hedges screening being a feature and encouraging screening in situations, but is there a risk that the new screening would in locations might appear as being contrived in nature, where you've got hedge lines along the side of of of footpaths? It may not relate to the sort of natural historic landscape and the growth of the landscape and also the point about.

00:54:10:12 - 00:54:41:18

What's the protection of a viewpoint of a view so much isn't? Well, it can be a planning issue. I actually won't go there. But actually in terms of where there is existing open views, particularly, for example, from the photo montage that we requested, notwithstanding Mrs. Holloway's points about the fact that you'd have even more of an open view if you did it a bit further, further along which we can look at on site. But how the proposed screening would would take that away and how that affects the the overall the overall assessment.

00:54:43:15 - 00:55:13:17

Thank you, sir. Thank you for the applicant. In terms of I think what you're touching on is basically change. What would term change of character of the view from a footpath or viewpoint and I and the

acknowledged that they would as a result of the proposed planting be a change in the character of that view from an open view to a more enclosed view over time as as we've set out in our representation so that that needn't be seen as a negative.

00:55:13:19 - 00:55:45:04

It is characteristic of the landscape and it is indeed characteristic of public rights of way that occur in the area. In terms of contrived planting, I my, my personal view is that we have looked as part of the design guidance to work with the fabric in existing hedgerows and also where hedgerows have been lost. I think it's important to note that the openness of this landscape as a result of farming practices over numerous years where unfortunately roads have been removed.

00:55:45:06 - 00:55:59:26

So we have looked to put back hedgerows where they've been lost as part of the historic field patterns. So my my view is that with good design and as Ms.. Tinkler notes, thoughtful planting

00:56:02:09 - 00:56:17:04

responses that the there needn't be a kind of contrived nature to the to these routes, they would very much appear as a as existing or similar to the existing amenity experienced from some routes on the ground today.

00:56:20:11 - 00:56:30:10

Okay. Thank you for those answers. Think there's a couple of questions, but can leave those for written questions because I think they need to raise now any such.

00:56:30:12 - 00:56:45:20

As Very quickly, just as an addition Mr. Fox, to the applicant on the previous question about the South facing slopes would just highlight the viewpoints which have been used to inform the assessment. Do you show some of them do show the panels on South facing. Right. Yes. Yeah.

00:56:47:11 - 00:56:52:23

Okay. Thank you. Miss Tinkler, would you like to come back on anything very briefly?

00:56:52:25 - 00:57:28:20

So think what's really important here is to note that I believe that when the CIA is talking about enclosed places that are enclosed by vegetation, I wasn't able to find the reference this morning, but what the landscape character assessment in that aspect, it's referring to two different things. Firstly, it's woodland blocks. This is in the clay farmlands act as visual enclosures. But in fact, what the law says in terms of the hedges is they're talking about field enclosures, not visual enclosures.

00:57:28:22 - 00:58:01:05

So this is an enclosed landscape. Yes, by field boundaries, but it's not enclosed visually. So there are areas where tall hedges are more characteristic. But what we're saying is tall hedgerows in principle, not characteristic in the local landscape except where they've escaped. And there may be good, good management practice. So but it's think by driving around and looking at hedge heights, I think that will give you a much better impression because they do vary from place to place.

00:58:01:07 - 00:58:11:08

But since during my visits I found because it was early spring, most of the hedges were well clipped back. So you had open views and that was very characteristic.

00:58:17:04 - 00:58:19:05

Okay. Thank you. That's helpful, Mrs. Holloway.

00:58:21:00 - 00:58:58:15

This is Holloway for Malpass Action Group. A couple of points. The assessment of the distance views and what could be seen, I don't know how much of that was desk based in terms of looking at TVs and topography, maps and things like that. But you actually have to see it for yourself now. Probably quite sad, but we almost know feel by feel what you can see. So, for example, as the Rapeseed grew this year, it gave us a great opportunity to interrogate our distance views because when sometimes you look in the distance, you don't know what you're looking at.

00:58:58:17 - 00:59:37:13

You don't know how far away it is. And I can I can assure everyone that you could see in some cases one and a half to two miles. If you're looking south from Colby Road, you could see all the way across to the Pylon line heading towards Uffington. And also if you look to the west, also across to that side of the site. So there was very sorry, Mike's not working very well. The very uninterrupted views and think it's very difficult unless you know the local area and you know them feel by feel to actually identify that.

00:59:37:20 - 00:59:58:06

Um, and you know, we'd be happy to help in the site inspection to show exactly what you can see. What I would suggest is maybe on any of the maps that are used at the time that the pylon route is drawn in because it's a really useful sort of point location point to identify what you're looking.

00:59:58:08 - 01:00:06:14

Think we use that on our site. Is it really places? Actually. But we did look at that. Yeah. Okay. Well we're going to discuss the site inspection tomorrow at the end of our morning session.

01:00:06:16 - 01:00:49:19

But just one other point on sort of contrived screening. I think some of it does need to be relooked at. There's a classic example, again, on field 36, which is a huge field, which is south of Colby Road, and that is going to have a sort of a tree line of of soldiers right across the middle of the field. Now, that was an existing hedgerow line. Surely it would be more appropriate to reinstate a hedgerow than suddenly to change it to a very different view and landscape appearance by putting in a tree line straight across the middle of that field.

01:00:50:17 - 01:01:13:04

And I question also there may be some double hedging screening going on. It's not clear from the green infrastructure plan where it's infill on hedging and where it's actually another sort of layer of hedgerow put on the inside of the existing hedgerow line, which seems, again, a bit contrived.

01:01:15:15 - 01:01:18:16

Okay. Thank you. That's that's helpful. Thank you.

01:01:20:15 - 01:01:26:16

Any further comments on what has been talked about just before? Go back to the applicant. Can I. Um.

01:01:30:12 - 01:01:45:19

Mr. Granville White, you are now at the part of the agenda which is talking about effects of the proposed development operational effects, which you want to talk about in your introduction. Is there anything you want to say at this point about the effects of. Thanks.

01:01:45:21 - 01:01:47:26

Could you just say that again, please? Yes, if.

01:01:47:28 - 01:02:01:28

You want to. Now, now's your opportunity to talk about the effects of the proposed development during the operation period. So what you were talking about at the start of the meeting and said, I'll bring you in later on, now is your chance to say what you wish to say.

01:02:02:06 - 01:02:07:08

Yes, I'm very happy to talk, but I'm just trying to work out what point it is, which area.

01:02:09:03 - 01:02:09:28

And it's the.

01:02:10:00 - 01:02:17:13

Effects of the the effects of the proposed development during the operation phase. And I think your point was about footpaths. So. Yes. Yes.

01:02:17:15 - 01:02:57:03

Okay. Um, yeah. I mean, think if the poll issue really is that the countryside where this sort of site is proposed is scenic, it's open, the scenery, the foot, for example, that and I've mentioned it before, the Bridleway, which runs right the way across. There's most wonderful views in all directions over a very big area. And the other aspect of it, apart from the scenery and they are the real genuine sort of English rolling countryside, is that it's farmland at the moment.

01:02:57:05 - 01:03:39:04

And you walk there during the seasons, you see the new crops, the crops gradually as they are at the moment, change in colour through the harvest, the lovely autumn colours and things like that, and then through the winter with the snow, if it comes and there's this wonderful scenery changing and a lot of people appreciate that, whether they're walking or on horseback and or just sitting looking from, for example, an area that we call Sunset Point, which is at the highest point at the beginning of the um, of the rise and way across, you've got this wonderful scenery and the changing seasons and the productive farmland.

01:03:39:06 - 01:03:55:09

I know it's a different area, the farmland issues, but farmland is vitally important for this nation and we were losing an enormous amount of best and most valuable farmland, which has people now is either grade one, 2 or 3.

01:03:55:11 - 01:03:58:25

We'll cover that later on today. So if you can stick to the other.

01:03:58:27 - 01:04:41:16

Issues, which will obviously come up, but it's the open scenery that people can enjoy day after day regardless of the weather, you know, depending on their inclinations or walking or exercising or riding horses. It's a really valuable asset and a wonderful part of the country. And it would be devastated, covered with metal. I know there'll be permissive paths, but who wants to walk through a tunnel of metal on each side and security lights? I've mentioned? I think the whole I've talked to the local riding school that you that operate there, they say that the horse is just they just wouldn't be able to cope with it.

01:04:41:18 - 01:04:52:13

So that that would be that there wouldn't be any more of the whole issue of that. I've mentioned also the herd of 100 plus

01:04:54:00 - 01:05:14:23

deer that operate there, and they're so healthy that they have to be culled every few years to stop them getting bigger and bigger. But the last time there was a count minority of about 110 of them and their their season after season, enjoying this countryside that they've done for centuries and it's gone off in terror.

01:05:14:25 - 01:05:24:09

You're moving on a bit beyond landscape and visual, but that can be considered at a later stage in the hearing. But those submissions on landscape and visual were helpful.

01:05:24:11 - 01:05:30:02

Thank you may have got off the point. Don't know because I'm not quite sure the exam question. But no, that's.

01:05:30:21 - 01:05:41:24

Absolutely fine thank you. That's that's very helpful. And also can think and Mrs. Christie is your hand up online which might have been around for a few minutes. So apologies for not picking up on that.

01:05:42:09 - 01:06:03:18

No, that's okay. Just wanted to mention about hedges that have always been cut to to a quite a short height that I've noticed that this year the farmer has let them get up quite high, presumably to sort of um, detract from.

01:06:08:19 - 01:06:15:14

Do you site visit those hedges? Ah, never. Never kept at the heights that they are at the moment.

01:06:16:21 - 01:06:30:26

Okay. Thank you. We slightly lost you for a few moments, but think got the essence of what you were saying about the the the recent growth of the hedges and wanting to to look at it on the site visit which we will do. So we'll look at the hedges in general.

01:06:31:07 - 01:06:32:08

Yeah. Thank you.

01:06:32:24 - 01:06:42:21

Thank you. Okay. Would you like to come back to any of those points? Obviously, you can't come back to a deadline for in more detail if you require with time moving on.

01:06:42:23 - 01:07:10:12

So, yes, I think I was just going to briefly say Fox the applicant that, um, the extent that people have specific concerns about specific proposals and they would seek to, for example, mend the wording of the old and we would encourage that and we can respond accordingly. Um, you know, to actual specific concerns. I'm just going to bring in Mr. briefly just to talk about some public rights of way in the fact that, um, the views that will still be available.

01:07:13:23 - 01:07:45:10

Thank you, sir. Ben, you for the applicant. Just before I do that, if I may just give you the reference from the Landscape and Visual impact Assessment app 036. And in terms of just the character that you might find helpful, just understanding the Rutland Clay Plateau, clay woodlands. So it's paragraph 6.5 0.24. There is a description of the characteristics and management prescriptions for that. And then in terms of the Kesteven uplands, 6.5 0.32.

01:07:45:21 - 01:08:23:17

Sorry. So that's a bit. Okay. Have you got that? Yeah. So that just provides a bit of on the character for your understanding in terms of public rights of way. I've acknowledged they are a sensitive issue for many people in the room, sir, but just to refer to our recent submission in terms of Rep 3037 and the accompanying plans that go with it in Appendix B, we've attempted to map the public rights of way within the locality.

01:08:23:19 - 01:08:53:23

There are 222 plans. In fact, it may be useful to bring these up, but it in terms of the local walking routes within the locality, hopefully, sir, you will find that plan helpful in understanding where those routes are in relation to the proposed developments and also the potential distance abutting the development areas. And equally the second plan in that representation Rep 3037.

01:08:54:12 - 01:09:18:21

The second plan just attempts to map out routes again where they where they lie in close proximity to to the proposed development. So in terms of understanding where routes are potentially affected and the availability of routes elsewhere beyond the solar farm, hopefully that that's helpful evidence for your understanding in terms of the recreational resource.

01:09:19:05 - 01:09:59:11

And if I can just add my thoughts on the applicant is that we have acknowledged in our assessment what the visual impacts are and there are views that people have from the public rights of way and in some instances, you know, they're not going to be the total view part of the will still be open. But think it's important to recognise that there is a difference between the fact that there is an impact, there is a visual impact and what that means in terms of the use of the path, the experience of the path and what that will mean for who does or doesn't use the path.

01:09:59:20 - 01:10:24:19

Um, there's reference to horses there. Um. But we've been provided with the evidence to suggest in terms of inequality or quantitative measures, how or whether actually horses can or can't go alongside solar farm. And I think yes, I think it's just an important point that there is a visual impact. We recognise them. But whether that actually converts into people, stop using the paths and what impacts that means

01:10:26:20 - 01:10:29:20

environmentally or otherwise is a separate question

01:10:31:05 - 01:10:36:24

that at the moment is in the absence of the development being there is to an extent, a matter of opinion.

01:10:39:07 - 01:11:15:28

Okay. Think in general. I mean, I've read a lot about the impact upon users of footpaths in terms of landscape and visual and understand the points. We understand the points being made and we understand the responses and it's an element we will have to go away and obviously consider and don't think there's actually need to sort of go over those points. I've always been raised in writing because we understand them and it's one of the matters we have to we have to grapple with when we do our recommendation. Okay. Thank you for the thank you for those submissions. Is there's also been points obviously raised about the scale of the overall development, which is a point that I.

01:11:17:01 - 01:11:32:07

Understanding is the point, the response, as I understand. So again, I'm not sure if it's helpful to sort of go over those discussions again beyond some of the questions that have been raised today. There's a hand up from this. Is your hand up from before or have you got.

01:11:33:27 - 01:11:36:27

Yeah. Sorry. I've forgotten to. To take it down.

01:11:37:03 - 01:11:56:28

That's fine. Thank you. Is it just. Just in terms of anything further before ask a couple of final questions on residential effects. Is there anything further from Lincolnshire County Council on Overall Effects during operation without repeating what's already in what you've already submitted in writing that I understand.

01:11:58:16 - 01:12:24:14

Um. Kevin Gillespie Um, the only thing I noted as I was listening to the discussion was the importance of undertaking robust historical research to make sure that if you are trying to replicate stuff that's been lost, that it is accurate. So the comment about the trees replacing the hedgerow is valid. Um, and also that, um.

01:12:26:02 - 01:12:43:15

The value of good design should be used to augment the landscape rather than just screen something. So I do agree with the idea that screening a development is not always the best way to go forward. It should augment augment the area.

01:12:47:09 - 01:12:49:02

Okay. Thank you.

01:12:50:03 - 01:12:51:27

Just make one very short point.

01:12:51:29 - 01:12:57:07

Yes. Give your just give your name first. Excuse me.

01:12:58:23 - 01:13:01:15

Mr. Grandma White. Yes. Go and make your make your point. Yeah, I've done that for you.

01:13:02:17 - 01:13:35:10

One of the points that is made by the solar farm people is that in a swamp there will be on some permissive paths to sort of hedges and bushes and things on the sides to remove, having to look at solar panels and fencing and so on. But the other effect of doing that, of course, is that the wide countryside views have gone because you're then walking down a green corridor with bushes on each side and and it's destroyed the ability to see the scenery and the wide open spaces.

01:13:36:06 - 01:13:37:27

Okay. So it's not all positive.

01:13:38:02 - 01:13:52:27

Okay, I understand. Thank you. Okay. And from the perspective, is there anything you'd like to add sort of getting towards closure time or not? Closure, adjournment time for lunch, which and want to complete this discussion before we have lunch. Is there anything.

01:13:53:10 - 01:14:22:19

No, only only to say that obviously the hedgerow element of the debate is central to his work at the moment. So and the heritage landscape and my colleague and my right is clearly an excellent advocate for why many of us came to live in this area and why we would want to resist. Dramatic

impact. 2% of the Rutland currently. You see in our submission a huge over emphasis on one small county.

01:14:26:16 - 01:14:28:00

Okay. Thank you.

01:14:31:22 - 01:14:38:24

So just very, very quickly response. And I just wanted to make the point that the development of the lamp has considered

01:14:40:26 - 01:15:04:24

history. And for example, at Colby Road, our Hedgerow proposals broadly follow the historic hedgerow that was there. And also just quickly to make the point that our proposals have not just been through that history and kind of arbitrarily choosing what's going forward, we've also taken account of the responses to consultation as well and the process which we do. Okay.

01:15:05:08 - 01:15:35:21

Thank you. I've just going on to item E, which is residential visual amenity assessment. I'm in terms of the submissions on the 100 meter zone, I understand. And I'm not sure talking about that's going to take us any further from my understanding, unless anybody's got anything which moves the debate on significantly on the actual choice of hundred meters. I've read the responses from the applicant, I've read the representations made. I understand it all. And it's something that think we can take away and possibly ask a question in writing, but don't need to discuss that now. One question I've got though, is on.

01:15:37:22 - 01:16:11:05

It's actually more relates to, uh, think primarily to. Glinton glare in terms of one of the mitigation, uh, proposals to alleviate or mitigate. Glinton Glare on those affected, uh, properties is the. Is planting think woodland or hedge planting in one place is a bit of confusion as is. It is is it woodland or hedge planting? And want to get a view on if somebody was overlooking looking over.

01:16:11:24 - 01:16:12:09

Um.

01:16:15:05 - 01:16:22:07

I need to get the location. There's two properties. It's a pair of 70 sites, but it's two properties on the.

01:16:24:11 - 01:16:28:18

Certain parts of the site. Um. Somebody get me a map.

01:16:29:14 - 01:16:31:08

I think it's Wood farm cottages.

01:16:31:11 - 01:16:40:21

It's where there's two cottages. And they're. I think they're semi-detached. And there's a farm. The farm's actually behind, and they're looking on to the wood farm.

01:16:41:13 - 01:16:55:09

In terms of the plan that may be helpful to pull up at zero 58. Figure one is the residential visual amenity plan that has those properties marked on. So that was App 058.

01:17:01:05 - 01:17:01:20

Figure.

01:17:05:12 - 01:17:07:20

The point is related to.

01:17:09:12 - 01:17:19:15

The mitigation being provided for those two properties, because I think they were two of the properties where there could have been an effect in terms of glint and glare and

01:17:21:18 - 01:17:26:10

the mitigation shows and say, I'm not quite sure if it's a hedge or woodland.

01:17:26:27 - 01:17:46:08

It's a small area of woodlands there. If yes, in terms of those two properties. Wood Farm on Irvington Road, there is a small area of woodland proposal on the green infrastructure plan that is proposed not only for visual purposes but also for that potential Clinton gap issue. Well, the.

01:17:46:10 - 01:18:16:15

Question revolves around whether or not. Present the owners of that property. Occupiers of that property are here. But if what was an owner of that property, whether or not actually putting up. Woodland and the impacts that would have on The View because it looks like the woodlands quite close to the edge of the road from what's in what's on the plan. How that's balanced against what they're seeing at the moment in terms of I think probably from the first floor windows, they were considered they'd be looked over existing.

01:18:16:18 - 01:18:44:13

There's an existing hedge along there and. And so how that loss of that open view from the occupiers of that property perspective, whoever they might be, that doesn't matter and would be, you know, better or worse than having a woodland ground immediately opposite. And whether or not they've been consulted on that in terms of is that obviously would affect the existing occupiers. But but how that choice has been made in terms of that mitigation overcoming a problem. But does it bring in another issue in itself?

01:18:46:23 - 01:19:19:24

Yes, sir. Thank you for the applicant. Yes. The property in question sits on. As I recall, the western side of Uffington Lane. So it wouldn't that the planting proposed would be on the on the eastern side, on the opposite side of Uffington Lane that runs down there. There would be a change of view in terms of becoming slightly more enclosed, a result of this small area of woodland and again, that's assessed as part of the residential visual amenity assessment.

01:19:19:26 - 01:19:20:11

So.

01:19:22:16 - 01:19:26:24

And has that taken account of views from first floors and above?

01:19:27:04 - 01:19:28:02

Yes, the.

01:19:28:04 - 01:19:53:25

Residential vision means the assessment and the key references is table ones where you've got a breakdown of all the properties assessed at baseline description in terms of their orientation, whether they are one story or two story. The main aspect of that building. So if I could refer you, invite you to look at table one. So in terms of any of the detail for a particular property, that's where to go.

01:20:01:29 - 01:20:12:14

And any further views on residential visual amenity. Before we adjourn for lunch, I've got three hands up from my action group, so I'm not quite sure who to. Two hands. Let's take a.

01:20:12:20 - 01:20:43:12

Mine's relatively quick. It was just the point that in the CIA's method for visual effects, then the magnitude of effect when where it's large, the criteria I think are total loss of or change of view. And therefore, my assessment would usually state that total loss of or change of a high quality view such as over open countryside would be a large adverse magnitude of effect.

01:20:43:14 - 01:20:46:28

So just wanted to to make sure that point was made from my opinion.

01:20:47:04 - 01:20:50:17

Okay. That's understood. Thank you. And Mrs. Woolley.

01:20:52:04 - 01:21:26:12

Mrs. speaking both on behalf of my action group, but also as an infected person whose property has been identified as impacted by glinting glare and certainly a recognition in the report that's been published that there is an upper floor impact. My perception is that upper floor has been dismissed as not relevant or not significant because those are not rooms which are used for everyday life. The assumption is if you go upstairs, you go to sleep. One of our upper floor rooms is used actively used as an office on a regular basis.

01:21:26:14 - 01:21:49:15

So think that presumption, that's an example of that presumption being may be misused. Okay. And having done some work for the action group, I do think that in some cases, and it's in our written representation, that there is lack of recognition of the true impact of glints and glare in some parts of the site. Okay.

01:21:49:25 - 01:22:08:24

Okay. Thank you. Briefly on those point, obviously, again, you can't come back and deadline for on those points. But just on that point about what Mrs. Woolley has just said in terms of those, because there is a point that these days people could use a property as they want, People have offices on first floors, bedrooms on ground floors, living rooms on the second floors, and the assessment is the worst case scenario seems.

01:22:08:26 - 01:22:29:26

So I'll I'll let Mr. Crute come in to answer that specific point for Mrs. Billy. Did just want to briefly come back to the question about wood. Would house cottages. Okay. Just to confirm that we have engaged with them specifically on this and also to note the people who live in those properties are the landowners for the land in which we're putting this out.

01:22:30:23 - 01:22:38:15

Okay. So they they may not be there. Obviously, it's future owners as well that have to be have to be considered. But understand your.

01:22:38:17 - 01:22:42:13

Yes. Okay. But I'll let Mr.. Great thank you first of all point.

01:22:44:17 - 01:23:29:13

Thank. Thank you, sir. Thank you for the applicant. I was just going to give you a reference, if helpful in terms of the points that Mrs. Willie raised, in terms of the steps that one goes through, and that is in the up zero 58 and paragraph 1.2.5, just in terms of that that stage of process and the assessment goes goes through those stages. And as a result of we essentially get to a stage three assessment where we conclude there are no residential, the residential visual amenity threshold isn't breached and therefore there isn't the need to go into the level of detail in terms of assessment of individual rooms and properties.

01:23:29:15 - 01:23:33:14

But I guess the final point, sir, would be in terms of the accompanying site visit,

01:23:35:05 - 01:23:41:01

be a particular property that you yourself could form a view on as part of that that that that visit.

01:23:41:16 - 01:23:45:08

Yeah. And that property actually could be I'm not sure that's actually on the list at the moment, but I.

01:23:45:21 - 01:23:46:06

Think it is.

01:23:46:08 - 01:23:48:04

Yes, it's on the list already. Okay, good.

01:23:48:11 - 01:24:01:12

Just wanted to just specifically note that the property we believe Ms.. And William lives in don't want to say in case you wouldn't want that shared. But in the just specifically talk about views from the upper storeys at the main house. Okay.

01:24:02:06 - 01:24:27:00

Okay. Thank you. In terms of I think that's as far as we can go today, you might not have raised everything that everybody wanted to raise, but the next steps on this obviously will be we'll be issuing second written questions, some of which I'm sure will cover landscape and visual effects. We'll be doing a site visit, which we'll discuss tomorrow in mid August,

01:24:28:18 - 01:24:55:20

and that would be a company site inspection. And then we'll also then after all that, have to give consideration as to whether or not we have a further issue specific hearing which covers landscape and visual matters in September. That depends on where we are at the point where we decide and what those hearings are going to be. Okay. So thank you for everyone's submissions today. That's been very, very helpful to us and. I suggest we break for lunch. Think it's now the time? Yes.

01:24:56:10 - 01:25:14:25

I'm terribly sorry, sir, but it was just the point about fencing. The applicant responded that to say that they were not aware of any solar insurance companies refusing to insure deer proof fencing. But I do have a form from one of the solar insurance companies that specifies that you can leave that there if you.

01:25:14:27 - 01:25:31:27

Can provide that at deadline for certainly in the sort of hearing the sweep up stage, then that would be helpful. Thank you. And then I'm sure the applicant can respond to that and we can consider it as be. Thank you. Okay. Thank you for everyone's submissions this morning. I suggest we

01:25:34:12 - 01:25:47:00

come back at 2:00 on that clock, which gives us around about 50 minutes or so. So hopefully this is going to be sufficient for everybody today. So we will now adjourn for lunch. Thank you, everybody.