



## Hearing Transcript

<b>Project:</b>	Stonestreet Green Solar
<b>Hearing:</b>	Preliminary Meeting
<b>Date:</b>	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.

00:00:19:14 - 00:00:59:23

Unknown

Good morning, everyone. Time is 10 a.m. and this preliminary meeting for store and street green solar at Arlington is now open. Thank you all for joining us today. Please, could a member of the case team confirm that it can be heard clearly that the live streaming and recording of this event have started? Thank you. My name is Graeme Sword, and I have been appointed by the Secretary of State as the examining authority to examine the application by EPL to Bill zero one Ltd for an order granting development consent for this project.

00:00:59:25 - 00:01:24:24

Unknown

I'm supported by the Planning Inspectorate's case team. They are managed by Spencer Berryman, who is with us today at the back of the room. Today's meeting is a hybrid event, meaning that some of you were present with us here in the room in person, and some of you are joining us using Microsoft teams intent to make sure that you will be given a fair opportunity to participate.

00:01:24:24 - 00:01:57:25

Unknown

However, you've decided to attend today and not deal with a few housekeeping matters. Can everyone please set all devices, smartwatches and phones to silent to avoid disrupting the meeting? Please keep microphones muted until I invite you to speak for those of you in the room. I understand that there is no fire alarm test planned for the day. Shouldn't that alarm sound?

00:01:58:00 - 00:02:26:20

Unknown

Then please leave using the fire exit at the bottom of the corridor. I should leave this room to the left and go to the fire assembly point, which is in the car parking area. Should you require the toilet. And these can be found across the corridor to the left. As you leave this room. A recording of today's meeting will be made available on the Stone Street Green Solar Park webpage of the National Infrastructure Planning website.

00:02:26:23 - 00:03:01:07

Unknown

As soon as practicable after the meeting has finished. Please contact a member of the case team if you don't know how to find this project. Page A link to the Planning Inspector Privacy Notice was provided in my Rule six letter dated the 22nd of October 2012. I assume that

everyone here today has familiarize themselves with this document which establishes how the personal data of our customers is handled in accordance with the principles set out in the data protection laws.

00:03:01:09 - 00:03:29:28

Unknown

Please speak to Spencer If you read the questions about this. The purpose of this morning's meeting is to focus on how I propose to examine this application and I will only be inviting discussion about the procedural aspects of this examination and the timetable for the examination in this session. This meeting is not an opportunity for you to give your views about what you don't like about the application.

00:03:30:01 - 00:04:00:29

Unknown

Those can only be considered once the examination begins, which is after the close of this meeting. First open floor hearing today will provide an early opportunity for you to express your views. There will be several other opportunities for you to give your views about what you don't like about the application. Over the following months of the examination. I will now ask certain parties to introduce themselves when I invite you to speak.

00:04:01:00 - 00:04:27:28

Unknown

Please ensure that you speak clearly into the microphone. Please state your name and who you are representing each time you speak. Please remember that. Unmute your microphone when you speak and if you are taking part using Microsoft teams and comfortable to do so, please switch on your camera. When I invite you to speak, please switch them off again when I move to the next speaker for you.

00:04:28:00 - 00:04:54:13

Unknown

If you are in the room but not on a table with a microphone, there is a roving microphone. So please wait for one of these to be taken to you before you speak. If there are several people represent a single party, please could the speaker introduce themselves? Farnell and the other representatives are invited to speak. They should please introduce themselves at that time.

00:04:54:15 - 00:05:16:11

Unknown

So can I ask who is the lead speaker for the applicant? Yes. Good morning, sir. My name is Hugh Flanagan. I'm a barrister instructed on the behalf of the applicant on the lead speaker for the applicant and starts by Herbert Smith Freehills, the solicitors. And so it would be useful. I could just go down the line to introduce the options team now.

00:05:16:14 - 00:05:49:05

Unknown

So you've got the names. So to my left going down the line is Charlotte Dyer of counsel at Herbert Smith Freehills and Mr. Matthew Sharp, senior director at the planning consultancy and Mr. Connor McKnight, a director of the applicant. Then Ruth Taylor, associate at Herbert Smith Freehills. And last but not least, Alex Hagan, senior planner, also from court.

00:05:49:08 - 00:06:20:28

Unknown

Okay, thank you for that. I could move on to Ashford Borough Council, please. Hello, sir. Zero two miles Ashford Borough Council. I'm Strategic Development and Delivery manager and I will be the lead speaker and I am assisted by my colleague Matthew Durling, also from Ashford Borough Council Planning Department. Thank you. I get Kent County Council, please. Good morning.

00:06:21:01 - 00:06:55:08

Unknown

Francesca Porter from Strategic Planning at Kent County Council. And I'm joined today by my colleague Tom Henderson and any other local authorities present. Mr. Kent, unless you count elected members and in this case I'm council Linda Harman. I'm the board member for Saxon Shore, which includes Goldington. I'm also the Sheriff Parish Council. Okay, Could you just say Yes, sir?

00:06:55:09 - 00:07:47:03

Unknown

Name again? Sorry, Harman, I am a victim. Good morning. I'm Claire Belle, Kent County Councilor for Ashford Rural East Case. I give sort of any statutory consultees present. So I'm Alison Woodley. I'm an independent planning consultant and I'm here on behalf of all Edington and BONNINGTON Parish Council. Okay. And who are the local authorities?

00:07:47:06 - 00:08:29:12

Unknown

My name is James Wilson. I'm planning specialists at the Environment Agency, and I'm here with my colleague Gabrielle. Okay. Thank you. Any statutory consultees hasn't anybody else in the room who may wish to speak this morning? Good morning, sir. My name is Jonathan. Tenants. I'm a member of the audience in a muslim support group. I'm here with my colleague today, Simon Lunn.

00:08:29:15 - 00:10:21:24

Unknown

Thank you. Anybody else in the room? I should speak. Good morning, sir. It's Richard Thomson. I'm a planner, a CBRE tenant. Yeah, you anyone else? Anybody else using Microsoft teams who may wish to speak this morning? There was a hand up. I talked to the British. Can I ask the event team if there's an issue with the send?

00:10:21:27 - 00:11:21:06

Unknown

Can you hear me now, sir? Thank you. And you can hear me now? Yes. Thank you. And Nigel, to which national highways. Okay. Thank you, Mr. Twit, Sir. Good morning. Thank you. Steve Mitchell, asset manager for either a solar farm adjacent to the proposed site. Thank you to an environmental teams. Okay, Thank you. So that is all the objections for now.

00:11:21:09 - 00:11:52:05

Unknown

If you haven't yet introduced yourself, then there will be an opportunity to do so. If I invite you to speak, there will be opportunities to raise matters relevant to this meeting later, when I invite you to speak at the relevant point on the agenda, I will follow the agenda. It was published on the 22nd of October 2012 and also referred to the appendices of that six letter as well.

00:11:52:08 - 00:12:56:06

Unknown

Is it possible that the applicant could share a copy of the agenda on screen or casting? So yes, I think it has to be the case team rather than the applicant. That's possibly have everybody got a copy of the agenda in front of them? But we can move on. Okay. Thank. Get. So does anybody in the room have a question about the agenda or the arrangements for this meeting?

00:12:56:08 - 00:13:30:00

Unknown

Okay, I'll move on. And that concludes item one. The focus team are going to put up a copy of the agenda on screen. So I now turn to agenda item two to streamline the running of this event appendices and B of my Rule six provide an introduction to the preliminary meeting and the examination process, explaining how it will be conducted and how you can participate for expediency.

00:13:30:00 - 00:14:08:00

Unknown

I'm assuming that everyone has read this and therefore I don't propose to spend time reading that. I know. Well, I would just like to reinforce some key points about the examination process. Planning Act 2008 sets a statutory timescale for the examination and for the determination of the application. This includes six months in which the examination must be completed, followed by three months in which I must complete my report with my findings, conclusions and recommendations to the Secretary of State.

00:14:08:02 - 00:14:41:17

Unknown

And then three months for the Secretary of State to reach a final decision on the application. My examination will be in accordance with the Planning Act 2008 and I will consider one whether the application complies with relevant legislation, policy and guidance powers sought by the applicant applicant, including in relation to land rights. Thirdly, how the proposed development would be controlled.

00:14:41:19 - 00:15:11:23

Unknown

Firstly, the balance of benefits and benefits of the proposed development, and finally where development consent should be granted. During the examination, I will gather the evidence needed to help you consider these matters. I will then submit a report with my recommendations to the relevant Secretary of State. It will be the decision decision on whether consent should be granted.

00:15:11:25 - 00:15:42:29

Unknown

The examination is an inquisitorial process in which I, as the Examiner, thoroughly take the lead in establishing what is important and relevant to the decision that the Secretary of State needs to take. I am looking for evidence that is relevant and important to the decision and will test the evidence to see how robust it is. My recommendation to the Secretary of State will be based on facts and sound evidence rather than speculation or opinion.

00:15:43:01 - 00:16:16:12

Unknown

It will not be based on a public vote for or against the application. I do want to hear from you, including if you have any local or specialist knowledge that may be important and relevant to my recommendation. I will read and consider every submission when I make my recommendation to the Secretary of State. Therefore, there's no need to repeat anything from your previous submissions and there is no need to repeat anything from other people's submissions.

00:16:16:15 - 00:16:46:21

Unknown

The primary method of examining, examining the application is through the written process. While there's provision for holding certain types of hearing, it is a written process that I welcome some trade on to gather information about the application. You've had the opportunity to set out your case and the evidence to support it in your relevant representation, and there will be opportunities to add to that during the examination.

00:16:46:23 - 00:17:14:13

Unknown

You will also have the opportunity to comment on submissions made by others. Any document that you would like to be considered must be formally lodged as part of the examination process. Material that is accepted in the examination will be published on the project web page, so that is available for all to see. That completes the agenda item two.

00:17:14:15 - 00:17:42:18

Unknown

Moving on, agenda item three, I'm shortly going to invite submissions about the way in which I propose to examine the application. If you have anything to say about the draft timetable, then please raise this later on the agenda. Item five Please identify yourself again When you speak, please direct all comments, questions and answers to me rather than anybody else.

00:17:42:21 - 00:18:25:18

Unknown

So does anybody in the room have a question or comment about the examination process? Thank you, sir. Linda Harman. This process in itself is highly intimidating for all members of the public. The fact that it is front loaded and that all the consultation is actually run by the

applicant themselves means that we are dependent on the accuracy and the clarity of the information that is presented at that time.

00:18:25:20 - 00:19:01:14

Unknown

There are concerns within my community that that has not been the case. I would also like to ask a question as to the location of this examination. Why is it in this hotel and not in the village that is most significantly affected by this proposal? I'd like to bring to your attention the fact that, like many rural communities, Erdington has a higher than national average age profile, which means that travel and use of online tools is not.

00:19:01:17 - 00:19:49:09

Unknown

It will create a barrier. The only way that residents in our village can get to this examination and all the hearings that follow is by car, which I find somewhat ironic given that we're here to discuss something that's purporting to lower the carbon footprint of the country. I'd like to also acknowledge the fact that the Parish Council of our intending to broadcast this event and the others to follow in our village hall in order to try to make it more accessible to people who may be interested.

00:19:49:11 - 00:20:24:22

Unknown

There is, as you can probably imagine, a lot of interest and concern about this project in order to thank you for that. Appreciate it can be intimidating. But as I said previously, the main basis of getting evidence through this process, which is a statutory process, is through the written process. So we welcome written representations from members of the community.

00:20:24:24 - 00:21:01:05

Unknown

As I say, there's no need to repeat anything that's a point that's been made previously, but there is the ability for that to be submitted so the case team would be able to assist in terms of any direction towards any electronic means as well. In terms of concerns about the location, I understand that this was the biggest venue available that the applicant sought.

00:21:01:05 - 00:21:30:28

Unknown



I don't know if the applicants would like to comment on the location of the hearing today, sir. Thank you. Yes, Hugh Flanagan, for the applicant, I can briefly say, as I understand, various locations were explored and we're obviously conscious of the community's concerns and I think in exploring them, it was felt that this was the best location for a number of reasons size, ability to provide other rooms, Internet access and facilities.

00:21:30:28 - 00:22:27:06

Unknown

So for all those reasons, I think it was viewed as the the the best and most appropriate location. Thank you for that. Thank you. Anybody else in the room have a question about the process. So keep planning if they can. There was just one minor point and it is a minor contact. Just wants to clarify on the on the gender that you've issues so issue specific hearing one there is a final paragraph in your rule six letter it's it's found it appendix I sorry annex F, page F two.

00:22:27:09 - 00:22:55:11

Unknown

There's a final paragraph which refers to compulsory acquisition under the heading of issue specific hearing warning. The applicant is assumed that that is just some stray text, which is I think perhaps been accidentally copied over from the compulsory acquisition hearing agenda because obviously we've got a separate compulsory acquisition hearing, but we just wanted to confirm that was the case because it affects who who the applicant brings to that hearing.

00:22:55:13 - 00:23:55:08

Unknown

Yeah, that's correct. I'm grateful. Thank you. And you are in the room, would like to comment. Could we have a microphone at the front here, please? So I. Hello, Louise Jessop from the Village Concern. Dorrington, I want to just back up actually, Linda, but also to be honest, this whole process, when I got all the documentation through, to understand tried to understand what was happening here, whether you could say to speak or whatever, I couldn't make head or tail of any of the documents, any of the meetings.

00:23:55:10 - 00:24:23:18

Unknown

It was so difficult to understand what this meeting was about. It was indicating that you had to register to speak, and yet you're now asking for the general. Anybody on terms if they say they wanted a big enough venue? Well, frankly, this wouldn't even fill a third of our village hall that's here Now. So I would dispute that, to be honest.

00:24:23:20 - 00:24:58:22

Unknown

But also, you said that, you know, you asked about how well maybe actually you could think about giving some printed copies of the agenda available for people when they arrive, because I don't have a copy. Your system is failed. It's not on the screen. And those simple things would help so much, but some easier ways of understanding what these meetings are about, which I am very clued up about.

00:24:58:22 - 00:25:30:22

Unknown

Lots of things. But I spent several hours trying to read through and understand the kind of things we're going to be able to question. The meeting. So Evening Open forum, I thought, well, I can only presume because it's number one, there will be others, so I can wait with a comment. Thank you. Thank you for that. I understand that the case team are trying to get a copy of the agenda on screen.

00:25:30:22 - 00:26:11:25

Unknown

I apologize for that. If there are any printed copies to the we have the room, be grateful if any colleagues could bring them down. We do try and reduce the amount of paper produced. That's why everything is electronically pressed. I think you've heard from the applicant in terms of the choice of location, in terms of the the letter that did go out, still fairly common that is generated in this process.

00:26:11:27 - 00:27:00:14

Unknown

If you do have any further questions, then you can have a word with the case team as well. Okay. Thank you for that. So anybody else in the room that would like to speak, somebody down in the front row again, please. Just continuing on the point of accessibility, this is a vast room behind us. It is quite difficult even in the front row to hear what you are saying, sir.

00:27:00:16 - 00:27:21:08

Unknown

And therefore, if we have more people, that will be an even bigger problem. I appreciate the layout of your desk and the position of your microphone and all the rest of it. But I think through the hearing it may be necessary and helpful for you to check that everybody can hear what you are saying. Thank you very much.

00:27:21:11 - 00:27:58:18

Unknown

Okay. Is anybody else having difficulty hearing what I was saying at the beginning? I hear clearly that I have very aged and there is no new system in here. As far as I'm aware. It's not change yet, is can I just ask if they come in? Is that something you can increase the volume in the room? Yeah. Please forgive.

00:27:58:20 - 00:28:35:27

Unknown

I apologize, belaboring the point. But from the Alison Early from old England and Boddington Parish Council, is there an opportunity to actually move the hearing to the village hall? I don't think we were approached about hosting. We do have accessibility arrangements in place and it does look like we could house the number of people that are here. And I'd also just like to reiterate the point that has been made by a number of residents that even in the position where we've been able to print off the documentation, some of it, including particularly the maps, are so difficult to read even at an A3 size.

00:28:35:29 - 00:29:04:21

Unknown

I think it's been I think it's sort of stacks out of favor of the community. And I'm here on behalf of the community, and I think it's really important that we log that point. Thank you. In terms of rearranging that, the hearings for this week, everything has been scheduled pre pre notified. That wouldn't be possible if there were future hearings, then that is something we will consider.

00:29:04:24 - 00:29:39:18

Unknown

We've got we do have to consider not just the size, but there is the connectivity as well in terms of plans. This is something the applicant could help share with print out and generate to help with the community understanding of the project. I can certainly take instructions on that. Yes, about any difficulties with the plans and printing. And just can I also say on the I made a few comments about the venue earlier.

00:29:39:21 - 00:30:05:21

Unknown

As I say, we are conscious of the point made regarding the venue. However, the applicant did explore holding the event at the Goldington Village Hall with the Planning Inspectorate. In the

the considered view of the case team was that it wasn't suitable when looked at in the round. So I don't want it to be to be people to go away with the suggestion that it wasn't thought about it.

00:30:05:21 - 00:30:43:03

Unknown

Well, a serious thought was given to it and it was felt this in light of all those considerations, where we are is most appropriate. But yes, well, I'll take the points about the plans away and come back to inside. Okay. Thank you. Thank you for letting me come back, sir. I'd just like to point out the Planning Inspectorate have held up the hearings in that whole that we have high speed Internet connection, that we have technical help there that we could.

00:30:43:05 - 00:31:10:28

Unknown

And anyway, I'm quite sure you have a contractor who would be able to set up anyway. The space is slightly smaller but could have accommodated and we do have an induction hoop for people with hearing difficulties. Okay, thank you. That message has been received loud and clear. And as I say, we any future hearings will consider the location.

00:31:11:00 - 00:32:22:12

Unknown

Thank you. And anybody else in the room would like to comment. If not, I will ask if there is anybody on Microsoft teams that would like to comment. I'm assuming that's a no. I can't see anything on screen, so I will now move on the agenda. Agenda item. So initial assessment of principal issues. The list provides a framework of issues for the examination going forward doesn't preclude us from amending the list by the removal of additional issues at a later stage in the process, and it is in an alphabetical order, so it does not know any hierarchy of importance unless the applicant finally comments next.

00:32:22:12 - 00:32:53:24

Unknown

But does anybody else wish to add to this discussion on the assessment of principal issues? Ashford Borough Council. Thank you, sir. Yes. Matthew Dowling. Ashford Borough Council. Yes. Thank you for reiterating that it's not a comprehensive or exhaustive list, but we do have a couple of comments in the main concurring with Kent County Council's written comments on this item.

00:32:53:26 - 00:33:28:00

Unknown

The first relates to heritage, and in our view, we consider there should be an explicit reference to cumulative impacts on designated heritage assets of national importance from the various solar farm developments being proposed in and around Erdington. And I note this would align with Annex G where you requested a statement of Common Ground of historic England, which should include consideration of cumulative effects.

00:33:28:02 - 00:33:59:11

Unknown

The second point relates to the public rights of way network. So I note that there is some reference to public rights of way network within your list that in the main relates to impacts from stopping up orders and diversions. It doesn't, in our view, look at effects of the solar farm development on amenity and experience of uses of the network.

00:33:59:14 - 00:34:35:12

Unknown

So there is a reference to effects on visual receptors, which I presume would include uses of public rights of way. I mean that's in the landscape and visual impact issue, but again, doesn't seem to extend to user experience. And similarly there's a reference under the traffic construction and decommissioning topic, but seems to quite narrowly describe effects again in terms of the stopping up and diversion, not the wider user experience, I would ask that you consider including that within the the list of principal issues, please.

00:34:35:15 - 00:35:12:09

Unknown

Okay. Thank you for that. Thank you, sir. Jonathan Tennant Erdington Muslim Support Group. We have made a submission to you to the process in terms of the topics and some suggestions for additional topics to be covered. Also in an issue specific hearing in regard to batteries and various other things on a two page submission, we're ready and able today if it's appropriate to to support those points we've made that we hope that you, the Examiner, will accept those additional suggestions.

00:35:12:12 - 00:35:53:08

Unknown

Yeah, I've seen that submission and it has been considered. Thank you. Thank you. So I'm Linda Harman. I'd like to propose an additional topic to be added to the list, which really endorses points just made by the Fire Council. The topic has rural character because this this proposed

development will obviously significantly impact the rural character of the East Valley and affording to villages self and within rural character.

00:35:53:10 - 00:36:36:03

Unknown

I think that the public rights of way are a key, a key component as well as the hedgerows and the quiet rural roads. So I think that this is worthy of investigation and in its own, on its own. I think that putting public rights of way within a single topic of traffic denigrates their value to the community in that it suggests that their only value is as a route from A to B when actually they are a heritage asset and should be considered as such.

00:36:36:05 - 00:37:19:20

Unknown

Thank you. Thank you. From assuming the rural character issue will be considered as part of the landscape and visual impact principle issue, thank you for your comments. So anybody else in the room would like to comment? If I had and anybody on Microsoft teams, you know, so if I could ask the applicant to come back on the assessment or principal issues, please.

00:37:19:22 - 00:37:50:18

Unknown

Yes, thank you, sir. Hugh Flanagan. For the applicant, the applicant is content that the broad issues that you said you set out as examining authority cover all of the matters that are relevant and proper for the examination. And just in terms of some of the points raised there, we're obviously aware of the representations regarding public rights of way and public rights of way.

00:37:50:23 - 00:38:15:21

Unknown

Impacts in respect of public rights of way is a matter which essentially ranges across a number of disciplines in terms of environmental assessment, as you would have seen in the environmental statements. And from our point of view, we think it is covered obviously not for you. Whether you think it needs to be further amplified. I should also say just in terms of update.

00:38:15:21 - 00:38:39:17

Unknown

So in case it's useful that our confirmation that we consider the list of issues is comprehensive is based on that. The work that's been asked of the applicant in agreeing statements of common

ground with the relevant parties. So I can confirm that is well underway and influences what we say in terms of we think this stuff does cover all relevant matters.

00:38:39:20 - 00:39:39:05

Unknown

Thank you. Okay. Okay. So if I can move on to agenda eight and five, know the examination timetable, draft timetable set out in Appendix C of my rule six letter, we still having issues displaying this on screen. Just most coming up. If you could move to appendix, say please. Okay. Thank you. I will ask some procedural questions as I go through the examination timetable.

00:39:39:07 - 00:40:17:29

Unknown

Otherwise I will consider your submissions and questions on the examination timetable. They and I'll take items of the draft timetable in term. So items upon these states have passed. Strictly speaking, these are not part of the examination but included to give you a complete set of key dates. Following my rule six letter. Item two is this meeting. Item three is the open floor hearing scheduled for later today.

00:40:18:02 - 00:41:03:13

Unknown

This is proposed later in the day at a lower as many people as possible to participate given work commitments and others are the commitments eight and four is issue specific hearings scheduled for the 20th of November on the draft development consent order submitted by the applicant. Item five is the compulsory session hearing scheduled for 230 on Wednesday the 20th Item six this a second issue specific hearing scheduled for 10 a.m. Thursday, the 21st of November in relation to the proposed construction traffic and its potential impact.

00:41:03:15 - 00:41:31:10

Unknown

And now a procedural question for the applicant in terms of the construction which proposed it would be useful if the applicant present this in a visual form, fly through method to get a better understanding of how the proposed development will be routed and managed through the construction phase. I understand that this may already have been prepared in some form, but could the applicant confirm this is the case and will be available for the issue?

00:41:31:10 - 00:42:03:18

Unknown

Specific hearing to. So I'm not confident the visual fly through has been prepared yet, but obviously I heard what he said and I will take consultation. A presentation of some sort certainly would be provided. But we will take of what you just said and we can confirm there certainly will be a presentation on Thursday and we'll try and achieve that.

00:42:03:21 - 00:42:35:29

Unknown

So item seven, I will look at the draft timetable after this meeting and this will be published in a rule eight as soon as I can. Following this meeting. And again, I have another procedural question for the applicant. I do not intend to publish my first written questions until January 2025 and they will not repeat all the matters raised.

00:42:36:02 - 00:43:06:25

Unknown

The relevant representations or additional submissions is includes matters raised in the submissions of Ashford Borough Council. Kent County Council Environment Agency, Historic England and Natural England. That I note carefully and imagine that the applicant may wish to discuss those comments with those parties at some point. But could the applicant advise that it tends to provide written sponsors to submissions from those parties and all of the parties?

00:43:06:28 - 00:43:38:28

Unknown

And it will continue to do that up to the end of the examination. So yes, I can confirm that certainly will be the case, will be providing a report in response to the relevant shortly. Then there will be response to written representations in the local impact report. I think it's on deadline to not floors early January. And I can also say that, as I said, the statement of common ground process involves expressly considering the particular points which concern raised.

00:43:38:28 - 00:44:10:09

Unknown

So yes, in short. Okay. Thank you. So I mean, it is the first examination deadline and it's a particularly important deadline includes some of the key written submissions for the examination. There is no need for you to repeat anything from your relevant representation in in your written representation. And there is no need to repeat points made by others.

00:44:10:11 - 00:44:39:16



Unknown

Similarly, there's no need for local authorities to repeat anything from their local impact report in their written representations. Please note that any submissions received after the deadline may not be accepted, so it is essential that you adhere to the timetable when published. Eight and nine is the deadline by which comments must be made on written representations and local impact reports.

00:44:39:19 - 00:45:05:18

Unknown

Eight of ten is when I will publish my first written questions. Item 11 is a deadline which responses to my questions will need to have been received. Item 12 is when I will publish a details of the complete site inspections if they are needed, and also includes the deadline for requests to be heard at the hearing under item 13.

00:45:05:20 - 00:45:14:18

Unknown

I will consider those requests when I decide whether to hold the hearings, what the cover in them, and who to invite to speak.

00:45:14:20 - 00:45:34:01

Unknown

Item 13 are the dates reserved for the complete site inspections and further hearings for detailed agendas. For any hearings to be held will be issued prior to the hearings and will be sufficiently detailed to allow parties to complete their final preparations.

00:45:34:03 - 00:46:03:05

Unknown

If the hearings are not required, they will be canceled at least a week before their timetable date. Item 14 is for post hearing submissions. Item 15 is when I will issue the report on implications for European sites if one is needed. Eight and 16 is the date by which you will issue my schedule of changes to the draft development consent order.

00:46:03:06 - 00:46:43:21

Unknown

In addition, this deadline will also require the submission of the site update book of reference statements of common ground and those areas. Agreement in received. Item 17 should be self-

explanatory. Item 18 requires submission of final documents listed and item 19 identifies the date by which the examination must be completed. On that point, I may decide to close the examination earlier.

00:46:43:24 - 00:47:22:07

Unknown

For example, any time after the last ten tabled deadline, which is the 6th of May 2025. If I feel I have all the information I require, the timetable is not set in stone and I may amend it during the examination and will write to all interested parties if it is amended. Any submissions made to the Planning Inspectorate after the examination has closed will be forwarded to the Secretary of State to deal with and I will not see them when I'm writing my report.

00:47:22:09 - 00:47:58:18

Unknown

If you want to send in anything for me to consider, then I'd strongly encourage you to do so as soon as possible. So that completes agenda item five. So moving onto agenda item six, submissions on the draft examination timetable. So again, I'm going to invite submissions as before. Please identify yourself when you speak and please direct all comments and questions and answers to me.

00:47:58:20 - 00:48:21:02

Unknown

Before I do this, I wish to ask a question of the applicant, and that is do you have any plans to submit any change requests to the application which would likely impact on the examination timetable? The answer to that is no, sir. Okay. Thank you.

00:48:21:04 - 00:49:07:23

Unknown

Okay. So if I could move to the applicant in terms of any comments, questions on the timetable. Thank you, sir. Hugh Flanagan for the applicant. The only two short comments, the first, which I think has been put in writing, but I just reiterate it. It concerns deadline two, which currently falls on Friday, the 3rd of January. And we've made a request for that consideration to be given to that, whether it could be moved to just a few days later, that Tuesday the 7th of January, just to allow a couple of extra working days to finalize responses for this deadline.

00:49:07:23 - 00:49:40:07

Unknown

Given the work involved, which is which is not inconsiderable because it involves responding to the likely impact report, written representations and providing further documents. And with the festive period, it does dramatically cut down on on days available. I think that the Parish Council have also raised some concern about the timetable running over the festive period. Obviously, in these examinations, given the statutory timetable, it is necessary for the timetable to run over the festive period.

00:49:40:07 - 00:50:08:21

Unknown

But we would ask perhaps a couple of extra days. Leeway would certainly be appreciated. And the only other points just relates to the the end of the examination. Currently, the deadline seven is the 6th of May and the close of the examination is the 19th of May. And you've just made point that you could consider closing the examination early.

00:50:08:21 - 00:50:40:14

Unknown

If you've got the information you consider you need. And obviously we recognize that there is some utility in having the closure of the examination at a short period after the final deadline, just in case I'm not I'm not envisaging anything. Well, but just in case anything comes out of that final deadline, which needs a response, obviously, it would we'd have to ask you to receive anything but we've currently got a couple of weeks, which is quite an ample period.

00:50:40:17 - 00:51:21:05

Unknown

And so if you were going to close it early, we'd still in my respectful submission to be have at least some period between the final deadline and the closed night may cut down slightly, but still leave a window just in case anything needs to be addressed. Okay, I've noted that. Thank you. Alison Headley. On behalf of all Eddington and Boddington Parish Council, I'm just referencing my previous comment and the applicants had kindly suggested that they would be able to assist with maps and so forth, a readable scale in all in advance of our deadline of the deadline one on the 10th of December.

00:51:21:05 - 00:51:42:24

Unknown

I think it would be really useful if we could have copies of the maps with a key that's readable that we could present in the village hall so that we can fully represent the views of the community and they're able to see the scale of the of the proposal. Okay, Thank. This is doable from the applicants within that timescale.

00:51:42:26 - 00:51:53:27

Unknown

I can't promise deadline at the moment, but I've had the request. I'll take it away and see what we can do. Okay. Thank you.

00:51:53:29 - 00:52:20:03

Unknown

So does anybody in the room have a comment or question about the examination timetable? Okay, so we. Francesca from Kent County Council. Just to confirm what we wrote in our written submission to you at procedure deadline. Unfortunately, local Highway Authority is unable to attend the construction traffic hearing. I will be in attendance and will take notes away and we will respond fully in writing.

00:52:20:06 - 00:52:28:17

Unknown

Okay, that's perfectly acceptable. Thank you.

00:52:28:19 - 00:52:51:21

Unknown

Thank you so much from CBRE Kent. We fully support the request in Terms of an extension. Respect a deadline too. Moreover, with respect to item 13, the hearings were just a little concerned that there was going to be sufficient time for each of the principal issues to be given their own down hearing. It appears to be that there's only could be a week given.

00:52:51:24 - 00:53:30:12

Unknown

I think we just want to register that at this time. We feel there should be a further time allowed for issue specific hearings where each of the issues all mine will need to have their own bound hearing session. Okay, well, we we've scheduled a period of time in February. If we feel we need to hold more hearings, we can amend the timetable, as previously said and that will be notified to all interested parties.

00:53:30:14 - 00:54:33:11

Unknown

I take on board what you say. Thank. Thank you. My name's Andrew Swarbrick. I am a village resident and so it's a very small technical point. But in Annex F, page seven, the day of the issue specific hearing is given as Wednesday, when it should be Thursday. The date is correct that the date is wrong.

00:54:33:13 - 00:55:04:21

Unknown

Apologies for that, if that's correct, that should wait Thursday. Elaine Rose Member of the auditing community. I'd just like to emphasize how important it will be for the community to have copies of the maps that our friend here is going to seek instructions on getting. I think it will be very helpful for those to be available as soon as possible.

00:55:04:24 - 00:55:17:16

Unknown

Okay. Thank you. The applicants have said they are looking and will do it as soon as possible. Thank you.

00:55:17:18 - 00:55:42:07

Unknown

Anybody else in the room would like to comment? Thank you. Matthew Durling, Ashford Borough Council. I'd just like to lend our voice to the applicants request relating to deadline two and also holding ten of Bollington parish councils in respect of moving it from the third to the 7th of January. I think allowing the 15 working days would be very beneficial.

00:55:42:10 - 00:56:07:20

Unknown

I'm from the local authority's point of view. We obviously have the festive period. We have additional statutory closed days in addition to that. So we have less than the 13 indeed. And in terms of our resourcing, mindful that the Planning Inspectorate have also imposed a deadline for the adjacent EDF Solar Appeal for proofs of evidence. So I appreciate that doesn't put requirements on the wider community.

00:56:07:20 - 00:56:34:29

Unknown

But certainly from the local authority point of view, we also have that deadline at the same time. Thank you. Okay. Thank you. Yes, I'm sure we'll be able to tinker with that line to impact on

consequent timetable, but just need to work that through. But we we will confirm and the rule at. Anyone else in the room would like to comment.

00:56:35:01 - 00:57:03:00

Unknown

Could we have the microphone down from the garden, please? Just very quickly, sir, would it be possible to have the BMG on the Excel spreadsheet and not on a PDF? It's unreadable. Thank you.

00:57:03:03 - 00:57:35:01

Unknown

On a spreadsheet rather than a PDF? Yes. As the page appears on the Excel spreadsheet as a as it should appear because it's not readable on the PDF. Thank you. Okay. I'm setting up the preamble to. Yes. I think that's directed at us. Yes, I can take that one away as well. Okay. Again, Luis Jessop, Wellington President. Can I ask where issues are cropping up that haven't been fully examined?

00:57:35:01 - 00:58:04:08

Unknown

I'm thinking of the historic record here. The archeology work over how to see if that needs further looking at how does that actually impact these assessments and deadlines and everything else. If new things have come to light since the, let's say, the archeological report, etcetera, is done? How does that all fit in with impact assessments, deadlines and everything else?

00:58:04:10 - 00:58:39:12

Unknown

This is just basic point of understanding the process. Okay. Thank you. As part of the process, the procedure and the timetable, there are opportunities for me to ask formal written questions at various points in the examination process. That could be a point in time where I ask if there is evidence to support it, but studies should be reassessed.

00:58:39:15 - 00:59:14:13

Unknown

So it is a six month process. So as we go through it and any issues arise and I feel it necessary that any supporting services do need to be reassessed, then there will be an opportunity to do so. Thank you. Thank you, sir, for my understanding. So if additional issues are raised and you ask questions and asked submission of evidence, does this six month timetable, is it.

00:59:14:15 - 00:59:44:25

Unknown

Is it mandatory? Is a statutory thing. So it has to be squeezed into the six months. Six months doesn't extend the statutory timetable is six months and which to assess that should be more than enough time for me to gain all the evidence that I need in order to see my recommendation.

00:59:44:27 - 01:00:06:03

Unknown

Jonathan Tennant, The support Group. I'm just picking up on the point that Luis just made and I'm not trying to foretell what your views might be on the adequacy or otherwise of the archeological research to date, but if it were a substantial, as it might be, I don't see how that could possibly fit within the six month timeline that you've just confirmed.

01:00:06:03 - 01:00:50:18

Unknown

So it seems that there are some things that are on course because of the six month time limit, rather than perhaps the legitimacy if it were to prove to be the case, in your view, that something needed to be done and it will go outside it. So it seems more constrained by the six month if there's various mechanisms in which it could be controlled, if it was deemed that was an issue that could be dealt with subsequently subject to consultation with other parties such as the local authorities.

01:00:50:21 - 01:01:22:29

Unknown

If it was historic England, then that may be something that could be controlled as part of a requirement of the consent. But unless we know what the issue is, that it's it's difficult to to give you a firm answer, really. But we've looked to examine and scope out everything within the six month period.

01:01:23:01 - 01:01:50:06

Unknown

Anybody else in the room would like to ask a question on the timetable? Anybody on Microsoft teams that would like to ask a question, take that a a no.

01:01:50:08 - 01:02:09:07

Unknown

So if I can move on. Agenda item seven. Any other matters? Does anybody in the room have anything else to raise within the scope of this preliminary meeting that hasn't already been said?

01:02:09:10 - 01:02:46:21

Unknown

Does anybody on Microsoft teams have anything else to raise within the scope of this preliminary meeting case? So as soon as I can after this meeting, I will send out the rule to confirm the examination timetable and any other procedural decisions that may be necessary following this meeting. This letter, the notes of this meeting and the recording will all be published on our project web page for all to see.

01:02:46:23 - 01:03:17:27

Unknown

So I believe that I now covered all items on the agenda. Thank you for attending the day and your assistance during this meeting, and I may very well see some of you again at the open floor hearing later. This preliminary meeting is now closed. Thank you.