



Hearing Transcript

Project:	Stonestreet Green Solar
Hearing:	Open Floor Hearing 1 (OFH1)
Date:	19 November 2024

Please note: This document is intended to assist Interested Parties.

It is not a verbatim text of what was said at the above hearing. The content was produced using artificial intelligence voice to text software. It may, therefore, include errors and should be assumed to be unedited.

The video recording published on the Planning Inspectorate project page is the primary record of the hearing.

00:00:14:01 - 00:00:16:12

Good evening, everyone.

00:00:16:12 - 00:00:17:28

The time is 5 p.m.

00:00:17:28 - 00:00:23:00

on this open floor hearing on St
Green Solar Project is now open.

00:00:23:03 - 00:00:26:18

Thank you all for joining us today.

00:00:26:21 - 00:00:30:22

Please, could a member of the case team
confirm that it can be heard clearly

00:00:30:22 - 00:00:44:12

and that the live streaming
and recording have started?

00:00:44:15 - 00:00:48:07

My name is

00:00:48:10 - 00:00:55:07

starting.

00:00:55:09 - 00:01:01:13

Can everybody hear me?

00:01:01:15 - 00:01:02:12

Can everybody hear me

00:01:02:12 - 00:01:05:17

on that side of the room? Yes.

00:01:05:20 - 00:01:07:19

Okay. Thank you.

00:01:07:19 - 00:01:10:19

The screen is in sync with your voice.

00:01:10:20 - 00:01:11:27

Sorry, I can't hear you.

00:01:11:27 - 00:01:13:20

You need a microphone.

00:01:13:20 - 00:01:17:19

Screen

and visual is not in sync with your voice.

00:01:17:21 - 00:01:20:21

Okay.

00:01:20:21 - 00:01:25:15

Thank you.

00:01:25:17 - 00:01:28:01

My name is Graham

Saad, and I have been appointed

00:01:28:01 - 00:01:31:01

by the Secretary of State
as the examining authority

00:01:31:04 - 00:01:35:11

to examine the application by April
the zero one limit date

00:01:35:11 - 00:01:39:16

for an order granting development
consent for this project.

00:01:39:18 - 00:01:40:19

I am supported by

00:01:40:19 - 00:01:43:19

the Planning Inspectorate Scarce team.

00:01:43:21 - 00:01:49:06

They are managed by Spencer Almond,
who is with us today.

00:01:49:09 - 00:01:53:04

Today's hearing is a hybrid event,
meaning that some of you are present

00:01:53:04 - 00:01:57:05

within the room in person
and some of you are joining us

00:01:57:06 - 00:02:00:06

using Microsoft teams.

00:02:00:10 - 00:02:04:12

I intend to make sure that you will be given a fair opportunity to participate.

00:02:04:14 - 00:02:09:15

However, you know, however, you have decided to attend the

00:02:09:17 - 00:02:13:01

and allowed deal with a few housekeeping matters.

00:02:13:03 - 00:02:15:06

Can everyone please set all devices,

00:02:15:06 - 00:02:19:20

smartwatches and phones to silent

00:02:19:22 - 00:02:21:11

to avoid disrupting the hearing?

00:02:21:11 - 00:02:27:19

Please keep microphones muted until I invite you to speak.

00:02:27:21 - 00:02:29:05

For those of you in the room.

00:02:29:05 - 00:02:33:29

I understand that
no fire alarm test is planned for today.

00:02:34:01 - 00:02:37:10

Should an alarm sound
then please leave using the fire exit

00:02:37:10 - 00:02:42:16

at the bottom of the corridor
as you turn left out of this stall

00:02:42:18 - 00:02:43:15

and go to the fire

00:02:43:15 - 00:02:47:06

assembly point in the car park.

00:02:47:08 - 00:02:51:01

A recording of today's hearing
will be made available on the Stone Street

00:02:51:01 - 00:02:55:00

Green Solar web page of the National
Infrastructure Planning website.

00:02:55:02 - 00:02:58:29

As soon as we can
after the hearing has finished.

00:02:59:02 - 00:03:01:06

Please contact a member of the case team

00:03:01:06 - 00:03:05:12

if you don't know
how to find the project webpage.

00:03:05:14 - 00:03:07:05

A link to the planning inspectors

00:03:07:05 - 00:03:10:10

Privacy Notice was provided in my Rule
six letter dated

00:03:10:11 - 00:03:13:18

the 22nd of October 2024.

00:03:13:20 - 00:03:17:08

I assume that everybody here today
has familiarized themselves

00:03:17:08 - 00:03:22:02

with this document which establishes
how personal debt of our customers

00:03:22:02 - 00:03:26:11

is handled in accordance
with data protection law.

00:03:26:14 - 00:03:28:27

Please speak to Spencer
if you have any questions

00:03:28:27 - 00:03:33:15

about this,

00:03:33:18 - 00:03:35:11

I will give the applicant an opportunity

00:03:35:11 - 00:03:42:19

to respond to all submissions

at the end of this hearing.

00:03:42:22 - 00:03:43:06

I will not

00:03:43:06 - 00:03:46:13

invite any other introductions

at this stage.

00:03:46:15 - 00:03:48:29

There will be an opportunity for yourself.

00:03:48:29 - 00:03:51:02

Introduce yourself later.

00:03:51:02 - 00:03:54:02

If I invite you to speak.

00:03:54:02 - 00:03:56:08

I will follow the agenda

that was published

00:03:56:08 - 00:04:00:27

on the 22nd of October 2020 for

00:04:00:29 - 00:04:03:04

and it is possible

00:04:03:04 - 00:04:05:19

for a copy of the agenda

to be shared on screen.

00:04:05:19 - 00:04:31:27

Please.

00:04:32:00 - 00:04:38:22

Thank you.

00:04:38:25 - 00:04:41:25

And just about a complete agenda item one.

00:04:42:00 - 00:04:45:01

But just anybody in the room

have a question about the agenda or

00:04:45:03 - 00:04:48:03

the arrangements for this hearing.

00:04:48:03 - 00:04:50:11

So, yes, just go on.

00:04:50:11 - 00:04:50:24

Proceed.

00:04:50:24 - 00:04:55:27

I keep on hand for the applicant
on procedural messages to rights.

00:04:55:29 - 00:04:59:27

I keep the agenda

00:05:00:00 - 00:05:04:14

excuse me, behind the rule six letter.

00:05:04:19 - 00:05:09:22

It refers to a meeting
start time of 6 p.m.

00:05:09:25 - 00:05:15:07

The timetable refers
to a meeting start time of 5 p.m.

00:05:15:09 - 00:05:16:09

It's so there

00:05:16:09 - 00:05:19:09

seems to be a discrepancy
which we've observed.

00:05:19:11 - 00:05:25:04

It seems to us that provided
that the hearing continues beyond 6 p.m.,

00:05:25:07 - 00:05:29:04

that would not create any issues,

but only if that were the case.

00:05:29:04 - 00:05:32:07

So so I just raise that now.

00:05:32:08 - 00:05:35:01

I understand that there there is

00:05:35:01 - 00:05:37:11

a number of people
wishing to speak this evening.

00:05:37:11 - 00:05:42:07

So I I'm assuming that'll go on
well after 6 p.m.

00:05:42:07 - 00:05:45:06

So if that's the case

00:05:45:06 - 00:05:52:03

we should be able to start. I'm

00:05:52:05 - 00:05:53:18

Does anybody taking

00:05:53:18 - 00:05:56:18

part using Microsoft teams?

00:05:56:25 - 00:05:59:21

I have a question about the agenda
or the arrangements

00:05:59:21 - 00:06:04:11

for this hearing.

00:06:04:14 - 00:06:06:02

I don't see any hands up.

00:06:06:02 - 00:06:09:23

So I concluded under item one.

00:06:09:25 - 00:06:13:09

So moving on, item two,
this is the purpose of the hearing and

00:06:13:10 - 00:06:16:05

how it will be conducted.

00:06:16:07 - 00:06:19:19

The purpose of this open floor
hearing is to give you an opportunity

00:06:19:19 - 00:06:23:09

to raise things that you think
should be considered for the discussion

00:06:23:12 - 00:06:27:14

about whether development consent
should be granted.

00:06:27:17 - 00:06:30:27

You are free to raise any topic

that is important

00:06:30:27 - 00:06:34:08

and relevant to the examination.

00:06:34:11 - 00:06:37:04

This is an opportunity for me

to hear your thoughts

00:06:37:04 - 00:06:41:00

about the application at first hand.

00:06:41:02 - 00:06:44:05

This hearing is subject

to my powers of control over

00:06:44:05 - 00:06:47:05

its conduct as established

by the Planning Act

00:06:47:07 - 00:06:50:13

2008.

00:06:50:15 - 00:06:52:16

To be clear, the purpose of this hearing

00:06:52:16 - 00:06:55:21

is to assist

my examination of the project.

00:06:55:24 - 00:06:58:27

This hearing is not to be used
as a political platform

00:06:58:27 - 00:07:03:01

and that the attempts to do
that will not be tolerated

00:07:03:03 - 00:07:05:01

if the person wishes to speak,

00:07:05:01 - 00:07:10:24

will be invited
to speak at the appropriate time.

00:07:10:27 - 00:07:12:21

These oral submissions should

00:07:12:21 - 00:07:17:13

be based on representations
previously made in writing by the Speaker.

00:07:17:16 - 00:07:20:01

However,
they should simply not repeat the matters

00:07:20:01 - 00:07:23:26

previously covered in the written
submission, but rather provide

00:07:23:28 - 00:07:27:10

further detail and explanation and support

00:07:27:10 - 00:07:30:18

in evidence

00:07:30:20 - 00:07:33:12

set out in the agenda

and suggest that the Speaker

00:07:33:12 - 00:07:37:02

completes their submission

within 5 minutes.

00:07:37:04 - 00:07:40:14

This will be timed

and I will give you a minute warning

00:07:40:16 - 00:07:44:28

before your five minute expires.

00:07:45:00 - 00:07:45:17

I will,

00:07:45:17 - 00:07:48:17

as I consider necessary,

ask questions of the Speaker

00:07:48:20 - 00:07:54:04

and I will give the applicant

an opportunity to respond to all comments.

00:07:54:04 - 00:07:57:13

Questions

and answers are to be directed to me

00:07:57:13 - 00:08:01:05

rather than anybody else.

00:08:01:07 - 00:08:03:02

Does anybody in the room have a question

00:08:03:02 - 00:08:09:01

about how this hearing will be conducted?

00:08:09:03 - 00:08:16:00

Could we get a microphone to the.

00:08:16:02 - 00:08:17:08

I understood from the

00:08:17:08 - 00:08:22:10

information, given that if like me,
you were representing

00:08:22:12 - 00:08:26:25

a group of people,
you could speak for 8 minutes,

00:08:26:27 - 00:08:31:00

five, four individuals, 8 minutes

00:08:31:03 - 00:08:34:17

where one IP

speaks on behalf of a number of people.

00:08:34:20 - 00:08:37:03

I would hope to be within a five.

00:08:37:03 - 00:08:39:10

It's a a you represent nine.

00:08:39:10 - 00:08:41:29

The group I'm representing.

00:08:41:29 - 00:08:42:29

Okay.

00:08:42:29 - 00:08:45:19

That's the key here.

00:08:45:19 - 00:08:47:22

The papers do say that.

00:08:47:22 - 00:08:54:12

So yes, we provided 8 minutes.

00:08:54:14 - 00:08:58:06

So does anybody taking part
using Microsoft

00:08:58:06 - 00:09:06:10

teams have a question
about how this hearing will be conducted?

00:09:06:12 - 00:09:09:14

So I conclude agenda item

00:09:09:14 - 00:09:14:02

two and move on eight three.

00:09:14:05 - 00:09:16:22

I will

now invite people who wish to make an oral

00:09:16:22 - 00:09:20:25

representation

at this hearing to identify themselves.

00:09:20:27 - 00:09:25:18

When I invite you to speak, please ensure
that you speak clearly and or microphone.

00:09:25:20 - 00:09:31:17

Please state your name and who you are
representing each time you speak.

00:09:31:19 - 00:09:34:19

Please remember the microphone
when you speak.

00:09:34:20 - 00:09:38:18

If you are taking part using Microsoft
teams, please switch on your camera.

00:09:38:18 - 00:09:41:29

When I invite you to speak,

00:09:42:01 - 00:09:43:08

please switch microphones

00:09:43:08 - 00:09:47:02

and cameras off again

when I move to the next speaker.

00:09:47:05 - 00:09:50:13

If you're in the room

but not at a table with a microphone,

00:09:50:14 - 00:09:55:28

then please wait for a roving microphone

be taken to you before you speak.

00:09:56:00 - 00:09:58:18

Although I would say that we have provided

00:09:58:18 - 00:10:01:27

a table for each speaker

00:10:02:00 - 00:10:04:18

to come to the front of the room

00:10:04:18 - 00:10:08:21

and be able to address myself.

00:10:08:23 - 00:10:11:00

So the use of the roving mike

00:10:11:00 - 00:10:14:19

should be kept to a minimum.

00:10:14:21 - 00:10:15:15

So I would

00:10:15:15 - 00:10:19:05

now like to ask if anybody in the room

00:10:19:05 - 00:10:25:18

would like to speak this evening

if you could raise your hands.

00:10:25:20 - 00:10:32:23

Okay.

00:10:32:25 - 00:10:35:11

Could we have a roving mike?

00:10:35:11 - 00:10:47:00

Just identify each person, please.

00:10:47:02 - 00:10:49:29

Good evening, Sir

Richard Thompson on behalf of CPR.

00:10:49:29 - 00:10:51:05

Kent.

00:10:51:05 - 00:10:52:29

Sorry, I didn't catch your name.

00:10:52:29 - 00:10:54:04

Richard Thompson.

00:10:54:04 - 00:10:57:01

Richard Thompson On behalf of CPR. Kent.

00:10:57:01 - 00:11:00:01

Thank you.

00:11:00:02 - 00:11:00:28

Jeremy Bromley.

00:11:00:28 - 00:11:08:13

Speaking on behalf of the Bromley
household,

00:11:08:16 - 00:11:11:07

Alison Erdely
speaking on behalf of all Eddington

00:11:11:07 - 00:11:16:01

and BONNINGTON Parish Council.

00:11:16:03 - 00:11:17:20

Linda Harman

00:11:17:20 - 00:11:20:11

speaking on behalf of Saxon Shaw.

00:11:20:11 - 00:11:23:29

Good.

00:11:24:02 - 00:11:25:08

Christine Drury also

00:11:25:08 - 00:11:36:06

speaking on behalf of CPR.

00:11:36:08 - 00:11:40:05

Elaine Rose Alderton, Resident

00:11:40:07 - 00:11:42:14

for Simon Lane,

00:11:42:14 - 00:11:48:12

speaking on behalf of the old intern,
a nurse and support group,

00:11:48:14 - 00:11:50:06

Alison Lung resident

00:11:50:06 - 00:11:54:19

and speaking on behalf of residents.

00:11:54:21 - 00:11:56:17

Paul Bartlett Resident

00:11:56:17 - 00:12:03:14

Speaking on behalf of Merson Ward.

00:12:03:17 - 00:12:06:21

Jonathan Tennant

Speaking on behalf of the audience.

00:12:06:21 - 00:12:11:03

An amazing support group.

00:12:11:05 - 00:12:18:09

Andrew

Swarbrick on the Bollington resident

00:12:18:12 - 00:12:28:08

Nigel Spencer on behalf of Kent Ramblers,

00:12:28:10 - 00:12:30:06

thank you for that.

00:12:30:06 - 00:12:32:22

And can I ask

00:12:32:22 - 00:12:37:13

if there's anybody taking part

on Microsoft teams to identify themselves

00:12:37:13 - 00:12:44:26

who wish to make an oral representation

to the

00:12:44:28 - 00:12:47:06

just so that it's anybody?

00:12:47:06 - 00:13:12:10

So just bear with me.

00:13:12:13 - 00:13:17:08

Okay, So

00:13:17:10 - 00:13:23:09

in terms of the order,

00:13:23:12 - 00:13:26:12

I'll take people in.

00:13:26:14 - 00:13:28:21

I'll invite

00:13:28:21 - 00:13:34:25

Councilor Paul Bartlett to speak first.

00:13:34:27 - 00:13:37:27

Richard Thompson of the CPR array,

00:13:38:00 - 00:13:41:00

speak second.

00:13:41:07 - 00:13:43:13

Now, I was aware that

00:13:43:13 - 00:13:45:23

Christine Julie Drury

00:13:45:23 - 00:13:48:22

was also speaking on behalf of the CPR.

00:13:48:22 - 00:13:51:07

Are you planning to speak

00:13:51:07 - 00:13:55:12

to present together?

00:13:55:15 - 00:14:00:21

Richard will take the presentation

00:14:00:23 - 00:14:01:18

supplementary,

00:14:01:18 - 00:14:05:20

but to avoid your interest,
any duplication.

00:14:05:22 - 00:14:06:18

Okay.

00:14:06:18 - 00:14:10:06

Thank you.

00:14:10:08 - 00:14:12:25

Nigel Spencer

00:14:12:25 - 00:14:15:24

and Rose

00:14:15:24 - 00:14:16:09

Alison.

00:14:16:09 - 00:14:18:02

Thirdly,

00:14:18:02 - 00:14:21:01

Alison Lunn,

00:14:21:01 - 00:14:23:22

Andrew SWOT, Rick,

00:14:23:22 - 00:14:26:06

Linda Harman,

00:14:26:06 - 00:14:28:26

Simon Lunn,

00:14:28:26 - 00:14:31:19

Jeremy Probably

00:14:31:22 - 00:14:34:10

Jonathan Tennant

00:14:34:10 - 00:14:40:08

and I like right everybody in that list

00:14:40:10 - 00:14:42:21

is in place of itself speaking.

00:14:42:21 - 00:14:44:18

So I'm

00:14:44:18 - 00:14:46:11

sorry,

00:14:46:11 - 00:14:48:08

could you wait until the microphone?

00:14:48:08 - 00:14:50:25

Wouldn't it be better

if Simon and Jonathan spoke

00:14:50:25 - 00:14:51:26

one after the other because it

00:14:51:26 - 00:14:59:04

the same group and all follow on

rather than sit between them?

00:14:59:06 - 00:15:08:01

Okay.

00:15:08:03 - 00:15:08:16

Okay.

00:15:08:16 - 00:15:13:07

That brings us to the end of agenda

item three.

00:15:13:10 - 00:15:16:04

So we move on item four

00:15:16:04 - 00:15:19:18

and welcome Councilor Paul Bartlett

00:15:19:22 - 00:15:24:08

to address the hearing for 5 minutes.

00:15:24:11 - 00:15:25:24

Thank you, sir.

00:15:25:24 - 00:15:29:08

I'm grateful

to have the opportunity to speak.

00:15:29:11 - 00:15:34:07

I have submitted a written submission

and as you've instructed,

00:15:34:09 - 00:15:37:09

I will not repeat what has been said.

00:15:37:16 - 00:15:41:08

Just provide additional detail

in what I've said.

00:15:41:08 - 00:15:43:18

What I've said.

00:15:43:18 - 00:15:45:14

There are three particular

00:15:45:14 - 00:15:49:05

planning issues that I wish to raise.

00:15:49:08 - 00:15:53:01

First of all, Ashford

Borough Council published

00:15:53:04 - 00:15:57:08

renewable energy

planning guidance on large

00:15:57:10 - 00:16:00:10

photovoltaic arrays,

00:16:00:13 - 00:16:02:27

and there are three issues

00:16:02:27 - 00:16:08:22

within that guidance which I would like

to draw your attention to.

00:16:08:25 - 00:16:09:23

The first is

00:16:09:23 - 00:16:12:25

that the guidance provides

a maximum period

00:16:12:25 - 00:16:16:07

for developments of 25 years,

00:16:16:10 - 00:16:20:06

whereas this project is a 40 year project

00:16:20:08 - 00:16:24:11

and so goes against statutory guidance

00:16:24:13 - 00:16:27:13

on this point.

00:16:27:19 - 00:16:29:17

Secondly,

00:16:29:17 - 00:16:35:21

the guidance provides

the arrays must support biodiversity

00:16:35:23 - 00:16:40:17

and to do so it requires a sufficient gap

00:16:40:20 - 00:16:43:20

between the various photo

00:16:43:27 - 00:16:47:26

units to avoid overshadowing.

00:16:47:28 - 00:16:52:21

This is not provided in this application.

00:16:52:24 - 00:16:55:01

And the third point is that the height

00:16:55:01 - 00:16:59:06

of the units, according to the guidance,
should be raised

00:16:59:06 - 00:17:03:01

900 millimeters above ground level.

00:17:03:03 - 00:17:05:18

And again, this is a point
which is not followed

00:17:05:18 - 00:17:10:07

by the applicant in this application.

00:17:10:09 - 00:17:12:19

The next point I want to turn to

00:17:12:19 - 00:17:16:10

is policy and the ten,

00:17:16:12 - 00:17:19:26

which is Ashford Borough Council's policy

00:17:19:28 - 00:17:25:08

on renewable energy, solar arrays.

00:17:25:10 - 00:17:27:21

In addition, it is in addition, obviously

00:17:27:21 - 00:17:32:13

in addition to the guidance
issued by Ashford Borough Council,

00:17:32:15 - 00:17:34:17

there are three points
that I wish to make.

00:17:34:17 - 00:17:39:03

First of all, the policy envy ten requires

00:17:39:03 - 00:17:42:04

the development should have no adverse
impact

00:17:42:04 - 00:17:45:26

on the landscape.

00:17:45:28 - 00:17:47:18

Others will talk about the best

00:17:47:18 - 00:17:50:18

and most valuable land.

00:17:50:20 - 00:17:52:28

But my issue here on this point

00:17:52:28 - 00:17:56:24

is that

if this development is brought forward,

00:17:56:26 - 00:18:02:01

it will become the defining
characteristic of INGTON

00:18:02:03 - 00:18:06:08

and will have an adverse impact
on the nearby.

00:18:06:08 - 00:18:09:26

A.B..

00:18:09:28 - 00:18:10:29

The second point

00:18:10:29 - 00:18:14:21

about envy ten policy envy ten

00:18:14:24 - 00:18:18:07

is the unacceptable levels of traffic,

00:18:18:09 - 00:18:22:09

which will be generated,
and this is also referred to

00:18:22:09 - 00:18:27:06

in national policy statement 2.54.7

00:18:27:09 - 00:18:30:21

regarding the cumulative impact,

00:18:30:24 - 00:18:36:18

there are two specific roads in Mercian

00:18:36:20 - 00:18:39:15

which I wish to draw your attention to.

00:18:39:15 - 00:18:43:08

Both Bank Bank Road and Lois Lane.

00:18:43:11 - 00:18:48:13

All single lane

tracks are now completely incapable

00:18:48:13 - 00:18:53:17

of taking the cumulative impact

of the development

00:18:53:19 - 00:18:57:06

on these highways.

00:18:57:09 - 00:18:59:17

And the third point on policy

00:18:59:17 - 00:19:02:19

and the ten is the policy

00:19:02:19 - 00:19:06:13

requires

there should be no loss of amenity,

00:19:06:16 - 00:19:10:23

visual impact, noise and disturbance.

00:19:10:25 - 00:19:15:17

And I've set out in my argument

why I believe there is an adverse impact

00:19:15:17 - 00:19:19:15

of all of these issues.

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

The final point I wish to make

00:19:22:00 - 00:19:27:26

is on national policy 2.5, 1.5,

00:19:27:28 - 00:19:31:10

which requires as existing hedges

00:19:31:13 - 00:19:35:27

and established vegetation to be retained.

00:19:35:29 - 00:19:38:16

This policy does not do this

00:19:38:16 - 00:19:41:16

and therefore goes

against national policy.

00:19:41:20 - 00:19:44:20

As I've set out,

00:19:44:26 - 00:19:46:20

I'm very grateful to you

00:19:46:20 - 00:19:50:05

for giving me this opportunity
of setting out these points.

00:19:50:07 - 00:19:51:29

And thank you.

00:19:52:02 - 00:19:52:12

Okay.

00:19:52:12 - 00:19:58:29

Thank you very much.

00:19:59:01 - 00:20:02:15

So if we could move to

00:20:02:18 - 00:20:09:16

Richard Thompson, CPR aid, please.

00:20:09:18 - 00:20:10:05

Thank you, sir.

00:20:10:05 - 00:20:11:03

Richard Thompson.

00:20:11:03 - 00:20:14:03

On behalf of CPR, Kent.

00:20:14:10 - 00:20:19:06

Whilst we welcome the opportunity
to provide evidence today,

00:20:19:09 - 00:20:23:15

we do recognize that this is primarily
a written process.

00:20:23:17 - 00:20:27:14

My intention is, therefore,
to give you an overview of our position,

00:20:27:14 - 00:20:32:13

which we going to be expanding upon
when our written representations.

00:20:32:15 - 00:20:35:04

The starting point for CPR, Kent

00:20:35:04 - 00:20:37:06

and indeed CPR already nationally,

00:20:37:06 - 00:20:41:12

is that while we fully support
the UK's transition towards clean energy,

00:20:41:15 - 00:20:46:12

we believe that this transition
cannot come at the cost of our landscape

00:20:46:14 - 00:20:49:24

food security or rural communities.

00:20:49:27 - 00:20:54:23

CPR We have therefore been campaigning

hard for solar to be on rooftops

00:20:54:25 - 00:20:59:17

and brownfield sites rather than on
greenfields and agricultural lands.

00:20:59:20 - 00:21:04:28

A rooftop first approach would allow us
to protect land needed for food, housing,

00:21:05:01 - 00:21:10:07

nature and energy, or
without industrializing our countryside.

00:21:10:10 - 00:21:13:29

Our primary concern
is therefore the excessive scale

00:21:14:01 - 00:21:17:19

of this proposed development
and its potential

00:21:17:19 - 00:21:21:01

to dramatically alter
the local rural landscape.

00:21:21:03 - 00:21:25:11

When combined with the adjacent
EDF proposal, the project threatens

00:21:25:11 - 00:21:30:12

to turn a rural agricultural area
into an industrial landscape.

00:21:30:15 - 00:21:34:10

In refusing the adjoining EDF proposal,

00:21:34:13 - 00:21:38:24

Ashford Council have rightly pointed
to the undulating

00:21:38:27 - 00:21:41:15

topography of the area and the significant

00:21:41:15 - 00:21:45:10

adverse effects on landscape character
and on visual amenity.

00:21:45:11 - 00:21:48:25

The smaller EDF proposal would have.

00:21:48:27 - 00:21:51:24

Clearly
such an impact is going to be far greater.

00:21:51:24 - 00:21:56:00

This marked larger scheme
in front of us now.

00:21:56:03 - 00:21:58:27

The current development as proposed

00:21:58:27 - 00:22:02:20

would completely redefine the landscape
and not just occupy it.

00:22:02:22 - 00:22:06:06

This is not the considerable effort
national policy expect

00:22:06:08 - 00:22:09:19

in terms of minimizing
the impact on the landscape.

00:22:09:22 - 00:22:12:22

This has been exacerbated by the project's
clear focus

00:22:12:28 - 00:22:17:14

on maximizing output
from every piece of land on the option.

00:22:17:16 - 00:22:21:18

This is at the expense of some relatively
minor mitigation opportunity.

00:22:21:21 - 00:22:26:02

That would go a significant way
in reducing the impact of the scheme.

00:22:26:05 - 00:22:28:13

In particular, we agree with Ashford
Council's

00:22:28:13 - 00:22:32:10

requests to remove panels from fields
at higher parts of the site.

00:22:32:12 - 00:22:36:27

We also agree with our request
to further fragment the scheme.

00:22:36:29 - 00:22:41:18

Moreover, completely removing Fields 2021
and 22

00:22:41:20 - 00:22:45:16

as shown on the illustrative
masterplans would go a long way towards

00:22:45:16 - 00:22:49:11

lessening the impact of the proposal
on a number of fronts.

00:22:49:14 - 00:22:53:21

Development of these fields
heightens the landscape's vulnerability

00:22:53:23 - 00:22:57:21

and would significantly impact
particularly local because of the footpath

00:22:57:21 - 00:23:01:21

that links Thornton Village

to Sir Martin's church.

00:23:01:23 - 00:23:04:01

Our public rights of way more generally.

00:23:04:01 - 00:23:07:20

This is a particularly dense area footpath
that is going to be impacted.

00:23:07:22 - 00:23:11:12

Public enjoyment of the footpaths
in this rural area will clearly diminish

00:23:11:15 - 00:23:15:12

when surrounded by tall solar panels
and we are concerned that this impact

00:23:15:14 - 00:23:19:22

is being understated.

00:23:19:24 - 00:23:21:15

Turning to the biodiversity,

00:23:21:15 - 00:23:24:25

we are particularly concerned
the project's effect on farmland birds,

00:23:24:27 - 00:23:29:10

especially red listed species,
including Yellowhammer and Skylarks.

00:23:29:13 - 00:23:33:11

The scheme provides limited information
on how it will mitigate habitat loss

00:23:33:13 - 00:23:37:06

and we're concerned the proposed
mitigations are insufficient, particularly

00:23:37:07 - 00:23:41:02

for species already
facing significant decline.

00:23:41:04 - 00:23:44:27

In this respect,
we note Natural England, KCC Ecology

00:23:45:05 - 00:23:48:04

and Kent Wildlife
Trust have also raised concerns

00:23:48:08 - 00:23:51:15

as to likely effectiveness
of the proposed mitigation.

00:23:51:17 - 00:23:54:24

In particular
with regards to Skylark mitigation.

00:23:54:27 - 00:23:57:19

We are also concerned
about heritage impacts,

00:23:57:19 - 00:24:00:19

especially on the grade

one listed St Martin's church

00:24:00:26 - 00:24:07:13

and again its fields 2021

and 22 that contribute to this historic

00:24:07:15 - 00:24:11:23

and esthetic value, and this will be

disrupted by the addition of solar panels.

00:24:11:26 - 00:24:14:21

These fields currently serve

as a vital buffer,

00:24:14:21 - 00:24:17:05

preserving the separation of the church

and the village.

00:24:17:05 - 00:24:21:28

This separation will be diminished

by the proposal in terms of archeology.

00:24:22:00 - 00:24:25:00

This is a particularly

historically sensitive location

00:24:25:00 - 00:24:27:28

and that any poll driving or large

installations would be careful

00:24:27:28 - 00:24:29:05

consideration and condition.

00:24:29:05 - 00:24:32:02

And it's certainly not the case

that agricultural use.

00:24:32:02 - 00:24:35:02

These fields have already destroyed

the archeology,

00:24:35:02 - 00:24:37:16

which is simply been suggested.

00:24:37:16 - 00:24:39:26

Finally, and turning to

00:24:39:28 - 00:24:42:15

agriculture, with over 20% of the site

00:24:42:15 - 00:24:46:14

classified as best the most versatile

farmland, C.P.R., he contends.

00:24:46:15 - 00:24:50:13

The appetite has not

sufficiently demonstrated how the element

00:24:50:13 - 00:24:54:27

has been designed in a way to actually
avoid or minimize building on BMV.

00:24:54:29 - 00:24:57:19

The lands have historically produce
high quality crops,

00:24:57:19 - 00:24:59:06

and using them for solid development

00:24:59:06 - 00:25:03:10

disregards both policy guidelines
and the land agricultural value.

00:25:03:12 - 00:25:06:17

Overall, CBRE can't believe the scheme
in its current form

00:25:06:17 - 00:25:10:06

contradicts national policies
and one in three

00:25:10:08 - 00:25:13:08

national policy
framework Ashridge Local Plan.

00:25:13:09 - 00:25:16:06

Thank you.

00:25:16:06 - 00:25:19:06

Thank you very much.

00:25:19:12 - 00:25:20:29

As your colleague,

00:25:20:29 - 00:25:36:18

we shouldn't add anything to that.

00:25:36:20 - 00:25:39:07

Thank you very much, sir.

00:25:39:07 - 00:25:43:06

There are two points

that I would like to add specifically.

00:25:43:08 - 00:25:48:27

One is to emphasize the hidden landscape.

00:25:49:00 - 00:25:55:05

The historic environment of this area

00:25:55:08 - 00:25:57:20

is extremely well

00:25:57:20 - 00:26:01:21

known in terms of the total wider

00:26:01:21 - 00:26:06:23

area, in terms of both the Anglo Remainder

00:26:06:25 - 00:26:11:02

histories and earlier than that,

00:26:11:04 - 00:26:16:14

not very far away
to the east of this site.

00:26:16:17 - 00:26:18:03

Archeology has discovered

00:26:18:03 - 00:26:21:16

a complete Roman villa

00:26:21:19 - 00:26:24:27

and these things are only discovered

00:26:24:29 - 00:26:27:21

when development happens

00:26:27:21 - 00:26:30:04

and they are at risk

00:26:30:04 - 00:26:31:18

when developed.

00:26:31:18 - 00:26:35:26

If development happens without appropriate

00:26:35:29 - 00:26:38:28

investing in.

00:26:38:28 - 00:26:41:07

In particular,

00:26:41:07 - 00:26:43:15

we noted that

00:26:43:15 - 00:26:45:28

concrete platforms are intended

00:26:45:28 - 00:26:48:28

to be used where there is risk

00:26:49:02 - 00:26:53:14

instead of pile driving for the panels.

00:26:53:16 - 00:26:55:12

But there is no clarity

00:26:55:12 - 00:27:00:04

about how large

these concrete platforms will need to be.

00:27:00:07 - 00:27:03:07

We are very conscious that because

00:27:03:07 - 00:27:06:12

of the topography of the area,

00:27:06:15 - 00:27:08:24

these concrete areas

00:27:08:24 - 00:27:12:03

indeed for the transport access roads

00:27:12:06 - 00:27:16:12

are going to need
to be really quite substantial.

00:27:16:14 - 00:27:17:06

For the

00:27:17:06 - 00:27:21:15

HGV that
will bring supplies onto the site.

00:27:21:17 - 00:27:26:04

This is therefore a topic
that certainly needs investigation.

00:27:26:06 - 00:27:29:16

And in the earlier hearing

00:27:29:19 - 00:27:32:18

or the introductory session
that you held this morning,

00:27:32:18 - 00:27:35:10

I was encouraged that you were minded

00:27:35:10 - 00:27:39:01

perhaps to have a greater

00:27:39:04 - 00:27:42:01

a longer session

particular session on Heritage.

00:27:42:01 - 00:27:44:02

And I would

00:27:44:02 - 00:27:48:27

respectfully suggest

that that covers the invisible heritage

00:27:49:00 - 00:27:52:24

as well as the visible heritage.

00:27:52:27 - 00:27:55:26

I would also just like to point out

00:27:56:02 - 00:28:00:26

that this is an open forum

and there are not very many of us

00:28:00:28 - 00:28:03:15

in this room in relation

00:28:03:15 - 00:28:08:12

to the number of people who are concerned

about this whole development.

00:28:08:14 - 00:28:11:09

And that again, and wait,

I think to the point

00:28:11:09 - 00:28:16:06

that was raised this morning

that a specific hearing

00:28:16:09 - 00:28:19:05

in the order to an area

would be beneficial.

00:28:19:05 - 00:28:21:03

Thank you very much, sir.

00:28:21:06 - 00:28:26:08

I can

00:28:26:10 - 00:28:30:04

if I could ask Nigel Spencer

00:28:30:06 - 00:29:00:26

to approach the the desk next, please.

00:29:00:28 - 00:29:02:21

My name is Nigel Spencer.

00:29:02:21 - 00:29:05:20

I am a local footpath footpath officer

00:29:05:25 - 00:29:09:15

and I vote for Kent Ramblers,

00:29:09:17 - 00:29:14:04

an organization with 4000,

approximately 4000 members.

00:29:14:07 - 00:29:19:07

I'm experienced in commenting on planning applications, including diversion,

00:29:19:10 - 00:29:23:17

but this is my first experience of a national infrastructure hearing.

00:29:23:18 - 00:29:25:26

I appreciate the advice you've given.

00:29:25:26 - 00:29:30:10

Some may be disappointed by the lack of detail I get this evening.

00:29:30:12 - 00:29:31:27

Don't read my lips. Read Mark.

00:29:31:27 - 00:29:35:20

Read our words in the representation we'd be submitting.

00:29:35:27 - 00:29:41:02

I want to night to just paint the background to what's coming in there.

00:29:41:04 - 00:29:45:19

After our first representation, I want to talk about three elements.

00:29:45:25 - 00:29:47:12

Consultation.

00:29:47:12 - 00:29:53:19

Public rights of Way of Surprise
and the project as a whole.

00:29:53:22 - 00:29:54:25

Our concern, our

00:29:54:25 - 00:29:57:26

representations have been drawn up
through consultation

00:29:57:26 - 00:30:02:08

with various groups and ramblers over time
with our national office

00:30:02:14 - 00:30:07:19

through either through other folks
and our county Committee.

00:30:07:23 - 00:30:10:20

And fortunately for us
most recently last week,

00:30:10:20 - 00:30:14:08

where there were over
60 of our volunteers in a meeting.

00:30:14:08 - 00:30:18:25

And we went through
what we're saying here.

00:30:18:27 - 00:30:22:19

I've been pleased to be a member
of the Community Liaison Panel,

00:30:22:21 - 00:30:26:02

as have sides of fellow Rambler,
whose talking later

00:30:26:02 - 00:30:28:11

who's a resident in our region.

00:30:28:11 - 00:30:31:05

And I appreciate,
appreciate the applicants allowing

00:30:31:05 - 00:30:34:05

both of us to attend.

00:30:34:07 - 00:30:37:26

The panel has been a disappointment to us
in some ways,

00:30:37:29 - 00:30:41:12

has kept us abreast of the timetable

00:30:41:15 - 00:30:43:12

as regards public rights of way.

00:30:43:12 - 00:30:48:03

It's not provided

what I would call proper consultation.

00:30:48:05 - 00:30:49:24

Staff have been amiable

00:30:49:24 - 00:30:53:18

enough all round again today, but

00:30:53:20 - 00:30:56:26

I won't detail all of these

but a number of ways

00:30:56:28 - 00:31:00:06

where for group was agreed

but didn't happen.

00:31:00:07 - 00:31:03:12

Another great group was meeting

which unfortunately couldn't

00:31:03:12 - 00:31:06:12

get through through COVID was

00:31:06:18 - 00:31:09:06

unintentionally, I think, misleading.

00:31:09:06 - 00:31:12:01

And the information and pictures,

00:31:12:01 - 00:31:15:28

aerial photos

given initially were very unclear.

00:31:16:01 - 00:31:17:25

There was some improvement there.

00:31:17:25 - 00:31:22:08

I'd like to mention that the director

I spoke to very sympathetically

00:31:22:08 - 00:31:27:17

out of the panel, except to suggestions

I made about routes of paths.

00:31:27:19 - 00:31:31:08

But neither was accepted

00:31:31:10 - 00:31:34:23

and the reason was getting to one

but not the other.

00:31:34:25 - 00:31:38:11

Under not on, no.

00:31:38:13 - 00:31:39:23

Probably no surprise to you.

00:31:39:23 - 00:31:44:03

The main thing we concentrate on is public

rights of way.

00:31:44:06 - 00:31:48:27

The lack of detail discussion in where
I'm saying, though still seems to me

00:31:49:00 - 00:31:54:05

an odd way for a developer
to address an aspect which is exceptional

00:31:54:08 - 00:31:58:21

with 16 public roads
right in or on the site.

00:31:58:24 - 00:32:01:10

And let me refer to those now.

00:32:01:10 - 00:32:05:29

And I assure you, no, I am not going to
talk about every public right way.

00:32:05:29 - 00:32:10:26

I'm going to mention one for a reason,
but the representations we put in

00:32:11:03 - 00:32:17:08

will have our comments on every path

00:32:17:10 - 00:32:18:16

as an F0.

00:32:18:16 - 00:32:22:06

I'm used to our usual yardstick
of measuring inconvenience

00:32:22:06 - 00:32:28:03

for developers and or landowners
and us and agreeing there too.

00:32:28:07 - 00:32:31:17

And there is an argument
which I won't go into here

00:32:31:17 - 00:32:35:24

now that everything about this in a sense
is an inconvenience.

00:32:36:00 - 00:32:39:00

My comments will be solely
when we put them in really

00:32:39:03 - 00:32:42:11

about the route of public rights of way.

00:32:42:14 - 00:32:47:22

So we do appreciate small
move to the edge of a field of panels

00:32:47:22 - 00:32:52:22

may be less impression unpleasant
for some than having panels on both sides.

00:32:52:25 - 00:32:56:24

The paths on either
side of the field 910 or an example.

00:32:56:26 - 00:33:01:15

We would be unlikely to agree
some of the diversions we have accepted.

00:33:01:15 - 00:33:06:16

We would be unlikely to greet them
if they were injured or an orchard.

00:33:06:18 - 00:33:07:22

We are particularly

00:33:07:22 - 00:33:11:15

anxious to retain what I have called
the arterial routes,

00:33:11:15 - 00:33:17:24

especially those between Mercer
and Goldington.

00:33:17:26 - 00:33:20:11

Fortunately,
one of the less reasonable diversions

00:33:20:11 - 00:33:24:09

originally proposed has been withdrawn,
had multiplied the length of the path

00:33:24:09 - 00:33:30:02

by six knots in the fields
where flood risk is now ruled this out.

00:33:30:04 - 00:33:33:02

In selecting this site
with intensity tentative footpaths,

00:33:33:02 - 00:33:38:01

the applicant should have prioritize
properties as an issue and engage

00:33:38:01 - 00:33:42:06

in discussion with us and others
about all aspects, not just the route.

00:33:42:10 - 00:33:44:05

From the beginning.

00:33:44:05 - 00:33:48:05

So Path by Path comments
will be in our written report today.

00:33:48:05 - 00:33:51:02

I wish to just mention one particular
path.

00:33:51:02 - 00:33:55:24

a37 No as are views of change slightly

00:33:55:26 - 00:34:00:23

since we put our consultation

into the applicants a year ago.

00:34:00:26 - 00:34:02:10

This is a diversion.

00:34:02:10 - 00:34:08:03

We were prepared to accept
if the proposed cycle route

00:34:08:05 - 00:34:09:03

happens.

00:34:09:03 - 00:34:13:05

That is still the case in that
we don't want to see a diversion

00:34:13:05 - 00:34:16:14

and then that route just doesn't happen.

00:34:16:17 - 00:34:19:16

Our anxieties about that route

00:34:19:18 - 00:34:24:03

name of the cycle route have grown and

00:34:24:05 - 00:34:27:03

we are very happy about a cycle route.

00:34:27:03 - 00:34:30:20

Although this is not strictly
a Walk Matters cycle route, which comes up

00:34:30:20 - 00:34:34:11

to the edge of a very narrow, dangerous
lane life cycle town.

00:34:34:18 - 00:34:39:07

I wouldn't take children, we think,
and I will detail this in our comments,

00:34:39:09 - 00:34:44:16

I think a short, flatter and better route
could be riding going along by failed

00:34:44:17 - 00:34:50:18

19 or through it, allowing a link up
or down the two wider lanes from

00:34:50:20 - 00:34:53:28

from the two Ryder Lanes to
or from our Internet's

00:34:53:28 - 00:34:59:12

Culwell and Cultural Rail Lanes.

00:34:59:14 - 00:35:01:01

If consideration of

00:35:01:01 - 00:35:04:14

Public Roads Way has of course
been in the context of a scenario

00:35:04:14 - 00:35:09:03

which only arises if planning permission
is granted on national policy.

00:35:09:03 - 00:35:11:07

I'm now talking about the proposal
overall.

00:35:11:07 - 00:35:16:07

Sorry, I've expressed concerns
that these are not involved settings.

00:35:16:10 - 00:35:19:14

So many members and other walkers
I've spoken to support.

00:35:19:14 - 00:35:22:29

This is our view
and I think quote In our talk we said

00:35:23:06 - 00:35:27:04

we were told this is not a value setting
and we think it is.

00:35:27:06 - 00:35:29:21

And a particular point I want to stress

00:35:29:21 - 00:35:35:05

now is in the context
not just of the immediate area, but

00:35:35:08 - 00:35:36:09

it appears

00:35:36:09 - 00:35:40:13

that it's likely

that tens of thousands of new houses

00:35:40:13 - 00:35:44:11

are to be built on green fields in Kent,

00:35:44:14 - 00:35:47:15

and it therefore becomes more important

to look

00:35:47:15 - 00:35:52:09

after what I would call

an ordinary countryside.

00:35:52:11 - 00:35:54:28

It's very attractive, it's very green.

00:35:54:28 - 00:35:59:13

But the area between ameridium and old

and Tony is not a national park.

00:35:59:19 - 00:36:03:28

It's not a national

landscape is ordinary, but it's nice.

00:36:04:00 - 00:36:08:19

But with the building

of thousands of houses, these areas

00:36:08:25 - 00:36:13:15

should now be valued more for the health
and wellbeing

00:36:13:17 - 00:36:17:17

of those who live locally

00:36:17:19 - 00:36:22:14

or walk into the area.

00:36:22:17 - 00:36:24:08

I think I was going to say more.

00:36:24:08 - 00:36:29:10

I think I will stop
then appreciate your tolerance of me

00:36:29:13 - 00:36:33:24

and I hope that what I've said
is just painting the picture really,

00:36:33:24 - 00:36:37:28

that we will then fit in in more detail
in our representations.

00:36:38:01 - 00:36:42:17

Okay,
Thank you very much for your presentation

00:36:42:19 - 00:36:43:18

going to be noted.

00:36:43:18 - 00:36:51:26

Thank you.

00:36:51:28 - 00:37:02:14

If I could now ask Elaine Rose Place.

00:37:02:16 - 00:37:02:26

Thank you,

00:37:02:26 - 00:37:06:03

sir, for giving me the opportunity
to talk tonight.

00:37:06:03 - 00:37:09:01

I want to emphasize the visual impact.

00:37:09:01 - 00:37:14:00

I'm a resident of Oriental
and have been so for over 35 years.

00:37:14:02 - 00:37:17:16

The erection of security,
fencing on all the boundaries together

00:37:17:16 - 00:37:22:17

with the security cameras and lighting,
in addition to the panels, batteries

00:37:22:19 - 00:37:26:14

and supporting equipment
will have dramatic and adverse effect

00:37:26:14 - 00:37:30:10

on the environment, according to which,
if it goes ahead, will have

00:37:30:10 - 00:37:34:18

all the attractiveness
of an industrial site.

00:37:34:21 - 00:37:35:24

Adequate screening

00:37:35:24 - 00:37:39:00

of panels and battery
enclosures on high ground

00:37:39:02 - 00:37:42:22

is in fact impossible.

00:37:42:24 - 00:37:46:13

Landscape
visualizations have provided so far.

00:37:46:13 - 00:37:51:10

I've totally misled our community
through very poor photography

00:37:51:12 - 00:37:55:11

and being presented at an inadequate scale

00:37:55:13 - 00:37:55:23

and in

00:37:55:23 - 00:38:01:05

fairness to the community

and to do justice, this must be addressed

00:38:01:07 - 00:38:05:07

by proper submissions of photographs

and maps.

00:38:05:07 - 00:38:09:23

And I would invite you, sir,

to seek direction

00:38:09:25 - 00:38:11:22

that a direction be made for the filing

00:38:11:22 - 00:38:15:04

of those documents by a specific date.

00:38:15:06 - 00:38:17:06

The land that is proposed to be used

00:38:17:06 - 00:38:20:13

is currently productive farmland

supporting the farming.

00:38:20:13 - 00:38:23:19

It's not flat,
but it's undulating eating either side

00:38:23:19 - 00:38:26:28

of ordinance
and Reg with several high points.

00:38:27:01 - 00:38:29:15

There are sweeping views either

00:38:29:15 - 00:38:32:24

side of the ancient
path of the Roman Road.

00:38:32:26 - 00:38:37:26

Most parts of the solar farm
will be visible from significant distances

00:38:37:29 - 00:38:41:22

for both the north Martian side
and the south,

00:38:41:22 - 00:38:45:16

the Saxon shoreline
and the Romney marsh side.

00:38:45:18 - 00:38:48:19

It will obviously be visible
in the immediately locality

00:38:48:19 - 00:38:53:01

by many of the neighboring properties
and totally obliterate views

00:38:53:04 - 00:38:56:23

for uses of the footpaths, rights of way
and byways

00:38:56:23 - 00:39:01:18

that cross the land, as well as the roads
approaching ordinate and

00:39:01:21 - 00:39:02:00

these

00:39:02:00 - 00:39:05:05

routes

will for years to come in the future

00:39:05:08 - 00:39:08:21

if this goes ahead benign
with industrial security

00:39:08:21 - 00:39:13:03

fencing warning, notice
this and security lighting,

00:39:13:05 - 00:39:15:14

who will want to walk, cycle

00:39:15:14 - 00:39:19:14

or indeed live

in such an industrial landscape?

00:39:19:17 - 00:39:23:27

The enormity of the proposed solar project is so vast and huge

00:39:24:00 - 00:39:27:24

it will indeed be visible from outer space.

00:39:27:27 - 00:39:30:04

Those who currently live close to solar farm

00:39:30:04 - 00:39:33:07

speak of the constant low hum, which is always in the background,

00:39:33:07 - 00:39:36:24

the terrible chaos and disruption to the community and their lives

00:39:36:24 - 00:39:40:22

during the building phase with endless lorries, new roads across

00:39:40:22 - 00:39:45:17

farmland, removal of hedgerows and of course, cement dust,

00:39:45:20 - 00:39:48:12

there would inevitably be ongoing
maintenance,

00:39:48:12 - 00:39:53:17

which will be considerably disruptive
for everyone who lives there.

00:39:53:19 - 00:39:57:05

Tourism for cyclists,
walkers and families on Romney, Marsh

00:39:57:05 - 00:40:01:01

and specifically Orton
and the Saxon Shore way is thriving.

00:40:01:04 - 00:40:04:10

Tourism is is is doing very well.

00:40:04:13 - 00:40:07:04

The proposed enormous solar farm
will inevitably lead

00:40:07:04 - 00:40:11:21

to the loss of visitors
to this very much loved rural area.

00:40:11:24 - 00:40:12:15

So much of

00:40:12:15 - 00:40:16:15

Kansas, the previous speaker told

us, is already industrialized

00:40:16:16 - 00:40:22:16

and we must fight to retain
what little rural landscape is left.

00:40:22:18 - 00:40:24:02

We are the custodians

00:40:24:02 - 00:40:28:23

of our countryside and as Kent residents
who perhaps unlike the developers,

00:40:28:23 - 00:40:33:24

have live within, it, worked on
loved it over many generations.

00:40:33:26 - 00:40:36:26

And so now I feel strongly

00:40:36:26 - 00:40:39:25

that we must speak up to save
and do all we can

00:40:39:27 - 00:40:45:10

to speak for our environment
and save it for future generations.

00:40:45:13 - 00:40:49:22

Sadly, there are inadequate policies
to protect Ordinateur from destruction,

00:40:49:29 - 00:40:54:23

which is what this project will mean
if it's to go ahead.

00:40:54:25 - 00:40:58:14

The countryside is the soul of our nation

00:40:58:16 - 00:41:02:29

and we are at risk of losing it.

00:41:03:01 - 00:41:05:17

Thank you, sir,

00:41:05:17 - 00:41:10:18

and thank you very much.

00:41:10:21 - 00:41:14:05

If I could now ask Alison Hadley to

00:41:14:08 - 00:41:16:11

approach the

00:41:16:11 - 00:41:28:00

task, please.

00:41:28:02 - 00:41:28:26

Thank you very much, sir.

00:41:28:26 - 00:41:29:26

It's Alison Edley.

00:41:29:26 - 00:41:34:12

I'm representing Goldington and Mornington
Parish Council.

00:41:34:14 - 00:41:38:02

We have put in a significant written
response to date, which I'm

00:41:38:02 - 00:41:42:25

not planning to reiterate, as I'm sure
you will have read through it carefully.

00:41:42:27 - 00:41:46:08

I did want to make the point again,
though, that as the parish Council

00:41:46:12 - 00:41:49:28

we are representing the community
and it is the community of Goldington

00:41:49:28 - 00:41:54:10

and Boddington that will ultimately be
most impacted by this scheme.

00:41:54:12 - 00:41:58:13

And therefore it's
absolutely vital that we, on their behalf

00:41:58:13 - 00:42:01:28

and they themselves

have full opportunity to

00:42:02:01 - 00:42:03:19

to engage in the process.

00:42:03:19 - 00:42:05:04

And as was mentioned this morning,

00:42:05:04 - 00:42:07:00

it has been very difficult

for them to do that.

00:42:07:00 - 00:42:11:11

So far there have been a number of errors

in the paperwork that have come out,

00:42:11:13 - 00:42:12:05

not least

00:42:12:05 - 00:42:16:09

tonight's we've already heard

the timing was issued wrongly.

00:42:16:11 - 00:42:19:20

The parish council did request a full set

of examination

00:42:19:20 - 00:42:23:23

documents to be provided

to put on view at the village hall.

00:42:23:25 - 00:42:26:10

We've had a small subset delivered,

00:42:26:10 - 00:42:30:02

but as mentioned previously,
they lack detail.

00:42:30:04 - 00:42:32:12

Certainly the maps, even at a bigger size.

00:42:32:12 - 00:42:36:20

And we thank the applicants for
providing earlier some a one size maps.

00:42:36:23 - 00:42:41:01

They do miss particular detail
such as footpath numbers and so forth.

00:42:41:05 - 00:42:46:12

So it's very difficult
for the public to engage in this process.

00:42:46:14 - 00:42:50:15

What I would say
is that as a parish council

00:42:50:20 - 00:42:54:13

we have prepared a neighborhood plan
which, although

00:42:54:14 - 00:42:59:01

under the national Planning Policy
framework legislation is a thorough

00:42:59:06 - 00:43:04:03

and endorsed through a referendum,
a set of

00:43:04:05 - 00:43:07:15

information that the community feel
is important to them.

00:43:07:15 - 00:43:11:09

And it actually covers most of the topics
that we've put in our response.

00:43:11:16 - 00:43:19:04

So including biodiversity, this landscape,
rights of way, heritage, etc.

00:43:19:06 - 00:43:22:16

We had thought it had
been uploaded to the site, but it hasn't.

00:43:22:16 - 00:43:26:10

So we'd like to rectify that to make sure
that it's on public record for you

00:43:26:13 - 00:43:30:20

and for the applicants to see and read.

00:43:30:22 - 00:43:32:26

Just to say that

00:43:32:26 - 00:43:35:26

said, it's on record as a parish council.

00:43:36:02 - 00:43:40:12

We are we're not opposed
to renewable energy schemes,

00:43:40:14 - 00:43:43:05

but it's vitally important
not that such schemes

00:43:43:05 - 00:43:46:23

happen in the right places
and at the right scale.

00:43:46:25 - 00:43:50:09

As has been said earlier,
the scale of the developments proposed

00:43:50:09 - 00:43:52:18

within Goldington and Warrington,

00:43:52:18 - 00:43:56:10

which is partially within
the national landscape of the Kent Downs

00:43:56:13 - 00:43:59:04

and therefore
the setting of the Kent Downs

00:43:59:04 - 00:44:02:01

is, is very large,

00:44:02:01 - 00:44:05:27

It is in industrializing nature
and it will change the nature

00:44:05:27 - 00:44:10:03

and rural character of the parish.

00:44:10:05 - 00:44:14:07

And we're a little bit disappointed
to hear earlier that Kent County Council

00:44:14:11 - 00:44:18:25

won't be appearing
at the hearing on Thursday on Transport,

00:44:18:28 - 00:44:21:25

which is one of the areas
that we wish to raise quite a few points.

00:44:21:25 - 00:44:24:07

And I hear about this too,
about footpaths.

00:44:24:07 - 00:44:29:15

And that hearing,
I suspect, would have been an opportunity

00:44:29:15 - 00:44:32:15

for them

to give responses to the applicant

00:44:32:21 - 00:44:36:18

and I would request

that any written responses that might come

00:44:36:22 - 00:44:40:04

from that hearing on their behalf

are done in a timely fashion

00:44:40:04 - 00:44:41:17

so that we can take those into account

00:44:41:17 - 00:44:45:04

for our written representatives

at DEADLINE one,

00:44:45:06 - 00:44:48:17

which is just over two weeks time.

00:44:48:20 - 00:44:50:18

The other thing

I would just make a point of saying

00:44:50:18 - 00:44:54:04

is that we do hope

that there will be an opportunity

00:44:54:09 - 00:44:59:24

for further issue specific hearings
so that we can verbally give our details

00:44:59:24 - 00:45:04:20

on those in addition
to our written endorsement.

00:45:04:23 - 00:45:07:13

And that's all I'd like to say
for the time being.

00:45:07:13 - 00:45:10:02

So thank you. Okay. Thank you.

00:45:10:02 - 00:45:13:27

Just in terms of Kent Council's

00:45:13:29 - 00:45:17:27

written responses
following the issue, specific hearing,

00:45:17:29 - 00:45:21:12

they will be required by a deadline
and will be published.

00:45:21:17 - 00:45:24:13

So you will will be able to say those.

00:45:24:13 - 00:45:24:21

Okay.

00:45:24:21 - 00:45:28:07

And just on one final point, sir,
if I may, on on the neighborhood

00:45:28:07 - 00:45:32:21

plan issue, are we able to submit that
to make sure it is uploaded onto the site?

00:45:32:28 - 00:45:34:20

Of course we can submit that.

00:45:34:20 - 00:45:45:04

Okay. Thank you very much.

00:45:45:06 - 00:45:46:28

I ask our some

00:45:46:28 - 00:46:01:09

place to come forward.

00:46:01:11 - 00:46:02:18

Good evening, sir.

00:46:02:18 - 00:46:03:25

Thank you for letting me speak.

00:46:03:25 - 00:46:05:23

I will be very brief.

00:46:05:23 - 00:46:08:03

As a rural area, many people who live

00:46:08:03 - 00:46:13:19

visit and work in the Amazon
enjoy outdoor pursuits and try to follow

00:46:13:19 - 00:46:19:07

healthy lifestyles which include walking,
riding bikes and horses.

00:46:19:10 - 00:46:23:12

There appears to be scant regard to the

00:46:23:12 - 00:46:28:11

not insignificant amount of equestrian
at some in the area.

00:46:28:14 - 00:46:32:11

Many individual people and families
keep and ride horses here.

00:46:32:13 - 00:46:37:05

There are also a number of yard
whose clients right in the area.

00:46:37:07 - 00:46:39:29

North Lane, as a particularly quietly

00:46:39:29 - 00:46:44:12

is popular with many horse
riders backing along it.

00:46:44:15 - 00:46:47:05

There's a circular route along

00:46:47:05 - 00:46:52:12

Frith Road up byway 80 396

00:46:52:15 - 00:46:54:20

when it's accessible

00:46:54:20 - 00:46:58:16

down by road

along laws lane back to Frith Road.

00:46:58:18 - 00:47:02:09

Some riders continuing along Pike Road

towards Meltham and colleagues

00:47:02:09 - 00:47:06:19

help and some towards

the yards down Priory Lane.

00:47:06:21 - 00:47:07:10

Much of this

00:47:07:10 - 00:47:11:05

route will be crisscrossed

by site and construction traffic.

00:47:11:08 - 00:47:15:08

It's turned into far routes

for the fire engines

00:47:15:08 - 00:47:18:15

to access the batteries and there are site

00:47:18:15 - 00:47:21:15

entrances planned along the byway.

00:47:21:20 - 00:47:26:26

We don't actually flushed with byways
or bridle path in our villages.

00:47:26:29 - 00:47:30:19

We'd like to keep this
and we quite like it

00:47:30:19 - 00:47:34:10

to have the proper surface
and the proper width.

00:47:34:13 - 00:47:36:25

You okay?

00:47:36:25 - 00:47:43:27

Thank you very much.

00:47:44:00 - 00:47:45:14

Now, I,

00:47:45:14 - 00:47:59:25

Andrew Swarbrick, to come forward, please.

00:47:59:28 - 00:48:04:13

So thanks for the opportunity.

00:48:04:15 - 00:48:06:00

My name is Andrew Swarbrick.

00:48:06:00 - 00:48:11:12

I've been a local resident in Allington
for over 40 years now.

00:48:11:15 - 00:48:14:02

I'm a keen walker on regular

00:48:14:02 - 00:48:18:04

use of the Public Rights of Way network.

00:48:18:06 - 00:48:20:11

Since I first heard of the project,

00:48:20:11 - 00:48:24:26

I sought to engage with the applicant

00:48:24:29 - 00:48:26:15

from the very first

00:48:26:15 - 00:48:32:13

information and non-statutory
presentations in Spring 2020.

00:48:32:15 - 00:48:36:11

I've also attended meetings

of the Community Liaison Panel

00:48:36:13 - 00:48:41:22

and the public consultation meetings
held in Arlington.

00:48:41:25 - 00:48:43:29

At the earliest of these meetings

00:48:43:29 - 00:48:48:17

on the 8th of April,
I believe 2022, I supplied Mr.

00:48:48:17 - 00:48:51:03

McNally with a list of

00:48:51:03 - 00:48:53:23

16 public rights away in the area

00:48:53:23 - 00:48:59:02

because he appeared to be unaware of them
and he thanked me for the information.

00:48:59:04 - 00:49:02:26

I offered to lead a complete visit
to the affected parks.

00:49:02:29 - 00:49:07:05

But this wasn't up,
and when I inquired at the Community

00:49:07:05 - 00:49:12:07

Liaison Panel meeting about a reference
in the project appendices,

00:49:12:09 - 00:49:17:21

which were hard to find to a working party
to advise on rights of way,

00:49:17:24 - 00:49:18:14

I was informed

00:49:18:14 - 00:49:24:03

that this is intended to be set up
only after planning approval has been,

00:49:24:05 - 00:49:25:07

i.e. when the

00:49:25:07 - 00:49:28:28

extensions and diversions
will already have been decided,

00:49:29:04 - 00:49:33:29

when there'll be therefore little point
in having such a group

00:49:34:02 - 00:49:37:15

and subsequently the existence
of a large number of public rights

00:49:37:15 - 00:49:39:01

who are affected by the proposals

00:49:39:01 - 00:49:42:29

has been alluded

to in the various project documents.

00:49:43:02 - 00:49:48:13

That little acknowledgment has been made

of the issue of the fact that proposals

00:49:48:13 - 00:49:53:04

will have on the directness of posts

within and beyond

00:49:53:06 - 00:49:56:06

the project area.

00:49:56:09 - 00:49:57:10

The applicants say

00:49:57:10 - 00:50:00:25

they've undertaken full consultation

00:50:00:27 - 00:50:05:14

and at the time the June-July consultation

00:50:05:17 - 00:50:08:15

last year,

the published information booklet

00:50:08:15 - 00:50:11:21

referred as an object of the scheme.

00:50:11:23 - 00:50:15:17

The intention to retain
existing public rights of way

00:50:15:19 - 00:50:20:05

and connectivity where possible

00:50:20:07 - 00:50:25:00

are not found at any stage,
any information or explanation

00:50:25:02 - 00:50:28:02

as to why it was considered not possible

00:50:28:08 - 00:50:31:23

to retain the existing routes
in the public rights of way

00:50:31:25 - 00:50:36:09

as other developers of other schemes
such as the East Star Scheme

00:50:36:11 - 00:50:41:11

and Cleeve Hill
Project have proposed to do in their plans

00:50:41:13 - 00:50:46:04

and also it was difficult to find
what the proposals were because,

00:50:46:05 - 00:50:52:02

as several other people have said,
the maps weren't very clear and

00:50:52:04 - 00:50:54:00

they were very difficult to relate to.

00:50:54:00 - 00:50:58:28

The more usual ordnance survey mapping.

00:50:59:00 - 00:51:01:06

I believe the reality is that

00:51:01:06 - 00:51:06:06

although a few changes were made
after the first consultation

00:51:06:08 - 00:51:10:19

and that evolution, I have met with KCC

00:51:10:19 - 00:51:14:27

a number of times to discuss right away

00:51:14:29 - 00:51:18:22

most of the proposals
to disrupt the Public Archway Network

00:51:18:24 - 00:51:21:24

have been presented as a fait accompli

00:51:21:29 - 00:51:25:15

with little or no consideration
given to any alternatives

00:51:25:15 - 00:51:30:25

to the many proposed diversions
and footpath extinguishment.

00:51:30:27 - 00:51:33:26

Almost all the parts link,

00:51:33:26 - 00:51:37:18

all the parts link to footpath
beyond the project boundaries

00:51:37:21 - 00:51:42:05

and as with many ancient rights of way
that desire long paths

00:51:42:07 - 00:51:47:18

which are the most direct and efficient
routes to reach intended destinations,

00:51:47:20 - 00:51:51:19

which in this case can often be seen
from the past concerned

00:51:51:21 - 00:51:55:24

and or in fact
the raison d'etre of these routes.

00:51:55:26 - 00:51:59:25

And I'll give much further details
in my written submission.

00:51:59:25 - 00:52:04:10

But I wish to mention a couple of examples
of how badly the public rights

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

of way network and these desire on line
path stand to be affected.

00:52:10:09 - 00:52:11:21

Public footpath a

00:52:11:21 - 00:52:16:23

4 to 8 starts and a path
from Halliwell Lane and has more or less

00:52:16:23 - 00:52:22:12

north across a field to an ancient
brick bridge over the Star River

00:52:22:15 - 00:52:26:16

and the limit of the current proposals
and then continues in a direct straight

00:52:26:16 - 00:52:33:14

line to a bridge over the existing
and high speed one railway lines

00:52:33:17 - 00:52:36:22

to reach Bower Road Stock Lane

00:52:36:25 - 00:52:40:08

and offering links to the A23.

00:52:40:08 - 00:52:44:25

And thus in the High Deer Park

you can see the bridge

00:52:44:27 - 00:52:49:06

on the skyline when walk along the path

00:52:49:09 - 00:52:51:22

evolution's path proposed

00:52:51:22 - 00:52:55:24

to divert this

and make it considerably less direct,

00:52:55:26 - 00:53:00:09

sending it

round three sides of that field, 19

00:53:00:11 - 00:53:02:18

around the outside of lane closures.

00:53:02:18 - 00:53:06:15

And they further proposed to divert

or extinguish

00:53:06:17 - 00:53:10:06

three other near bypass,
causing lengthy diversions

00:53:10:08 - 00:53:15:23

to reach the desire
line path beyond the stop

00:53:15:25 - 00:53:16:21

they claim

00:53:16:21 - 00:53:19:21

that it will create a new circular route.

00:53:19:21 - 00:53:24:15

It will in fact be a very circular route.

00:53:24:18 - 00:53:27:18

Another public footpath, a 377,

00:53:27:23 - 00:53:31:27

currently runs from Bank Road in Arlington
near hand and form

00:53:31:29 - 00:53:37:14

and continues in a more or less direct
northwesterly line towards Masham.

00:53:37:16 - 00:53:39:25

And you can see the church clearly

00:53:39:25 - 00:53:42:24

in the direction you're walking in

00:53:42:24 - 00:53:46:15

and the applicants

want to divert this path first north east

00:53:46:15 - 00:53:50:14

and then west

and then north east again and west again.

00:53:50:16 - 00:53:52:23

And at the consultant stage,

00:53:52:23 - 00:53:57:13

consultation stage, they claim

that while there's a change of directness,

00:53:57:15 - 00:54:02:03

the improved legibility visual

and biodiversity

00:54:02:03 - 00:54:05:22

benefits of the reroute

are considered important.

00:54:05:24 - 00:54:08:13

I don't consider them important

00:54:08:13 - 00:54:11:15

in each of these cases

and in other proposed

00:54:11:15 - 00:54:15:03

diversions, the experience of walkers
using the proposed diversions

00:54:15:03 - 00:54:19:14

will be detrimentally affected
by having to walk along alongside

00:54:19:14 - 00:54:24:20

high fences
and three meter tall solar panel rays.

00:54:24:22 - 00:54:25:15

Current clear

00:54:25:15 - 00:54:28:24

views across the valley would be spoiled.

00:54:28:26 - 00:54:31:15

As I understand the Highways Act

00:54:31:15 - 00:54:34:18

1980 requires three tests

00:54:34:18 - 00:54:38:16

before allowing the diversion of a public
right of way.

00:54:38:19 - 00:54:42:19

First

is that it's in the interest of someone

00:54:42:22 - 00:54:44:26

that the proposed diversion

00:54:44:26 - 00:54:49:03

is not substantially less convenient

00:54:49:05 - 00:54:51:29

and that the diversion should not affect

00:54:51:29 - 00:54:54:29

the enjoyment of the path as a whole.

00:54:55:03 - 00:54:57:10

I believe that the current proposals fail

00:54:57:10 - 00:55:00:20

to meet at least two of such tests.

00:55:00:22 - 00:55:02:16

I further believe that

00:55:02:16 - 00:55:05:26

should the proposal

go ahead to the detriment of such

00:55:05:26 - 00:55:11:20

a large number of public rights of way

for at least the rest of my lifetime?

00:55:11:22 - 00:55:17:27

This that it would also set
a serious precedent to future

00:55:17:29 - 00:55:22:17

further developers
suggesting that public rights of way

00:55:22:19 - 00:55:25:08

can be disregarded also.

00:55:25:08 - 00:55:28:16

So I therefore agree with the Parish
Council suggestion

00:55:28:16 - 00:55:31:22

at this morning's
meeting that a fuller examination

00:55:31:29 - 00:55:35:15

of the effects of the project
on the public right of way network

00:55:35:18 - 00:55:40:27

should be included in the inspection
process and consideration be given

00:55:41:00 - 00:55:47:18

perhaps to additional on site visits,
which I'd be very happy to

00:55:47:20 - 00:55:49:26

lead if required.

00:55:49:26 - 00:55:50:14

Okay.

00:55:50:14 - 00:55:55:23

Thank you.

00:55:55:25 - 00:55:59:27

Now, can I ask and Harman,

00:56:00:00 - 00:56:13:06

please?

00:56:13:08 - 00:56:15:09

Thank you, sir.

00:56:15:09 - 00:56:18:17

You'd be relieved to know
that I'll keep it very short.

00:56:18:20 - 00:56:23:01

And I just want to focus on one point

00:56:23:04 - 00:56:26:23

within my written representation,

00:56:26:25 - 00:56:31:08

and that is about the industrialization

of the landscape

00:56:31:10 - 00:56:37:16

around our village that this proposal

00:56:37:19 - 00:56:39:06

puts forward.

00:56:39:06 - 00:56:42:17

And I'd like to also draw your attention

00:56:42:17 - 00:56:47:00

because having read the documents
submitted,

00:56:47:02 - 00:56:51:03

the cumulative effect of

00:56:51:05 - 00:56:55:02

this proposal alongside the EDF proposal

00:56:55:05 - 00:56:59:02

in the in the church lane

00:56:59:04 - 00:57:03:11

seems to be very much downplayed
by the applicant

00:57:03:13 - 00:57:06:24

on the grounds that you can't see them.

00:57:06:26 - 00:57:09:22

At the same time,

00:57:09:22 - 00:57:11:18

however,

00:57:11:18 - 00:57:15:21

I'd like I'm short

to bring to your attention

00:57:15:21 - 00:57:20:28

the ministerial letter of 21st

May of this year, in which

00:57:21:01 - 00:57:22:03

it says

00:57:22:03 - 00:57:25:28

that it's noticed that it's important

to consider not just the impacts

00:57:25:28 - 00:57:30:06

of individual proposals, but also whether

there are cumulative impacts

00:57:30:06 - 00:57:34:22

where several proposals

come forward in the same locality.

00:57:34:24 - 00:57:39:00

Our village has the misfortune

to be next to a convert station.

00:57:39:02 - 00:57:43:06

When that converter station was built up,
our village was made promise

00:57:43:08 - 00:57:46:24

that that converter station
would not lead to further development.

00:57:46:27 - 00:57:51:05

However,
that's into being an inaccurate statement

00:57:51:07 - 00:57:53:23

and it has instead brought forward

00:57:53:23 - 00:57:56:23

this huge scale of representation.

00:57:57:01 - 00:58:02:22

It's huge scale presentation of a proposal
to industrialize the entire landscape,

00:58:02:29 - 00:58:08:01

which for me makes it feel
as though our village is under attack.

00:58:08:01 - 00:58:11:06

And I know that many of the residents
we've been holding term

00:58:11:06 - 00:58:15:11

failed to sign.

00:58:15:14 - 00:58:19:08

I'd like to just make a point
from a personal point of view.

00:58:19:10 - 00:58:20:13

Again, within

00:58:20:13 - 00:58:24:05

the environmental statements,
it states that

00:58:24:08 - 00:58:27:13

the landscape is not of any specific
value.

00:58:27:16 - 00:58:29:08

It's farmland.

00:58:29:08 - 00:58:32:18

It's farmland,
and it looks like farmland is green.

00:58:32:21 - 00:58:34:23

Green in is good for us.

00:58:34:23 - 00:58:39:13

We read about the fact that it contributes

to our well-being.

00:58:39:16 - 00:58:42:25

Looking at black metal frames and high

00:58:42:27 - 00:58:48:02

fencing and battery storage units

that will be over four meters high

00:58:48:09 - 00:58:52:23

on the side of the slope

of which we're so proud.

00:58:52:26 - 00:58:55:26

Old ten Goldington Ridge

00:58:55:29 - 00:59:00:00

is the high point,

but when you come to our village,

00:59:00:02 - 00:59:03:03

you drive from the a20 down

00:59:03:03 - 00:59:08:15

into the depth of the East Valley,

and as you go down into that valley,

00:59:08:18 - 00:59:13:01

you will see the majority

of this application

00:59:13:03 - 00:59:16:03

and it will affect us all.

00:59:16:06 - 00:59:18:12

Thank you.

00:59:18:12 - 00:59:22:22

Thank you very much.

00:59:22:25 - 00:59:27:19

And I move to Jonathan Tennant

00:59:27:21 - 00:59:41:00

plays.

00:59:41:02 - 00:59:41:16

Thank you, sir.

00:59:41:16 - 00:59:45:06

If you just allow my machine to warm up,
the girls can take a look.

00:59:45:08 - 00:59:47:04

I can later. Just one moment.

00:59:47:04 - 01:00:20:05

Thank you.

01:00:20:07 - 01:00:23:03

Thank you for going.

01:00:23:03 - 01:00:25:05

It's interesting

to see the range of comments

01:00:25:05 - 01:00:28:03

we've had this evening

offered by those in the locality

01:00:28:03 - 01:00:29:22

and those that have been able

to make it here,

01:00:29:22 - 01:00:33:00

which we have already discussed, is

perhaps not as many as it's

01:00:33:00 - 01:00:36:08

representative of the concerns

and the time available.

01:00:36:08 - 01:00:39:18

I just like to follow up on one

or two of the issues that have been raised

01:00:39:20 - 01:00:41:05

and some of those raised this morning.

01:00:41:05 - 01:00:46:14

To give you a flavor of what we've been

dealing with now for nearly three years,

01:00:46:17 - 01:00:49:19

the ACT

and other religious lation and guidelines

01:00:49:19 - 01:00:54:00

require applicants

to achieve a development of good design

01:00:54:02 - 01:00:56:00

holding that for.

01:00:56:00 - 01:01:00:21

We have repeatedly been told

that the site was carefully chosen

01:01:00:23 - 01:01:03:16

not just to be a red line around land

that happened to be offered

01:01:03:16 - 01:01:07:07

to develop a

by a willing farmer or farmers.

01:01:07:09 - 01:01:10:07

We should expect instead

a wider view being taken

01:01:10:07 - 01:01:13:07

as the proposal evolves and take shape.

01:01:13:11 - 01:01:16:11

Looking seriously at a mix of alternatives

01:01:16:13 - 01:01:21:06

that could provide stated output,

01:01:21:08 - 01:01:22:26

we were told to expect a frontloaded

01:01:22:26 - 01:01:26:21

consultation process

which would be clear and informative.

01:01:26:23 - 01:01:31:13

The sort of consultation that produces

good quality plans indicative layouts

01:01:31:15 - 01:01:33:06

and most important of all, an impression

01:01:33:06 - 01:01:35:08

of what

the finished scheme would look like.

01:01:35:08 - 01:01:39:00

Nothing precise

but at least photo montages

01:01:39:07 - 01:01:43:14

at a size that when held up to view,

can give even a layperson

01:01:43:16 - 01:01:48:20

a good understanding of roughly what
to expect from various vantage points.

01:01:48:22 - 01:01:49:05

You were told

01:01:49:05 - 01:01:53:12

to expect a community liaison panel
that would interact with the community,

01:01:53:15 - 01:01:55:16

be sensitive to its concerns,

01:01:55:16 - 01:01:59:15

and promote a sense of the genuine
two way conversation.

01:01:59:17 - 01:02:01:25

The panel

to before where, for example, concerns

01:02:01:25 - 01:02:06:12

about the huge impact on the public
rights of way, as we've heard this evening

01:02:06:15 - 01:02:10:14

could be addressed through a white suit
rights of way working group

01:02:10:16 - 01:02:14:08

where big impact items
like batteries could be discussed openly

01:02:14:10 - 01:02:17:06

perhaps to get an early idea of the option
sharing considered

01:02:17:06 - 01:02:20:03

and the mitigation possibilities,

01:02:20:03 - 01:02:23:01

we should also expect
archeological surveys to be undertaken at

01:02:23:01 - 01:02:28:01

a level of detail and geographical scale
that recognizes the historic importance

01:02:28:03 - 01:02:33:03

of the old in scenario centered
as the village is on a Roman road.

01:02:33:06 - 01:02:35:19

In the same way, we should expect
the protection and enhancement

01:02:35:19 - 01:02:37:01

of biodiversity.

01:02:37:01 - 01:02:41:00

And this would not be just

treated as a numbers game

01:02:41:02 - 01:02:41:24

where those doing the

01:02:41:24 - 01:02:47:12

ecological surveys wouldn't just look at
and slavishly follow the required metric,

01:02:47:15 - 01:02:50:15

but also reflect carefully on the wider
obligations

01:02:50:20 - 01:02:53:22

placed on such developments
when arriving at an estimate.

01:02:53:22 - 01:02:55:22

It being,

01:02:55:22 - 01:02:57:18

we could hope there would be a realization

01:02:57:18 - 01:03:00:18

that when, for example, land is switched

01:03:00:22 - 01:03:04:12

from arable to a grazing wasteland,
as I would care to call it,

01:03:04:14 - 01:03:08:08

under and between panels
periodically occupied by sheep,

01:03:08:10 - 01:03:12:09

the assessors would realize that red list
species like Skylark and Lapwing

01:03:12:12 - 01:03:17:10

cannot possibly
be saved by a few tiny Skylark plots.

01:03:17:12 - 01:03:22:21

But no, sadly, on all these points
and many more, the local community stands

01:03:22:21 - 01:03:27:20

to be shortchanged unless the objections
to the scheme are upheld.

01:03:27:22 - 01:03:29:29

Things not been run
the way they should have been,

01:03:29:29 - 01:03:34:13

and the result is that our undulating,
agricultural and wooded landscape

01:03:34:15 - 01:03:39:10

now stands to become industrialized
with an oversize solar scheme,

01:03:39:13 - 01:03:44:11

coupled with what is now revealed to be
an extraordinary number of battery units,

01:03:44:14 - 01:03:49:28

which is inevitably causing grave concern
to all those living in the locality,

01:03:50:00 - 01:03:53:04

we will, as a support
group, be covering each of these aspects

01:03:53:04 - 01:03:57:01

and more during the course
of the forthcoming examination and hope

01:03:57:01 - 01:04:03:09

that what we see as fundamental failings
will be recognized by the process.

01:04:03:11 - 01:04:04:12

Thank you, sir.

01:04:04:12 - 01:04:07:22

And Simon will,
if that's possible, follow on

01:04:07:22 - 01:04:10:22

from me with a further point.

01:04:10:29 - 01:04:22:09

Thank you very much.

01:04:22:11 - 01:04:25:11

I thank you, sir, for the opportunity
to speak.

01:04:25:18 - 01:04:30:18

Both Jonathan and I represent or seek
to represent the community concerns

01:04:30:18 - 01:04:35:16

regarding this project in the
in the parishes of Allington and Mirza.

01:04:35:19 - 01:04:38:10

And it's very clear from our discussions
with the community

01:04:38:10 - 01:04:43:14

that one of the key concerns is batteries.

01:04:43:16 - 01:04:46:20

The applicant strategy on consultation

01:04:46:20 - 01:04:51:17

regarding batteries has been a simple
one don't tell them anything

01:04:51:20 - 01:04:57:06

and thus there has been consultation
on the safety of batteries,

01:04:57:09 - 01:04:57:22

particularly

01:04:57:22 - 01:05:00:22

given the proximity

to nearby residential properties,

01:05:00:24 - 01:05:05:08

the noise from batteries and inverters,

nor the visual impact

01:05:05:11 - 01:05:10:09

of sticking batteries in their four meter

high enclosures onto the old things.

01:05:10:09 - 01:05:12:02

And rich,

01:05:12:02 - 01:05:15:05

to give you a sense for our frustration

with the consultation,

01:05:15:05 - 01:05:20:04

there was a meeting at Bank Farm on in

April 2022

01:05:20:07 - 01:05:23:20

when we asked the applicant

to provide more information

01:05:23:20 - 01:05:26:27

on batteries.

01:05:27:00 - 01:05:29:02

We were informed

by one of the representatives

01:05:29:02 - 01:05:31:19

of the applicant

that they were not going to say anything

01:05:31:19 - 01:05:35:19

and if we wanted to discuss this further,

that we got to close the meeting.

01:05:35:21 - 01:05:39:29

That is the attitude that the applicant

has taken towards battery

01:05:40:02 - 01:05:47:04

and the question of battery storage

01:05:47:07 - 01:05:50:24

that the applicant has provided

very little detail, for instance,

01:05:50:24 - 01:05:55:15

on the capacity of batteries

and it may well be that they are

01:05:55:17 - 01:05:59:00

using the Rochdale envelope
as a means to say, Well,

01:05:59:00 - 01:06:03:14

we don't actually need to provide
you with any information.

01:06:03:17 - 01:06:06:17

The same would be true of the capacity
of the solar panels,

01:06:06:24 - 01:06:09:04

but it's my understanding
that the application

01:06:09:04 - 01:06:12:04

should be judged
against the worst case scenario.

01:06:12:08 - 01:06:16:14

So why can't the applicant tell us
what is the worst case scenario for them?

01:06:16:20 - 01:06:19:14

The storage, the batteries,
the output of the panels?

01:06:19:14 - 01:06:23:29

Why hide all this information
from the from the community,

01:06:23:29 - 01:06:26:24

which has been the case?

01:06:26:24 - 01:06:31:05

Likewise, why is the project oversize?

01:06:31:05 - 01:06:35:02

We read that has a capacity to produce
165 megawatts

01:06:35:04 - 01:06:40:23

compared to the stated capacity
of 99 megawatts to export.

01:06:40:25 - 01:06:43:08

Why are using that 65%

01:06:43:08 - 01:06:46:17

more land than would strictly be needed?

01:06:46:20 - 01:06:49:19

Is there something to do
with the degradation concession?

01:06:49:22 - 01:06:52:09

Who knows that they're not prepared

01:06:52:09 - 01:06:55:15

to to tell us,

01:06:55:17 - 01:07:00:16

As you will have seen, the batteries
or battery enclosures containing between

01:07:00:16 - 01:07:05:17

four and eight batteries are scattered
across the countryside

01:07:05:20 - 01:07:06:23

in documentation.

01:07:06:23 - 01:07:09:18

They apparently did consider
putting them in a battery enclosure

01:07:09:18 - 01:07:13:14

or putting them all together,
which for us would make more sense.

01:07:13:16 - 01:07:16:07

But that decision was not discussed
with the community,

01:07:16:07 - 01:07:20:04

and we've ended up with a situation
where that four meter high

01:07:20:07 - 01:07:24:20

fencing, four meters high around batteries
and the inverted stations

01:07:24:20 - 01:07:29:17

are dotted around the countryside
and particularly up on the up

01:07:29:18 - 01:07:33:22

on the old and ridge,
which as others have said, is severely

01:07:33:25 - 01:07:38:28

degrading our rural amenity
and industrializing the countryside.

01:07:39:05 - 01:07:42:16

Is this really necessary?

01:07:42:18 - 01:07:44:29

The community is very concerned

01:07:44:29 - 01:07:49:04

about battery safety.

01:07:49:06 - 01:07:53:01

The batteries are very close
to residential properties,

01:07:53:04 - 01:07:55:29

the nearest being 160 meters

01:07:55:29 - 01:07:59:20

from from somebody's house.

01:07:59:22 - 01:08:01:23

We've all seen in the press

01:08:01:23 - 01:08:06:07

that batteries can and do catch fire

01:08:06:09 - 01:08:08:10

or explode.

01:08:08:10 - 01:08:11:20

A fault in a single battery

cell can lead to a local overheating,

01:08:11:25 - 01:08:17:01

which then propagates to neighboring

cells, causing thermal runaway

01:08:17:04 - 01:08:20:15

and the toxic fumes from these lithium

battery

01:08:20:15 - 01:08:24:09

fires are a serious public health hazard.

01:08:24:11 - 01:08:28:24

And someone living, let's say, 160 meters

from the battery factory

01:08:28:24 - 01:08:33:26

fire is going to be at serious health

risk.

01:08:33:28 - 01:08:35:24

Let's put out these battery fires.

01:08:35:24 - 01:08:41:08

You require vast quantities of water.

01:08:41:10 - 01:08:44:09

Of course, that business is not told us
how much water

01:08:44:09 - 01:08:48:24

is going to be stored onsite
and in the large water towers,

01:08:48:26 - 01:08:52:16

but it seems doubtful
that there be sufficient water

01:08:52:18 - 01:08:58:06

to treat these fires,
which can last for many days.

01:08:58:08 - 01:09:01:08

Where will the contaminated water go

01:09:01:08 - 01:09:03:25

if there has been a fire?

01:09:03:25 - 01:09:06:07

There are buttons
around the battery enclosures, but

01:09:06:07 - 01:09:09:04

eventually this water
is going to end up in the east.

01:09:09:04 - 01:09:13:29

Our river and the ecosystems
that the very important ecosystems

01:09:14:07 - 01:09:19:24

that are located
downstream may be affected.

01:09:19:27 - 01:09:22:26

The other issue is access to fire
vehicles.

01:09:22:26 - 01:09:27:03

It seems from the plans that fire vehicles
are going to access the site

01:09:27:03 - 01:09:31:00

from the from the by way of Frith Road,

01:09:31:02 - 01:09:32:28

also along a single track

01:09:32:28 - 01:09:35:28

road such as bank road and laws like.

01:09:35:29 - 01:09:40:21

So we have very serious concerns
about how how first responders

01:09:40:21 - 01:09:44:14

would be able to get to to these

01:09:44:17 - 01:09:48:05

if if a battery fire should occur.

01:09:48:07 - 01:09:53:06

So this is an issue that the community
feel very strongly about and we feel

01:09:53:06 - 01:09:59:04

there should be a subject specific
hearing on on batteries.

01:09:59:06 - 01:10:02:22

Thank you very much
for the opportunity to speak.

01:10:02:24 - 01:10:03:03

Okay.

01:10:03:03 - 01:10:09:08

Thank you very much for that.

01:10:09:10 - 01:10:11:13

I think I only have time.

01:10:11:13 - 01:10:13:02

We probably

01:10:13:02 - 01:10:21:01

have to address the hearing

01:10:21:03 - 01:10:23:20

in what sounds like

01:10:23:23 - 01:10:26:21

an informal produce microphone,

01:10:26:21 - 01:10:29:05

microphone for synthesis.

01:10:29:05 - 01:10:32:23

And it's a microphone switched on.

01:10:32:25 - 01:10:34:11

Claudia

01:10:34:11 - 01:10:35:03

Aziz house.

01:10:35:03 - 01:10:38:11

It's 160 meters away from the batteries.

01:10:38:13 - 01:10:40:28

We have currently

01:10:40:28 - 01:10:46:12

over 54 batteries visible

from our property in a circle going

01:10:46:12 - 01:10:48:13

completely around us.

01:10:48:13 - 01:10:51:04

There's been a noise assessment done
on these batteries

01:10:51:04 - 01:10:54:16

that we dispute quite highly.

01:10:54:19 - 01:10:57:26

Will I have the fortune
to work in an industry

01:10:57:26 - 01:11:01:20

where noise assessment is something
I am fully aware of.

01:11:01:23 - 01:11:04:07

When they did their testing, they tested

01:11:04:07 - 01:11:08:06

the noise levels by the light behind us.

01:11:08:09 - 01:11:12:00

I level were nine
meters below our ground floor

01:11:12:02 - 01:11:16:01

property and over 60 meters
our upper floor properties

01:11:16:03 - 01:11:20:00
and the levels that they give
are based on a 30%

01:11:20:00 - 01:11:23:00
use of the batteries,

01:11:23:04 - 01:11:25:11
their recordings,

01:11:25:11 - 01:11:29:08
battery containing the units forth
in one of the smaller compounds

01:11:29:11 - 01:11:33:17
of 46 decibels, inverters at 62 decibels

01:11:33:19 - 01:11:38:04
and the DC two DC converter at four times
47 decibels

01:11:38:06 - 01:11:42:28
and at times all of the different
compounds all the way around us.

01:11:43:01 - 01:11:43:20
We are

01:11:43:20 - 01:11:47:04

also unfortunately going
to have an amplification of any noise

01:11:47:04 - 01:11:52:08

that's produced because the panels point
uphill directly at our property.

01:11:52:10 - 01:11:55:10

We've had a few friends,
have a look at the calculations

01:11:55:16 - 01:11:58:28

and a single compound
should give out a decimal rating

01:11:58:28 - 01:12:02:24

of roughly 62.8
decibels at all ground level

01:12:02:27 - 01:12:06:17

on a 30% rating and

01:12:06:19 - 01:12:10:24

at a maximum of 75.4.

01:12:10:26 - 01:12:14:27

We are not happy with that
because it makes our quality of life

01:12:14:29 - 01:12:17:16

very, very poor.

01:12:17:16 - 01:12:20:09

I've had long consultations with

01:12:20:09 - 01:12:25:19

with over there and to be fair, he's
been very open with a lot of things,

01:12:25:21 - 01:12:27:07

but we've had no details

01:12:27:07 - 01:12:31:08

whatsoever of the batteries
other than there will be some batteries.

01:12:31:10 - 01:12:34:01

We've had a look at this in great detail.

01:12:34:01 - 01:12:38:22

The fire risk, I won't go into too much
because you've obviously heard from the

01:12:38:25 - 01:12:40:19

support group.

01:12:40:21 - 01:12:44:06

But with regards to the sheer
number of batteries that are being placed

01:12:44:06 - 01:12:49:08

around us, we feel quite
scared of what's going to go ahead.

01:12:49:10 - 01:12:51:14

We've got a very will property.

01:12:51:14 - 01:12:54:08

There's only
so much we can do to protect ourselves.

01:12:54:08 - 01:12:57:01

We spent so far nearly £40,000

01:12:57:01 - 01:12:59:22

putting in screening
to try and protect us.

01:12:59:22 - 01:13:03:06

But that's not going to stop the noise.

01:13:03:09 - 01:13:05:05

I won't go on
too much about everything else,

01:13:05:05 - 01:13:08:01

but I appreciate you listening.

01:13:08:01 - 01:13:08:10

Okay.

01:13:08:10 - 01:13:12:12

Thank you very much for that.

01:13:12:15 - 01:13:15:19

I believe everyone who wishes to speak

01:13:15:19 - 01:13:18:19

has spoken to anybody who disagrees.

01:13:18:20 - 01:13:20:28

Could the plans meet

01:13:20:28 - 01:13:24:15

please raise their hand?

01:13:24:18 - 01:13:25:07

Okay.

01:13:25:07 - 01:13:27:02

Thank you.

01:13:27:02 - 01:13:29:19

So that completes all submissions from me.

01:13:29:19 - 01:13:32:17

Everyone that has asked to speak to today

01:13:32:17 - 01:13:35:02

and I would like to ask the applicant

01:13:35:02 - 01:13:40:22

if they would like to respond

to the many issues that have been raised.

01:13:40:24 - 01:13:41:14

Thank you, sir.

01:13:41:14 - 01:13:44:26

Yes, I can respond.

01:13:44:29 - 01:13:48:12

Now, he found again
on behalf of the applicant,

01:13:48:14 - 01:13:52:25

and I'll say now, obviously this response
is going to aim to be proportionate.

01:13:52:25 - 01:13:55:13

It's not going to respond to every point
raised.

01:13:55:13 - 01:13:59:26

You'll have our full responses
in written representations, any hearings

01:13:59:29 - 01:14:01:15

and so forth.

01:14:01:15 - 01:14:04:10

Now, first of all,

01:14:04:10 - 01:14:08:16

we'd like to thank everyone who's taken
the time and trouble to come speak today.

01:14:08:16 - 01:14:13:00

We recognize that important points
have been raised, which obviously you said

01:14:13:00 - 01:14:17:15

we'll consider as part of your examination
and the secretary of state

01:14:17:17 - 01:14:20:05

will consider in due course.

01:14:20:05 - 01:14:20:25

We do.

01:14:20:25 - 01:14:24:02

It's important to, in addition
to all the points

01:14:24:02 - 01:14:27:01

you've heard this evening,

01:14:27:03 - 01:14:30:03

in objection,
at least in part to the scheme

01:14:30:10 - 01:14:33:19

towards consider the balancing points,

01:14:33:21 - 01:14:36:02

the need and the benefits.

01:14:36:02 - 01:14:39:02

And at the top of that list, are they

01:14:39:08 - 01:14:42:27

the urgent need for significant renewal?

01:14:42:29 - 01:14:45:03

Renewable energy,

01:14:45:05 - 01:14:45:24

such as the

01:14:45:24 - 01:14:49:28

proposed development that that urgent need
is recognized in government

01:14:49:28 - 01:14:53:29

policy and goes so far as to categorize

01:14:54:02 - 01:14:56:07

the scheme, such

01:14:56:07 - 01:14:59:19

as the present scheme
as a critical national priority.

01:14:59:22 - 01:15:03:07

And there's also other benefits

such as the significant biodiversity

01:15:03:07 - 01:15:08:16

net gain, the enhanced network of public
footpaths and jobs and economic benefits.

01:15:08:16 - 01:15:13:01

But the urgent need
for the renewable energy at this scale

01:15:13:01 - 01:15:18:11

is obviously at the heart
of what's being proposed.

01:15:18:13 - 01:15:19:28

As I say, I'm
not going to go through all the points,

01:15:19:28 - 01:15:23:25

but what I'm proposing briefly to do
in addition to that I've said already,

01:15:23:25 - 01:15:28:08

is to reference
some of the places in the application

01:15:28:08 - 01:15:32:24

where we we have sought to respond to
the points you've had this evening

01:15:32:27 - 01:15:36:09

and just to outline a headline response.

01:15:36:09 - 01:15:39:27

And so in terms of landscape,
obviously concerns

01:15:40:04 - 01:15:44:02

raised this evening
on landscape visual character matter, is

01:15:44:05 - 01:15:45:11

that the starting point?

01:15:45:11 - 01:15:49:10

We say for a lot of what has been said
is that the applicant has learned

01:15:49:11 - 01:15:54:05

to develop the design of the application
and mitigation

01:15:54:08 - 01:15:59:03

sensitively and mindful of the landscape,
the community and the public

01:15:59:03 - 01:16:02:20

rights of way
in which it will set all that

01:16:02:22 - 01:16:07:02

aspects of context and setting

01:16:07:04 - 01:16:08:16

The site is not subject

01:16:08:16 - 01:16:11:24

to any national or local designations
for landscape value.

01:16:11:25 - 01:16:15:24

That is obviously an important
part of the context and

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

we sought to respond to the character
that you do find

01:16:20:17 - 01:16:25:02

in the setting and on the site itself.

01:16:25:04 - 01:16:27:28

And in terms of mitigation,
obviously it's important to recognize both

01:16:27:28 - 01:16:32:05

in respect of landscape
and the other aspects of

01:16:32:07 - 01:16:35:29

the environmental assessment
that what being proposed is being secured

01:16:35:29 - 01:16:39:28

in the development consent order
and is enforceable.

01:16:40:01 - 01:16:41:15

It's not simply promises.

01:16:41:15 - 01:16:46:03

They are commitments
and we are happy to be held to them.

01:16:46:05 - 01:16:46:16

So that's

01:16:46:16 - 01:16:50:14

landscape, public rights of way,
obviously, again, a matter

01:16:50:16 - 01:16:54:03

articulated
by a number of people this evening.

01:16:54:05 - 01:16:56:23

And we say it's important to appreciate

01:16:56:23 - 01:17:01:22

what is being done in the round, both
any diversions,

01:17:01:24 - 01:17:05:02

but also the new and enhanced

01:17:05:04 - 01:17:08:04

rights of way which would improve

01:17:08:07 - 01:17:11:12

and improve materially wider connectivity

01:17:11:14 - 01:17:14:26

and achieve some of the local authority
aspirations.

01:17:14:26 - 01:17:18:13

In that respect, we say

01:17:18:15 - 01:17:20:19

I would encourage

01:17:20:19 - 01:17:24:13

interested parties to look in so far
if they haven't already, at the rights

01:17:24:13 - 01:17:28:23

of way,

an access strategy that's app on 60

01:17:28:25 - 01:17:32:06

secured by requirements that sets out

01:17:32:06 - 01:17:36:06

some of the diverging distances
which you heard about this evening.

01:17:36:08 - 01:17:41:08

And obviously a judgment has to be made
about the significance of those

01:17:41:10 - 01:17:43:17

in the construction traffic issues.

01:17:43:17 - 01:17:46:05

Specific caring.

01:17:46:08 - 01:17:47:03

The applicant will seek

01:17:47:03 - 01:17:51:08

to deal with this
a little further as well.

01:17:51:11 - 01:17:53:16

And then one specific matter
under this heading

01:17:53:16 - 01:17:57:09

equestrian use raised tonight,

01:17:57:11 - 01:18:02:11

you can it is a matter considered
in the environmental assessment

01:18:02:11 - 01:18:05:20

so it's not overlooked

and we say adequately

01:18:05:22 - 01:18:08:22

addressed

01:18:08:25 - 01:18:13:22

traffic

more generally construction traffic.

01:18:13:24 - 01:18:17:08

One of the key documents that again

points represented

01:18:17:08 - 01:18:22:00

to is the construction traffic management

plan app 154.

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

And we say that explains and

01:18:25:04 - 01:18:28:09

and shows how can consider the the impacts

01:18:28:09 - 01:18:33:05

and how they can be properly managed

such as they are.

01:18:33:08 - 01:18:36:05

As I say, we are committed to responsibly

constructing

01:18:36:05 - 01:18:40:09

and operating this development
and to be held to those commitments.

01:18:40:12 - 01:18:45:06

The next battery storage
scan featured a few times

01:18:45:08 - 01:18:49:01

this evening just as to its purpose.

01:18:49:03 - 01:18:51:21

To start with, it is important.

01:18:51:21 - 01:18:55:22

National policy expressly recognizes

01:18:55:25 - 01:18:59:12

and the co-location of solar

01:18:59:12 - 01:19:03:11

and battery developments,
and that's an important starting point.

01:19:03:13 - 01:19:07:00

And as to what it does to help deal
with the

01:19:07:03 - 01:19:10:04

intermittency of power
from solar generation,

01:19:10:04 - 01:19:14:06

which is an inevitable feature
if the part of the world we live in

01:19:14:08 - 01:19:16:28

and it also helps to provide
great balancing systems,

01:19:16:28 - 01:19:21:24

so it is serving a beneficial,
an important purpose as to safety,

01:19:21:26 - 01:19:27:15

obviously we recognize those concerns
and sought to address them.

01:19:27:15 - 01:19:31:00

We say properly,
the key document is the Battery

01:19:31:01 - 01:19:36:04

Safety Management Plan app 161

01:19:36:07 - 01:19:40:15

and in that
the project has agreed commitments

01:19:40:17 - 01:19:44:26

in that management
plan enforceable and secured

01:19:44:28 - 01:19:47:28

with the Kent Fire and Rescue Service,

01:19:48:04 - 01:19:52:12

which is the relevant authority, and those

01:19:52:15 - 01:19:55:20

commitments meet and exceed

01:19:55:23 - 01:20:00:07

the National Fire Chiefs Council guidance
where applicable.

01:20:00:12 - 01:20:07:06

So we say it's proper on
what what is what needs to be done

01:20:07:08 - 01:20:09:06

concerns or queries.

01:20:09:06 - 01:20:14:10

It needs to regarding capacity
and generation

01:20:14:12 - 01:20:16:20

in respect of the ratio of EV

01:20:16:20 - 01:20:20:08

generating capacity
to the grid connection.

01:20:20:10 - 01:20:22:20

The generating capacity of a solar
generating station

01:20:22:20 - 01:20:26:10

is almost in all cases
higher than the great connection.

01:20:26:13 - 01:20:29:27

And if battery storage is co-located,
it's typically sized

01:20:29:27 - 01:20:33:19

at 1.4 to 1.8 times the grid connection.

01:20:33:21 - 01:20:38:00

And so as is shown in the grid connection
statement in the application documents,

01:20:38:02 - 01:20:42:25

the project holds
a grid connection of 99.9 megawatts.

01:20:42:27 - 01:20:45:21

And based on that sizing
your track, you're looking at

01:20:45:21 - 01:20:50:08

a generating capacity
of around 140 to 180 megawatts.

01:20:50:08 - 01:20:53:18

And indeed, the environmental statement
talks about figures

01:20:53:21 - 01:20:57:06

in that range, one 4160 megawatts.

01:20:57:06 - 01:21:01:07

So I do respectfully reject suggestion
it's been hidden.

01:21:01:07 - 01:21:03:27

It's on the face
of the environmental statement

01:21:03:27 - 01:21:09:23

that that is the contribution
to renewable energy,

01:21:09:25 - 01:21:11:22

heritage and archeology.

01:21:11:22 - 01:21:13:12

Next,

01:21:13:12 - 01:21:16:28

the project has been designed to minimize

01:21:16:28 - 01:21:20:12

harm to heritage assets and that setting

01:21:20:15 - 01:21:23:03

is obviously the particular concern raised

01:21:23:03 - 01:21:28:29

by some representatives

in terms of underground heritage assets.

01:21:29:02 - 01:21:34:08

There has been predetermination, trial
trenching

01:21:34:11 - 01:21:36:28

in respect to the project substation
and confirmation

01:21:36:28 - 01:21:41:18

that there is no significant archeology
presence there and other infrastructure

01:21:41:18 - 01:21:45:00

such as the inverter
stations have been relocated

01:21:45:00 - 01:21:49:01

to avoid areas of archeological potential

01:21:49:03 - 01:21:52:03

which have been identified
through the Geophysical

01:21:52:04 - 01:21:55:04

Survey report.

01:21:55:06 - 01:21:56:17

And in terms of key documents,

01:21:56:17 - 01:22:00:28

the archeological mitigation strategy,

01:22:01:00 - 01:22:05:25

we say properly secures all the mitigation
that is required to ensure that

01:22:05:25 - 01:22:08:25

the project does not have an unacceptable

01:22:08:28 - 01:22:12:17

impact on below ground heritage.

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

The penultimate item there now is best
and most versatile agricultural land.

01:22:19:25 - 01:22:21:10

The applicant has sought to

01:22:21:10 - 01:22:27:03

avoid the use of best and most versatile
agricultural land where possible

01:22:27:05 - 01:22:30:10

and has given preference
to using land in areas

01:22:30:10 - 01:22:34:06

of poor quality and such losses.

01:22:34:06 - 01:22:38:18

There is of best and most versatile
agricultural land

01:22:38:20 - 01:22:41:18

within the local area
caused by the scheme.

01:22:41:18 - 01:22:45:24

It is not,
we say, going to have a material impact

01:22:45:26 - 01:22:51:00

on the overall supply of such land
in Ashford Borough,

01:22:51:06 - 01:22:55:10

which equates to many thousands
of hectares in terms of the overall supply

01:22:55:10 - 01:22:57:01

and it's simply not the case.

01:22:57:01 - 01:23:02:29

We say that that will be materially

significantly impacted by the scheme.

01:23:03:01 - 01:23:05:04

And then finally

01:23:05:04 - 01:23:08:25

some policy, just a few matters.

01:23:08:25 - 01:23:11:09

Under that there was reference

01:23:11:09 - 01:23:15:07

to an Ashford Borough Council document

01:23:15:07 - 01:23:20:25

2013 guidance on solar generation.

01:23:20:27 - 01:23:22:28

Firstly, not to 13 document.

01:23:22:28 - 01:23:26:23

So it's of some vintage now, but,

but more importantly

01:23:26:25 - 01:23:29:12

that that document

01:23:29:12 - 01:23:32:04

is not the applicable policy framework.

01:23:32:04 - 01:23:36:19

So for what is proposed,
which is a national significant,

01:23:36:19 - 01:23:39:06

nationally significant infrastructure
project

01:23:39:06 - 01:23:41:12

subject to the national policy statement.

01:23:41:12 - 01:23:48:06

So it is important, we say, to apply
the correct and applicable policy.

01:23:48:08 - 01:23:49:07

And there was

01:23:49:07 - 01:23:53:13

also, I think from the Cpre reference
to other approaches

01:23:53:13 - 01:23:58:06

such as a sort of rooftop
first approach or something of that sort.

01:23:58:08 - 01:24:01:18

We say it is simply not possible

01:24:01:21 - 01:24:06:06

to achieve the the challenging,
the very challenging government

01:24:06:06 - 01:24:10:02

targets for renewables, solar generation
without large scale

01:24:10:02 - 01:24:14:13

solar,
which is why what is being proposed in

01:24:14:13 - 01:24:19:19

this scheme is supported,
we say, by policy.

01:24:19:21 - 01:24:22:17

So so that's what we've got to say
at this stage.

01:24:22:17 - 01:24:24:24

Obviously, as I say,
we'll respond further in writing already

01:24:24:24 - 01:24:29:15

during the examination, but unless I can
assess further, that's what I have to say.

01:24:29:15 - 01:24:32:02

Thank you.

01:24:32:02 - 01:24:36:01

Thank you for that.

01:24:36:03 - 01:24:38:00

There will be some issues

01:24:38:00 - 01:24:42:29

that have been mentioned this evening
that will be covered

01:24:43:02 - 01:24:45:06

over the next couple of days.

01:24:45:06 - 01:24:49:29

And also,
as I previously mentioned, there will be

01:24:50:01 - 01:24:53:26

written questions are issued from myself

01:24:53:29 - 01:24:56:14

to a range of interested parties
and the applicant

01:24:56:14 - 01:24:58:29

during the course of the examination.

01:24:58:29 - 01:25:01:24

So I've made a careful note of everything

01:25:01:24 - 01:25:05:06

that has been

01:25:05:09 - 01:25:07:11

spoken about tonight.

01:25:07:11 - 01:25:10:03

And just to reassure everybody,

01:25:10:03 - 01:25:16:02

I have listened and taken on board
what has been said.

01:25:16:04 - 01:25:19:26

So that concludes in full.

01:25:19:28 - 01:25:21:28

So we'll move on to item five

01:25:21:28 - 01:25:25:16

and that is any other matters.

01:25:25:18 - 01:25:28:12

Does anybody in the room
have anything else to raise

01:25:28:12 - 01:25:35:07

within the scope of this open floor
hearing this evening?

01:25:35:10 - 01:25:37:01

Could we have

01:25:37:01 - 01:25:41:12

come down from place?

01:25:41:14 - 01:25:43:16

Something I forgot to mention.

01:25:43:16 - 01:25:47:01

Has the applicant thought
about using bifacial panels?

01:25:47:04 - 01:25:51:13

My investigation into the costs
against benefit of bifacial panels

01:25:51:15 - 01:25:55:29

means that roughly 18%
more efficient, a 10% uplifting cost

01:25:56:01 - 01:25:59:04

which would allow the applicant
to reduce the size

01:25:59:04 - 01:26:02:18

of this development by 83 acres,

01:26:02:21 - 01:26:06:26

which would also allow them to save
3 million in rent over the 40 years.

01:26:06:28 - 01:26:11:19

It's £1,000 per acre is correct.

01:26:11:21 - 01:26:12:27

If I get

01:26:12:27 - 01:26:17:03

the applicant to address that issue,

01:26:17:06 - 01:26:20:06

I would certainly have to respond to it.

01:26:20:11 - 01:26:23:18

Technical matter, given the numbers
you were just given, saying

01:26:23:24 - 01:26:28:07

I'm going to ask that we might be allowed
to respond to that in writing.

01:26:28:09 - 01:26:31:25

Okay, that's fine

01:26:31:28 - 01:26:32:16

too. Suddenly

01:26:32:16 - 01:26:35:16

one else in the room
wished to make a comment.

01:26:35:18 - 01:26:39:10

The same thing.

01:26:39:12 - 01:26:41:28

Turning to

01:26:41:28 - 01:26:46:04

teams, I noticed there is a hand up there

01:26:46:06 - 01:26:50:01

to light to such a camera. I'm

01:26:50:04 - 01:26:53:20

address the hearing place.

01:26:53:23 - 01:26:55:22

Yes. Thank you,

01:26:55:22 - 01:26:56:25

Jessica.

01:26:56:25 - 01:26:58:18

I was here with Discovery.

01:26:58:18 - 01:27:01:02

Will there be another opportunity

01:27:01:02 - 01:27:04:17

for a session like this again?

01:27:04:20 - 01:27:07:12

Because when I read everything, I.

01:27:07:12 - 01:27:13:00

I struggled to see that

because I saw this was open session one.

01:27:13:03 - 01:27:18:18

There will be another opportunity
for this at a later stage

01:27:18:21 - 01:27:22:05

because
at the time I didn't want to speak.

01:27:22:08 - 01:27:24:03

Now heard everybody.

01:27:24:03 - 01:27:27:23

I could have actually gone ahead
and done a presentation,

01:27:27:26 - 01:27:31:17

but I wasn't sure what particular
all this was about.

01:27:31:19 - 01:27:32:11

So I did.

01:27:32:11 - 01:27:36:05

And I assumed that
because this was out of like session one,

01:27:36:08 - 01:27:40:15

there will be another opportunity
at a later date.

01:27:40:17 - 01:27:41:24

Thank you. Okay.

01:27:41:24 - 01:27:43:00

Thank You. Yes.

01:27:43:00 - 01:27:45:25

We have another

01:27:45:25 - 01:27:49:21

set of hearings scheduled in February

01:27:49:23 - 01:27:51:29

of next year.

01:27:51:29 - 01:27:54:16

But what I would say is

01:27:54:16 - 01:27:56:23

you had the opportunity this evening

01:27:56:23 - 01:28:01:09

to present to the hearing

01:28:01:11 - 01:28:07:16

and yet you haven't taken the opportunity.

01:28:07:19 - 01:28:11:08

But as I say, I thought

I didn't understand what this was.

01:28:11:10 - 01:28:15:06

I, I struggled with this whole process

01:28:15:08 - 01:28:21:24

is to what we were able to do tonight,
which is why I decided not to.

01:28:21:26 - 01:28:22:26

Okay.

01:28:22:26 - 01:28:25:10

Yeah, I understand your point.

01:28:25:10 - 01:28:27:10

And take that on board.

01:28:27:10 - 01:28:30:22

And as I say that there are another

01:28:30:25 - 01:28:34:26

there's a weekend in February
that has been reserved for future.

01:28:34:28 - 01:28:37:28

Further hearings and possibly

01:28:37:29 - 01:28:40:25

a complete site inspections.

01:28:40:25 - 01:28:45:18

So we will notify people

01:28:45:21 - 01:28:47:08

when they take place

01:28:47:08 - 01:28:54:04

on what the agendas will be
and the topics.

01:28:54:06 - 01:28:59:07

Thank you.

01:28:59:10 - 01:29:03:29

So nobody else on teams wish

01:29:04:02 - 01:29:06:23

to make a comment.

01:29:06:23 - 01:29:10:18

So finally, I would like to say
if you have spoken that

01:29:10:21 - 01:29:14:00

it would help
if you could please ensure that they cover

01:29:14:02 - 01:29:18:15

the point that have made in writing
your written representations

01:29:18:15 - 01:29:22:26

if you haven't already done

so through the relevant reps

01:29:22:28 - 01:29:25:11

and the written representations,

01:29:25:11 - 01:29:30:26

I may submit as a deadline one
which is the 10th of December 2020 for

01:29:30:28 - 01:29:33:19

the recording
of this hearing will be published

01:29:33:19 - 01:29:37:16

on the project page for all to see.

01:29:37:19 - 01:29:39:26

But I believe that we have now

01:29:39:26 - 01:29:43:24

covered
all of the items on the agenda satellite.

01:29:43:27 - 01:29:48:24

Thank you all for attending Angel
assistance and your contribution

01:29:48:26 - 01:29:50:16

to this hearing.

01:29:50:16 - 01:29:53:22

And I now close this on for hearing.

01:29:53:29 - 01:29:54:13

Thank you.