

File Name: ISH5 13th March 2024 Part 1.mp3
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FULL TRANSCRIPT (with timecode)

00:00:06:27 - 00:00:19:01

The time is now 10:00 and this hearing is now open. Could a member of the case team confirm that? I can be heard and seen clearly, please?

00:00:20:13 - 00:00:22:15

Yes, that's all fine, Andrea. Thanks.

00:00:32:23 - 00:00:35:23

I'm not sure whether whether I can be heard and seen.

00:00:37:10 - 00:00:47:10

Yeah. Yeah. Thank you. Jonathan. Um, and has the live stream and recording of the events started.

00:00:52:05 - 00:01:01:23

I'm going to carry on and assume it has, unless anybody tells me otherwise. Okay.

00:01:03:10 - 00:01:31:05

So, um, welcome to you all, all to this issue specific hearing relating to the application made by West Burton Solar Project Limited for an order granting the development consent for the West Burton Solar project. My name is Andrea McGeehan, and I am the lead member of the Panel of Examining Inspectors appointed by the Secretary of State to examine this application. So I'm going to now ask the other panel member to introduce themselves.

00:01:33:01 - 00:01:37:12

Good morning everyone. My name is Jonathan Medlin. I am the other member here.

00:01:37:14 - 00:01:38:21

You, Jonathan, I don't know there.

00:01:40:16 - 00:01:41:14

Anyone else can.

00:01:42:26 - 00:01:44:20

Good morning. I can hear you.

00:01:46:21 - 00:01:47:13

Okay.

00:01:51:15 - 00:02:04:05

Uh, good morning everyone. I'm Jonathan Medlin and the other member of the panel, I think. That everybody can hear me. I'll just check with the case team.

00:02:08:04 - 00:02:11:12

Um. I can hear you. Jonathan. Um. Andrea, can you hear me?

00:02:12:11 - 00:02:19:21

I can see a message coming through from the case team, so I'm just going to hang for a moment while we see what. What that is.

00:02:21:20 - 00:02:31:27

Oh, okay. Uh, maybe it's just me that that can't hear you, Jonathan. Which for the time being, is. Okay. Can I just check that everybody else can hear. Can hear me?

00:02:34:13 - 00:02:37:10

Yes. Yes yes yes.

00:02:38:00 - 00:02:55:00

Yes yes yes yes I think I think so. Okay. We'll carry on. So you'll, you'll hear us with being referred to as the examining authority, our role is to examine the application and in conclusion of the examination to.

00:02:57:28 - 00:03:28:02

Um, sorry. I'm just looking at messages coming in. Um, to write a report to the Secretary of State for Energy Security and net zero with a recommendation on whether the development consent order should be made. Uh, the second site is responsible for the final decision. So a case team is working alongside us through this process. They are managed by Louise Haraway. So I just want to say a few words about, uh, managing this, this virtual event before we start.

00:03:28:09 - 00:03:46:27

Um, as this is a reasonably small hearing, um, we're happy that the main speakers, speakers for the applicant and the local authorities keep their cameras on throughout and, uh, with, with the specialist for particular items keeping their cameras on during those items. Um, you should you should keep your microphones muted when you're not speaking them.

00:03:48:18 - 00:04:22:04

Um, for others, when you're not involved in the discussions, please mute your microphones and, um, turn the cameras off. When you want to speak. You should use the raise hand, um, function on the toolbar to let us know. Uh, we'll then invite you to speak. Um, and during which time you should switch both your camera and microphone on, unless you'd rather not to be seen. It's important that everyone remains engaged in the hearing, as it can be more demanding communicating via video. Link them in person. Therefore, we intend to sit for no more than an hour and a half at a time and with breaks in between.

00:04:22:12 - 00:04:27:05

If anyone feels that an adjournment would be useful at any other time, please, um, do let us know

00:04:29:02 - 00:04:59:09

when we do adjourn. Please allow the Exa to leave the meeting before you do. Um, we will leave the meeting completely so that we can't, um, hear or see anything. Um, if you wish, you can carry on just. And stay in the virtual meeting room. Um, but if you are, uh. But but if you do so, please remember to not to discuss details of detailed matters with each other during this time, as you may be, um, as you may remain audible, um, to, to others. And so obviously, you've got your microphones off.

00:05:00:26 - 00:05:12:24

Um, if anyone suffers from it problems and loses their connection during the hearing, we will adjourn, um, initially for five minutes. Um, you should log straight back on in the way that you did for the main event.

00:05:14:20 - 00:05:33:02

Um, in the unlikely event that we do, um, struggle with, uh, with, uh, with this major disruption or it becomes obvious that we can't continue and then we will adjourn the hearing. Uh, and the case team will then contact you as soon as possible to explain the situation and and also how we will we intend to proceed.

00:05:34:24 - 00:05:49:21

As with a physical event, please turn off your mobile phones or switch them to silent and if possible, please um, close your email, software or set to avoid avoid, um, sound notifications. Um.

00:05:52:08 - 00:06:19:22

So the purpose of the hearing today is to consider various environmental matters. It will generally follow the agenda published on the National Infrastructure website on the 6th of March, 2024. In terms of timings, we'll have a short break at around 1130 and a longer break for lunch at around 1:00. We'll also have a mid-afternoon break. And, um, we intend that the hearing should not go on past 5:00 this afternoon.

00:06:21:07 - 00:06:25:11

We do have tomorrow morning held in reserve. Should we not complete discussions today?

00:06:28:15 - 00:06:40:18

If you're watching the live stream, please be aware that, um, during adjournments it will be stopped. Um, uh, and you'll need to refresh your browser, um, to to view the restarted hearing.

00:06:51:15 - 00:06:58:07

Okay. Um. Sorry. Again. I'm just reading a message. Um.

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

But maybe my my, um.

00:07:07:23 - 00:07:24:06

Headphones are not working properly and that's why I couldn't hear, so I will. Carry on with the introductions and then I'll take them off. And once we've. Once we've got through that and this initial part. Okay. Thank you. Um.

00:07:27:00 - 00:08:01:10

So as as as usual. Um, a recording of today's hearing will be made available on the West Burton Solar Project section of the National Infrastructure Planning website as soon as practicable after the hearing is finished. With this in mind, please ensure that you clearly state your name and who you're representing each time you speak. I link to the Planning Inspectorate. Privacy notice was provided on the notification of the hearing. We assume that everyone here today has read that. This sets out how the personal data of our customers is handled in accordance with the principles set out in the data protection legislation.

00:08:02:01 - 00:08:05:19

Please speak to a member of the case team if you have any questions about that.

00:08:07:05 - 00:08:19:09

So moving on to agenda item two, which is the specific sorry, the purpose of this issue, specific hearing and confirmation of those who wish to be, um, wish to be heard.

00:08:24:07 - 00:08:54:22

So in terms of the purpose of the hearing, this is to address matters identified by us in our reading of the application documents. Um, and the submissions made with specific reference to cultural heritage, landscape and cumulative effects. During the hearing, the Sha will invite parties to speak and will also ask questions as we go through the agenda. Um, as a general principle, all comments, questions and answers are to be directed through the Exa and not to any other party.

00:08:56:05 - 00:09:28:16

So I'm now going to go on to introduce some of the other parties in the room. Please remember to, um, uh, unmute your microphone, um, when you speak and switched and switched off when you, when you, when you finished, um, when I state your organisation's name, could you please introduce yourselves stating your name and who you represent? Um, there's no need to introduce all members of teams at this stage. So I'm going to start with the applicant and their advisors. Um, and before I do so I'm just going to take these headphones off just in case it was.

00:09:39:13 - 00:09:40:06

Can, I could.

00:09:44:18 - 00:09:45:16

Yes. We can hear you.

00:09:49:18 - 00:09:50:13

Did you hear that, Andrea?

00:09:57:29 - 00:10:01:25

Let me see. You can hear it. Yes. Okay.

00:10:06:13 - 00:10:08:07

Andrea, we can't hear you now.

00:10:39:12 - 00:10:56:29

Okay. Just in the absence of Doctor McGinn's technology working, I'm just going to pause the meeting for a few minutes while we resolve this issue, and we will be back to take introductions in

00:10:58:14 - 00:11:04:18

a couple of minutes. Um, it's it's 10:11. If.

00:11:06:10 - 00:11:22:03

Either both of the examining authority, or at least one of us will pop back on to the call in four minutes. Just to give us time to resolve the microphone issue. So apologies for that. We'll see you in four minutes.

00:25:34:18 - 00:25:39:03

Come on mute. We'll get that. We will get there. Hopefully both.

00:25:39:05 - 00:25:40:16

Of you. Great.

00:25:40:29 - 00:25:56:19

Thank you. Hopefully the microphones are now are now sorted. Right. So? So picking up where we where we left off. I'll ask the, um, uh, I'll start with the introductions and ask the applicant to introduce themselves, please.

00:26:00:20 - 00:26:26:22

Good morning. My name is Claire Pocock. I'm a legal director at Pinsent Masons LLP, solicitors for the applicant West Burton Solar Project Limited. I'm joined by various members of the applicant and team today. If it would be helpful that I can introduce those who are dealing with the first agenda item on cultural heritage? I think so, yes, please.

00:26:26:26 - 00:26:27:14

Thank you.

00:26:27:28 - 00:26:34:20

I can and let Miss James introduce herself. Uh. Good morning. Um, my name is Alice James.

00:26:34:22 - 00:26:36:16

I'm a technical.

00:26:36:18 - 00:26:47:23

Director at Lambrew, working on behalf of the applicant. And we're also joined by, um, Miss Mercer, uh, virtually as well. So I'll let her introduce herself. Thank you.

00:26:48:11 - 00:26:55:18

Good morning. My name is Emily Mercer. I'm director of historic environment at Lamp Row, acting on behalf of the applicant.

00:26:56:10 - 00:26:59:03

Good morning. Thank you.

00:26:59:22 - 00:27:04:15

Thank you. And then other members of the team will introduce themselves at their later agenda items.

00:27:04:18 - 00:27:08:29

All right. Thank you very much for that. And, uh, Lincolnshire County Council, please.

00:27:13:03 - 00:27:40:19

Morning. Good morning. My name is Neil McBride. I'm head of planning at Lancashire County Council. Happy to be referred to as Mr. McBride. Um, again, I'll, uh, let, um, the people who were going to speak on first item introduce themselves. But before that, um, I'd be grateful once the introductions have been completed, if I'm able to do a, uh, a short statement about a procedure issue about, uh, acceptable.

00:27:41:13 - 00:27:44:09

Yes, yes. Okay. Thank you.

00:27:49:02 - 00:27:53:20

So I think we've got Miss Allan. Is that. Is that right?

00:27:54:03 - 00:27:57:18

I'm Mr. Adams. Uh, I'm the.

00:27:57:20 - 00:28:01:02

Uh, one of the archaeological advisors for Lincolnshire County Council.

00:28:02:25 - 00:28:03:13

Thank you.

00:28:04:05 - 00:28:13:05

And good morning, ma'am. I'm, uh, Matthew Adams. I'm, uh, I'm assisting John Allen as a, um, archaeological advisor for Lancashire County Council as well. Thank you.

00:28:13:11 - 00:28:14:09

Thanks very much.

00:28:17:08 - 00:28:24:03

All right. And then, um, yes, Nottinghamshire County Council.

00:28:25:21 - 00:28:27:09

Mr. Poynter. I can see you there. Good.

00:28:27:21 - 00:28:42:29

Good morning, ma'am. Uh, my name is Stephen Poynter. I'm team manager, planning and policy, uh, for Nottinghamshire County Council. And I'm accompanied today by my colleague, Ursula Spence. I'll let Ursula introduce herself. Thank you.

00:28:44:00 - 00:28:48:05

Morning, mom. I'm Ursula Spence, county archaeologist for Nottinghamshire County Council.

00:28:49:14 - 00:28:50:11

Thank you very much.

00:28:52:01 - 00:28:56:03

All right. So moving on. And West Lindsey District Council.

00:28:57:23 - 00:29:17:00

It's. Good morning, ma'am. My name is Shmuel Sheikh. I'm of counsel. I'm instructed by Miss Martha Reese to act on behalf of West Lindsey District Council. She is of legal Services, Lincolnshire. I'm joined today by Mr. Russell Clarkson, who's development management team manager at West Lindsey, and Mr. Alex Blake. He's an associate director at King's.

00:29:18:21 - 00:29:19:06

Thank you.

00:29:21:00 - 00:29:29:01

Um, I believe we're also joined today by, um, Historic England. Are you there, Mr. Allen?

00:29:30:07 - 00:29:35:27

Good morning, ma'am. Yeah. Tim Allen from Historic England. I'm a development advice team leader with Archie.

00:29:37:03 - 00:29:38:03

Thank you very much.

00:29:41:03 - 00:29:52:29

Um, are there any other local authorities or statutory parties present? I don't think there are, and I don't think there are any, um, other interested parties, um, here today.

00:29:57:29 - 00:30:33:27

So that's that's it. By way of introductions. Um, for now, if anyone decides they want to speak during the course of this morning's proceedings, then please let us know. Um, uh, by the raising your hand, uh, by raising your hand virtually each time you speak, please give your name and organization. And so that this is picked up for the formal record. Um, we'd also like to request that those speaking today provide a written summary of their comments by deadline. Five. That is the 11th of April. Any questions about the agenda or the arrangements for the meeting before we move on?

00:30:38:27 - 00:30:43:12

So, Mr. McBride, what was the procedural point that you you wanted to raise?

00:30:45:06 - 00:31:24:01

Thank you for the ride links County Council. So I'd like to draw the examiner Authority's attention to the council's concerns and disappointment of the decision to hold the issue specific here and today, virtually. It seems to the Council that this is another example of the objective to progress the examination quickly, disregarding the opportunity for the host authorities and local communities to have the ability to hear the most critical topics of the examination in person, rather than using the much less desirable virtual format.

00:31:25:22 - 00:32:01:05

From the very early stages of the expansion of a number of pre-application incidents in Lincolnshire, and in particular this geographical area. The council has highlighted its concerns about the process of hearing these applications in a silo way, initially to the Planning Inspectorate and subsequently to the examining Authority for each of the applications that have reached examination stage. In the early stages of a dialogue with the Planning Inspectorate, a meeting was held with case managers from the Planning Inspectorate, host authorities and the developer's representatives.

00:32:01:19 - 00:32:35:21

At this meeting, the Council made it clear that give them the unprecedented circumstances of a number of such applications in a small geographical area, progressing at a similar timeline to examination, that an innovative approach is necessary to examine the applications to ensure the cumulative cumulative impacts of these applications is looked at holistically. Sadly, despite initial positive indications from the Planning Inspectorate and the Cottam examining authority about how this could be done.

00:32:35:29 - 00:33:21:23

As we approach the conclusion of a third of the examinations, in reality little effort has been taken to address the council's concerns. The decision to hold the hearing today in a virtual way compounds the council's view. The process seems to be all about speed rather than ensuring those most affected. Can at least see the most critical topics are examined in an open floor hearing, rather than this less desirable virtual way. This examination heard that the preliminary meeting and other occasions from 7000 acres of the poor broadband connection in this area, limiting the ability of their members and other local residents to hear and participate in a virtual hearing.

00:33:22:18 - 00:33:51:19

In the view of the council, the decision to hold the hearing virtually gives the impression of the examining authority being dismissive about the consequences of a development of a scale and complexity involved that it cannot make. Provision to hear the most critical parts of the examination in person. I am sure that this is not the examining authorities intention, but the perception is it gives to the Council and local communities that this is the case.

00:33:53:05 - 00:34:24:22

We have examinations have taken different approaches with the cotton examination only given the very brief amount of time to landscape matters due to the time constraints of the venue on that particular day. I am sure again that this is not the intention, but rather demonstrating to the Council

that although it is not possible to hold joint sessions with other examining authorities, every effort should be taken to ensure cumulative issues are considered in detail in each examination which has not been achieved.

00:34:25:19 - 00:35:07:03

This has been sadly lacking, not given the council or local communities the confidence that the initial commitments of how the examinations will be heard has proved to be the case in reality. And we've seen sort of two at the other end of the spectrum for the gate Burton examination, where one of the venues was held up, the specific hearing was slightly distant from the local communities. A minibus was available three times a day to be used for residents who wished to be transported to the venue to hear and take part in the proceedings.

00:35:08:02 - 00:35:44:21

In addition, the this examiner authority may or may not be aware of the unprecedented number of insects being promoted in Lincolnshire, which are at various stages of progression through the process, and it currently stands at 22. In recent weeks, the county has been subject to the consultation of a new overhead transmission line and associated substations, which would comprise of 190km of overhead lines across Lincolnshire. The perception from councillors and local communities is that Lincolnshire is being seen as a soft target for developers wishing to progress energy infrastructure developments.

00:35:45:07 - 00:36:30:29

Whilst this may or may not be the case. The Council considers that these communities and local residents deserve that every effort is made by those here in the evidence for these applications to do so in an appropriate forum, so that if a decision is to grant consent, that those communities can be at least know that the evidence was heard and tested in the most appropriate way to give the confidence that the correct decision has been made. In summary to the council's view that the decision to hold today's issue specific hearing virtually does not give the council confidence that if consent is ultimately granted, every opportunity has been given to those communities to test the evidence to the extent that they deserve.

00:36:31:20 - 00:36:51:05

Communities facing the significant change in landscape and impacts resulting from the scale of these developments before the examination today. Deserve the examination to take place in the way that can be given the confidence to accept the decision, whatever that may be. Thank you.

00:36:52:08 - 00:37:28:28

Thank you, Mr. McBride. Um. Uh. I'm not going to respond to that statement in detail now, but I just wanted to make two points. Um, the first of which is, as you're aware, um, examinations of this nature receive information in a variety of forms, whether that be um, through through holding hearings or through written submissions. And we are, um, open to receiving information in whatever way is, um, uh, suitable for, um, for participants. Uh, the other point I would make is that we gave notice that, um, this this hearing would proceed virtually on the 14th of February.

00:37:29:00 - 00:37:36:16

Um, and obviously we are where we are now. And it's very difficult at this point in time during, during today's proceedings to, to um.

00:37:36:24 - 00:37:37:22

To, to.

00:37:37:24 - 00:37:50:03

To to respond in the way that um, you might wish we are where we are and we will carry on with today's hearing. But we've we've obviously heard what you said. Um, Mr. Shaikh, you wanted to also comment.

00:37:50:12 - 00:38:01:15

Thank you. Ma'am. West Lindsey District Council is nothing further to add, but just just to reiterate that our position is entirely aligned with Mr. McBride and Lincolnshire County Council's position in relation to the procedural matters.

00:38:02:04 - 00:38:04:17

Thank you. Note at that point also.

00:38:06:14 - 00:38:08:24

Um, Miss Broderick, what did you want to say?

00:38:09:28 - 00:38:41:09

Uh, the applicant, um, just to note that we'll respond in writing to the submissions that have been made. Today, however, just to reiterate, I suppose one of the points that you made that this is a primarily written process. There have been two open floor hearings within which, um, members of the local communities have been able to raise their concerns in person. Um, issue specific hearings are technical hearings to go into more detail about matters that have been raised in writing.

00:38:41:22 - 00:38:57:19

Um, and I note that the technical representatives for the local authorities are available today and have been able to join the virtual hearings, but we'll respond in more detail to the full written statement in full. Thank you.

00:38:58:04 - 00:38:59:02

Thank you, Miss Broderick.

00:39:00:22 - 00:39:19:18

All right. Shall we move on to, um, agenda item? Three. Cultural heritage. Um, so I'm aware, obviously, that there was, uh, there was an update provided to, um, issue specific hearing for on archaeological matters and other, other heritage matters.

00:39:21:22 - 00:39:22:13

Um.

00:39:24:20 - 00:39:57:23

I'd like to to, uh, move on to look at the agenda items we have before us. The first one, I think, will be quite short. Um, in relation to the study area selection. So this just follows on from, um, written question 1.7.1, relating to the selection of study areas for the the identification of designated and non-designated heritage assets. Um, the applicant states here that this was agreed with Lincolnshire County Council Historic Places team, although Lincolnshire say that they're not aware of this.

00:39:58:02 - 00:40:14:06

Um. Historic England raised no objection to the study area selection on the basis that professional judgement and a degree of flexibility was used, and the terms in terms of the selection process. I just wanted to confirm with the applicant that that has in fact been the case, please.

00:40:21:13 - 00:40:23:08

Alice James on behalf of the applicant.

00:40:23:10 - 00:40:24:09

Um, yes.

00:40:24:11 - 00:40:26:27

Um, flexibility was was.

00:40:26:29 - 00:40:27:21

Um, taken.

00:40:27:23 - 00:40:28:08

When.

00:40:28:11 - 00:40:30:12

Identifying. So although.

00:40:30:17 - 00:40:32:03

Um, yes, we have used the.

00:40:32:05 - 00:40:33:03

New study areas.

00:40:33:05 - 00:40:38:02

As suggested. Um, we um, we did also look to see if.

00:40:38:04 - 00:40:39:16

There was anything beyond that that needed.

00:40:39:18 - 00:40:40:14

To be considered.

00:40:40:20 - 00:40:41:05

Um, so.

00:40:41:07 - 00:40:41:26

There was an element.

00:40:41:28 - 00:40:42:17

Of flexibility.

00:40:42:19 - 00:40:43:06

That was applied.

00:40:45:08 - 00:40:51:23

Can you maybe give an example of, of of how that's been accommodated? Um, so.

00:40:51:25 - 00:40:53:05

In, in terms of.

00:40:53:07 - 00:40:55:12

Uh, looking at the scheme, we've, we've.

00:40:55:14 - 00:41:26:20

Uh, we undertook several site visits, not just within the scheme itself, but going around the area. Um, I would have to go away and, um, provide a specific example. But in terms of us undertaking these site visits, we, we kind of, um, looked at the wider area and, um, um, we we didn't find any, um, heritage assets which needed to be considered. And it's also worth noting we have, um, consulted with Historic England and undertook site visits and, um, um, during the site visits.

00:41:26:22 - 00:41:35:12

Again, we didn't identify anything beyond that. Um, the study areas suggested which which needed to be incorporated. So, um.

00:41:38:18 - 00:41:39:18

All right. Thank you.

00:41:42:19 - 00:41:48:00

Does anyone want to raise any specific points in relation to study area selection?

00:41:52:24 - 00:42:31:22

Okay, we'll move on then to what will be a longer item. Um, and that is item B, whether there's been a reasonable baseline assessment of the archaeological resource and the nature of development impacts on it. So. Um, I'm aware that there are areas of disagreement in relation to the adequacy of the archaeological investigations undertaken and the approach to managing the archaeological resource. Um, and these this has been the the subject of ongoing discussions between the applicant and Lincolnshire, Nottinghamshire, as was noted, um, in issue four.

00:42:32:17 - 00:43:08:05

Specifically, I'm aware that the applicant has sought comments on um the archaeological mitigation and scheme of investigation um and or which is documents app 1 to 2 and also a further without prejudice written scheme of investigation which is rep 4075 um and comments have been sought on those from archaeological advisers um to Nottinghamshire and Lincolnshire county councils. So the czar received um joint comments from Lincolnshire and Nottinghamshire at deadline for um.

00:43:08:07 - 00:43:50:25

And I just want to summarise what, um, what I understand to be the main points of issue here. And I'll then ask the parties to, to comment on, on whether my, whether or not my summary is, is reasonable. So the areas of disagreement relate to whether the site is being properly evaluated pre consent in terms of the amount of trial trenching undertaken so far, with particular reference to professional guidance and um, standard archaeological practice. Next point, um, is relates to the results of the interpretation and mapping of archaeological features from um, from photographs and from, um, lidar imagery.

00:43:50:27 - 00:44:23:25

I assume that's the correct pronunciation, but I will be, I may not it may not be. So it suggested that there may be doubts about how this material has been interpreted so and linked to those points. Um, there's concern about whether there's been sufficient evaluation to enable an appropriate and fit for purpose mitigation strategy that will deal effectively with development impacts to be produced. This in itself, um. If that was if that was in place, it would help. Sorry if a sufficient evaluation if sufficient evaluation had been undertaken.

00:44:23:27 - 00:44:30:00

This would help to reduce risks of the construction program and being disrupted by unexpected fines.

00:44:31:21 - 00:45:15:17

Uh, for this reason, the without prejudice um wsi um is not fit for purpose. And there also. So just just pause there. Um, for this reason, the WSI um without prejudice WSI, which from my review appears to add um, paragraphs relating to informative trial trenching that would take place post take place post consent. For that reason, the that document is not fit for purpose. And there are also queries about how the proposed um untargeted trenches, um, uh, queries about where they've come from and whether or not landscape and ecological mitigation areas can reasonably be excluded.

00:45:16:16 - 00:45:36:23

Um, obviously we are where we are in terms of the consenting process. Um, though the advisors have suggested that they will do their best to facilitate the completion of an appropriate scheme of trenching evaluation before determination to allow the results to inform a reasonable and robust site specific mitigation strategy.

00:45:38:21 - 00:46:08:19

There are also some specific areas concerned about the programme of archaeological mitigation proposed in the WSI um, specifically in relation to preservation in situ, and the fact that, um, those areas do not include mitigation measures to ensure that these areas are protected, um, during development works. Um, concerns about the use of concrete ground anchors anchors as a mitigation technique to protect archaeological features in terms of the potential for damage and compaction.

00:46:10:07 - 00:46:41:20

Um, concern about the use of strip map and sample archaeological excavation, where non-intrusive previous archaeological investigations have identified potential archaeological remains and suggestions that an archaeological watching brief is inadequate for monitoring where topsoil stripping is required as part of the construction process. Um. Instead, it suggested that archaeological monitoring under archaeological control and supervision is required.

00:46:42:14 - 00:47:20:07

And that's where I see the main concerns as being set against that. The applicant has submitted a further report at deadline, for which is a comparison of archaeological evaluation investigations on solar schemes, and in this it suggested that the investigations undertaken, um, demonstrate a lack of a standard approach to archaeological evaluation works take undertaken at national and regional levels. Um. They also highlight the need for a flexible approach to evaluation, trenching, um, with consideration to baseline information and, when available, the results of non-intrusive evaluation.

00:47:21:09 - 00:47:45:09

So. As a starting point, I'd like to ask whether the the summary I've set out, um, reasonably represents the main concerns of the archaeological advisors in particular. Is there anything missing? So, um, Miss Allen Spence, I don't know whether there's anything further you wanted to comment. Um, on on the summary I've given.

00:47:48:11 - 00:48:09:09

Uh. Hello, ma'am. Uh, Jan Allen, I like, uh, I think you've covered, uh, pretty much all of it that there was a little bit, maybe around, um, the strip map and record bit. Uh, just to clarify, I'm not quite sure. Could you tell me that bit again? I was just wondering.

00:48:09:15 - 00:48:28:20

Yes. There's. So I've noted the objection to the use of strip map and sample when non-intrusive. Previous archaeological investigations have identified potential archaeological remains. Um, and that's due to the concerns about the about there being insufficient pre consent evaluation.

00:48:29:11 - 00:49:05:20

Okay. Um, uh, archaeological strip map and record is one of the one of the suite of standard archaeological mitigation options. And what it actually involves on the ground is, um, uh, there being a machine that's under archaeological control, the machine takes it down, opens up the area once they've got to the to the archaeological levels and then they, uh, strip we call it strip map and sample strip map and plan. So, um, at that point, they then open up the archaeology, identify the features, the dates, the, the significance of the site.

00:49:05:22 - 00:49:36:15

So that's a perfectly, um, that's a perfectly reasonable mitigation where we have areas where we've identified that there is archaeology that should be adequately recorded. It's it's a step above monitoring and it's a step below set piece excavation, if that makes sense. Yeah. And, um, it means that you don't have to go through more phases of evaluation to get the edges of things. We know this area is archaeologically sensitive.

00:49:36:17 - 00:50:09:24

We know it's going to be impacted a lot by the development. So we will have this strip map record area. We can, uh, we can do clever ways of doing things like having a rolling edge to keep. Uh, once we get to the edge of the archaeology, we stop and, and go through the process there. So that is a perfectly standard normal mitigation response. Um, it actually evolved out of quarrying because everything, you know, 100% impact and, and the archaeology needs to be dealt with that way.

00:50:10:07 - 00:50:16:27

Um, so I'm not sure the context of, of where first of all make sense.

00:50:16:29 - 00:50:34:10

Yeah it does. And we will come on to look at these, these points in detail a little bit later on. So it may well, your, your introduction is really, really very helpful. And we'll, we'll return to that a little later. I just wanted to identify the main areas of concern that that you've set out and understand where my summary is. No you're.

00:50:34:12 - 00:50:40:28

Fine. But that one isn't a concern. It's it's it's part of the sweet of meditation when we know enough. Thank you.

00:50:41:00 - 00:50:42:16

Ma'am. All right. Thank you.

00:50:48:01 - 00:50:51:10

Okay, so, um, when was I two.

00:50:58:16 - 00:51:13:29

And I suppose before we, um, before we move on, um, I'd like to ask whether, um, any further discussions between the applicant and the archaeological advisers have taken place. I think to note at this point.

00:51:17:01 - 00:51:52:17

Uh, Jan Allen LQ. Uh, no, ma'am. We've had the, um, you. I'm sure, um, you both know that the Cottam and the West Burton applications, uh, and SEPs are both going through, um, and we've had the without prejudice uses for their original approach, the, um, the approach with post consent trenching. There was also a third option, which was for the applicant to respond to, um, what we wanted for the sufficient evaluation.

00:51:52:19 - 00:52:06:07

So we've had, um, the two without prejudice, sis, which obviously you've had the response to for ourselves and for Nottinghamshire County Council and um, there hasn't been anything else since, I think.

00:52:06:09 - 00:52:08:00

All right. Okay. Thank you.

00:52:10:04 - 00:52:15:07

So before we move on to to. Sorry, miss. Miss Broderick, did you want to say something here?

00:52:16:18 - 00:52:48:12

Uh, project for the applicant. Um, yes. Just on that last point, we've obviously had the comments in relation to the, uh, cotton examination and comments on the responses to those comments was submitted into the cotton examination at the final deadline. Um, so Lancashire County Council have had sight of those comments in relation to obviously, the cotton Project in respect of this scheme. Um, the comments were received at deadline for.

00:52:48:14 - 00:53:24:18

So we will be submitting our responses to them at deadline five. Although a number of the points, um, are the same because they apply across both projects in terms of approach and suitability of mitigation, sort of from a generic perspective. Um, I just wanted to add on the final point that was made. Um, as I understand, the action to be is that if Lincolnshire County Council and what I mentioned to county Council wished for there to be a different approach, the idea was that they were going to put forward that approach, and then the applicant would comment on it on or without prejudice basis.

00:53:24:20 - 00:53:45:04

So our understanding is that that action was with. Uh, the authorities to complete. Um, and then we would comment on or without prejudice basis on the same way that they have commented on or without prejudice basis on, um, our grand schemes of investigation. That's my that's my understanding, um, of the scenario. Uh. Thank you.

00:53:45:27 - 00:53:46:13

Thank you.

00:53:48:10 - 00:54:00:23

Uh, mam Jan Allen, Lincolnshire County Council. Uh, we'd be happy to put a brief document together, but it'll say what we've said throughout the process. There needs to be sufficient trenching across the red line boundary.

00:54:01:00 - 00:54:34:18

Okay. And we'll come on to the next steps a bit later, okay? Thank you, thank you. Thanks. All right, so, um, before we, um, look at the the areas of concern that have been identified in a little bit more detail, I just wanted to be clear about the archaeological investigations that have been undertaken to date. And I've just got a three specific questions. And first of all, in relation to the evaluation trenching work undertaken and the reports before us, um, specifically at um appendix 13.6.

00:54:34:21 - 00:55:06:21

So these are described as being interim. Um, and within those reports are frequent references to the need for further analysis of artefacts with um processing ongoing. Um, at that time, um and the report dates from late 2022, early 23. So I just wanted to be clear about about where about the status of, of of that information and whether or not, um, that that work has been progressed. I think the gap can assist with that.

00:55:12:04 - 00:55:59:17

And so, Alice James, on behalf of the applicant, um, uh, work is is being progressed. It's probably unlikely that will have, um, updated reports by the end of this process. Um, um, but the the information provided in the interim reports should be sufficient for us to, um, characterize the archaeology and understand what the archaeological resource is, um, within the areas that have been trenched. So, um, within those reports, we we do have, uh, quite a lot of information already in terms of, um, the nature and the type of archaeology that we're encountering and also, um, kind of, uh, the, the information regarding, let's say, the finds that were, um, um, uh, were found.

00:55:59:19 - 00:56:13:01

So although, um, yes, there is further work to be, um, undertaken, it won't fundamentally change the conclusions of the reports, um, or findings in terms of understanding the archaeological resource.

00:56:13:14 - 00:56:30:07

All right. So, so in terms of my understanding of that situation, and I know in the WSI refers to an assessment report being produced, presumably. Does it does that more detailed analysis feed into into that stage of of of the archaeological work. So.

00:56:30:17 - 00:57:12:19

Um, actions on behalf of the applicant. Um, so we it's also worth noting that in the the WC, we've, we've, um, put forward that we will also be doing further, um, archaeological, um, kind of works as part of the mitigation. So it's likely that it will also find more archaeological material. Um, um, you know, fines and, you know, enviro sources, you know, um, all that kind of raft of information which, which will also then need analysis. So, um, there's, there's going to be or that there should be as part of this scheme, um, kind of a whole raft of different phases or halves kind of, um, I guess in some ways collecting, but then analysis and I can't speak, sorry.

00:57:12:22 - 00:57:48:27

Analysis. The, um, the, the data that comes from it. There we go. Analyzing. Thank you. Um, um, analyzing the information that comes from it so that, um, you know, the end product at the very end is for us to complete, um, full reports that are very detailed that, um, include full analysis so that we can, um, um, fully understand all of the archaeological resource that has been kind of impacted upon by the sea. Um, um, and, and kind of add that to, let's say, the historic environment record for this area in terms of what we know about the archaeology and its significance, importance and so on and so forth.

00:57:49:12 - 00:58:24:08

Oh, yeah. Yeah. So I think to summarize our position is that the information in the interim report is sufficient for the purposes of carrying out the EIA and developing, um, the mitigation measures to inform the written scheme of investigation as it is currently drafted. But as James mentioned, further work is ongoing and that will feed into the detailed design of the scheme post consent. Um, and also the specific details of the mitigation measures that will be delivered through WSI. But um, whilst it says interim, the interim report is sufficient for the purposes of I understood.

00:58:24:11 - 00:58:32:18

Okay. Thank you. Um. Mr.. Alan from, um, Lincolnshire. Did you want to say something?

00:58:34:14 - 00:59:12:02

Um. Thank you. Um, uh, Matthew Adams from Lancashire County Council. Um, just to raise a point, I've in the last few weeks had another solo LPA site, um, where I've only a sufficient evaluation was undertaken. Um, it was only through, um, post analysis, sufficient post analysis and the specialist reports that identified human remains. And one of the features that was not identified in the interim

report. So, um, really this this work should be undertaken. Um, it did result in a much larger area of, of open area excavation being undertaken as part of the mitigation for that, for that project.

00:59:12:04 - 00:59:27:12

So there are circumstances, um, where significant archaeology is identified in the post excavation process and that, that that should feed into the, into the mitigation and, and it should be undertaken as early as possible rather than being left to a later phase.

00:59:28:08 - 00:59:33:15

Thank you. Thank you, Mr. Adams. Um, sorry. Miss Allen, did you want to to add to that?

00:59:34:19 - 01:00:11:12

Thank you, ma'am. Uh, Jan Allen, Lincolnshire County Council. Um, it might be useful at this point to say that where the, uh, trenching was undertaken by the applicant, um, they have moved forward and and, um, as was said earlier, for those areas, there is sufficient information to move forward in terms of agreeing effective mitigation. That doesn't have an impact, you know, so going through the process, this is all perfectly right and effective for the, um, I believe it was 20, 21% of the site that actually had the 2% trenching.

01:00:11:14 - 01:00:42:24

It's the it's the rest that we're having our discussion about in terms of, um, uh, it not being what is required. So for that one fifth of the site, the process would be perfectly effective given what they've got. Although as, as Mr. Adam says, for them to have moved forward with more, given the time that would have been quite helpful. But that would be for. Doing a better job of what's already going through the process.

01:00:42:26 - 01:00:47:22

It's the it's the larger, outstanding area that we're much more concerned about. Thank you ma'am.

01:00:47:26 - 01:00:48:28

Understood. Thank you.

01:00:50:26 - 01:01:23:03

Um, my second, uh, detail point is that in relation to the further report submitted at deadline for this is the gate Burton Energy Park and grid connection corridor, Nottinghamshire and Lincolnshire archaeological evaluation. So this this has been added into the examination and is referred to as an is an addendum relating to the shared corridor. Um it it relates also to the um gate Burton Energy Park and dates from January 23rd.

01:01:24:03 - 01:01:46:00

The content is very similar and sorry. The content relating to the cable corridor is very similar to that of app one, two, one. That's that's part two of appendix 13.6. So I just want to be clear about how that, um, that addendum that this additional document is, um, intended to assist the examination.

01:01:48:02 - 01:01:49:25

To the applicant. Respond, please.

01:01:53:13 - 01:01:54:23

I was doing some healthy action.

01:01:54:25 - 01:01:55:25

So, um.

01:01:56:00 - 01:02:30:10

Uh, I believe this is the, uh, uh, so admittedly, much of that, um, updated evaluation report relates to a section of the scheme that, uh, or a section of the shared cable route that only really relates to the Cottam and Gate Burton schemes. So West Burton uses a smaller chunk of, of the shared cable route, um, which runs just to the west of the River Trent. Um, but as as that report had been updated, um, for, uh, the two other schemes, we thought it would be pertinent also into West Burton.

01:02:30:12 - 01:03:09:17

But ultimately, again, the the results of it shouldn't be different to the, uh, report that was originally submitted. So the conclusions in terms of, uh, where we have got archaeology, um, or where archaeology was identified, um, and the conclusions of that will be the same. Um, so in a sense, it probably, uh, for West Burton, it hasn't made, uh, or it hasn't really made any real difference. It's its more just as we have an updated version of that document. Um, um, it felt correct to, um, just sort of mean add it into, um, as West Burton is sharing a part of that cable corridor.

01:03:09:19 - 01:03:10:04

Okay.

01:03:10:16 - 01:03:31:14

All right. Understood. So if there is any difference between this, this document and, um, the one I referred to, part two of appendix 13.6, it would it would help be helpful if I could, if you could, if that could be highlighted to us. Um, just so that we're clear about the difference, um, or any additional information that's been brought into the examination.

01:03:33:09 - 01:04:12:04

Um, so, so just taking also a further look at the evaluation trenching work undertaken. Um, uh, again, referring to the documents I've just referred to, um, uh, part two of 13.6. Um, this and also the, the addendum I've also previously I've just referred to, we were just referring to this refers specifically to the shared cable and connection corridor, um, between the, the, the cotton West Burton and Gate Burton schemes, the bit that runs from east from Marton, um, crossing the River Trent and then turning south towards the Cotton Power Station.

01:04:12:06 - 01:04:26:07

It doesn't appear to deal with the part of the cable corridor, which then diverts, um up towards the West Burton Power Station. So have investigations taken place on that part of the the order area?

01:04:29:09 - 01:05:04:28

Alex Jones on behalf of the applicant. So yes. So you'll correct the the shared cable corridor for West Burton runs from, uh, Tilbury Road to a field just to the, uh, west of the River Trent. And then it goes back to just the West Burton, uh, cable route. Um, along that, we've undertaken geophysical survey across, uh, 100 meter corridor of it, as well as, um, um, air photo and lidar analysis. So it has been evaluated, um, uh, for archaeology, um, using non-intrusive techniques.

01:05:05:00 - 01:05:08:12

Um, and we've also undertaken desk based research for it as well.

01:05:12:03 - 01:05:22:17

And they. So it's those investigations that have informed, um, what we have in the WSI in terms of mitigation measures then rather than rather than trenching work.

01:05:24:07 - 01:05:56:25

Yeah. Yes. So, um, both the, the geophysics and the air photo and lidar analysis were very successful in identifying several concentrations of buried archaeological remains, um, where we, uh, have

identified those, we put them um, uh, or identified the, the extent of those, um, and um, put them for um district map and such as, um, Miss Allen, um, uh, described earlier, um, and where we, um, haven't found, um, uh, potential for archaeological remains.

01:05:57:01 - 01:06:20:25

Um, we've, uh, suggested archaeological monitoring, watching brief. So the, the whole structure of that would be, uh, monitored from an archaeological point of view. But where we have found archaeological remains, we would, um, undertake a more kind of intensive exercise in terms of making sure we record, um, any archaeology before the the cable route is, is constructed, if that makes sense.

01:06:21:06 - 01:06:29:25

All right. Okay. Thank you. Yes. Um, Miss Spence. I think you had your hand up first.

01:06:30:27 - 01:06:51:14

Thank you ma'am. I spent Nottinghamshire County Council in that part of the landscape. Um. The client is, the applicant is risking finding very significant archaeology if there isn't sufficient evaluation. Trenching. Just using the non-intrusive methods is simply insufficient in this part of the landscape.

01:06:54:10 - 01:07:03:28

And do you want to elaborate on that in terms of of the nature of the landscape and why it's specifically insufficient in relation to the cable corridor?

01:07:05:21 - 01:07:51:00

Because the landscape is is crossing areas of alluvium which can mask buried features. So they will not show through geophysics. They may not show through through lidar. Um. The potential for early prehistoric here is is huge and really the kind of evaluation, um, even with trial trenching, you will stand only a minuscule chance of finding those early prehistoric remains. And bearing in mind that the Trent Valley does have an internationally important late Upper Paleolithic site at Farndon and very similar terrain to this terrain, um, you're basically risking not locating, um, more or less the 500,000 years worth of archaeology.

01:07:53:11 - 01:07:54:06

I hope that helps.

01:07:55:14 - 01:07:56:03

Thank you.

01:08:03:24 - 01:08:09:17

This means project. Did you want to respond to this?

01:08:09:19 - 01:08:11:24

James would just like to respond to the comments that have been made.

01:08:11:26 - 01:08:12:28

Thank you. Yes.

01:08:13:22 - 01:08:50:24

Uh, Alice James, on behalf of the applicant. Yes. Um, it's worth noting, um, uh, for the shared cable corridor where we undertook, uh, uh, more trenching. But due to the nature of the impact, um, there were several features which were identified by geophysical survey and photo um and lidar analysis, which, which then weren't picked up by trenching. So, um, uh, either side of the River Trent there,

there obviously is an increased chance for, uh, paleo environmental or these kind of, uh, uh, the things which makes life a little bit harder in terms of trying to find the archaeology.

01:08:50:26 - 01:09:24:00

And that's why we call that shared the cable corridor. We did undertake, um, uh, more trenching to, to try and, uh, identify as as much archaeology or test it, maybe is a better way of phrasing it, test the results of geophysics and, and the photo um, analysis. And we do have areas which, um, we, we still have the archaeological mitigation. Um, uh, forward on um, even though trenching hasn't suggested that there's archaeology there because we, we still think there is a good chance, based on the results of non-intrusive survey techniques.

01:09:24:02 - 01:09:54:12

So I think in a, in a sense, it's it's all about layering up the information as, as much as you can, um, to, to get the best, um, results out of it. And it's also worth noting that we did also undertake a, a do archaeological desk based assessment tools that help, um, kind of understand the source of the geology, um, in this area in terms of kind of identifying, uh, what the geology is doing and where, um, you know, in terms of absence of presence of archaeology, it's most likely to be located.

01:09:55:19 - 01:10:00:19

All right. Thank you. Um, Miss Allen, did you want to contribute as well?

01:10:02:14 - 01:10:03:09

Thank you, ma'am.

01:10:03:11 - 01:10:04:05

Jan Allen.

01:10:04:07 - 01:10:37:18

El-Sisi. Um, just to put it into, um, a kind of simple, um, way of presenting it in terms of standard archaeological practice. We do desk based assessment, uh, which are the things that are non-intrusive. Um, and so there's things like the, the er photos. The leader. You were right in the way you pronounced it. Um, there are the various there are the various ways of, of, of getting as much information as we can.

01:10:37:20 - 01:11:16:10

And um, as we go on, we get better and better, um, techniques in terms of things like geo archaeological investigations, things like that, that, that Miss James was talking about. Uh, what we do is we do as much as we can to get an understanding, uh, in the dust based way. And then we have, uh, trenching to then give us an idea of what's going on on the ground, because at the end of the day, there are, as you've heard, types of geology, uh, types of mastering, types of, um, archaeology that will come up.

01:11:16:12 - 01:11:54:09

Uh, this is a landscape between Cottam and West Burton. Within the first day and a half of trenching, they found unexpected Saxon remains that were 20cm from the ground surface. There was no indication from any other evaluation technique. So they all have their strengths. And what we need to do, as Miss James said, was to pull together as much as we can. Trenching is an essential part of doing that, and that's part of what we need. Wherever there's going to be an impact, to help us to get the best understanding that we can to manage the risk as well as we can to manage the project as well as we can.

01:11:54:11 - 01:12:43:15

So the earlier we can get that information, the cleverer we can be in terms of things like mitigation. And when it comes to things like the work programme, things can be factored in in terms of using, um, what used to be called an archaeological watching brief. That's basically just someone walking beside the machine, as the machine does what the machine does, it's the least. Impactful archaeological response. And also it's not necessarily the most appropriate. So to have a blanket watching brief over something can mean both that there's no point in doing it where there's no archaeology, and it's not good enough when we actually have significant amounts or any sort of intensity of archaeology or anything that's, uh, a bit ephemeral, a bit, you know, unexpected.

01:12:43:17 - 01:13:21:14

So where you have your mitigation response, which something like monitoring would be you need to have an understanding of why you are using it. So is that when you look at the results of everything, including your trenching, or if there's some reason, you know, there's there's some sort of, uh, situation on site where you can't cover a certain area. We wouldn't have monitoring as the suitable response for that either. If there was an area that couldn't be evaluated effectively, we would be looking at something like street map and record where if that's what's required for the work, we will open that up.

01:13:21:16 - 01:13:58:24

We will see what is going on with the archaeology, we'll deal with it and then move along with the work programme, because the point of archaeology should be that you get to the point where we can deal with the archaeology effectively. It goes out, uh, in terms of uh, uh, learning about the archaeological resource, because development led archaeology is where we are learning all of these things. If we don't deal with the, the, the archaeology that comes up and developments, this is lost forever and there's no public benefit. But basically this is the approach of what we're doing, which is why it'll work effectively where they've done this, it will.

01:13:58:26 - 01:14:01:12

What we're objecting to is where this hasn't been done.

01:14:01:14 - 01:14:28:28

Okay. Understood. Thank you. I just want to come back with a particular specific question on why? Um, the, uh, the evaluation trenching has taken place in relation to the shed. Um, but from what my understanding is that that that's perhaps an area of particular sensitivity and also it's, it's, it's the shade corridor. So it's maybe more significant in that sense. Um, no, it was, it was undertaken.

01:14:29:00 - 01:15:01:17

Oh, sorry, ma'am, it's Jan Allen, LCC. Um, the shared corridor work was undertaken with other schemes, other applicants. So actually Date Burton was one of the Lincolnshire and CIPs where they went through the programme of evaluation in accordance with the usual um archaeological standards. And they did their trenching as they should do. They identified the mitigation areas and moved forward. So the date Burton, uh, and set submission went in with an agreed mitigation strategy.

01:15:03:07 - 01:15:16:06

So it's not. The archaeology is any different. It's that the applicant, uh, appointed archaeological consultants who had a different approach, which was to do the archaeology as, as we would expect it to be done. Thank you.

01:15:17:08 - 01:15:30:09

Thank you. Miss. Miss James, do you have any any further comments on, on on the approach that's been adopted there as opposed to the approach that's been adopted, adopted for the remaining parts of the cable corridor for West Burton?

01:15:36:19 - 01:16:15:23

Alice James on behalf of the applicant. Uh, yeah. So, um, the, uh, all the evaluation works undertaken for the shared cable corridor were undertaken between the West Burton, Lake, Burton and Cottam schemes. So it was a joint effort in a way. Um, the the level of trenching reflects the the greater impact that, um, you know, if we have, uh, free, uh, cables running through this area, there's, there's going to be a greater impact than just one cable. So it felt, um, um, it that that greater impact felt like, uh, there was a greater need, let's say, to kind of, um, undertake further trenching.

01:16:15:25 - 01:16:54:11

But it should also be noted the location that we are next to, uh, the River Trent and and based on, um, the, the kind of the baseline information we had, um, this area was considered to have the potential for, uh, a greater potential for archaeological remains, but also paleo environmental, um, um, um, um, kind of, you know, um, things that that could, let's say mask, um, um, features. So we wanted to, to make sure we, we, we were, uh, identifying any archaeology that that could be there so that, you know, it's it's largely the impact.

01:16:54:13 - 01:17:05:06

But there's there's also other reasons which we don't have elsewhere that that also meant that addition or, or blanket trenching, let's say, um, I felt like bridge.

01:17:07:10 - 01:17:49:04

Understood. Thank you. Okay. Like I'd like to move on, to look at the specific areas of concern that have been identified by the archaeological advisors for Lincolnshire and Nottinghamshire County Council. So the first the first point is in relation to the adequacy of the um pre consent evaluation. Obviously we're covering we we've covered part of this already but but I just want to sort of go through to make sure I don't I don't miss anything. So um reference has been made to the fact that um, in terms of the trial trenching, um, the concern is that that's, that's needed to identify, um, uh, significant surviving archaeology and to inform an effective mitigation strategy.

01:17:49:16 - 01:17:54:29

Um, and the point being made that only 21% of the scheme has been looked at so far.

01:17:56:16 - 01:17:57:01

Um.

01:17:59:13 - 01:18:36:18

And I'm aware that the information has already been submitted by the applicant and in response to to those concerns. But in terms of the the desk based and non-intrusive work undertaken to identify archaeological potential. And I note that the field investigation comprised a program of non-intrusive techniques that covered all accessible areas of the order limits. And reference has been made to the fact that geophysical survey, comprising a magnetic survey technique and referred to as a nationally recognized evaluation technique for identifying a range of archaeological features which can cover up to 100% um sample of a site.

01:18:36:20 - 01:18:48:01

So my question specifically here is, has there been, um, 100% coverage of the West Burton sites in terms of, of that, um, geophysical survey approach?

01:18:58:28 - 01:19:23:04

That project for the applicant. I guess it's just to understand the question, because obviously there are areas of the within the order limits that are roads or woodlands or rivers. For example, the question 100% of the sort of available areas for doing that technique is accepting that obviously there are there are areas that you cannot survey because they are of being used for a different purpose.

01:19:23:08 - 01:19:28:11

That yes, that's I'm happy to for the answer to be made on on that basis. Thank you for reframing, Miss Broderick.

01:19:29:17 - 01:19:42:20

So. I'll let Miss James just confirm the extent of the service on that basis. Thank you. Um, I was chosen on that basis. Yes. That's correct. Um, all areas that that could be surveyed have been surveyed. Um.

01:19:43:18 - 01:20:16:25

Thank you. So, um, just just moving on from that point then, um. Uh, a specific specialist can't get the words out. Specific point has been made about the interpretation and the mapping of archaeological features from our photos and the lidar imagery. Um. So that this is a concern that's been raised by, um, Nottinghamshire and Lincolnshire county councils. And I just want to be clear about, about that. So there is a comment about interpretation, but I'm not exactly clear what what that means and what the implications are.

01:20:16:27 - 01:20:22:20

So I don't know whether I Miss Allen or Miss Spence would like to clarify the concerns in that regard, please.

01:20:29:01 - 01:20:34:09

Hello, ma'am. Jan Allen, LCC. What was the specific reference, please?

01:20:34:24 - 01:20:43:18

Um, I'll have to go back to. So I picked this up from the comments that were made. Um, bear with me the second.

01:20:46:25 - 01:20:51:08

So this is in the joint statement. See if I can find it.

01:20:53:06 - 01:20:53:21

Um.

01:20:54:24 - 01:21:07:14

I think that the point was there wasn't very little. Sorry. There was. There's a little information to back up the comment. And so that's what I was wanting to, to find out a little bit more about. Uh, so if I can see it.

01:21:09:13 - 01:21:13:28

So it's. I say it's from your your joint statement. Um.

01:21:15:15 - 01:21:16:19

There are three pages.

01:21:16:21 - 01:21:17:06

Of text.

01:21:17:08 - 01:21:21:24

Which I'm just scanning through now, so I don't know whether you've got that in front of you. And you can.

01:21:22:02 - 01:21:23:19

See also.

01:21:24:12 - 01:21:41:22

I have to go and. Yeah. So it's at the very end. Um, so regarding the figures, we have grave doubts regarding the interpretation of air photo and lidar features. Here we go. So for example, in figure four, um, which identifies banks as post-medieval.

01:21:43:11 - 01:21:54:24

Um. Yeah. Without institutional investigation, it's impossible to know what the what dates these features are from. So, so so that that's so I don't know whether that was a specific point about about figure figure four and, um.

01:21:55:06 - 01:21:55:21

Uh.

01:21:56:09 - 01:22:00:21

The particular feature there or whether it was a more general comment and it'd be helpful to understand things.

01:22:02:14 - 01:22:04:00

Yes, miss. Miss Spence.

01:22:05:29 - 01:22:43:21

Miss Spence, Nottinghamshire County Council. I know exactly what this was about. Um, I, I, I would love even after 30 years of working in Nottinghamshire, I would love to be able to look at a an upstanding bank and date it without putting a trench through it. I would love to have that ability to see inside the archaeology without putting a spade or a JCB or a trowel to it, but basically figure four um, identified as post-medieval features which look to me like they are related to um, medieval features that you would expect around a shrunken medieval village.

01:22:45:12 - 01:22:46:19

Does that? Does that help?

01:22:47:25 - 01:22:48:21

Uh, yeah. Yes.

01:22:48:23 - 01:23:00:24

In relation to that specific, um, point. But I wondered whether there was a concern more generally about the interpretation of, of photos and lidar and imagery.

01:23:01:19 - 01:23:35:12

Assessments not scanned. Council. It is impossible to date um, features on aerial photographs unless there are something so specific, like a Roman villa, and even then one cannot be certain. So one is always, um, balancing likelihood on the basis of experience of where similar features have been excavated to assume one can assess a date, but but it should not be stated that that is definitely the date of that feature until we have. Physical evidence from excavation or trial trenching.

01:23:35:29 - 01:23:51:10

So what I'm what we're basically saying is. One should not attempt an interpretation without having. One should not. 1st May interpret, but one should not state that something is of a certain date until one has the physical evidence.

01:23:53:10 - 01:24:15:00

So I think as I understand it, the point is that, um, the the aerial photo and um, uh, lidar imagery imagery should be used alongside, um, the trenching and other sort of more, more detailed investigative works to, to understand the archaeology. And so is there concern that that hasn't taken place in this particular part of the, the sites or is it or more generally.

01:24:15:06 - 01:24:46:19

As response Notts County Council? It hasn't taken place across the site. It hasn't taken place across the Red line area. So one is basically, um, identifying interpretations of dates on features without having. Without having the results of evaluation trenching, which we also call ground truthing, which I think is a, is a useful phrase because it means that you're actually testing whether or not your assumptions about a feature or a site are actually correct. And from 80% of the site.

01:24:46:21 - 01:24:48:07

We don't have that here.

01:24:50:10 - 01:24:56:12

So thank you. Um, so. So, Miss James, would you like to to respond to the concerns that have been raised, please?

01:24:59:18 - 01:25:19:05

Can I just let Miss James comment on the specifics? I think our understanding is that that comment in relation to figure four applied to the Cottam scheme rather than necessarily West Burton, but as a general point, um, we appreciate that being made in respect of both projects. Um.

01:25:20:07 - 01:25:22:00

I think I just wanted.

01:25:22:02 - 01:25:54:18

To reiterate that the the policy test that we're working towards here, which I'm sure you're well aware of, but both in Ian one and Ian three, the question is about, um, or the test is that the level of detail that's provided is proportionate both to the heritage assets and taking into account the nature of the scheme. And what we're trying to decide here, is what's proportionate for this particular scheme to inform the EIA, um, process and also what's proportionate for this particular scheme to inform, um, the mitigation measures.

01:25:54:20 - 01:26:27:29

And it's accepted that further detail will need to be um, undertaken and further work established as we go through the construction process. And obviously there is a lot of further detail that will be, um, that will be made available, um, should scheme get consent. But what I wanted to make sure performance, James responded specifically, was that that that is what we're trying to establish for the purposes of these hearings. Um, and interpretation of data is a well used, um, uh, method in terms of BIA process.

01:26:28:01 - 01:27:12:12

And, and it seems I mean, the impression we're getting is that you would need to trench the entirety of the site in order to have sufficient information, which cannot be the suggestion that's being made here. Um, so the question is, what is the proportionate amount of trenching to be undertaken for this particular scheme in this particular area? Um, to inform the consenting process. And I what I didn't want to do was lose sight of that particular question, um, for the purposes of this hearing. But I'll let this James just respond on the particular point about whether you can use the non-intrusive surveys to give you sufficient information without to interpret the date or the age of assets, without needing to do further intrusive surveys.

01:27:12:22 - 01:27:19:19

All right. Thank you. And we will be coming back to to policy test shortly. But yes, on the particular point, please, Miss James, that'll be helpful.

01:27:20:13 - 01:27:27:15

Uh, Alice James, on behalf of the applicant. So, um, I'd just like to highlight so the, um, the F8 and.

01:27:27:17 - 01:27:28:08

LiDAR.

01:27:28:10 - 01:28:01:15

Uh, mapping interpretation was undertaken by an independent consultant, and she's, uh, a nationally recognized expert in this field and has been used by, um, uh, extensive, you know, numerous key organizations, including, um, English Heritage and Historic England. So, um, um, in terms of their interpretation, um, um, we we have a very high regard for their work. Um, and the interpretation they provide of data. I'd also highlight the fact that, as I mentioned earlier, it's about layering up information as much as you can.

01:28:01:17 - 01:28:36:17

So, for example, although I appreciate the point that it's, um, you know, how you come towards your dating evidence, but, um, what we often do on sites is we, we get our, you know, the desk based research, the non-intrusive when we layer up this information and then based on that can make assumptions. So for example, the general shape or patterning or if they align with things, let's say recorded on a historic map, we can start to kind of, uh, pull together information and make kind of, uh, uh, suggestions or assumptions about the, the, the dates of things.

01:28:37:00 - 01:29:30:24

And it's also, um, possibly worth highlighting at this stage. Um, in terms of, um, you know, the, the level of work to inform, um, an application, um, uh, as, um, as we've kind of evidenced, um, um, in our comparison of, um, evaluation works, um, for solar schemes, um, um, often we, uh, some of this work can actually happen post determinations. So, for example, we need to, uh, we need to kind of, um, do, uh, a sufficient, um, assessment and evaluation to, to inform an application and then further work can happen post determination to, uh, kind of keep building this picture or keep understanding, um, what we just sort of mean what the archaeological resource, um, um, looks like.

01:29:30:26 - 01:30:04:21

And, and this is certainly the case we're seeing on, on other schemes in terms of how much work has been done, let's say predetermination versus post determination and how this all kind of fits together. So in terms of the work we have done, we have done, uh, and it's uh, a very extensive level of work to inform this application. And we have tested using trenching the non-intrusive techniques, including the, the photo and lidar. Um, and, and we have demonstrated that the, the non-intrusive survey has been very good at identifying archaeology.

01:30:05:06 - 01:30:38:05

Um, so in terms of, you know, have we done enough to identify where archaeology is in terms of absence, presence? I'd say we have. And within the main solar sites, um, where the, the um. The non-intrusive techniques have said, you know those possibly archaeology here and often the case they'll they'll put an interpretation on it and say this might be, you know, an Iron Age Roman settlement. When we went and trench there, we found an Iron Age Roman settlement. So the the data has kind of complemented itself very nicely.

01:30:38:07 - 01:30:58:00

Um, in terms of this site, then there's certainly been nothing, um, out of the ordinary that suggested the techniques we've used are but haven't worked or haven't been as successful in, in, in kind of giving us the information we need to, um, inform the application, but more importantly, put together a mitigation strategy.

01:30:58:25 - 01:31:43:24

All right. Thank you. Uh, Miss James, and, um, I can see that, uh, Sands got a hand up, and I was going to come back to Lincolnshire and Nottinghamshire advisors and ask a particular question about, um, whether this this part of of Lincolnshire, Nottinghamshire is particularly archaeologically sensitive and is it unusually sensitive? Um, uh, and in that, in that sense, is there a concern that the desk based research isn't as effective as it might be in identifying these sensitivities? So, um, so, Miss Allen, do you want to make the point that you're going to make and also respond to that, that question as well, please?

01:31:44:12 - 01:32:14:21

Uh, yes, ma'am. Jan Allen, Lincolnshire County Council um, it is actually, um, a significant area. But also I think something that's really important is, um, while, uh, Miss James is saying, uh, that the work that they've done has been, you know, perfectly adequate in terms of, uh, where they've done the full suite of techniques. Uh, they are saying that they accept that further work in information is required.

01:32:16:02 - 01:32:58:21

Uh, the more that the that the work and information, uh, gets pushed along in terms of the schedule, the higher the risk is. Uh, so to push evaluation into post consent means that you're going to have to deal with whatever comes up. And if you've got machines and schedules, you know, these are all going to have really quite serious implications if you're pushing things. Um, as I mentioned earlier, this is um, it was the, um, it was either caught on my West Burton that within the first day and a half, we had, uh, unexpected human remains 20cm from the ground surface.

01:32:58:23 - 01:33:29:27

That can be anywhere. So you've got the the archaeological potential of this area and the Trent Valley. You've also got the potential for just normal site specific archaeology that is left from people doing things across the landscape for, you know, millennia. So at what point is it significant? At what point is it cumulatively significant? All of these things need to be reached from an understanding of what it is that you've got to deal with.

01:33:29:29 - 01:34:02:26

Nothing is a problem. But the way that we, uh, that we do our evaluation and the way that it informs the mitigation is as, uh, as, uh, Miss James said, we layer things. Absolutely. And we've got Ursula's ground truthing that we get to at the end. So, yes, we can we can make assumptions based on what things are and what the dates they are. This is why we put trenches. Uh, we look at what information we have. We put trenches across things like geophysical anomalies.

01:34:02:28 - 01:34:38:25

We put trenches across things that come up in lidar. In our photos. We put trenches across blank areas. As I say, that's where we had the the Saxon skeletons because that didn't come up. Human burials don't come up in geophysical surveys, because if you think of the process, someone dug a hole, put their loved one in and then covered it up, and then that's not going to show up in anything except for where you put a trench in the ground. So we need to get to a point of understanding as they have across, you know, those areas where they have done the full suite of evaluation, where they haven't.

01:34:39:16 - 01:35:19:16

We're just left with blankness. We don't know what the potential is. It hasn't been evaluated. We don't have an understanding of what is there, where it is, what the extent is, what the significance is, what

the effect of meditation would be. All of this is possible. It's perfectly reasonable. We do development led archaeology all of the time, and we design it to work with the work programme when consent is granted. The issue that we have is that the trenching that they did, which was adequately done, that trenching phase finished in something like, I believe, October 2022, we've had a very long time.

01:35:19:24 - 01:35:56:27

To be able to do quite a lot more trenching. So to be putting that forward, first of all, is the mitigation, which is what they're proposing. Trenching, as I'm sure you you will know now, it's not a meditation, it's an evaluation. So what you're saying is, you know, you need to do more here to get an understanding of what the impact is and what that that development impact is going to be and how to deal with that in a way that is reasonable, proportionate, fit for purpose. So in terms of potential, what the what the significance is of this area? Yes, it is.

01:35:56:29 - 01:36:21:07

And I will let, uh, Miss Spence, uh, tell you about how significant it is being, uh, in this part of the world, but just in terms of getting an understanding of the archaeology where it's going to be impacted by development, it's going to be damaged or destroyed if it's not understood. And if we don't know where it is, then we cannot deal with the impact.

01:36:21:27 - 01:36:47:12

All right. Thank you. And and and yes, before I go back to the applicant, if there is any more information you can give me on, um, on sensitivity, I'd appreciate it. Obviously. Um, as we've seen from the from the applicant, there are a range of approaches to, um, uh, archaeological investigative work. And if this is an area of particular sensitivity, then I'd like to, to, to understand that as part of, as part of this process.

01:36:47:21 - 01:36:50:19

If I can hand that over to Ursula Spence.

01:36:51:09 - 01:36:54:26

Please. Miss Spencer, you are you are you there? And I'll come back to the applicant.

01:36:55:10 - 01:37:13:25

I am here as the Spence Knox County Council. Um, thank you ma'am. Um, yes, as an example, um, there is an area not within this application site, but it is coming up within another solar scheme, which is identified in the Nottinghamshire Minerals Local Plan as being an area. I'm sorry.

01:37:13:27 - 01:37:28:28

I'm going to I'm going to interrupt you, Spencer. I'm really, really need to understand that about this, this particular area because obviously this is the examination we're focusing on and this is this part of, of Lincolnshire and obviously parts of Nottinghamshire particularly sensitive. Is there any evidence of that?

01:37:29:00 - 01:38:01:12

Yes, it is um, the, the density of information, um, recorded on aerial photographs as crop marks in this area is very, very rich in crop mark data. Now, the problem with crop mark data is that that shows on areas where you have sands and gravels. The River Trent is a heavily braided river system. Um. There are large areas of alluvium where there will be archaeology contained within the alluvium under it.

01:38:01:27 - 01:38:26:14

On it, um, and they tend to be very difficult to spot those areas of archaeological sensitivity, um, through lidar and crop mark evidence alone. So we have a very, very volatile floodplain environment with archaeology. Basically three dimensional archaeology. Throughout the river system.

01:38:29:05 - 01:39:12:04

Yes, I'd say it is an extremely sensitive area. And the reason I mentioned the Minerals Local Plan is because the area to the north of of of of South Moscow, um, is identified as being the richest palimpsest, layer upon layer upon layer of crop mark data, um, backed up by field walking in the area which hasn't been undertaken for any of the schemes that we're seeing, come through the insight process. We have evidence. That backs up the um, national mapping program data of all the the crop marks that says we have, um, people living here from the Paleolithic period all the way through to the Saxon period and beyond.

01:39:13:17 - 01:39:26:04

Right. So if we are lacking in in any evaluation results, if we don't have any signs of, um, Neolithic peoples, Mesolithic peoples, Paleolithic peoples, Bronze Age peoples, we're missing.

01:39:27:21 - 01:39:30:19

No. Half a half a million years of human activity.

01:39:32:24 - 01:39:43:01

Thank you, Mr. Burns. I'm going to go back to the applicants. Miss Broderick or Miss James. Um. And just just. I'll just take from you before we. Before we break.

01:39:44:09 - 01:40:18:18

Uh, project the applicant. Um, I'll just make a couple of points before I hand over, um, Miss James. What I didn't hear was, obviously, we appreciate that the. There may be a sensitivity or maybe there may be great quantitative archaeology, but what I believe was the question is, why is this area different from other areas in the country, such that the approach taken in other areas of the country for similar schemes is not appropriate here? And I don't believe we've had an answer in that respect. Um, there's some information was given about, um, the geology, um, particularly around the River Trent.

01:40:18:20 - 01:40:54:10

But as Mr. James has already explained, that is the very reason why additional trenching was carried out in that particular area, because it was recognized that it had greater potential. Um, reference was made to the Minerals Local Plan, and I think it's the point I've made already, is we need to consider what's appropriate for this particular scheme. And obviously large excavations for mineral extraction are not comparable with the the type of construction activities that are going to be undertaken for this particular scheme, which is a very, um, low intrusive type of project.

01:40:54:12 - 01:41:21:24

So again, I don't think we've heard anything, um, from uh, Lincolnshire and Nottinghamshire today about why this particular scheme requires, um, additional um, levels of um surveys compared with other types of schemes, other places in, in the country that are in the project. But I'll let um, Mr. James add any points in respect of some of the particular points that that were made there in terms of marks, etc..

01:41:22:29 - 01:41:23:14

Thank you.

01:41:24:11 - 01:41:55:23

Um, I assume to be half that the applicant. I would just like to highlight that in terms of, um, uh, the works we've undertaken, we've not identified or come into a situation where, um, the, the text techniques we've used, uh, haven't done what they've needed to or we've found archaeology that would kind of, uh, require a different approach or an alternative approach to, to what is commonly, um, taken elsewhere for, for solar schemes.

01:41:56:03 - 01:42:42:18

Um, and so the, um, you know, the nature of archaeological remains and are fairly typical to what you've seen in all setting the, the techniques we've used, we've, we've proven have, have been quite successful. Um, that includes in, in areas where there is an increased potential for, uh, paleo environmental, um, deposits. So from, from our perspective that we haven't found any justification or evidence that, um, a different approach is required or needs to be adopted than that which is useful for other schemes or for kind of identifying and, uh, you know, uh, archaeological remains, um, um, and kind of characterizing them enough to put a mitigation strategy, um, together.

01:42:42:20 - 01:43:27:12

So, um, you know, the work we have, uh, undertaken has, has been really informative. Um, and, and that includes the, the non-intrusive evaluation, which, you know, as, as you look at the data, it's a really good data set. It's um, um, and has been incredibly useful in terms of identifying where archaeology, um, is, and in some places has been more useful than the trenching that has been undertaken. So I think my main point here is, is from, from our point of view that there is we haven't found any justification, um, for taking a different approach, which would require a high percentage of sample of trenches across the whole scheme to, uh, as a necessity to inform this application.

01:43:27:19 - 01:43:57:19

And I think just, um, just before we, um, it's on this point, um, um, it might be helpful we keep hearing mention of the unexpected discovery in relation to the Cottam scheme of, um, uh, of burials, but, um, perhaps it might be helpful if Miss James can just put that into context because it wasn't an unexpected find. So perhaps Mr. James could just deal with that particular point. Um, I'll show something off the applicant. Yes. So we did find burials, um, uh, within the Cottam scheme.

01:43:57:21 - 01:44:28:15

Um, so this area, um, was covered by geophysical survey, where we found a series of, um, uh, ditches and other anomalies. Um, and so we knew there was going to be an archaeological site in this area. Um, we laid down trenches specifically targeting those anomalies. And what we found, um, in the middle of them were a series of burials. So, um, the statement that they were unexpected, they were only unexpected, um, in the sense of we haven't fully understood the nature of the archaeology.

01:44:28:17 - 01:45:22:29

And this is why we did the trenching to to understand the, the nature. So archaeology in that area was very expected. And by undertaking trenching in an informed way, um, we were able to fully characterize what the archaeology looked like. And it's. Also we're highlighting, um, with, with these burials that they have been heavily damaged by activity. So in some ways, it was very fortunate that this scheme had offered the mechanism for us to, um, undertake an evaluation to first find them, identify them as, um, you know, this is a field, um, essentially that, you know, there was no idea that there was there was going to be archaeology here, but it's also going to provide the mechanism to, um, to um, uh, excavate and I guess look after them in a sense, rather than leaving them to be continued to be damaged by activity, which would have happened if this scheme hadn't have come along.

01:45:23:01 - 01:45:34:12

So it's, um, I'm highlighting this just as a kind of, uh, a site benefit of cellular schemes in that a lot of these sites are getting very damaged right now. And we do want to protect archaeology.

01:45:35:12 - 01:46:09:03

Thank you. Um, so I can see that Mr. Adams and Alan have got their hands up. Um, I am going to ask as a sort of an action point to take away, um, if, uh, Nottinghamshire and Lincolnshire do have any further information to back up the, the, um, the, the position in terms of this being an area of, of great sensitivity then, then that would be, that would be helpful. Um, so I'm going to note that as an action point, um, before we break, are there any brief final comments on this item from, um, Mr.

01:46:09:05 - 01:46:11:07

Adams or Miss Allen, please?

01:46:13:16 - 01:46:44:12

Um, Matthew Adams for Lancashire County Council. Thank you ma'am. Um, just just a point on the the burials, um, they were incidentally found, um, because there were other archaeological features in, um, identified with the geophysics. They weren't I picked up by the geophysics on the site I mentioned earlier on. They did not have archaeological, um, features identified in the geophysics, and the burials were were found solely through trenching and through a programme of trenching. The blank areas which the the um applicant is, is not keen to do at the moment.

01:46:44:14 - 01:46:49:10

So I just thought I'd raise that as, as a, as a counterpoint. Um, for your information, thank you.

01:46:49:20 - 01:46:51:02

Thank you. And Miss Allen.

01:46:53:08 - 01:47:21:27

Thank you, ma'am. Jan Allen LK. Um, I think it's very interesting because actually, um, both the applicant and ourselves are talking about the usefulness of trenching. Um, and, and and I've seen, um, both of the inspectors nodding their heads when, when we're, when we're talking to you about it. So you obviously do understand, um, that it is. An intrinsic part of the evaluation, uh, approach to to dealing with archaeology. Um.

01:47:22:06 - 01:47:22:21

We're not doing.

01:47:22:23 - 01:47:25:13

It in terms of understanding what's being said to us.

01:47:26:02 - 01:47:26:17

It's just.

01:47:26:19 - 01:47:27:04

To be.

01:47:28:15 - 01:47:29:00

Fair.

01:47:29:02 - 01:48:00:15

Enough, ma'am. Um, trenching is essential. And and both the applicant and ourselves have been saying that, uh, the issue that we have, as you will appreciate, is that trenching has happened across the site in certain areas. We can move forward with those. We can't with the others. And, uh, and in terms of, uh. Advancing our understanding of archaeology development led these. These are massive landscape scale application sites.

01:48:00:17 - 01:48:37:07

And the impact that they're going to have is on a landscape, uh, significance. And so for us to have this as an opportunity to identify archaeology, deal with it, and have the development move forward. That's that's the way it should be working. And that way we have public benefit. That way we have an increase in an understanding of of the archaeology and the development of of, of of human interaction

across this landscape, through, you know, the depth of time. Something that we're certainly needing to address is the fact that solar farm, uh, insects have a massive impact on the ground.

01:48:37:09 - 01:48:42:16

So there's going to be piling, uh, every one of these piles is going to be and.

01:48:42:18 - 01:48:47:15

We will come up. So I'm going to interrupt because we will come on to onto the actual, uh, the, um,

01:48:49:03 - 01:49:08:20

the impacts of development a little bit later on. So I'm just keen to have a break now because we have been talking for quite a long time. So what? We'll come back to those points a little bit later. So the time is now. Um, uh, 1149 um, could we return at, um, at 12:05, please? Okay. Thank you very much, everyone.