



Hearing Transcript

Project:	EN010142 - Tillbridge Solar Project
Hearing:	Issue Specific Hearing 3 (ISH3) – Part 2
Date:	15 January 2025

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1

00:00:03.355 --> 00:00:07.405

Okay, the time is 1146

2

00:00:07.705 --> 00:00:09.525

and the hearing is resumed.

3

00:00:10.745 --> 00:00:15.285

We are going to move on to agenda item three B,

4

00:00:15.285 --> 00:00:17.085

which is landscape and visual impact.

5

00:00:19.065 --> 00:00:21.405

Um, I'm going to ask some questions on the topic of

6

00:00:22.235 --> 00:00:23.525

landscape and visual impact.

7

00:00:23.585 --> 00:00:25.965

Uh, the subsections listed under the agenda item

8

00:00:26.505 --> 00:00:30.805

are a guide only, but I'll try to order my questions such

9

00:00:30.805 --> 00:00:32.725

that they reflect the agenda.

10

00:00:34.635 --> 00:00:38.445

Most of our questions on this issue are for the applicant,

11

00:00:39.385 --> 00:00:41.965

but if anyone has anything they wish to contribute

12

00:00:42.025 --> 00:00:43.525

during the discussion,

13

00:00:43.675 --> 00:00:46.405

then please raise your hand as we go along.

14

00:00:48.895 --> 00:00:51.635

If you could have the applicant's responses

15

00:00:51.635 --> 00:00:55.115

to our first written questions to hand, that would be useful

16

00:00:56.055 --> 00:01:00.195

as I'll refer to this document and others in questioning.

17

00:01:01.015 --> 00:01:04.235

Um, that is examination library document reference

18

00:01:04.775 --> 00:01:07.195

rep 3 0 6 2.

19

00:01:13.575 --> 00:01:14.915

So, uh, my first question

20

00:01:16.295 --> 00:01:19.235

or questions relate to the methodology

21

00:01:19.375 --> 00:01:21.915

and specifically the absence of a

22

00:01:22.825 --> 00:01:27.275

residential visual amenity assessment or RVAA.

23

00:01:28.655 --> 00:01:31.315

So could the applicant please have their response to

24

00:01:31.905 --> 00:01:35.515

written question 1.9 0.1 to hand,

25

00:01:36.085 --> 00:01:38.315

which is PDF page 69.

26

00:01:40.695 --> 00:01:43.865

Okay. Could you also have to hand ES paragraphs

27

00:01:44.605 --> 00:01:47.065

12.8 0.41

28

00:01:47.805 --> 00:01:49.945
to 12.8 0.45?

29

00:01:51.255 --> 00:01:54.645
These are PDF pages 82 to 83

30

00:01:55.345 --> 00:01:58.285
of ES chapter 12, And

31

00:01:58.285 --> 00:02:01.405
that's document reference rep 3 0 1 4.

32

00:02:10.695 --> 00:02:15.425
Okay. In the applicant's response to question,

33

00:02:17.405 --> 00:02:20.825
it referred to paragraphs 12 4 1

34

00:02:20.825 --> 00:02:25.385
to 12.845 of ES chapter 12,

35

00:02:27.645 --> 00:02:29.465
the applicant asserts

36

00:02:29.465 --> 00:02:32.585
that these paragraphs provide a justification

37

00:02:32.845 --> 00:02:36.385
for the absence of a residential visual amenity assessment.

38

00:02:37.685 --> 00:02:41.945
Um, these paragraphs also refer to technical guidance.

39

00:02:42.255 --> 00:02:45.065
Note two 19 on

40

00:02:45.615 --> 00:02:47.545
residential visual AM amenity assessment.

41

00:02:50.205 --> 00:02:53.145

So I just want to go through the justification

42

00:02:53.625 --> 00:02:57.185

provided for the absence of an RVAA, um,

43

00:02:57.845 --> 00:02:59.325

and that justification is

44

00:02:59.565 --> 00:03:03.965

provided at yes, paragraph 12.8 0.4

45

00:03:04.615 --> 00:03:05.885

parts A to E.

46

00:03:07.505 --> 00:03:12.485

So part A states, some properties have been designed

47

00:03:12.485 --> 00:03:17.045

to take advantage of the expansive west facing views from

48

00:03:17.165 --> 00:03:19.485

the cliff, from where visibility

49

00:03:19.505 --> 00:03:22.125

of the scheme will not be substantially reduced

50

00:03:22.945 --> 00:03:25.885

by established mitigation planting.

51

00:03:28.495 --> 00:03:32.555

I'm not sure why there's a, a focus on these properties

52

00:03:32.575 --> 00:03:34.435

and viewpoint seven, nine,

53

00:03:34.535 --> 00:03:38.715

and 13 when there are many properties in much closer

54

00:03:38.905 --> 00:03:40.275

proximity to the scheme.

55

00:03:41.975 --> 00:03:46.895

Um, so I dunno if the applicant could, could explain why

56

00:03:46.895 --> 00:03:51.375

that justification seems to focus on the properties

57

00:03:52.955 --> 00:03:55.495

on the cliff as opposed to those

58

00:03:57.485 --> 00:04:01.625

within the site will be excluded from the order limits.

59

00:04:03.245 --> 00:04:05.225

Um, Alexis common for the applicant. Thank you, sir.

60

00:04:05.325 --> 00:04:07.985

I'm going to, um, pass you over to our, to the author of,

61

00:04:08.005 --> 00:04:09.985

of the chapter and the assessment Mr.

62

00:04:10.015 --> 00:04:12.745

Nick Allen, who's an associate director at acom. Thank you.

63

00:04:15.655 --> 00:04:17.185

Good morning, sir. Thank you for your question.

64

00:04:17.255 --> 00:04:18.705

Good morning call for the applicant.

65

00:04:19.765 --> 00:04:22.985

Uh, so with regard

66

00:04:23.045 --> 00:04:27.345

to residential visual amenity, um, you're quite right

67

00:04:27.345 --> 00:04:29.105

to point out that there was, uh, a level

68

00:04:29.105 --> 00:04:30.385
of importance placed on those

69

00:04:31.175 --> 00:04:34.985
open views from certain properties on the cliff.

70

00:04:35.525 --> 00:04:38.625
Uh, as you would imagine by their nature, uh, the nature

71

00:04:38.625 --> 00:04:40.825
of mitigation proposed within the scheme,

72

00:04:41.415 --> 00:04:43.345
it's more difficult to mitigate, uh,

73

00:04:43.345 --> 00:04:44.745
through planting those views.

74

00:04:45.685 --> 00:04:47.745
Um, you're correct in, uh, that there are a number

75

00:04:47.745 --> 00:04:49.625
of properties, um, around

76

00:04:50.045 --> 00:04:52.705
and within the principle site order limits.

77

00:04:54.285 --> 00:04:57.625
In terms of our approach

78

00:04:57.765 --> 00:05:00.985
to residential amenity, I would take you back

79

00:05:01.005 --> 00:05:02.945
to the earlier stages.

80

00:05:03.455 --> 00:05:07.145
Once the initial, uh, land holdings

81

00:05:07.165 --> 00:05:10.625

or the, uh, the initial sort of, uh, what might call the,

82

00:05:10.625 --> 00:05:14.265

um, scoping stage the red line boundaries.

83

00:05:14.585 --> 00:05:16.825

Possible areas were established in initial site

84

00:05:17.375 --> 00:05:20.305

principal site limits, um, when they took a number

85

00:05:20.305 --> 00:05:23.745

of visits, uh, to see residents, um,

86

00:05:24.405 --> 00:05:29.085

and which were, we felt were more likely to be,

87

00:05:29.225 --> 00:05:33.525

uh, visually affected due to proximity to the proposal.

88

00:05:34.505 --> 00:05:38.725

Um, this allowed us to give us a bit more of a

89

00:05:39.295 --> 00:05:42.245

steer in terms of potential visibility

90

00:05:42.585 --> 00:05:44.725

and where we would need to focus some

91

00:05:44.725 --> 00:05:49.115

of this mitigation planting, as we stated in the, uh,

92

00:05:50.175 --> 00:05:52.235

in our responses in the landscape visual assessment.

93

00:05:52.455 --> 00:05:57.155

Um, the approach to visual assessment

94

00:05:58.025 --> 00:06:01.805

for well all receptors, not just residential,

95

00:06:02.945 --> 00:06:04.565

is not someone much one

96

00:06:04.565 --> 00:06:07.005

of a po a single individual properties,

97

00:06:07.825 --> 00:06:10.405

but grouping of properties or grouping of receptors

98

00:06:10.705 --> 00:06:13.565

and assessments of representative viewpoints.

99

00:06:15.185 --> 00:06:18.405

Um, this pro, this approach is one which we would consider

100

00:06:18.405 --> 00:06:22.365

to be proportionate in line with the industry guidance,

101

00:06:22.415 --> 00:06:25.245

which is, uh, guidance for landscape

102

00:06:25.245 --> 00:06:27.525

and impact visual assessment or D-L-V-I-A three

103

00:06:28.545 --> 00:06:32.645

and this approach and this selection of viewpoints,

104

00:06:32.645 --> 00:06:34.645

including those which were selected

105

00:06:35.025 --> 00:06:37.405

to represent visual receptors was one which

106

00:06:37.985 --> 00:06:42.765

we a broad agreement with in Erland council, county Council

107

00:06:43.385 --> 00:06:47.085

and, uh, Mr. Brown, the landscape officer during a period

108

00:06:47.105 --> 00:06:52.085

of time when we consulted with them, um, between 2020 22

109

00:06:52.085 --> 00:06:53.085

and 2023.

110

00:06:54.995 --> 00:06:59.275

Um, so to go back

111

00:06:59.275 --> 00:07:02.595

to the individual individual properties, we,

112

00:07:04.235 --> 00:07:06.665

based on the design of the site, the design of particularly

113

00:07:06.665 --> 00:07:08.225

of the panels and the infrastructure elements,

114

00:07:08.225 --> 00:07:09.545

our intention was to mitigate

115

00:07:09.605 --> 00:07:14.585

or avoid any essential situation

116

00:07:14.585 --> 00:07:18.065

where we would have to consider residential visual immunity.

117

00:07:19.725 --> 00:07:22.105

And taking that guidance note,

118

00:07:22.105 --> 00:07:23.745

the Landscape Institute guidance note,

119

00:07:24.435 --> 00:07:28.705

which I think is a relatively high bar in terms of where

120

00:07:28.705 --> 00:07:31.025

that might be invoked, that residential visual

121

00:07:31.625 --> 00:07:36.105

immunity requirement, um, I wouldn't consider on the basis

122

00:07:36.165 --> 00:07:38.385

of the scheme as it stands

123

00:07:39.325 --> 00:07:43.105

and the relationship between properties that

124

00:07:44.225 --> 00:07:47.905

a residential visual immunity assessment will be required.

125

00:07:49.965 --> 00:07:54.345

And that's really related to, for,

126

00:07:54.405 --> 00:07:58.025

if you look at the properties on the cliff, yes,

127

00:07:58.205 --> 00:08:03.185

we have identified a significant residual effect in relation

128

00:08:03.185 --> 00:08:06.305

to those, uh, representative viewpoints,

129

00:08:06.305 --> 00:08:07.505

which represent those properties.

130

00:08:08.325 --> 00:08:10.305

But that is for a scheme of,

131

00:08:10.365 --> 00:08:14.585

of solar infrastructure at distance for properties

132

00:08:14.585 --> 00:08:19.105

that are much closer to the principal site boundary

133

00:08:19.105 --> 00:08:20.105

and the solar infrastructure.

134

00:08:20.945 --> 00:08:24.025

I think the point there is that we have employee use

135

00:08:24.025 --> 00:08:26.985

and mitigation pre-planting and screening

136

00:08:27.685 --> 00:08:31.065

and the design of the panel layouts based on those initial

137

00:08:31.285 --> 00:08:33.985

visits and where those visits were not possible

138

00:08:34.615 --> 00:08:36.425

make reasoned assumptions,

139

00:08:36.625 --> 00:08:39.265

professional judgment based on our visits

140

00:08:39.405 --> 00:08:43.225

to public accessible locations and from area of photography.

141

00:08:53.955 --> 00:08:58.565

Okay, thank you. Um, so in terms of the,

142

00:09:00.365 --> 00:09:01.885

I mean you, I think you referred

143

00:09:01.885 --> 00:09:04.765

to the residential visual amenity assessment technical

144

00:09:05.005 --> 00:09:08.085

guidance note in your response, uh,

145

00:09:08.145 --> 00:09:09.165

do you have that to hand?

146

00:09:11.505 --> 00:09:13.245

That's right. Lemme for the applicant, yeah, just

147

00:09:13.845 --> 00:09:15.005

possibly bear with me, so, okay, thanks.

148

00:09:15.005 --> 00:09:15.445

Thank you.

149

00:09:40.865 --> 00:09:42.525

Excuse me, I'm just, so I'm just

150

00:09:42.525 --> 00:09:43.885

sending a copy to my colleague.

151

00:10:11.675 --> 00:10:13.135

So yes, Mr. Allen for the applicant.

152

00:10:13.175 --> 00:10:14.495

I have that document open now, so

153

00:10:14.495 --> 00:10:15.495

Thank you. Okay, excellent.

154

00:10:15.495 --> 00:10:19.695

So, uh, paragraph 4.7, which is page 10.

155

00:10:22.955 --> 00:10:24.895

I'm not sure which PDF page it is,

156

00:10:27.515 --> 00:10:28.815

But it states that, uh,

157

00:10:28.845 --> 00:10:31.775

when assessing relatively conspicuous structures such

158

00:10:31.775 --> 00:10:32.815

as wind turbines

159

00:10:33.235 --> 00:10:36.775

and depending on landscape charact characteristics,

160

00:10:37.095 --> 00:10:40.415

a preliminary study area of approximately 1.5

161

00:10:40.435 --> 00:10:44.335

to two kilometer radius may initially be appropriate in

162

00:10:44.335 --> 00:10:46.415

order to begin identifying properties

163

00:10:46.635 --> 00:10:50.575

to include in an N-R-V-A-A.

164

00:10:51.325 --> 00:10:54.135

However other developments, uh,

165

00:10:54.135 --> 00:10:57.455

other development types including potentially very large,

166

00:10:57.475 --> 00:10:59.375

but lower profile structures

167

00:10:59.555 --> 00:11:02.095

and developments such as road schemes in housing

168

00:11:03.835 --> 00:11:07.295

are unlikely to require RVAA except

169

00:11:08.445 --> 00:11:11.295

potentially of properties of very close proximity.

170

00:11:11.435 --> 00:11:15.055

So between five and 250 meters.

171

00:11:16.525 --> 00:11:20.175

Okay. So would you, I mean there's two types

172

00:11:20.175 --> 00:11:21.495

of development described there.

173

00:11:22.515 --> 00:11:26.215

The first being associated with, uh, structures of a scale

174

00:11:26.215 --> 00:11:29.375

of wind turbines and the second lower profile structures.

175

00:11:29.385 --> 00:11:32.775

Which, which type would you

176

00:11:34.175 --> 00:11:35.655
consider this development to comprise?

177

00:11:37.775 --> 00:11:38.935
I would argue that it's a one,

178

00:11:38.965 --> 00:11:41.135
it's a lower profile type of structure.

179

00:11:41.345 --> 00:11:43.935
Right. So there's a focus then on, uh,

180

00:11:44.105 --> 00:11:48.255
properties in very close proximity that that's what this,

181

00:11:48.395 --> 00:11:52.295
uh, guidance is suggesting the focus should be on, isn't it?

182

00:11:52.825 --> 00:11:54.405
That's correct, yes. Right. Okay.

183

00:11:57.625 --> 00:11:59.125
So going back to

184

00:12:01.285 --> 00:12:04.285
ES paragraph 12.8 0.44,

185

00:12:05.215 --> 00:12:08.325
which the applicant has, has asserted, um,

186

00:12:08.765 --> 00:12:13.045
provides the justification for the absence of

187

00:12:13.785 --> 00:12:14.925
an RVAA.

188

00:12:16.385 --> 00:12:18.925
My overarching question is why is there a focus on

189

00:12:18.935 --> 00:12:23.685

properties, um, on the cliff,

190

00:12:24.185 --> 00:12:25.525

um, and of

191

00:12:26.885 --> 00:12:30.525

distances further than 250 meters rather than those

192

00:12:31.865 --> 00:12:34.125

in far closer proximity, um,

193

00:12:34.495 --> 00:12:38.645

which are within the site will be excluded from the order

194

00:12:38.645 --> 00:12:42.245

limits IE surrounded, um, by the order limits.

195

00:12:43.345 --> 00:12:45.285

So there's no foc as far as I can see,

196

00:12:45.285 --> 00:12:49.165

correct me if I'm wrong, but there is no, no justification

197

00:12:49.705 --> 00:12:53.325

for the absence of an RVAA in the context

198

00:12:53.465 --> 00:12:54.485

of those properties.

199

00:12:54.665 --> 00:12:56.085

And that's, that's what I'm getting at.

200

00:12:56.585 --> 00:13:01.005

Um, so could you explain whether you agree, um,

201

00:13:01.225 --> 00:13:03.845

and if not, explain why please,

202

00:13:06.505 --> 00:13:07.505

Mr. Dar the applicant?

203

00:13:07.505 --> 00:13:08.325

Thank you for your question.

204

00:13:09.085 --> 00:13:10.965

I think the focus on, again, on the properties on the cliff

205

00:13:10.985 --> 00:13:15.685

was in part related to the residual significant effects.

206

00:13:16.505 --> 00:13:19.245

Um, in terms of the properties, the majority

207

00:13:19.305 --> 00:13:21.405

of properties which are within the,

208

00:13:21.835 --> 00:13:24.285

what do you wanna call the till veil on the lower lying

209

00:13:24.285 --> 00:13:28.565

ground, uh, we certainly did identify significant effects

210

00:13:28.705 --> 00:13:31.205

for one representative viewpoint, uh, just to the west

211

00:13:31.205 --> 00:13:32.205

of G Glen Barn.

212

00:13:32.755 --> 00:13:36.205

That was in relation to potential views, um,

213

00:13:37.025 --> 00:13:40.045

of the panels prior to the establishment cation.

214

00:13:41.025 --> 00:13:45.515

But in terms of the, the lack of, uh,

215

00:13:46.135 --> 00:13:48.835

my assertion that there is no need for an RV AA

216

00:13:49.215 --> 00:13:53.475

for those other properties was based on those judgements

217

00:13:53.535 --> 00:13:57.715

and those observations we've made within the approach

218

00:13:58.595 --> 00:14:02.285

outlined within good practice UN

219

00:14:03.005 --> 00:14:05.885

G-L-V-I-A guidance in terms of a proportional approach

220

00:14:06.865 --> 00:14:10.445

to assessing groups of receptors

221

00:14:10.445 --> 00:14:12.005

for representative viewpoints rather

222

00:14:12.005 --> 00:14:13.085

than individual receptors.

223

00:14:13.985 --> 00:14:17.165

And the, the design

224

00:14:17.745 --> 00:14:20.645

of the scheme in terms of buffers

225

00:14:22.195 --> 00:14:24.455

as well appropriate, where we felt they were appropriate

226

00:14:24.645 --> 00:14:27.615

from particularly open views from properties.

227

00:14:28.475 --> 00:14:32.215

Um, there are, granted, there are situations where

228

00:14:33.585 --> 00:14:36.175

solar infrastructure is at close range from certain

229

00:14:36.175 --> 00:14:38.935

properties, but in those circumstances, I would argue

230

00:14:38.935 --> 00:14:42.175

that there is existing screening, whether it be for example,

231

00:14:42.285 --> 00:14:46.495

farm buildings or existing hedge rows or vegetation.

232

00:14:47.875 --> 00:14:52.525

So on that basis, I would not consider that that

233

00:14:53.225 --> 00:14:55.925

the bar would be reached in terms of requirement for

234

00:14:56.515 --> 00:15:00.845

residential ministry assessment for all the properties,

235

00:15:00.845 --> 00:15:03.205

and it's not just in relation to those on the cliff.

236

00:15:04.205 --> 00:15:07.125

Hmm. So in those terms, would you accept that

237

00:15:07.125 --> 00:15:08.885

that justification that you've just

238

00:15:09.285 --> 00:15:13.725

provided is absent from paragraph 12.8 0.4?

239

00:15:14.905 --> 00:15:16.805

Yes, I would suggest that

240

00:15:16.805 --> 00:15:19.005

that should be amended NIC0 and from the applicant.

241

00:15:19.515 --> 00:15:22.285

Okay. Perhaps that could be done.

242

00:15:23.585 --> 00:15:26.965

And, um, you aware, obviously there are various other

243

00:15:28.515 --> 00:15:31.605

nips within the local area, both consented

244

00:15:31.865 --> 00:15:34.245

and, uh, pending a decision.

245

00:15:35.505 --> 00:15:38.725

Um, do you know if any of those schemes, uh,

246

00:15:39.245 --> 00:15:41.685

included an RVAA in their assessment?

247

00:15:44.425 --> 00:15:46.165

I'm not aware of any. I'm aware there were,

248

00:15:46.855 --> 00:15:49.045

there have been, uh, visual of

249

00:15:49.735 --> 00:15:51.645

viewpoints taken from private properties,

250

00:15:52.305 --> 00:15:56.045

but in relation to this particular scheme, uh, we had no,

251

00:15:56.425 --> 00:15:58.365

I'm not aware of any requests for those

252

00:15:58.385 --> 00:16:00.525

to be taken from a particular private property.

253

00:16:00.575 --> 00:16:02.685

There none have been conveyed to the applicant.

254

00:16:06.445 --> 00:16:09.155

Sorry, I couldn't you refer to requests.

255

00:16:09.895 --> 00:16:11.875

Um, what do you mean when you say requests? Well, we've

256

00:16:11.875 --> 00:16:13.915

Had no representations in terms of requirement

257

00:16:13.975 --> 00:16:16.795
for a view from a residential property.

258

00:16:16.815 --> 00:16:17.835
Not that I've been aware

259

00:16:17.835 --> 00:16:18.835
Of. Okay. Well

260

00:16:18.835 --> 00:16:20.955
that's, it's, it's an interesting point you make

261

00:16:20.955 --> 00:16:24.075
because obviously I think this is an assumption,

262

00:16:25.015 --> 00:16:27.355
but some of those properties, uh,

263

00:16:27.425 --> 00:16:29.395
that are located within the sites,

264

00:16:29.715 --> 00:16:34.035
albeit excluded from the order limits, presumably belong to,

265

00:16:35.455 --> 00:16:39.935
uh, the landowner who, um,

266

00:16:40.785 --> 00:16:44.575
whose land is being used, um, for the development.

267

00:16:44.715 --> 00:16:49.695
So they may well have, um, reasons not to

268

00:16:50.645 --> 00:16:52.095
make those representations,

269

00:16:53.475 --> 00:16:54.475
Mr. A from the applicant? Yes,

270

00:16:54.475 --> 00:16:55.615

I accept that as the case,

271

00:16:55.635 --> 00:16:58.415

but we consider that we've treated each residential property

272

00:16:59.095 --> 00:17:01.095

regardless of the ownership of that property as,

273

00:17:01.115 --> 00:17:03.415

as a receptor rather than the owner. Okay,

274

00:17:03.845 --> 00:17:04.845

Fine.

275

00:17:05.005 --> 00:17:09.455

Okay. Um, do any other parties have anything they'd like

276

00:17:09.455 --> 00:17:11.535

to say on that subject?

277

00:17:15.485 --> 00:17:16.585

Yes, uh, Ms. Gar?

278

00:17:18.195 --> 00:17:20.465

Thank you, sir. Ms. Gar, 7,000 acres.

279

00:17:20.685 --> 00:17:23.985

Yes, we requested, um, residential, uh,

280

00:17:23.985 --> 00:17:25.385

visual immunity assessment

281

00:17:25.485 --> 00:17:26.905

within our written representation.

282

00:17:27.885 --> 00:17:30.645

Um, because this is a fourth scheme,

283

00:17:32.645 --> 00:17:36.365

residents have got to a point where the amount of change

284

00:17:37.585 --> 00:17:42.365

in the region, it sort of got to a tipping point where,

285

00:17:42.425 --> 00:17:47.365

or potential change where we feel this type of measure,

286

00:17:47.865 --> 00:17:52.525

um, is necessary to, um, equate,

287

00:17:53.545 --> 00:17:56.285

um, the real harm in terms of visual immunity

288

00:17:56.315 --> 00:17:59.965

that will be afforded across the whole region and district.

289

00:18:00.785 --> 00:18:04.525

And, um, it's exceptionally important to, to

290

00:18:05.895 --> 00:18:09.245

understand the magnitude of this for residents.

291

00:18:09.865 --> 00:18:12.285

Um, so that was the answer to that question,

292

00:18:12.285 --> 00:18:15.765

but as aside, in terms of just going back, um,

293

00:18:16.025 --> 00:18:17.365

our health expert has now arrived,

294

00:18:17.365 --> 00:18:19.805

so if you have any issues in terms of health in relation

295

00:18:19.805 --> 00:18:22.645

to these issues or mental health or impacts

296

00:18:22.645 --> 00:18:25.645

or mental health, um, in terms of visual immunity,

297

00:18:26.305 --> 00:18:28.325

our resident, um, expert will be able to help.

298

00:18:28.375 --> 00:18:29.375

Thank you.

299

00:18:31.195 --> 00:18:33.125

Okay. Uh, in terms of health, uh,

300

00:18:33.215 --> 00:18:35.845

we've obviously just been through that agenda item

301

00:18:36.225 --> 00:18:40.125

and I think it might be best if you wanna raise any issues

302

00:18:40.125 --> 00:18:44.925

to do so under other matters, uh, so later in the agenda,

303

00:18:45.505 --> 00:18:47.525

um, would the applicant like to come back on

304

00:18:47.525 --> 00:18:49.645

that at all on that representation?

305

00:18:53.575 --> 00:18:55.235

Yes. If we can come back on that one,

306

00:18:55.575 --> 00:18:56.595

Mr. Allen, for the applicant?

307

00:18:56.595 --> 00:18:58.315

That's correct. We can take that away.

308

00:19:00.705 --> 00:19:04.515

Okay. Um, right, so any,

309

00:19:04.655 --> 00:19:07.795

anyone else wanna raise anything in terms of the r VAs,

310

00:19:10.975 --> 00:19:12.955

Oliver Brown re County Council?

311

00:19:13.105 --> 00:19:17.275

Just very want you to, I just want to quickly add, um, from,

312

00:19:17.275 --> 00:19:18.315

from, from our perspective and,

313

00:19:18.315 --> 00:19:19.435

and the discussions that we had with,

314

00:19:19.435 --> 00:19:22.075

with the applicant was just ensuring there was a,

315

00:19:22.155 --> 00:19:24.675

a very clear and thorough consideration

316

00:19:25.015 --> 00:19:27.715

of those residential properties, uh, as part

317

00:19:27.715 --> 00:19:30.355

of the wider LVIA, the,

318

00:19:30.675 --> 00:19:32.715

I won't get into too many technicalities of the RVIA,

319

00:19:33.135 --> 00:19:35.155

but essentially it's a, it's a four stage process.

320

00:19:35.695 --> 00:19:38.555

Um, the first three stages are generally carried out as part

321

00:19:38.555 --> 00:19:40.115

of the LVIA anyway.

322

00:19:40.575 --> 00:19:43.075

Uh, so there's that consideration, which, you know,

323

00:19:43.735 --> 00:19:46.435

we wanted to see come through into the, the layout

324

00:19:46.495 --> 00:19:48.715

of the scheme, the mitigation of the scheme, which, uh,

325

00:19:48.715 --> 00:19:50.515

Mr. Allen had had discussed previously.

326

00:19:51.295 --> 00:19:52.875

Um, occasionally

327

00:19:53.145 --> 00:19:56.995

that three step process may be called an RVAA as well, uh,

328

00:19:56.995 --> 00:19:59.835

erroneously it's, it, it, it, it's not, essentially it's

329

00:19:59.995 --> 00:20:02.035

that last stage where the,

330

00:20:02.245 --> 00:20:04.555

there can still be a significant effect, uh,

331

00:20:04.555 --> 00:20:05.955

visual effect on a property

332

00:20:06.495 --> 00:20:09.915

and it doesn't necessarily meet that threshold for an RVAA,

333

00:20:10.375 --> 00:20:12.675

uh, but occasionally they can be labeled that.

334

00:20:12.735 --> 00:20:14.435

So we might see on other projects

335

00:20:14.435 --> 00:20:17.435

where now an RVAA has been labeled as part of an appendix

336

00:20:17.435 --> 00:20:20.035

or part of the process when essentially it's just those

337

00:20:20.035 --> 00:20:22.395

first three stages and that consideration as,

338

00:20:22.455 --> 00:20:23.555
as part of the wider scheme,

339

00:20:24.465 --> 00:20:28.875
They found significant adverse effects they found.

340

00:20:29.385 --> 00:20:31.115
Yeah. So, so again, it's just that clarity

341

00:20:31.115 --> 00:20:33.275
that they have found significant adverse

342

00:20:33.275 --> 00:20:34.555
effects as part of the scheme.

343

00:20:36.265 --> 00:20:39.075
Okay. And what is the council's position on the absence

344

00:20:39.375 --> 00:20:40.795
of an RVAA,

345

00:20:42.655 --> 00:20:44.675
Um, Oliver Brown Linkage County Council?

346

00:20:45.175 --> 00:20:47.525
Um, I think we're, we're comfortable with that, that I think

347

00:20:47.525 --> 00:20:49.845
that the, the significant adverse effects have

348

00:20:49.845 --> 00:20:51.205
been, um, highlighted.

349

00:20:51.585 --> 00:20:55.005
Uh, as part of the, the assessment, uh, I think we do see,

350

00:20:55.305 --> 00:20:59.605
uh, that, that there has been a, um, a reaction to, um,

351

00:21:00.185 --> 00:21:01.845

the assessment of the residential properties,

352

00:21:01.865 --> 00:21:03.285

but again, do want to stress

353

00:21:03.285 --> 00:21:06.485

that there are still significant adverse effects on

354

00:21:06.505 --> 00:21:07.805

the residents in those properties.

355

00:21:07.925 --> 00:21:10.085

I think it's important that, you know, we,

356

00:21:10.315 --> 00:21:11.565

that is, that is highlighted.

357

00:21:13.115 --> 00:21:15.365

Okay. And are you aware of any

358

00:21:15.365 --> 00:21:17.605

of the other schemes including such an assessment,

359

00:21:18.105 --> 00:21:19.685

for example, gate Burton?

360

00:21:20.785 --> 00:21:22.885

Uh, I would have to check that again.

361

00:21:22.885 --> 00:21:24.565

We can, we can respond, um,

362

00:21:25.135 --> 00:21:27.325

after this in, in, in writing in terms of, uh,

363

00:21:27.335 --> 00:21:29.965

clarifying in terms of what has been carried out on the,

364

00:21:29.965 --> 00:21:32.245

the other schemes in, in the district, if

365

00:21:32.245 --> 00:21:33.245

That's okay. Thank you very

366

00:21:33.245 --> 00:21:33.965

much. Thank you.

367

00:21:35.615 --> 00:21:36.685

Would anyone else like

368

00:21:36.685 --> 00:21:38.805

to raise anything on this subject before we move on?

369

00:21:42.805 --> 00:21:44.705

Did you, sorry, did you wanna come back on that?

370

00:21:44.755 --> 00:21:45.865

Thank you. I, I don't,

371

00:21:45.905 --> 00:21:47.625

I think Mr. Young might just be able to add a bit further

372

00:21:47.625 --> 00:21:50.425

around what the assessment has been undertaken, um,

373

00:21:50.475 --> 00:21:53.545

which might sort of also provide a bit of additional, um,

374

00:21:53.545 --> 00:21:54.665

reassurance in that respect.

375

00:21:58.615 --> 00:22:02.065

Okay. I think we'll move on. Um, so our next, oh,

376

00:22:02.065 --> 00:22:02.705

Sorry. Sorry. I was,

377

00:22:02.805 --> 00:22:03.805

Did you want, oh, sorry.

378

00:22:04.505 --> 00:22:05.665

I was just gonna hand to Mr. Allen

379

00:22:05.665 --> 00:22:07.145

If Oh, okay. No, go on. That

380

00:22:07.145 --> 00:22:08.145

Would be, if that would assist

381

00:22:11.485 --> 00:22:12.505

Mr. Allen for applicant.

382

00:22:12.685 --> 00:22:13.865

I'm gonna have to ask my colleague here.

383

00:22:13.865 --> 00:22:15.825

Could you just possibly clarify the, the,

384

00:22:15.845 --> 00:22:17.465

the exactly what you wanted me to?

385

00:22:19.025 --> 00:22:21.225

I, I'll, why don't we move on and we can discuss

386

00:22:21.225 --> 00:22:22.785

and come back in writing to provide the

387

00:22:22.785 --> 00:22:23.865

additional, um, clarity.

388

00:22:24.305 --> 00:22:25.305

Right, thank you. That's fine.

389

00:22:26.205 --> 00:22:28.785

So our next few questions relate to the zones

390

00:22:28.785 --> 00:22:31.985

of theoretical visibility or said T vs.

391

00:22:32.765 --> 00:22:35.065

Um, and there'll be some crossover

392

00:22:35.095 --> 00:22:37.465
with cumulative effects here.

393

00:22:38.245 --> 00:22:42.345
Um, so my first question is a follow up

394

00:22:42.345 --> 00:22:46.425
to written question, 1.9 0.4, uh,

395

00:22:46.435 --> 00:22:51.265
which is PDF pages 70 to 71 of the applicant's response

396

00:22:51.285 --> 00:22:52.745
to first written questions.

397

00:22:54.775 --> 00:22:56.825
I'll also refer to revised

398

00:22:57.505 --> 00:23:01.385
ES paragraph 12.4 0.13,

399

00:23:02.595 --> 00:23:06.465
which is document reference rep 3 0 1 5.

400

00:23:09.135 --> 00:23:11.555
So that's ES paragraph 12.4 0.13,

401

00:23:11.895 --> 00:23:15.315
and that's at PDF page 11 of chapter 12.

402

00:23:17.415 --> 00:23:21.915
In addition, I'll refer to updated figure 12 five,

403

00:23:23.845 --> 00:23:26.155
which is document reference rep

404

00:23:26.205 --> 00:23:29.595
3 0 2 2.

405

00:23:31.445 --> 00:23:33.935

Okay. So several documents there.

406

00:23:34.275 --> 00:23:37.575

If you need any of the references again, let me know.

407

00:23:46.475 --> 00:23:51.005

Okay. So

408

00:23:51.075 --> 00:23:52.885

written question, uh,

409

00:23:53.025 --> 00:23:57.405

1.9 0.4 effectively asked why the Z TV

410

00:23:57.945 --> 00:24:00.085

was based on the topography

411

00:24:00.225 --> 00:24:04.205

of the land at the outer boundaries as opposed

412

00:24:04.345 --> 00:24:07.405

to the high points within the site.

413

00:24:08.665 --> 00:24:10.165

Um, the question arose

414

00:24:10.165 --> 00:24:14.805

because he asked paragraph 12.4 0.13 originally

415

00:24:14.905 --> 00:24:19.005

stated in part that due

416

00:24:19.025 --> 00:24:21.085

to computer processing capabilities,

417

00:24:21.965 --> 00:24:24.525

reference points were taken from the outer boundaries

418

00:24:24.545 --> 00:24:28.445

of the panel areas as such some areas of panels,

419

00:24:28.445 --> 00:24:32.325

particularly along slightly higher topography, such

420

00:24:32.325 --> 00:24:35.445

as the north south ridge between the A 6 31

421

00:24:35.465 --> 00:24:40.285

and harpswell wood may increase theoretical visibility

422

00:24:40.625 --> 00:24:42.205

beyond that shown.

423

00:24:43.595 --> 00:24:48.405

Okay, so The applicant has now amended

424

00:24:48.555 --> 00:24:51.165

this text, um, to state

425

00:24:52.035 --> 00:24:55.405

that this outer boundary coincides with the highest points

426

00:24:56.235 --> 00:25:00.125

with the overall panel areas close to spring fork range

427

00:25:00.125 --> 00:25:02.765

and immediately east of the barn, south of Harpswell.

428

00:25:02.865 --> 00:25:06.485

As such, it is considered that the outer boundary

429

00:25:06.505 --> 00:25:09.045

of the panel areas is reflective

430

00:25:09.105 --> 00:25:10.845

of the worst case visibility

431

00:25:11.565 --> 00:25:14.005

derived from elevated locations.

432

00:25:15.715 --> 00:25:19.725

Okay, so the applicant is also at our request updated

433

00:25:19.785 --> 00:25:21.005

figure 12 five.

434

00:25:22.265 --> 00:25:24.485

So hopefully that can be brought up on screen

435

00:25:25.625 --> 00:25:29.365

to more effectively illustrate the topography of the site

436

00:25:31.625 --> 00:25:35.605

so that the data hasn't changed, it's just the way it

437

00:25:35.795 --> 00:25:40.445

that figure is displayed, um, has, has changed.

438

00:25:42.905 --> 00:25:44.405

So this figure appears to show

439

00:25:44.405 --> 00:25:47.525

that whilst the highest points are indeed along the eastern

440

00:25:47.965 --> 00:25:51.745

boundary of the site, the westerns, uh, northern

441

00:25:51.805 --> 00:25:55.345

and southern site boundaries have a lower line topography.

442

00:25:55.375 --> 00:25:58.705

They're much of the panel area, uh,

443

00:25:58.765 --> 00:26:00.945

within the center of the site.

444

00:26:01.505 --> 00:26:03.865

I dunno if we can zoom in slightly on that.

445

00:26:05.895 --> 00:26:08.755

So the, the yellow shaded area running through the middle

446

00:26:08.755 --> 00:26:13.595
of the site is obviously, um, well,

447

00:26:13.655 --> 00:26:18.235
it appears to be at a higher topography than the,

448

00:26:18.255 --> 00:26:22.155
the boundaries on the, uh, to the west, north and south.

449

00:26:24.135 --> 00:26:27.635
So on that basis, um, is updated

450

00:26:27.775 --> 00:26:32.435
to paragraph 12.4 0.13 accurate in saying

451

00:26:32.435 --> 00:26:35.435
that the outer boundaries coincide with the highest points

452

00:26:36.535 --> 00:26:38.235
and what are the implications

453

00:26:38.295 --> 00:26:40.315
for the assessment and the said TVs,

454

00:26:44.225 --> 00:26:45.245
Mr. Allen for the applicant?

455

00:26:45.245 --> 00:26:46.925
Thank you for your question. Uh,

456

00:26:46.985 --> 00:26:50.685
the highest boundary points within the site do as you state

457

00:26:50.785 --> 00:26:51.965
and as we have restated

458

00:26:52.265 --> 00:26:54.965
and clarified coincide with those Eastern

459

00:26:55.265 --> 00:26:56.565

and Western points.

460

00:26:57.105 --> 00:26:59.205

Um, those two points are the highest points,

461

00:27:00.225 --> 00:27:02.165

um, along the site.

462

00:27:02.185 --> 00:27:03.485

The consum within the site

463

00:27:03.485 --> 00:27:05.845

and the site boundary, I appreciate

464

00:27:05.845 --> 00:27:08.445

that the southern boundary, there are points

465

00:27:08.445 --> 00:27:10.245

that are lower on the outside boundary,

466

00:27:10.625 --> 00:27:15.485

but as we've stated, I, in my opinion, I don't consider that

467

00:27:15.485 --> 00:27:18.965

that change is material to the extent

468

00:27:18.965 --> 00:27:20.805

of the Z TV that's displayed.

469

00:27:21.225 --> 00:27:24.045

And that's largely account of the effects

470

00:27:24.045 --> 00:27:27.285

of the existing hedge rows, which were the screening,

471

00:27:27.285 --> 00:27:30.445

which is not taken into account within the Zed tv.

472

00:27:31.145 --> 00:27:35.405

So yes, I could accept that it may not, that there,

473

00:27:35.405 --> 00:27:39.965

there will be a theoretical worst case, lower point.

474

00:27:39.965 --> 00:27:42.605

There may be some points where visibility may be mildly

475

00:27:42.605 --> 00:27:44.645

greater, but within the nature of the scheme

476

00:27:45.105 --> 00:27:47.125

and the nature of the proportion of nature of the assessment

477

00:27:47.625 --> 00:27:51.365

and in terms of the reality of the extent of hedge rows

478

00:27:51.365 --> 00:27:53.805

and tree color, which has not taken account into the screens

479

00:27:53.805 --> 00:27:57.085

and tv, as I do, don't considerably consider it will make a,

480

00:27:57.555 --> 00:27:59.925

make any material difference to our assessments.

481

00:28:01.715 --> 00:28:02.715

Thank you.

482

00:28:05.495 --> 00:28:09.585

Okay, so can you just explain, so the boundaries

483

00:28:09.585 --> 00:28:13.225

of the site have been used as a basis for determining

484

00:28:13.815 --> 00:28:14.945

this EDT vs.

485

00:28:17.365 --> 00:28:19.945

That's correct, yes, yes, the points around the boundary.

486

00:28:20.365 --> 00:28:23.825

So, okay, so my, my um, point is

487

00:28:23.825 --> 00:28:27.905

that based on this figure, it appears that the, the land in,

488

00:28:28.085 --> 00:28:31.225

in the center or approximately in the center

489

00:28:31.225 --> 00:28:35.465

of the site is at a higher topography than

490

00:28:36.735 --> 00:28:38.665

what, well, the figure appears to show

491

00:28:38.665 --> 00:28:41.905

that it's higher than the land to the, uh, the boundaries

492

00:28:41.925 --> 00:28:44.875

to the northwest and south.

493

00:28:45.455 --> 00:28:48.035

Is that not what the figure shows?

494

00:28:49.425 --> 00:28:50.755

There's a very, for Mr.

495

00:28:50.875 --> 00:28:52.115

A the applicant, there's a yes, correct.

496

00:28:52.115 --> 00:28:55.355

There's a very subtle ridge line which runs sort of north

497

00:28:55.885 --> 00:28:56.955

south through the site,

498

00:28:57.255 --> 00:29:00.315

but that highest point on that ridge line is on the boundary

499

00:29:00.335 --> 00:29:02.755

and that highest point is picked up as one

500

00:29:02.755 --> 00:29:04.435

of the points on the outside of the site.

501

00:29:06.305 --> 00:29:07.875

Okay, thank you.

502

00:29:08.735 --> 00:29:10.995

Um, do interested parties

503

00:29:11.375 --> 00:29:14.515

or, um, statutory parties have anything they'd

504

00:29:14.515 --> 00:29:15.315

like to say on that

505

00:29:15.315 --> 00:29:20.035

point? Ms. Garbo?

506

00:29:20.805 --> 00:29:23.315

Thank you sir. Ms. Garbo, 7,000 acres, just going from

507

00:29:23.315 --> 00:29:26.155

that plan, it appears that there is a,

508

00:29:26.755 --> 00:29:30.595

a yellow point within the center of the site

509

00:29:30.595 --> 00:29:34.835

that indicates a higher area of topography.

510

00:29:35.695 --> 00:29:39.715

Has that therefore not been tested in terms of

511

00:29:40.295 --> 00:29:42.205

the zone of theoretical visibility

512

00:29:42.665 --> 00:29:45.645

or have I, is that incorrect? Thank you.

513

00:29:45.675 --> 00:29:49.525

Yeah, I, I mean that was my assertion as well.

514

00:29:49.865 --> 00:29:52.485

Um, but I dunno if you want to come back on that again,

515

00:29:53.385 --> 00:29:54.385

Mr. The applicant? Yes,

516

00:29:54.385 --> 00:29:56.005

thank you. That I, uh,

517

00:29:56.125 --> 00:29:59.045

I assume you're referring to the sort of a L-shaped

518

00:29:59.745 --> 00:30:02.685

red lined boundary with the yellow in the middle as it were.

519

00:30:02.705 --> 00:30:04.165

That's actually Harpswell ward,

520

00:30:04.335 --> 00:30:06.885

which is excluded from the scheme

521

00:30:06.985 --> 00:30:08.765

and there are no panels within that area,

522

00:30:09.065 --> 00:30:12.085

and in fact provides a considerable amount of screening, um,

523

00:30:12.085 --> 00:30:13.805

within, from the woodland itself.

524

00:30:14.425 --> 00:30:17.405

Indeed, but that excluded from the, um,

525

00:30:18.155 --> 00:30:19.845

from the order limits by looks of things,

526

00:30:19.865 --> 00:30:22.405

but obviously the land, the way, um,

527

00:30:24.365 --> 00:30:26.615

land works is that that's obviously not,

528

00:30:27.715 --> 00:30:30.075

um, isolated.

529

00:30:30.295 --> 00:30:34.115

So the land around it will be similarly, um,

530

00:30:34.455 --> 00:30:35.955

higher topography as well.

531

00:30:36.335 --> 00:30:38.235

So I think that's the general point you,

532

00:30:40.215 --> 00:30:41.235

Mr. Allen, for the applicant.

533

00:30:41.575 --> 00:30:44.075

Uh, I would have to come back to you to respond whether

534

00:30:44.075 --> 00:30:46.515

that internal boundary has also been included.

535

00:30:47.375 --> 00:30:49.955

Um, but again, I would, uh, state

536

00:30:49.955 --> 00:30:53.115

that even though there is higher ground within the center

537

00:30:53.135 --> 00:30:55.755

of the site there around harps wood, I don't consider

538

00:30:55.915 --> 00:30:58.435

that makes a material as change to our assessment.

539

00:30:59.265 --> 00:31:01.655

Okay, thank you.

540

00:31:02.195 --> 00:31:04.015

Um, would anyone like to

541

00:31:05.495 --> 00:31:07.485
raise anything on this point? Thank

542

00:31:07.485 --> 00:31:08.485
You, sir. As gar 7,000

543

00:31:08.485 --> 00:31:08.845
acres,

544

00:31:08.965 --> 00:31:11.165
I appreciate you saying the wood is surrounding that,

545

00:31:11.225 --> 00:31:13.045
but there will be glimpses through,

546

00:31:13.865 --> 00:31:16.085
so it won't be completely contained.

547

00:31:16.145 --> 00:31:20.525
So therefore there would be, um, you know, as I say,

548

00:31:20.525 --> 00:31:23.685
glimpses through the views and maybe across that site.

549

00:31:24.425 --> 00:31:27.365
So I think maybe that should be looked at in further detail.

550

00:31:27.415 --> 00:31:28.415
Thank you.

551

00:31:28.945 --> 00:31:32.725
Um, perhaps the applicant could come back to us on,

552

00:31:32.785 --> 00:31:34.085
on this point in writing.

553

00:31:34.745 --> 00:31:37.205
Um, that'd be helpful because I note that you,

554

00:31:37.225 --> 00:31:39.445

you did accept that there might be some, um,

555

00:31:42.785 --> 00:31:46.545

I think you described it as theoretical, um, discrepancies,

556

00:31:47.485 --> 00:31:50.105

um, when you were talking about the

557

00:31:50.185 --> 00:31:51.425

Southern boundary earlier.

558

00:31:51.845 --> 00:31:55.225

So if you could come back on to us in writing on that point,

559

00:31:56.525 --> 00:31:58.385

Mr. Yes, we can do that for you.

560

00:31:58.385 --> 00:32:01.945

Thank you, sir. Okay, excellent.

561

00:32:02.445 --> 00:32:05.385

Um, could the applicant assist us in summarizing what role,

562

00:32:06.085 --> 00:32:10.345

um, these Z TVs play in the assessment

563

00:32:10.685 --> 00:32:12.105

of landscape and visual effects

564

00:32:12.245 --> 00:32:15.145

and in particular cumulative effects,

565

00:32:17.405 --> 00:32:18.405

Mr. Island from the applicant?

566

00:32:18.405 --> 00:32:19.185

Thank you sir.

567

00:32:20.145 --> 00:32:22.225

Z TVs are usually seen as being a sort of one

568

00:32:22.225 --> 00:32:24.305
of the first stages of any landscape

569

00:32:24.305 --> 00:32:25.545
and visual assessment or appraisal.

570

00:32:26.015 --> 00:32:29.225
It's a good practice, uh, to run one from the outset.

571

00:32:29.805 --> 00:32:32.465
Um, that's what we would do, uh, on all projects.

572

00:32:33.465 --> 00:32:35.745
I think it's, uh, important to state that they're a tool

573

00:32:35.965 --> 00:32:39.805
and that's one element as part of our establishment

574

00:32:39.825 --> 00:32:41.525
of many elements of the landscape

575

00:32:41.525 --> 00:32:44.285
and visual assessment, whether that be the study area, uh,

576

00:32:44.685 --> 00:32:48.685
baseline, um, receptors that we wish want to then

577

00:32:49.265 --> 00:32:54.165
assess, uh, as we go forwards for solar schemes.

578

00:32:54.965 --> 00:32:59.125
I think it's reasonable to say that they are less accurate

579

00:32:59.305 --> 00:33:04.005
or less representative of actual visibility simply

580

00:33:04.005 --> 00:33:07.605
because of the low profile nature of the majority

581
00:33:07.625 --> 00:33:10.045
of the scheme and accepted that the substations are

582
00:33:10.805 --> 00:33:13.085
slightly higher and we have run separate z

583
00:33:13.265 --> 00:33:14.445
dvs for the substations.

584
00:33:15.505 --> 00:33:18.725
So I think in my view they provide an element

585
00:33:19.145 --> 00:33:20.805
of they're useful to a point,

586
00:33:21.305 --> 00:33:23.325
but ultimately I think they have to be,

587
00:33:23.325 --> 00:33:25.405
and certainly for the case with solar farms, they have

588
00:33:25.405 --> 00:33:28.085
to be, uh, um, look, uh,

589
00:33:28.235 --> 00:33:31.485
used alongside extensive sites surveys for

590
00:33:31.485 --> 00:33:32.845
what you might call ground truthing.

591
00:33:32.845 --> 00:33:34.965
And that's something that we've carried out

592
00:33:35.155 --> 00:33:36.925
that numerous times during the,

593
00:33:36.945 --> 00:33:39.645
the process, the application process. Thank you.

594
00:33:40.555 --> 00:33:43.005

Okay. So in, but in specifically in terms of, uh,

595

00:33:43.145 --> 00:33:47.125

the assessment of cumulative effects, were the Zed TVs

596

00:33:48.275 --> 00:33:52.765

used, were they useful in, in undertaking that assessment,

597

00:33:54.305 --> 00:33:55.405

Mr. Allen from the applicant?

598

00:33:55.545 --> 00:34:00.085

Uh, in my opinion, I don't think they're particularly,

599

00:34:00.195 --> 00:34:05.085

they are a, a tool again to assist in pointing out

600

00:34:05.085 --> 00:34:08.325

where there would be there theoretically

601

00:34:08.325 --> 00:34:09.445

there would be no visibility.

602

00:34:10.025 --> 00:34:14.285

Um, where there is visibility shown, as I've stated,

603

00:34:14.955 --> 00:34:18.685

it's very often, certainly rapidly decreasing distance away

604

00:34:18.685 --> 00:34:20.445

from the site principal site.

605

00:34:21.155 --> 00:34:24.725

That theoretical vis that theoretical visibility reduces

606

00:34:25.105 --> 00:34:27.725

to the point where particularly within the till whale,

607

00:34:28.145 --> 00:34:30.325

the lower lying area of the site

608

00:34:30.995 --> 00:34:32.805

site observations are far more useful.

609

00:34:33.785 --> 00:34:35.405

The exception would obviously be the cliff

610

00:34:36.065 --> 00:34:38.245

and the higher elevated areas where they are

611

00:34:39.035 --> 00:34:43.085

more advantageous in by identifying visibility.

612

00:34:43.385 --> 00:34:46.685

But even along the cliff, you need to consider the fact that

613

00:34:46.685 --> 00:34:50.485

as you travel along to take an example south of Ingham,

614

00:34:50.815 --> 00:34:52.365

there are vans of woodland

615

00:34:52.745 --> 00:34:55.605

and hedge rows which contribute to screening,

616

00:34:55.655 --> 00:34:57.845

which isn't reflected in the theoretical

617

00:34:57.895 --> 00:34:59.445

visibility of the Z TVs.

618

00:35:01.675 --> 00:35:04.485

Okay. And some, but some of, correct me if I'm wrong,

619

00:35:04.485 --> 00:35:07.965

but don't some of the Z TVs include screening?

620

00:35:08.985 --> 00:35:11.125

Yes, I surround for the applicant. That's correct.

621

00:35:11.125 --> 00:35:14.565

They do, but only in the sense that they use, uh,

622

00:35:14.735 --> 00:35:17.085
nationally available woodland data.

623

00:35:17.745 --> 00:35:21.765
Uh, and so that reflects areas identified as woodland

624

00:35:22.325 --> 00:35:25.605
o waste mapping data, but it doesn't pick up the screening

625

00:35:25.685 --> 00:35:28.365
effects of individual trees or hedge rows.

626

00:35:29.595 --> 00:35:34.525
Okay, thank you. Okay, we'll come back

627

00:35:34.525 --> 00:35:35.725
to said TVs in a minute,

628

00:35:35.785 --> 00:35:39.165
but I'd like to ask about sequential cumulative effects.

629

00:35:39.225 --> 00:35:42.365
So that is the cumulative effect of this project

630

00:35:43.105 --> 00:35:44.245
and other consented

631

00:35:44.245 --> 00:35:48.805
and plan project as one travels through the, the landscape

632

00:35:49.225 --> 00:35:51.165
or the local area.

633

00:35:51.705 --> 00:35:55.685
Um, please could the applicant turn up their response to

634

00:35:56.365 --> 00:35:58.285
question 1.9 0.14,

635

00:36:00.295 --> 00:36:03.205

which is PDF pages 73 to 74?

636

00:36:07.465 --> 00:36:11.955

Okay, so in response to written question 1.9 0.14,

637

00:36:12.095 --> 00:36:14.675

the applicant has highlighted that it has

638

00:36:15.715 --> 00:36:18.755

considered sequential effects through the use

639

00:36:18.935 --> 00:36:23.595

of representative viewpoints, the cumulative effects

640

00:36:24.235 --> 00:36:25.235

assessed for each

641

00:36:25.575 --> 00:36:29.715

and professional judgment in terms of spatial relationships

642

00:36:30.665 --> 00:36:35.195

between these viewpoints and the likely speed time

643

00:36:35.335 --> 00:36:38.595

or frequency receptors may experience when

644

00:36:38.595 --> 00:36:40.195

moving between them.

645

00:36:42.135 --> 00:36:46.515

So in terms of the professional judgments

646

00:36:47.585 --> 00:36:51.995

made, were the CTVs irrelevant, uh, consideration,

647

00:36:53.465 --> 00:36:55.835

even accepting that they don't take into account

648

00:36:56.595 --> 00:36:57.915

existing hedges and hedge road trees,

649

00:36:59.735 --> 00:37:02.915

Mr. Ryan from applicant there Z cvs in terms

650

00:37:02.915 --> 00:37:04.475

of cumulative effects provided

651

00:37:05.905 --> 00:37:07.035

they were, they were referred to.

652

00:37:07.455 --> 00:37:09.555

And again, I would say that from

653

00:37:10.635 --> 00:37:12.195

a landscape professional perspective,

654

00:37:12.325 --> 00:37:16.275

there is far more advantage in site observations

655

00:37:16.415 --> 00:37:20.675

and those including site observations within the wider area

656

00:37:21.385 --> 00:37:24.955

outside of the study area for, for till bridge, uh,

657

00:37:24.955 --> 00:37:28.075

and including further south along the till vale, including

658

00:37:28.585 --> 00:37:31.155

traveling along those east west lanes

659

00:37:31.295 --> 00:37:32.475

to give a better indication

660

00:37:32.495 --> 00:37:34.795

of likely visibility of other schemes.

661

00:37:35.015 --> 00:37:36.995

But yes, the, the Cumulatives SUVs in

662

00:37:36.995 --> 00:37:39.395

that instance do provide when they're very close

663

00:37:40.055 --> 00:37:41.395

to the schemes in question.

664

00:37:41.935 --> 00:37:43.275

Um, they do provide some use,

665

00:37:43.275 --> 00:37:46.795

but that again, as per the case to bridge

666

00:37:46.865 --> 00:37:48.875

that diminishes rapidly with distance.

667

00:37:50.025 --> 00:37:53.835

Okay. So are those professional judgements, are they, um,

668

00:37:54.665 --> 00:37:57.195

reflected in the text contained

669

00:37:57.975 --> 00:37:59.915

within the environmental statement?

670

00:38:03.435 --> 00:38:06.795

I think the, let's run for the applicant judgments are

671

00:38:07.445 --> 00:38:12.035

based on reasoned to, I would say,

672

00:38:13.385 --> 00:38:17.435

understanding of the likely uses of, for example,

673

00:38:17.615 --> 00:38:22.235

the east west rural roads, which we appreciate are some

674

00:38:22.235 --> 00:38:26.195

of which, uh, have value for residential receptors as means

675

00:38:26.195 --> 00:38:29.395

of recreational routes where there are no public rights

676

00:38:29.395 --> 00:38:34.075

of way, um, make reason observations in terms

677

00:38:34.075 --> 00:38:37.005

of likely vehicle speeds or recreational speeds.

678

00:38:37.435 --> 00:38:41.725

Similarly, it would make reason judgments in terms of speed

679

00:38:41.745 --> 00:38:46.285

of receptors using the A 6 3 1 and Middle Street.

680

00:38:47.265 --> 00:38:52.125

And it's a judgment based on the relationship really between

681

00:38:53.435 --> 00:38:57.745

settlements, rural routes, public rights,

682

00:38:57.745 --> 00:38:58.745

and way where they exist

683

00:38:59.565 --> 00:39:03.625

and the proposals for all four dcos,

684

00:39:04.445 --> 00:39:06.625

um, combined cumulatively.

685

00:39:08.575 --> 00:39:12.745

Okay. I guess that's a useful answer,

686

00:39:13.005 --> 00:39:17.385

but, uh, my question is are those judgements, is

687

00:39:17.385 --> 00:39:21.305

that reasoning detailed anywhere

688

00:39:21.925 --> 00:39:24.385

in the evidence, uh, submitted to us,

689

00:39:28.145 --> 00:39:30.425

I think the, the MR am from the applicant, the,

690

00:39:31.285 --> 00:39:34.465

our response or my response would be to say that

691

00:39:35.365 --> 00:39:38.745

we are looking to identify only significant cumulative

692

00:39:38.745 --> 00:39:42.465

effects and as such, the approaches were proportional

693

00:39:43.565 --> 00:39:48.185

and, uh, those judgments apply generally in relation to

694

00:39:48.845 --> 00:39:52.065

the representative viewpoints for which we

695

00:39:52.345 --> 00:39:55.065

provided baseline information on

696

00:39:55.205 --> 00:39:56.465

as part of the main assessment.

697

00:40:00.515 --> 00:40:04.005

Okay. So you've just described the reasoning, um, that

698

00:40:04.115 --> 00:40:06.605

that forms the professional judgments,

699

00:40:07.385 --> 00:40:12.135

but you are suggesting that, has that been, uh, illustrated

700

00:40:12.155 --> 00:40:13.815

or included in the ES or not?

701

00:40:14.075 --> 00:40:16.125

Um, is it,

702

00:40:16.365 --> 00:40:19.085

'cause you talk about proportionality, are you

703

00:40:19.085 --> 00:40:21.165

therefore suggesting that that reasoning isn't

704

00:40:21.955 --> 00:40:24.085

explained within the es?

705

00:40:26.935 --> 00:40:28.995

I'd have to consider which particular sequential

706

00:40:29.195 --> 00:40:30.875

viewpoints you would want to refer to.

707

00:40:32.685 --> 00:40:33.755

Let's run from the applicant.

708

00:40:39.755 --> 00:40:42.485

Okay. Um,

709

00:40:43.265 --> 00:40:46.685

do interested parties have anything they'd like

710

00:40:46.685 --> 00:40:47.725

to raise in response?

711

00:40:48.745 --> 00:40:52.285

Ms. Gar? Oh,

712

00:40:53.185 --> 00:40:54.655

sorry, who would like to speak?

713

00:40:57.075 --> 00:40:58.895

Yes, link, Lincolnshire County Council,

714

00:41:00.355 --> 00:41:02.135

Oliver Brown, Lincolnshire County Council.

715

00:41:02.915 --> 00:41:06.495

Um, I think just wanted to highlight with, with,

716

00:41:06.495 --> 00:41:09.695

with this site, the, the, the cumulative visual effects

717

00:41:11.435 --> 00:41:14.815

on, on, on previous, um, sites

718

00:41:14.835 --> 00:41:16.655

or other sites in in, in the area.

719

00:41:16.905 --> 00:41:18.935

We've really just been looking at sequential.

720

00:41:19.075 --> 00:41:21.655

So as we're moving through the landscape

721

00:41:21.755 --> 00:41:22.975

as your original question,

722

00:41:23.955 --> 00:41:27.905

and I think what, what it probably could do with some, some,

723

00:41:27.905 --> 00:41:30.065

some clarity on, as, as maybe a follow up or,

724

00:41:30.065 --> 00:41:32.825

or an addendum is just how each

725

00:41:32.825 --> 00:41:35.205

of the viewpoints these receptors have been experiencing

726

00:41:35.925 --> 00:41:39.205

a landscape over a long, potentially a long distance

727

00:41:39.315 --> 00:41:41.925

that is essentially surrounded by solar.

728

00:41:42.705 --> 00:41:44.365

So these don't have to be particularly open

729

00:41:44.865 --> 00:41:46.245

or expansive views,

730

00:41:46.585 --> 00:41:47.885
but if, you know, for instance,

731

00:41:47.885 --> 00:41:49.845
traveling down a road down a public right of way,

732

00:41:49.975 --> 00:41:52.925
these sequential views will add up and,

733

00:41:52.985 --> 00:41:56.045
and that will increase that sensitivity

734

00:41:56.105 --> 00:41:58.765
and also that potential effect on, on,

735

00:41:58.785 --> 00:42:02.685
on the visual receptor with this site.

736

00:42:02.955 --> 00:42:05.685
Also, uh, we do need to look at the combined

737

00:42:06.215 --> 00:42:07.965
cumulative visual effects as well,

738

00:42:07.965 --> 00:42:09.485
which I might be jumping the gun a little bit here,

739

00:42:09.785 --> 00:42:13.325
but obviously where we have the elevated views from the

740

00:42:13.325 --> 00:42:15.925
cliff, we are actually in a position

741

00:42:15.925 --> 00:42:19.085
where we are seeing potentially several sites in, in,

742

00:42:19.085 --> 00:42:21.725
in one view with the till bridge site, uh,

743

00:42:21.895 --> 00:42:24.125
being particularly prominent in, in the foreground.

744

00:42:24.865 --> 00:42:27.925
Um, and I think viewpoints for

745

00:42:28.345 --> 00:42:32.085
and seven probably identify this, uh,

746

00:42:32.485 --> 00:42:34.885
admittedly the other sites are, uh, I guess on,

747

00:42:34.885 --> 00:42:36.885
on the horizon or behind the, the,

748

00:42:36.885 --> 00:42:38.045
the till bridge view as well.

749

00:42:38.425 --> 00:42:41.005
But we just wanted to flag that the, the,

750

00:42:41.145 --> 00:42:44.965
the cumulative visual effects we feel, um,

751

00:42:45.305 --> 00:42:47.885
should be higher, um, than, than,

752

00:42:47.885 --> 00:42:49.525
than than currently shown be

753

00:42:49.525 --> 00:42:52.645
because of both those sequential views moving

754

00:42:52.645 --> 00:42:54.005
through the landscape and obviously

755

00:42:54.005 --> 00:42:55.925
that cumulative view from the elevated land.

756

00:42:57.105 --> 00:43:00.595

Okay, thank you. In terms of cumulative effects, uh,

757

00:43:00.595 --> 00:43:02.395

as I said earlier, there's quite a lot of crossover,

758

00:43:02.455 --> 00:43:06.035

but we will come back to cumulative effects,

759

00:43:06.095 --> 00:43:07.275

but I was just sort of wanting

760

00:43:07.275 --> 00:43:08.755

to focus on sequential effects

761

00:43:09.015 --> 00:43:13.675

and what you said about the, um, the reasoning,

762

00:43:14.175 --> 00:43:17.515

um, was put more eloquently than I could have put it.

763

00:43:17.575 --> 00:43:21.475

So perhaps the applicant could take that away

764

00:43:22.455 --> 00:43:26.075

and, um, come back to us on that point.

765

00:43:26.075 --> 00:43:27.635

Would you like to respond now or

766

00:43:29.055 --> 00:43:30.055

Mr Right, the applicant? Yes,

767

00:43:30.055 --> 00:43:33.395

we can take that away. I would add to, uh, Mr.

768

00:43:33.425 --> 00:43:34.555

Brown's point, um,

769

00:43:34.785 --> 00:43:37.875

that we have considered the sequential views from Middle

770

00:43:37.875 --> 00:43:40.755

Street and uh, the viewpoints, which he noted.

771

00:43:41.335 --> 00:43:43.835

And um, that's something that's, that's,

772

00:43:43.835 --> 00:43:45.075

that's included in our assessment.

773

00:43:46.465 --> 00:43:48.035

Okay, thank you. Thank You.

774

00:43:48.735 --> 00:43:51.795

Um, Ms. Gar, did you want to come in on behalf

775

00:43:51.795 --> 00:43:52.835

of 7,000 acres?

776

00:43:53.775 --> 00:43:56.595

Yes, sir. Thank you. Um, just adding to that briefly

777

00:43:56.655 --> 00:43:59.595

and obviously Concur with, um, the gentleman from LCC that,

778

00:43:59.655 --> 00:44:03.275

um, but in terms of the zone of theoretical visibility,

779

00:44:03.815 --> 00:44:08.355

our concern is that, um, in relation

780

00:44:08.355 --> 00:44:09.875

to the sequential effects, effects,

781

00:44:10.165 --> 00:44:12.635

worst case scenario approach has not been

782

00:44:13.265 --> 00:44:15.235

adopted here in, in, in full.

783

00:44:15.855 --> 00:44:20.355

Um, there seems to be emissions in that.

784

00:44:20.535 --> 00:44:24.395

So, um, that's, it creates ambiguity from our perspective.

785

00:44:24.615 --> 00:44:27.195

So, um, that's just a flag we would like

786

00:44:27.195 --> 00:44:28.235

to raise if possible.

787

00:44:28.365 --> 00:44:29.365

Thank you.

788

00:44:31.355 --> 00:44:34.685

Okay. Are you able to elaborate at all on on

789

00:44:34.685 --> 00:44:36.805

what you mean when you say worst case scenario

790

00:44:37.365 --> 00:44:40.005

approach hasn't been adopted, are you in, in relation

791

00:44:40.005 --> 00:44:41.965

to the sequential effects?

792

00:44:42.035 --> 00:44:43.165

What do you mean by that?

793

00:44:45.315 --> 00:44:47.415

Um, Liz Gar at 7,000 acres.

794

00:44:47.415 --> 00:44:48.535

Well, from what we,

795

00:44:48.755 --> 00:44:51.455

we were pointing out recently in relation to the plan

796

00:44:51.455 --> 00:44:56.015

that was on screen, it seems there has been, um, points

797

00:44:56.125 --> 00:44:59.015

that have been picked out and points that haven't been,

798

00:45:01.195 --> 00:45:05.215

and therefore if obviously that's been selected for a reason

799

00:45:05.315 --> 00:45:06.375

or not selected for a reason,

800

00:45:06.995 --> 00:45:10.775

but could that reasoning be explained more so, so

801

00:45:10.775 --> 00:45:12.815

that we can understand the worst case scenario has been

802

00:45:12.815 --> 00:45:14.535

adopted and assessed fully?

803

00:45:14.895 --> 00:45:16.815

'cause if not, we want it

804

00:45:16.815 --> 00:45:18.015

to be looked at properly. Thank you.

805

00:45:18.015 --> 00:45:19.575

Okay. Yeah, I understand that.

806

00:45:20.235 --> 00:45:21.735

Um, would the applicant like

807

00:45:21.735 --> 00:45:22.895

to come back on that point at all,

808

00:45:24.395 --> 00:45:25.395

Mr. For applicant? Thank

809

00:45:25.395 --> 00:45:26.015

you for your comment.

810

00:45:26.835 --> 00:45:30.655

Um, I think one element which is important to point out is

811

00:45:30.655 --> 00:45:33.415

that, um, in terms of cumul assessment, um,

812

00:45:33.555 --> 00:45:37.535

we are looking at the effects of till bridge, um, over

813

00:45:37.535 --> 00:45:38.935

and above other schemes.

814

00:45:39.475 --> 00:45:42.775

So where there is no, um,

815

00:45:42.925 --> 00:45:45.935

significant effect from a particular viewpoint, um,

816

00:45:46.635 --> 00:45:47.735

in relation to till bridge,

817

00:45:47.735 --> 00:45:50.535

then generally speaking we would expect there

818

00:45:50.535 --> 00:45:51.855

to be no cumulative effect.

819

00:45:52.165 --> 00:45:54.935

Obviously, I, I take the point that, um,

820

00:45:55.755 --> 00:45:57.335

the sequential views are important

821

00:45:58.275 --> 00:46:00.935

and uh, that is potentially exception,

822

00:46:01.155 --> 00:46:04.575

but even so we, it's, it's the contribution of till bridge

823

00:46:04.835 --> 00:46:06.175

to the wider scheme that is the,

824

00:46:06.175 --> 00:46:07.975

is the key element in our cumulative assessment.

825

00:46:09.745 --> 00:46:12.545

I say, I'll say it's contribution of till bridge

826

00:46:12.545 --> 00:46:15.785

to the wider dcas is the, is the key part

827

00:46:15.785 --> 00:46:17.425

of our cumulative visual assessment.

828

00:46:19.425 --> 00:46:22.845

So, okay. Um, so you, sorry, correct me if I'm wrong,

829

00:46:22.865 --> 00:46:26.805

but did you say where there is no expected um,

830

00:46:26.955 --> 00:46:30.725

significant effect for till bridge, there's unlikely to be,

831

00:46:31.585 --> 00:46:33.525

uh, a significant cumulative effect.

832

00:46:33.525 --> 00:46:34.525

Is that right?

833

00:46:35.705 --> 00:46:37.935

Where there's a view, if it's a viewing combination

834

00:46:37.935 --> 00:46:39.255

where you can see more than one scheme

835

00:46:39.255 --> 00:46:41.055

and till bridge is the contributor to that scheme,

836

00:46:41.055 --> 00:46:44.215

then there would be not be one, there may be a, a effect

837

00:46:44.795 --> 00:46:47.375

in relation to a sequential view as you drive,

838

00:46:47.375 --> 00:46:50.015

but for that particular viewpoint, if there is no or very

839

00:46:50.075 --> 00:46:52.295

or nonsignificant effect for that particular viewpoint,

840

00:46:52.295 --> 00:46:54.135

then we would argue that for

841

00:46:54.135 --> 00:46:56.495

that particular point it's not a sequential,

842

00:46:56.495 --> 00:46:58.695

significant sequential effect would not be,

843

00:46:58.955 --> 00:47:01.495

or rather the significant, uh,

844

00:47:01.495 --> 00:47:03.375

the sequential effect would not be significant

845

00:47:03.475 --> 00:47:04.535

for that particular viewpoint.

846

00:47:04.885 --> 00:47:07.095

Okay. So in in those terms, do you accept

847

00:47:07.095 --> 00:47:11.855

that there could be, uh, no significant residual effect,

848

00:47:13.075 --> 00:47:14.095

uh, for till bridge,

849

00:47:14.635 --> 00:47:18.835

but when sequential views are taken into account,

850

00:47:19.345 --> 00:47:23.795

that doesn't necessarily mean that there is no residual uh,

851

00:47:23.795 --> 00:47:26.715
significant effect In theory? In theory,

852

00:47:27.375 --> 00:47:28.375
Mr. Applicant?

853

00:47:28.375 --> 00:47:29.245
In theory, yes,

854

00:47:29.245 --> 00:47:31.845
but I would say state that those significant

855

00:47:32.375 --> 00:47:34.645
sequential effects would apply to viewpoints

856

00:47:34.645 --> 00:47:36.205
where til Bridge is the main contributor.

857

00:47:36.875 --> 00:47:41.205
Okay, thank you. Bearing in mind we're gonna come back

858

00:47:41.205 --> 00:47:44.685
to cumulative, uh, effects in more detail later.

859

00:47:44.835 --> 00:47:49.285
Does anyone have anything to add on the sequential views?

860

00:47:49.825 --> 00:47:50.925
Yes, west West Lindsay

861

00:47:52.125 --> 00:47:53.125
District Council. Uh, thank you sir. Um,

862

00:47:53.125 --> 00:47:54.165
Alex Blake, I'm behalf

863

00:47:54.165 --> 00:47:55.445
of West Lindsay District Council.

864

00:47:55.985 --> 00:47:59.285

Um, just a clarification from the applicant, really that

865

00:47:59.945 --> 00:48:04.565

is it, is it the case that the only assessment,

866

00:48:04.785 --> 00:48:06.325

the only place we find an assessment

867

00:48:06.625 --> 00:48:10.605

and professional judgment on the sequential visual

868

00:48:11.715 --> 00:48:14.445

impacts of the project are

869

00:48:14.445 --> 00:48:17.325

to be found in chapter 12 of the es?

870

00:48:18.705 --> 00:48:22.045

Um, okay, firstly, if you could address me that, sorry,

871

00:48:22.045 --> 00:48:23.045

Answer you, sorry. Yeah, I'd appreciate

872

00:48:23.045 --> 00:48:24.325

the clarification about where

873

00:48:24.565 --> 00:48:25.605

that assessment sits.

874

00:48:26.345 --> 00:48:29.965

So we've heard from the applicant that the, uh,

875

00:48:30.585 --> 00:48:32.525

zts are a useful tool that a lot

876

00:48:32.525 --> 00:48:35.605

of the judgments reach in EIA terms in terms of magnitude

877

00:48:35.605 --> 00:48:40.045

of effects are derived from professional judgment on site.

878

00:48:40.625 --> 00:48:42.325

And I'm just looking to clarify that

879

00:48:42.325 --> 00:48:45.085

that professional judgment sits in the assessor

880

00:48:45.085 --> 00:48:46.525

for chapter 12 on LVIA.

881

00:48:46.595 --> 00:48:47.845

Okay. Or is that anywhere else

882

00:48:47.845 --> 00:48:48.965

that we should be looking to find that?

883

00:48:48.975 --> 00:48:53.045

Right. Okay. So I'm obviously aware that chapter 18 um,

884

00:48:53.965 --> 00:48:55.965

includes the assessment of cumulative effects

885

00:48:56.025 --> 00:48:58.045

and interactions and when I

886

00:48:59.025 --> 00:49:02.125

was asking about your reasoning whether it's included in the

887

00:49:02.325 --> 00:49:06.925

SI had that that chapter in mind, um, did you wanna respond

888

00:49:06.945 --> 00:49:09.275

to, uh, Wes Lindsey,

889

00:49:10.655 --> 00:49:11.675

Mr. Allen for applicant?

890

00:49:11.675 --> 00:49:13.275

Thank you for your question. I would say

891

00:49:13.275 --> 00:49:15.195

that the professional judgment that does sit in our

892

00:49:15.385 --> 00:49:18.515

landscape visual chapter, which is chapter 12, would apply

893

00:49:18.515 --> 00:49:23.395

to the assessment within the chapter 16 for the, uh,

894

00:49:23.395 --> 00:49:26.435

cumulative effects in a sense that that judgment is carried

895

00:49:26.435 --> 00:49:28.315

through to that the landscape

896

00:49:28.315 --> 00:49:30.275

and visual assessment in the cumulative section,

897

00:49:31.015 --> 00:49:32.195

if that, uh, makes sense.

898

00:49:32.615 --> 00:49:36.315

Yes. But pre presumably that that, uh, section 12 relates

899

00:49:36.315 --> 00:49:39.315

to the till bridge scheme in isolation, is that correct?

900

00:49:39.665 --> 00:49:41.155

Section 12 is correct.

901

00:49:41.565 --> 00:49:45.995

Right. So that reasoning isn't expanded on in terms of um,

902

00:49:46.095 --> 00:49:49.595

the other schemes other than what we have in chapter 18,

903

00:49:51.945 --> 00:49:52.945

It's around for the applicant. I

904

00:49:52.945 --> 00:49:54.795

would use professional judgment to make those judgements

905

00:49:54.795 --> 00:49:56.835

in terms of assessments in relation to the other schemes.

906

00:49:58.545 --> 00:50:02.555

Okay. But those professional judgements, um,

907

00:50:03.735 --> 00:50:08.035

aren't well are they set out in detail in chapter 18?

908

00:50:08.065 --> 00:50:09.275

That was my earlier question.

909

00:50:10.575 --> 00:50:11.555

I'm trying for the applicant. No,

910

00:50:11.555 --> 00:50:12.315

they're not set out in Okay.

911

00:50:12.315 --> 00:50:13.515

Within in chapter. Alright,

912

00:50:14.175 --> 00:50:15.175

Did you wanna come back?

913

00:50:15.575 --> 00:50:19.275

Um, yeah, just to be clear, I was also referring to the,

914

00:50:19.295 --> 00:50:20.635

the applicant, sorry, Alex Blake,

915

00:50:20.635 --> 00:50:21.755

west Lindsay District Council.

916

00:50:22.335 --> 00:50:24.795

Um, it's also about when we're looking at, uh,

917

00:50:24.795 --> 00:50:26.155

professional judgment and where

918

00:50:26.155 --> 00:50:27.950

that is reflected in the application,

919

00:50:28.745 --> 00:50:31.485

my question was really is that contained within the ES then?

920

00:50:31.785 --> 00:50:34.965

Is that where it sits? So we have a assessment in EIA

921

00:50:34.965 --> 00:50:36.245

terms of those impacts.

922

00:50:36.925 --> 00:50:40.885

I suppose my question without being, um, to be candid is

923

00:50:41.215 --> 00:50:44.445

where else in the application do we take those findings

924

00:50:44.665 --> 00:50:47.405

and give an assessment in the round against policy

925

00:50:47.405 --> 00:50:50.805

around the acceptability of those sequential impacts?

926

00:50:51.305 --> 00:50:53.405

So we have a basket of effects in the ES,

927

00:50:54.025 --> 00:50:55.925

but where in the applications it tell us

928

00:50:55.925 --> 00:50:58.285

how important they are and what we should do

929

00:50:58.285 --> 00:51:00.645

with them in terms of the planning balance applied against

930

00:51:00.645 --> 00:51:02.085

policy, if that makes sense.

931

00:51:02.915 --> 00:51:05.245

Yeah. Okay.

932

00:51:05.745 --> 00:51:09.365

Um, I'm not sure whether you wanna come back on that.

933

00:51:09.945 --> 00:51:13.245

Um, it may be a planning balance point, so

934

00:51:13.775 --> 00:51:14.775

Thank you. Yes, Alex comment

935

00:51:14.775 --> 00:51:15.525

for the applicant.

936

00:51:15.605 --> 00:51:17.765

I assume we're probably moving swiftly onto

937

00:51:17.955 --> 00:51:19.285

that point at some stage, but um,

938

00:51:19.285 --> 00:51:21.765

obviously we have our planning statement in which all the

939

00:51:21.835 --> 00:51:26.445

outputs from the ES have informed, um, the, um, compliance

940

00:51:26.445 --> 00:51:27.845

with policy and,

941

00:51:28.185 --> 00:51:29.325

and that's got a compliance

942

00:51:29.355 --> 00:51:30.765

tracker attached to it against policy.

943

00:51:30.865 --> 00:51:33.405

So all those findings from the ES have fed into that.

944

00:51:33.825 --> 00:51:36.165

Um, and we can, we can speak further to that on

945

00:51:36.165 --> 00:51:37.165

and the planning balance point.

946

00:51:38.595 --> 00:51:42.765

Okay, thank you. Okay.

947

00:51:42.825 --> 00:51:44.245

Are there any other parties you want

948

00:51:44.245 --> 00:51:46.805

to talk about sequential effects?

949

00:51:47.425 --> 00:51:51.925

Um, okay, so I'd, I'd like

950

00:51:51.925 --> 00:51:54.805

to discuss the assumptions which underpin the LVIA

951

00:51:56.385 --> 00:51:58.445

and in particular the provision of the

952

00:51:59.115 --> 00:52:02.925

battery energy storage system the best.

953

00:52:04.555 --> 00:52:08.285

Okay. So if we could start by turning up the works plans,

954

00:52:08.415 --> 00:52:11.125

which are rep 2 0 0 4

955

00:52:13.065 --> 00:52:16.445

and the outline design principle statement,

956

00:52:18.105 --> 00:52:21.525

um, which also includes descriptions

957

00:52:21.985 --> 00:52:23.565

of the works in the DC0

958

00:52:23.565 --> 00:52:27.165

and this is document reference rep 3 0 3 0.

959

00:52:30.105 --> 00:52:31.925

So it's pages seven to 10

960

00:52:32.225 --> 00:52:34.605

of the outline design principle statement

961

00:52:35.005 --> 00:52:36.045

I wish to focus on.

962

00:52:37.515 --> 00:52:41.495

So I, I'd just like to explain my understanding of where the

963

00:52:42.605 --> 00:52:46.575

battery energy storage systems could be located in practice

964

00:52:47.585 --> 00:52:49.335

based on these documents.

965

00:52:49.875 --> 00:52:53.055

And I'll ask the applicant to correct me if I'm wrong.

966

00:52:54.435 --> 00:52:57.335

So as far as I understand it, the

967

00:52:58.205 --> 00:53:01.695

best comes under work number two

968

00:53:02.915 --> 00:53:05.975

and the best can be located almost anywhere

969

00:53:05.975 --> 00:53:10.375

that a panel can be located according to the works

970

00:53:10.945 --> 00:53:11.975

plans so long

971

00:53:12.995 --> 00:53:15.975

as they fall within the parameters set out in the

972

00:53:16.155 --> 00:53:17.495

design principle statement.

973

00:53:19.235 --> 00:53:22.495

And the, there is a relatively long list of parameters,

974

00:53:22.555 --> 00:53:25.445

but the only two, um, as far as I can see,

975

00:53:25.615 --> 00:53:29.845

which restrict the location of the best, require it

976

00:53:29.845 --> 00:53:33.965

to be located more than 250 meters from any residential

977

00:53:34.325 --> 00:53:39.005

property and at least 30 meters from Glentworth K oil site.

978

00:53:41.895 --> 00:53:46.515

So effectively the best could be located anywhere on site

979

00:53:47.235 --> 00:53:50.435

provided it is within work number two locations on the work

980

00:53:50.445 --> 00:53:54.675

plans and over 250 meter from meters from residential

981

00:53:54.675 --> 00:53:57.755

properties and more than 30 meters from the oil well site.

982

00:53:58.975 --> 00:53:59.975

Is that correct,

983

00:54:01.495 --> 00:54:02.495

Alexis? Common for the

984

00:54:02.495 --> 00:54:04.115

applicant? Um, yes.

985

00:54:04.115 --> 00:54:06.355

Subject to any controls, further controls that,

986

00:54:06.355 --> 00:54:08.115

for example would be in the detailed battery

987

00:54:08.115 --> 00:54:09.195

safety management plan.

988

00:54:09.735 --> 00:54:11.395

Um, yes, that's the process.

989

00:54:11.615 --> 00:54:15.155

So we've got authorization for that best in schedule one

990

00:54:15.155 --> 00:54:17.755

of the DC0 restricted to, as you say,

991

00:54:17.755 --> 00:54:19.195

where the area is on the works plans

992

00:54:19.455 --> 00:54:22.315

and then the other controls in the application will then,

993

00:54:22.695 --> 00:54:24.355

um, kick in as well to provide the sort

994

00:54:24.355 --> 00:54:25.835

of additional locks around that.

995

00:54:25.895 --> 00:54:29.315

So yeah, detail design requirement, um, so that,

996

00:54:29.315 --> 00:54:31.915

that detail has to be in accordance with the ODP

997

00:54:31.915 --> 00:54:33.635

that you've mentioned, those design principles,

998

00:54:33.935 --> 00:54:36.715

but also needs to obviously be aligned with, um,

999

00:54:37.485 --> 00:54:39.115

other details that are approve such

1000

00:54:39.115 --> 00:54:40.515

as the battery safety management plan.

1001

00:54:41.355 --> 00:54:42.715

I suppose there's an additional check

1002

00:54:42.735 --> 00:54:44.675

or lock on that in that every time we go

1003

00:54:44.675 --> 00:54:48.435

to discharge a requirement under schedule, um, 17,

1004

00:54:48.435 --> 00:54:51.395

which sets out the DC0, which sets out the procedure for

1005

00:54:51.395 --> 00:54:54.955

that, we then also confirm that the effects of, um,

1006

00:54:56.015 --> 00:54:58.955

the subject of that application to discharge the, um,

1007

00:54:58.955 --> 00:55:01.635

that requirement are no worse than those in the es.

1008

00:55:02.015 --> 00:55:03.355

And that's a report that goes

1009

00:55:03.355 --> 00:55:05.475

with each discharge requirement just to confirm

1010

00:55:06.095 --> 00:55:07.595

and as an additional lock

1011

00:55:07.595 --> 00:55:10.195

or check on the effects in the ES to ensure that,

1012

00:55:10.265 --> 00:55:12.115

that we are confirming that they're no worse than.

1013

00:55:12.115 --> 00:55:14.595

So that's how we sort of tie in the ES as well as a,

1014

00:55:14.615 --> 00:55:17.915

as a sort of certified document or control document.

1015

00:55:19.665 --> 00:55:24.035

Okay. So are you in summary, agreeing with me,

1016

00:55:24.135 --> 00:55:27.475

but adding the additional, um, sort of reference

1017

00:55:27.475 --> 00:55:28.515

to requirement 17.

1018

00:55:28.785 --> 00:55:31.795

Okay, fine. Which relates to no, uh, operation,

1019

00:55:31.845 --> 00:55:32.845

Sorry. Um,

1020

00:55:32.845 --> 00:55:36.195

schedule schedule 1717, which sets, I think it's 17,

1021

00:55:36.195 --> 00:55:37.755

which sets out the whole procedure

1022

00:55:37.855 --> 00:55:38.995

for discharge of requirements.

1023

00:55:39.575 --> 00:55:41.515

Oh, okay, fine. And, um, and that,

1024

00:55:41.695 --> 00:55:44.715

and it's quite important 'cause it covers everything.

1025

00:55:44.715 --> 00:55:48.835

Basically every time we submit something under a requirement

1026

00:55:48.835 --> 00:55:51.955

for approval, it will be accompanied with a statement or

1027

00:55:52.095 --> 00:55:57.035

or report to confirm that the effects of what's in the

1028

00:55:57.835 --> 00:55:59.715

document being submitted for approval

1029

00:56:00.325 --> 00:56:02.995

don't result in any effects that are worse than those

1030

00:56:02.995 --> 00:56:03.995

that are in the es.

1031

00:56:04.895 --> 00:56:07.875

And so that's how we have that sort of lock on, making sure

1032

00:56:07.875 --> 00:56:09.595

that we've got outline plans obviously,

1033

00:56:09.595 --> 00:56:13.475

and we've done, um, assessments based on outline parameters,

1034

00:56:13.615 --> 00:56:15.555

but it's, it's then ensuring that when,

1035

00:56:15.585 --> 00:56:18.795

that the detail doesn't change any of those effects so

1036

00:56:18.795 --> 00:56:20.235

that they're as, as assessed.

1037

00:56:22.825 --> 00:56:24.845

Okay. And I mean, uh,

1038

00:56:24.845 --> 00:56:28.565

what is your view on the enforceability o of that,

1039

00:56:28.665 --> 00:56:32.685

the effectiveness of, um, that lock as you described it?

1040

00:56:32.945 --> 00:56:34.885

Um, who's gonna be measuring?

1041

00:56:35.675 --> 00:56:37.605

Well that's why we deliberately put in there

1042

00:56:37.605 --> 00:56:39.925

because it is quite hard for the local authority to judge

1043

00:56:39.925 --> 00:56:42.205

that without that information, which is why we deliberately

1044

00:56:42.205 --> 00:56:44.405

build in the mechanism so that we're reporting on that

1045

00:56:44.405 --> 00:56:48.325

and identifying for them, um, what the, how that, how

1046

00:56:48.325 --> 00:56:52.685

that's achieved and to confirm, um, that the effects aren't,

1047

00:56:52.825 --> 00:56:55.205

aren't any different or aren't any worse than, so it's,

1048

00:56:55.275 --> 00:56:56.525

it's in there to actually assist

1049

00:56:56.555 --> 00:56:58.805

with from an enforceability perspective.

1050

00:57:00.115 --> 00:57:02.525

Okay. And so I suppose at that point it's up for them

1051

00:57:02.545 --> 00:57:05.365

to actually review it and then, and based on their judgment

1052

00:57:05.545 --> 00:57:08.285

and they discharge those requirements in consultation

1053

00:57:08.285 --> 00:57:10.685

with relevant consultees, um, to be able

1054

00:57:10.685 --> 00:57:11.925

to make a judgment on that.

1055

00:57:11.945 --> 00:57:13.525

But it's def very much aimed trying

1056

00:57:13.525 --> 00:57:14.965

to assist with that process.

1057

00:57:15.315 --> 00:57:17.245

Okay, thank you.

1058

00:57:19.065 --> 00:57:21.325

Um, I mean the councils might wanna come back on

1059

00:57:21.325 --> 00:57:24.525

that shortly, but I do have an additional point to raise.

1060

00:57:24.625 --> 00:57:26.885

So notwithstanding that we don't actually know

1061

00:57:26.915 --> 00:57:31.565

what a best station is at this stage, um,

1062

00:57:33.405 --> 00:57:35.425

is there anything to prevent best stations

1063

00:57:35.765 --> 00:57:39.625

or compounds, uh, being located next to one another?

1064

00:57:40.065 --> 00:57:41.985

I all gripped in a single location,

1065

00:57:43.285 --> 00:57:44.665

Um, alexis com for the applicant.

1066

00:57:44.845 --> 00:57:47.025

You have, uh, preempted the amendments we're making

1067
00:57:47.045 --> 00:57:48.745
to these design principles perfectly.

1068
00:57:48.885 --> 00:57:52.425
Um, because we are going to, the amendments will reflect

1069
00:57:52.425 --> 00:57:55.505
that we'll just have maximum parameters for each area

1070
00:57:56.165 --> 00:57:58.225
rather than individual buildings for that reason.

1071
00:57:58.325 --> 00:57:59.985
So it may look when you see them

1072
00:58:00.085 --> 00:58:01.425
as though the parameters are increasing,

1073
00:58:01.485 --> 00:58:06.065
but actually it's a parameter for each, um, compound

1074
00:58:06.065 --> 00:58:08.505
or area rather than individually for the exact reason

1075
00:58:08.505 --> 00:58:10.385
that you could have had a couple together.

1076
00:58:10.885 --> 00:58:13.865
Um, so, so yes, it's, it's same

1077
00:58:13.865 --> 00:58:17.425
but that's, so that's what, um, you've anticipated at um,

1078
00:58:17.805 --> 00:58:18.805
Yes, the amendments.

1079
00:58:19.055 --> 00:58:23.505
Okay. So bearing in mind that we've established

1080
00:58:23.505 --> 00:58:27.905

that the the best can be located, um, in one location

1081

00:58:28.045 --> 00:58:31.065

and effectively anywhere within those earlier discussed

1082

00:58:31.065 --> 00:58:33.825

parameters, um,

1083

00:58:34.695 --> 00:58:38.185

does figure three one, which is the indicative site layout,

1084

00:58:39.815 --> 00:58:41.695

actually represent a worst case scenario.

1085

00:58:42.435 --> 00:58:47.315

Um, because for example,

1086

00:58:48.975 --> 00:58:52.075

as far as I can see it under the currently worded DCO

1087

00:58:52.255 --> 00:58:55.715

and the outline design principle statements, uh,

1088

00:58:55.775 --> 00:58:58.275

the applicant could locate all

1089

00:58:58.275 --> 00:59:00.595

of the best units in one location.

1090

00:59:01.575 --> 00:59:04.235

So I know you're saying that you're working on that and,

1091

00:59:04.295 --> 00:59:05.715

and that's not gonna be the case.

1092

00:59:06.295 --> 00:59:08.115

But on the basis of what we have

1093

00:59:08.535 --> 00:59:12.475

before us, does figure three one

1094
00:59:13.035 --> 00:59:14.075
represent a worst case scenario,

1095
00:59:16.275 --> 00:59:17.575
Alexis com the applicant?

1096
00:59:17.755 --> 00:59:20.175
Um, well probably not in every case.

1097
00:59:20.375 --> 00:59:22.845
'cause it's meant to be an indicative, it's an example of

1098
00:59:22.845 --> 00:59:24.645
what could be built within the parameters.

1099
00:59:25.105 --> 00:59:27.765
So the assessment is based on a worse case.

1100
00:59:27.825 --> 00:59:29.645
And again, that as you're aware, that may differ

1101
00:59:29.645 --> 00:59:30.925
between the topics.

1102
00:59:31.515 --> 00:59:36.165
That is a, is a, um, well indicative, indicative layout

1103
00:59:36.345 --> 00:59:37.525
of what it could like look like.

1104
00:59:37.545 --> 00:59:41.885
But again, then we've got the controls, um, to make sure

1105
00:59:41.885 --> 00:59:44.325
that, that the effects are limited.

1106
00:59:44.985 --> 00:59:47.545
Um, yes, but it's generally

1107
00:59:47.785 --> 00:59:51.545

provided, um, as a, as a likely sort of example of, of

1108

00:59:51.545 --> 00:59:52.505

what could be,

1109

00:59:52.505 --> 00:59:53.665

what it could look like or what could be built.

1110

00:59:54.095 --> 00:59:58.945

Okay. So when the applicant is revising the wording of

1111

00:59:58.945 --> 01:00:03.345

that part of the, um, I think it's the, well, you may want,

1112

01:00:03.485 --> 01:00:06.945

you may be revising the, the work description in the DCO

1113

01:00:06.945 --> 01:00:09.105

as well as the, um, description in the

1114

01:00:09.405 --> 01:00:10.665

design principle statement.

1115

01:00:10.965 --> 01:00:14.405

But when you do so, um, it's important that, um,

1116

01:00:16.505 --> 01:00:19.565

the revisions are made to an extent that

1117

01:00:20.225 --> 01:00:22.525

the assessment is a worst case scenario.

1118

01:00:23.145 --> 01:00:25.925

Um, so it's something to bear in mind in terms

1119

01:00:25.925 --> 01:00:27.285

of the grouping of them together.

1120

01:00:27.765 --> 01:00:29.725

I know you talked about, uh, dimensions

1121

01:00:29.945 --> 01:00:31.605
but distances between them perhaps.

1122

01:00:32.305 --> 01:00:35.645
Um, but it's, it is something that I'd like the applicant

1123

01:00:35.665 --> 01:00:38.245
to give consideration to if possible.

1124

01:00:39.095 --> 01:00:41.525
Thank you. So yes, and we're, we have, um, done that

1125

01:00:41.525 --> 01:00:43.045
and we will revisit that as well

1126

01:00:43.045 --> 01:00:44.525
before we submit the deadline for.

1127

01:00:44.525 --> 01:00:46.645
Okay. But we've done that markup, um,

1128

01:00:47.385 --> 01:00:48.685
it looks like quite a lot of changes.

1129

01:00:48.805 --> 01:00:50.285
I don't think it's particularly helpful to share

1130

01:00:50.285 --> 01:00:51.285
because it's probably quite a lot

1131

01:00:51.285 --> 01:00:53.165
to absorb on the spot I imagine.

1132

01:00:53.625 --> 01:00:55.805
But, um, we can provide an explanation

1133

01:00:55.805 --> 01:00:56.845
alongside that as well.

1134

01:00:57.105 --> 01:00:59.405

And we have been very clear when we're doing it

1135

01:00:59.405 --> 01:01:00.845
to make sure it's fully aligned with

1136

01:01:00.845 --> 01:01:02.245
what has been assessed in the es.

1137

01:01:02.265 --> 01:01:03.885
So we'll be, we can confirm that as well.

1138

01:01:05.075 --> 01:01:08.605
Okay, thank you. Um, right.

1139

01:01:08.635 --> 01:01:11.405
Does anyone have anything to raise in relation

1140

01:01:11.465 --> 01:01:13.485
to those points?

1141

01:01:17.005 --> 01:01:19.745
Did did the councils want to come back on the, um,

1142

01:01:21.005 --> 01:01:23.665
enforceability of this schedule 17

1143

01:01:23.805 --> 01:01:27.465
and the, I think the, the assertion is

1144

01:01:27.465 --> 01:01:32.025
that the development won't have any greater effect, um,

1145

01:01:32.535 --> 01:01:34.425
then those contained in thees

1146

01:01:34.885 --> 01:01:36.745
and I'm just wondering what your view is

1147

01:01:37.325 --> 01:01:39.905
on the enforceability of that.

1148

01:01:40.605 --> 01:01:42.185

So Stephanie Hall linkage account account,

1149

01:01:42.305 --> 01:01:45.225

I think we're going to have to review the DCO once we've got

1150

01:01:45.245 --> 01:01:48.745

the updated wording from the applicant in terms of

1151

01:01:48.745 --> 01:01:52.705

how they propose to deal with the, the parameter point.

1152

01:01:53.325 --> 01:01:55.545

Um, from my understanding of the discussion,

1153

01:01:55.845 --> 01:01:59.745

what's been assessed is not a grouping of all the,

1154

01:01:59.845 --> 01:02:02.505

the best items in one location.

1155

01:02:02.765 --> 01:02:04.545

Indeed, that would have resulted

1156

01:02:04.905 --> 01:02:05.985

probably in quite different effect.

1157

01:02:06.525 --> 01:02:09.185

Um, we are going to need to see how that's proposed

1158

01:02:09.185 --> 01:02:13.065

to be dealt with and then that what flows on from that is

1159

01:02:13.365 --> 01:02:16.665

how much heavy lifting that requirement is going to need

1160

01:02:16.665 --> 01:02:19.965

to do in terms of the requirement for any, um,

1161

01:02:20.575 --> 01:02:21.805

final iteration

1162

01:02:21.805 --> 01:02:24.525

of the project not having different significant

1163

01:02:24.525 --> 01:02:25.725

effects to those assessed.

1164

01:02:26.585 --> 01:02:29.765

If, if the parameters are sufficiently robust, then

1165

01:02:29.765 --> 01:02:32.365

that safeguard is not going to have to be relied upon

1166

01:02:32.365 --> 01:02:35.645

because there's, there's more in the DC0 at present,

1167

01:02:36.315 --> 01:02:37.925

it's doing quite a lot of heavy lifting

1168

01:02:37.985 --> 01:02:39.925

and we probably would have a concern with it,

1169

01:02:40.305 --> 01:02:43.085

but I think we would probably just put a pin in in that, um,

1170

01:02:43.145 --> 01:02:45.645

and revisit it once we've got the updated wording.

1171

01:02:46.355 --> 01:02:48.675

Okay. Thank you very much.

1172

01:02:48.895 --> 01:02:51.155

Uh, would the applicant like to respond?

1173

01:02:51.885 --> 01:02:53.635

Thank you sir. Alexis, common for the applicant?

1174

01:02:54.015 --> 01:02:56.075

Um, no, I take the point

1175
01:02:56.155 --> 01:02:58.075
and we'll come back in as I've said in terms

1176
01:02:58.075 --> 01:02:59.115
of the best parameters

1177
01:02:59.115 --> 01:03:02.475
and I can we'll confirm the, um, the ESS assessment,

1178
01:03:02.475 --> 01:03:03.915
which has been based on the worst case

1179
01:03:03.915 --> 01:03:06.395
and that will align with the outline design principles.

1180
01:03:06.735 --> 01:03:09.155
Um, the process set out in schedule 17 is

1181
01:03:09.235 --> 01:03:10.315
a fairly standard process.

1182
01:03:10.735 --> 01:03:14.235
Um, it includes the ability for the, um, authorities to come

1183
01:03:14.235 --> 01:03:15.475
and ask for further information

1184
01:03:15.815 --> 01:03:17.275
and obviously as I've said, it's,

1185
01:03:17.275 --> 01:03:18.795
it's a judgment call from them then as

1186
01:03:18.795 --> 01:03:21.595
to whether they accept the information that we've submitted

1187
01:03:21.975 --> 01:03:24.395
and we're obviously preparing what we're submitting

1188
01:03:24.395 --> 01:03:25.635

with knowing that we have to do this.

1189

01:03:25.695 --> 01:03:28.235

So, and knowing that we have to comply with those effects.

1190

01:03:28.655 --> 01:03:31.955

Um, we've included the, um, a fee schedule in there as well

1191

01:03:31.955 --> 01:03:34.515

to cover the, that goes with each application

1192

01:03:34.515 --> 01:03:35.595

to discharge requirements

1193

01:03:35.595 --> 01:03:37.715

to obviously cover associated costs with that.

1194

01:03:37.815 --> 01:03:39.275

And there's, as I've said, consultation

1195

01:03:39.275 --> 01:03:42.115

with relevant expertise, um, relevant consultees as well.

1196

01:03:42.735 --> 01:03:47.435

So the process is set out, um, specifically to,

1197

01:03:47.435 --> 01:03:50.515

to try and facilitate the assisting

1198

01:03:50.515 --> 01:03:52.355

with the discharge of the requirements.

1199

01:03:53.185 --> 01:03:58.025

Okay, thank you. Okay.

1200

01:03:58.255 --> 01:04:00.465

Does anyone else wanna raise anything on, on those points?

1201

01:04:01.085 --> 01:04:03.185

No. Okay.

1202

01:04:04.725 --> 01:04:08.905

So we'll move on to discuss landscape effects.

1203

01:04:09.365 --> 01:04:12.315

So we'll talk about visual

1204

01:04:12.315 --> 01:04:14.635

effects shortly.

1205

01:04:15.455 --> 01:04:19.995

Um, so in terms

1206

01:04:20.015 --> 01:04:22.675

of landscape and visual effects, I'd like

1207

01:04:22.675 --> 01:04:25.195

to focus on finding out whether there are any points

1208

01:04:25.215 --> 01:04:29.035

of dispute and what those points are

1209

01:04:29.035 --> 01:04:33.515

between the applicant local authorities and 7,000 acres.

1210

01:04:34.975 --> 01:04:38.115

Um, and when I'm talking about points of disputes, I mean

1211

01:04:38.835 --> 01:04:39.915

disagreements with regard

1212

01:04:39.915 --> 01:04:42.435

to the actual assessment contained in the es.

1213

01:04:43.655 --> 01:04:48.395

Um, so I I appreciate

1214

01:04:48.395 --> 01:04:51.035

that you've submitted your local impact reports

1215

01:04:51.375 --> 01:04:54.515

and obviously 7,000 acres have submitted their

1216

01:04:54.515 --> 01:04:55.915

written representations.

1217

01:04:56.655 --> 01:04:59.395

But if you could, when I come to you, summarize

1218

01:05:02.205 --> 01:05:04.495

Whether you are disputing anything in the

1219

01:05:04.495 --> 01:05:07.175

assessment and if so, what?

1220

01:05:07.635 --> 01:05:10.335

Um, so what are the main areas of contention?

1221

01:05:10.635 --> 01:05:15.015

So beginning with Link Lincolnshire County Council,

1222

01:05:16.415 --> 01:05:17.725

I note your landscape

1223

01:05:17.725 --> 01:05:22.285

and visual review at Appendix A of the local impair report,

1224

01:05:22.295 --> 01:05:24.765

which is re one a 0 0 1.

1225

01:05:26.195 --> 01:05:28.565

However, could you just summarize whether there are any

1226

01:05:28.575 --> 01:05:30.925

parts of the applicant's assessment

1227

01:05:31.225 --> 01:05:35.685

of landscape effects which the council disagrees with?

1228

01:05:35.985 --> 01:05:39.285

Uh, because I note that the review sets out differences

1229

01:05:39.395 --> 01:05:41.165

with regard to viewpoints,

1230

01:05:42.025 --> 01:05:45.445

but I think this relates to visual effects as opposed

1231

01:05:45.545 --> 01:05:47.045

to landscape effects.

1232

01:05:48.305 --> 01:05:50.845

Um, and as far as I can see, there doesn't seem

1233

01:05:50.845 --> 01:05:55.685

to be a similar, uh, criticism of the assessment

1234

01:05:56.305 --> 01:05:59.765

of landscape effects, but I may be wrong.

1235

01:06:00.025 --> 01:06:02.765

Um, and obviously, uh, in terms of the statement

1236

01:06:02.765 --> 01:06:05.245

of common ground, it's one of the least advanced.

1237

01:06:06.105 --> 01:06:09.725

So I'm not sure what the, um, the latest position is

1238

01:06:09.785 --> 01:06:11.125

of in terms of links.

1239

01:06:13.185 --> 01:06:15.485

Oliver Brown, uh, linker County Council.

1240

01:06:16.065 --> 01:06:18.045

Uh, yeah, thank you. Um, yeah,

1241

01:06:18.165 --> 01:06:20.245

I mean in summary, you, you, you're correct.

1242

01:06:20.485 --> 01:06:21.725

I think, um, you know,

1243

01:06:21.725 --> 01:06:23.725

our position is there will be significant

1244

01:06:24.235 --> 01:06:26.485

landscape effects from the development of the scheme.

1245

01:06:27.025 --> 01:06:30.565

Um, the applicant's LVIA identifies, um,

1246

01:06:31.395 --> 01:06:36.365

significant landscape effects, um, includes, um,

1247

01:06:36.905 --> 01:06:41.165

the significant effects across pretty much the entirety

1248

01:06:41.265 --> 01:06:42.405

of the site boundary.

1249

01:06:42.785 --> 01:06:45.365

We would expect this from the changing predominantly land

1250

01:06:45.365 --> 01:06:49.245

use, obviously going from agricultural land use to, um,

1251

01:06:49.465 --> 01:06:50.725

to a solar development.

1252

01:06:51.545 --> 01:06:55.685

Um, and the assessment also picks up on, uh,

1253

01:06:55.685 --> 01:06:58.525

the A GLV, obviously a sensitive landscape to the east

1254

01:06:58.525 --> 01:07:01.565

of the site, but also there's a small area, um,

1255

01:07:01.675 --> 01:07:04.725

that is also included within that the applicants have, have,

1256

01:07:04.725 --> 01:07:08.125

have broken larger character areas down into,

1257

01:07:08.235 --> 01:07:11.285

into smaller ones, um, which is, you know,

1258

01:07:11.285 --> 01:07:12.365

is, is good practice.

1259

01:07:13.145 --> 01:07:17.245

Um, and it identifies that there are, uh, two

1260

01:07:17.585 --> 01:07:19.645

of these local landscape character areas

1261

01:07:19.645 --> 01:07:22.805

that will experience significant, uh, landscape effects.

1262

01:07:22.985 --> 01:07:23.985

And we are in agreement with that.

1263

01:07:27.155 --> 01:07:28.285

Okay, thank you very much.

1264

01:07:30.435 --> 01:07:33.855

So you, are you the, sorry, I have got a follow up question.

1265

01:07:33.855 --> 01:07:36.295

So you are the author of the Landscape

1266

01:07:36.295 --> 01:07:37.415

and Visual Review, is that correct

1267

01:07:37.635 --> 01:07:39.895

or Okay, just wanted to check that.

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01:07:39.915 --> 01:07:40.915

Mr. McBride,

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01:07:41.865 --> 01:07:43.855

Thank certainly McBride think she can council it was just

1270

01:07:43.855 --> 01:07:45.855

to give you an update on a statement of common ground.

1271

01:07:46.155 --> 01:07:48.135

That's correct. Um, I think as, um,

1272

01:07:48.695 --> 01:07:52.135

I highlighted at the start of the, um, of the examination

1273

01:07:52.135 --> 01:07:55.015

of preliminary meeting that, uh, this is one of a number

1274

01:07:55.015 --> 01:07:56.855

of NIP projects in Ingre at the moment.

1275

01:07:57.115 --> 01:08:00.255

And as you're probably aware, the outer dowsing, um,

1276

01:08:01.215 --> 01:08:02.695

examination is following a very similar

1277

01:08:03.205 --> 01:08:04.415

timetable to this one.

1278

01:08:04.875 --> 01:08:06.895

So it is just a case of resources.

1279

01:08:07.155 --> 01:08:09.815

Um, so we're obviously having to produce a statement

1280

01:08:09.815 --> 01:08:12.775

of common ground for that examination as well as this one.

1281

01:08:13.275 --> 01:08:14.375

Our latest position is

1282

01:08:14.375 --> 01:08:18.005

that we have shared an updated statement to common ground

1283
01:08:18.235 --> 01:08:21.205
with the applicant, um, in relation to,

1284
01:08:21.465 --> 01:08:22.845
um, moving that forward.

1285
01:08:23.625 --> 01:08:27.325
Um, it's still a little bit light on landscape matters, but

1286
01:08:27.655 --> 01:08:30.165
after today we will then, uh,

1287
01:08:30.165 --> 01:08:31.645
update it depending on where we are.

1288
01:08:31.665 --> 01:08:32.965
So we are making progress,

1289
01:08:32.985 --> 01:08:34.605
but maybe it's a little bit further behind

1290
01:08:34.605 --> 01:08:37.325
because of, um, you know, issues with other, um,

1291
01:08:37.325 --> 01:08:39.925
projects in the county at this time as well.

1292
01:08:41.955 --> 01:08:43.805
Okay, thank you Mr. McBride. Yep.

1293
01:08:44.125 --> 01:08:47.445
I completely understand the, the resource implications

1294
01:08:48.225 --> 01:08:51.525
and it wasn't, it wasn't a criticism, um, of the council.

1295
01:08:51.925 --> 01:08:54.365
I was just trying to illustrate that

1296
01:08:55.085 --> 01:08:57.285

I didn't necessarily have the information I needed

1297

01:08:57.305 --> 01:09:01.125

to narrow the, uh, points of disagreement, um, on landscape.

1298

01:09:01.415 --> 01:09:03.245

We'll come on to statements of common ground later.

1299

01:09:03.545 --> 01:09:07.805

Um, Wes, Lindsay, um, is it your

1300

01:09:09.155 --> 01:09:10.445

West Lindsay District Council?

1301

01:09:10.825 --> 01:09:12.965

Is it your, well, am I correct in asserting

1302

01:09:12.965 --> 01:09:15.205

that you don't contend the, the assessment

1303

01:09:15.795 --> 01:09:17.045

contained within the s

1304

01:09:17.045 --> 01:09:19.845

but where you differ is on the planning balance

1305

01:09:19.865 --> 01:09:21.645

to be applied and the weight to be afforded

1306

01:09:21.645 --> 01:09:22.725

to the adverse effects

1307

01:09:22.755 --> 01:09:25.205

that were identified by the applicant. Is that right?

1308

01:09:25.865 --> 01:09:27.085

Um, I'll explain on behalf

1309

01:09:27.085 --> 01:09:28.325

of West Lindsay District Council.

1310

01:09:28.465 --> 01:09:29.525

Uh, that's correct, sir.

1311

01:09:29.525 --> 01:09:32.245

Yeah, we have no issues with, just for completeness, the,

1312

01:09:32.245 --> 01:09:34.685

the methodology, um, that's been followed

1313

01:09:34.905 --> 01:09:37.285

or the logic behind the, uh,

1314

01:09:37.285 --> 01:09:40.285

the conclusions reached in the s this is about, um,

1315

01:09:40.825 --> 01:09:43.365

you know, what, where we take those conclusions and,

1316

01:09:43.365 --> 01:09:46.285

and the impact around the A GRV at the cliff in particular,

1317

01:09:46.785 --> 01:09:48.605

uh, as a policy test. Yeah.

1318

01:09:49.115 --> 01:09:51.765

Okay. Thank you. And, um,

1319

01:09:53.995 --> 01:09:57.815

do we have a representative from Bassett Law?

1320

01:09:59.205 --> 01:10:02.195

Bassett Law? Um, okay. Yeah.

1321

01:10:02.215 --> 01:10:06.595

So could I just ask if, if you can tend any part of the, um,

1322

01:10:07.095 --> 01:10:09.635

the assessment of landscape effects, uh,

1323

01:10:09.635 --> 01:10:10.755

contained in the es?

1324

01:10:32.505 --> 01:10:33.955

Okay, thank you. Uh,

1325

01:10:34.515 --> 01:10:36.875

I can't remember if we have a representative from

1326

01:10:37.825 --> 01:10:39.755

Nots County Council.

1327

01:10:40.895 --> 01:10:45.845

No. Okay. Okay, that's fine.

1328

01:10:46.705 --> 01:10:51.245

So, uh, 7,000 acres, uh, in so far as, um,

1329

01:10:51.435 --> 01:10:53.965

your written representations relate to the ES

1330

01:10:54.785 --> 01:10:57.285

and its assessment of landscape effects.

1331

01:10:57.485 --> 01:11:00.085

I think it seems to focus on the,

1332

01:11:00.385 --> 01:11:04.445

the links LIR landscape assessment, appendix A.

1333

01:11:05.025 --> 01:11:07.965

Um, did you have anything to add today on, um,

1334

01:11:08.595 --> 01:11:09.845

landscape effects

1335

01:11:09.945 --> 01:11:12.565

and, you know, the effects on landscape character

1336

01:11:15.875 --> 01:11:17.375

Liz Gar at 7,000 acres?

1337

01:11:17.595 --> 01:11:21.575

Um, it, it was notable from our perspective

1338

01:11:21.725 --> 01:11:25.605

that the applicant obviously found

1339

01:11:25.605 --> 01:11:29.295

that there will be significant, um, effects in terms

1340

01:11:29.295 --> 01:11:32.335

of landscape character, landscape, visual effects,

1341

01:11:32.795 --> 01:11:36.055

and we agree with that as did links county council.

1342

01:11:37.075 --> 01:11:39.975

Um, you know, it's,

1343

01:11:40.125 --> 01:11:43.255

it's all very well talking about landscape character in a

1344

01:11:43.435 --> 01:11:45.655

dry way as we're doing today,

1345

01:11:45.655 --> 01:11:49.255

but these are things we all feel as residents walking

1346

01:11:49.255 --> 01:11:52.375

through and walking past and driving past the landscape.

1347

01:11:53.115 --> 01:11:55.455

And maybe this touches on health as well, I don't know,

1348

01:11:55.515 --> 01:11:59.815

but it's not just something that's isolated.

1349

01:11:59.995 --> 01:12:02.055

We, we experience it

1350

01:12:02.955 --> 01:12:07.055

and it's experiential aspect of the landscape

1351

01:12:07.635 --> 01:12:10.495
and we live, we live in it and

1352

01:12:10.725 --> 01:12:13.375
therefore it's all right to say it has a significant effect,

1353

01:12:13.395 --> 01:12:17.055
but for us it does have a significant effect, a long term

1354

01:12:17.765 --> 01:12:18.895
significant effect.

1355

01:12:18.895 --> 01:12:21.135
It's not just a dry term on a white piece

1356

01:12:21.135 --> 01:12:22.335
of paper or a document.

1357

01:12:22.925 --> 01:12:24.335
It's something that means a lot to us.

1358

01:12:25.115 --> 01:12:28.535
Um, so that's the only aspect I'd like

1359

01:12:28.535 --> 01:12:30.095
to put across along with that.

1360

01:12:30.095 --> 01:12:31.095
Thank you.

1361

01:12:31.805 --> 01:12:36.575
Okay, thank you very much. Um, so in terms

1362

01:12:36.755 --> 01:12:40.535
of, we'll move on to visual effects if I come back to links,

1363

01:12:40.615 --> 01:12:45.055
Lincolnshire County Council, so referring to your landscape

1364

01:12:45.055 --> 01:12:48.895
and visual review at Appendix A, um,

1365

01:12:49.515 --> 01:12:52.415
the only real criticism of the applicant's assessment

1366

01:12:53.015 --> 01:12:55.975
I can see relates to three viewpoints

1367

01:12:56.825 --> 01:13:00.725
being two B four and 20.

1368

01:13:01.945 --> 01:13:04.525
Is, is that correct? And could, could you perhaps

1369

01:13:05.045 --> 01:13:07.965
summarize your position on those, um,

1370

01:13:08.585 --> 01:13:10.565
Oliver Brown Linker County Council?

1371

01:13:10.665 --> 01:13:11.685
Yes, no, thanks for the question.

1372

01:13:11.685 --> 01:13:12.925
Yes, that that, that's correct.

1373

01:13:12.985 --> 01:13:17.005
We, we focused in on, on on three of those views, um, views

1374

01:13:17.745 --> 01:13:19.765
two B and view 20.

1375

01:13:20.385 --> 01:13:24.605
Um, I think we had a a a a similar, um, comment on,

1376

01:13:25.385 --> 01:13:27.805
and really this goes back to it's linked in

1377

01:13:27.805 --> 01:13:28.965

with mitigation to a degree.

1378

01:13:28.965 --> 01:13:32.605

These are close views, uh, of, of the development, uh,

1379

01:13:32.695 --> 01:13:34.485

close views of the panels

1380

01:13:34.585 --> 01:13:36.405

and construction at those two phases.

1381

01:13:37.025 --> 01:13:40.605

And then subsequently, once the mitigation planting, um,

1382

01:13:40.905 --> 01:13:42.565

as established, if it's established as,

1383

01:13:42.625 --> 01:13:46.925

as demonstrated on the visualizations, the, the,

1384

01:13:46.925 --> 01:13:48.565

the concern there is this clear

1385

01:13:49.065 --> 01:13:50.685

for shortening of the open views.

1386

01:13:50.715 --> 01:13:53.045

This is, this is quite a change, um,

1387

01:13:53.715 --> 01:13:56.085

from the existing baseline, which is what, you know,

1388

01:13:56.085 --> 01:13:57.485

we base the assessments on.

1389

01:13:58.225 --> 01:14:01.565

Um, and there's always a balance

1390

01:14:01.565 --> 01:14:04.205

between screening a proposal, uh,

1391

01:14:04.225 --> 01:14:07.885

but also that mitigation being appropriate for the location.

1392

01:14:08.505 --> 01:14:11.365

Um, and I think that obviously with, with,

1393

01:14:11.365 --> 01:14:14.485

with the panels being very close to the viewer anyway,

1394

01:14:14.515 --> 01:14:16.125

that view is already fores shortened.

1395

01:14:16.785 --> 01:14:21.605

Um, and essentially our, our position is

1396

01:14:21.605 --> 01:14:25.205

that just by planting in front of it does not suddenly drop,

1397

01:14:25.545 --> 01:14:30.045

um, a, a significant effect down to being one that is,

1398

01:14:30.105 --> 01:14:31.765

is is not significant essentially.

1399

01:14:31.785 --> 01:14:33.445

So that's, that's the kind of summary of those,

1400

01:14:33.445 --> 01:14:35.445

those close, close views.

1401

01:14:36.605 --> 01:14:38.205

I think the other thing with, with, with,

1402

01:14:38.235 --> 01:14:40.525

with the visualizations as well is that

1403

01:14:41.515 --> 01:14:44.035

I think it's just getting an appreciation of the scale

1404

01:14:44.495 --> 01:14:45.675

of some of the planting as well.

1405

01:14:46.015 --> 01:14:48.035

Um, which I think is an important point.

1406

01:14:48.155 --> 01:14:50.995

I I I, this hasn't probably been explained clearly in our,

1407

01:14:51.135 --> 01:14:54.915

um, in our assessment of the LVIA in the fact that

1408

01:14:55.965 --> 01:14:59.185

the, the hedge rows proposed to be maintained at between 2.5

1409

01:14:59.185 --> 01:15:00.425

and 3.5 meters.

1410

01:15:00.555 --> 01:15:02.425

These are, those are big hedge rows,

1411

01:15:02.425 --> 01:15:03.665

those are very tall hedge rows.

1412

01:15:03.665 --> 01:15:08.585

Obviously they've been, um, design the mitigation

1413

01:15:08.685 --> 01:15:11.785

and the management has been designed to screen those panels.

1414

01:15:12.205 --> 01:15:14.545

But that is, you know, those, those are big hedge rows

1415

01:15:14.545 --> 01:15:16.385

and those are gonna change those views.

1416

01:15:18.165 --> 01:15:21.385

In regards to viewpoint four, um, this,

1417

01:15:23.135 --> 01:15:27.225

this is regarding those elevated, expansive,

1418

01:15:27.475 --> 01:15:30.185

impressive panoramic views across the veil.

1419

01:15:30.225 --> 01:15:31.025

I mean you're looking across the

1420

01:15:31.025 --> 01:15:32.265

trend towards Nottinghamshire.

1421

01:15:32.965 --> 01:15:37.105

Um, we realized this is a static viewpoint

1422

01:15:37.605 --> 01:15:38.825

and that's what's been demonstrated,

1423

01:15:38.825 --> 01:15:41.065

but really the LVI is about assessing those experiences

1424

01:15:41.285 --> 01:15:42.385

of the receptors.

1425

01:15:42.385 --> 01:15:44.545

So the people who are experiencing that view

1426

01:15:45.045 --> 01:15:47.305

and we acknowledge, you know, these are gonna be road users.

1427

01:15:48.245 --> 01:15:51.225

Um, so which typically have, um, in,

1428

01:15:51.225 --> 01:15:53.705

in LVIA terms less sensitivity,

1429

01:15:53.885 --> 01:15:55.665

but we need to remember that these are not

1430

01:15:55.665 --> 01:15:56.865

just gonna be drivers of cars.

1431

01:15:57.195 --> 01:15:59.705

These are potentially passengers, people who using buses,

1432

01:16:00.015 --> 01:16:02.905

potentially cyclists or as it's a busy road.

1433

01:16:03.605 --> 01:16:05.905

Um, and also local residents

1434

01:16:05.905 --> 01:16:07.825

who are regularly using this route, um,

1435

01:16:07.965 --> 01:16:10.185

and seeing the same view regularly.

1436

01:16:10.205 --> 01:16:13.025

So again, we're looking at the frequency of that view, um,

1437

01:16:14.365 --> 01:16:15.545

and the view across there,

1438

01:16:16.575 --> 01:16:18.825

because it is elevated and I think Mr.

1439

01:16:18.825 --> 01:16:20.425

John mentioned before is very difficult

1440

01:16:20.765 --> 01:16:23.705

to mitigate when you're looking down on a, on a proposal,

1441

01:16:23.815 --> 01:16:27.185

even the relatively low level like, like solar.

1442

01:16:28.045 --> 01:16:29.745

So you are gonna see the panels, uh,

1443

01:16:29.805 --> 01:16:33.445

and they are, they,

1444

01:16:33.445 --> 01:16:35.605

they form a large part of that view.

1445

01:16:35.605 --> 01:16:36.965

They are conspicuous in that view.

1446

01:16:36.965 --> 01:16:38.085

They are relatively close.

1447

01:16:38.145 --> 01:16:39.965

And again, looking back at some of the other sites

1448

01:16:39.965 --> 01:16:41.645

that we've, we've looked at in the area,

1449

01:16:42.355 --> 01:16:44.045

this elevated view the panels

1450

01:16:44.065 --> 01:16:46.325

and the development is a lot closer to that view.

1451

01:16:48.145 --> 01:16:49.275

Similarly, going back

1452

01:16:49.275 --> 01:16:51.835

to the point about the mitigation planting, you know,

1453

01:16:51.835 --> 01:16:53.635

there's, there's extensive planting going in that area,

1454

01:16:53.765 --> 01:16:56.075

which, you know, planting's always a positive thing,

1455

01:16:56.175 --> 01:16:58.195

but is it, is it the right thing in that location

1456

01:16:58.455 --> 01:17:01.515

and are we screening these open panoramic views

1457

01:17:01.615 --> 01:17:05.715

to the extent to where it's unacceptable and that effect

1458

01:17:05.735 --> 01:17:08.595

and that change in that view is gonna be an adverse.

1459

01:17:12.465 --> 01:17:14.635

Okay. Um, would the applicant like

1460

01:17:14.635 --> 01:17:16.515

to come back in particular on the

1461

01:17:17.495 --> 01:17:20.795

points raised about the proposed planting measures

1462

01:17:20.795 --> 01:17:21.835

and their impact

1463

01:17:22.055 --> 01:17:26.795

and where an assessment has been made of that, um,

1464

01:17:27.095 --> 01:17:30.475

of the planting proposals themselves, uh, uh,

1465

01:17:30.615 --> 01:17:32.595

on visual effects?

1466

01:17:34.135 --> 01:17:36.355

Mr. Allen for the applicant, thank you for your question.

1467

01:17:36.355 --> 01:17:40.635

Thank you Mr. Brown. I do, I do acknowledge Mr.

1468

01:17:40.635 --> 01:17:43.835

Brown's comments and we have acknowledged that balance

1469

01:17:44.065 --> 01:17:46.715

that is to be had and the difficult balance within

1470

01:17:47.295 --> 01:17:50.875

our assessment in terms of the intentional screening,

1471

01:17:51.375 --> 01:17:53.195

if it's just regarded as screening, regardless

1472

01:17:53.215 --> 01:17:55.795
of the potential advantages of, of, uh,

1473

01:17:55.795 --> 01:17:57.275
additional green infrastructure and so on.

1474

01:17:57.275 --> 01:18:01.235
But the, the, the loss of open views versus, um,

1475

01:18:02.025 --> 01:18:05.995
that that may arise from this, this intentional screening.

1476

01:18:06.975 --> 01:18:11.555
Um, I suppose my point is where there is a loss of review

1477

01:18:11.815 --> 01:18:16.395
and oh 0.2 view point 20, uh, which is um, just

1478

01:18:17.025 --> 01:18:18.595
east of Ingham windmill

1479

01:18:18.815 --> 01:18:20.755
and uh, Mr. Brown pointed to that as an example

1480

01:18:21.335 --> 01:18:25.515
on the A 6 3 1 and viewpoint.

1481

01:18:25.735 --> 01:18:29.825
Um, and also I would additionally point

1482

01:18:29.825 --> 01:18:32.505
to Viewpoint 29, which is on comment lane on

1483

01:18:33.195 --> 01:18:34.345
close to Billards farm.

1484

01:18:35.525 --> 01:18:38.465
Yes, I accept that there is a full shortening of view

1485

01:18:39.445 --> 01:18:42.745

and uh, that view will change in character.

1486

01:18:44.205 --> 01:18:47.585

But I guess the point is to make is that in itself, that

1487

01:18:48.185 --> 01:18:50.185

presence of a hedge row and loss of view,

1488

01:18:50.625 --> 01:18:53.905

a significant effect, uh, I don't personally think it is.

1489

01:18:54.665 --> 01:18:56.465

I appreciate there's a point of contention there,

1490

01:18:57.125 --> 01:19:00.465

but hedges in themselves are not

1491

01:19:00.465 --> 01:19:02.105

incongruous within that area.

1492

01:19:02.515 --> 01:19:05.865

There is a hedge, albeit a slightly lower one,

1493

01:19:05.865 --> 01:19:08.505

which will be allowed to grow for almost the whole

1494

01:19:08.645 --> 01:19:11.905

of the south side of the 6 3 1 north of the site.

1495

01:19:11.935 --> 01:19:15.945

That view 20 was intentionally taken at an open point

1496

01:19:16.565 --> 01:19:19.145

on the road to display a worst case scenario

1497

01:19:19.525 --> 01:19:21.745

during the construction and early operational stages.

1498

01:19:23.045 --> 01:19:26.945

Um, if you travel west along

1499

01:19:27.765 --> 01:19:31.185
common lane towards, uh, towards heaping,

1500

01:19:32.565 --> 01:19:34.825
the character changes quite significantly there in terms

1501

01:19:34.825 --> 01:19:37.145
of a hedged section of road.

1502

01:19:37.735 --> 01:19:39.905
That hedging itself, I was considered

1503

01:19:39.905 --> 01:19:41.065
to be an attractive element.

1504

01:19:42.485 --> 01:19:45.945
So yes, there is a loss of open views,

1505

01:19:46.405 --> 01:19:47.905
but also as a process

1506

01:19:48.165 --> 01:19:50.465
and related to the methodology that we've adopted

1507

01:19:51.085 --> 01:19:52.385
for the assessment, we have

1508

01:19:52.385 --> 01:19:54.625
to take into account the sensitivity

1509

01:19:55.045 --> 01:19:57.745
and the susceptibility of users on those routes.

1510

01:19:57.745 --> 01:20:00.305
For example, common lane and the A 6 3 1

1511

01:20:01.305 --> 01:20:03.165
and of course on Middle Street as well,

1512

01:20:03.165 --> 01:20:07.125

which we do acknowledge is a, is a matter of debate

1513

01:20:07.475 --> 01:20:11.485

that particular view, viewpoint four, um, from the pulling

1514

01:20:12.185 --> 01:20:14.525

to the uh, uh, just above heart's.

1515

01:20:14.525 --> 01:20:18.445

Well, uh, I think the principle there again is the same.

1516

01:20:19.185 --> 01:20:21.765

Yes, there is a loss of view, there would be,

1517

01:20:22.285 --> 01:20:23.845

I appreciate the, the grand

1518

01:20:23.905 --> 01:20:25.405

and expansive nature of that view,

1519

01:20:26.865 --> 01:20:30.965

but there is hedge row planting in place along

1520

01:20:30.965 --> 01:20:33.965

that section that has been understand and we've

1521

01:20:34.085 --> 01:20:37.845

provided this, our responses for the past, uh, for possibly

1522

01:20:37.845 --> 01:20:40.125

until anecdotally last three years.

1523

01:20:41.345 --> 01:20:44.925

And there are extensive sections of planting to the north

1524

01:20:44.925 --> 01:20:47.005

and south of that, which is much more established.

1525

01:20:47.005 --> 01:20:50.165

And of course there's a woodland above green, uh, um,

1526

01:20:50.415 --> 01:20:52.445
above Coach Road Hill in gout as well.

1527

01:20:53.545 --> 01:20:54.765
So there will be loss of view,

1528

01:20:55.025 --> 01:20:57.805
but all things considered in the round in terms of the fact

1529

01:20:57.805 --> 01:21:00.525
as we've stated that there is no footway,

1530

01:21:00.525 --> 01:21:03.525
it's not a route I would consider to be an attractive

1531

01:21:03.665 --> 01:21:04.725
as a recreational route.

1532

01:21:04.825 --> 01:21:07.605
Yes, accept perfectly valid point in terms of,

1533

01:21:07.605 --> 01:21:09.245
that's a backdrop to a lot of people's lives.

1534

01:21:09.265 --> 01:21:12.365
But in terms of the basis of our, uh, our assessment

1535

01:21:12.465 --> 01:21:15.965
and the methodology we've used, I don't think the loss of

1536

01:21:15.965 --> 01:21:18.885
that view for that particular section of the cliff, um,

1537

01:21:19.825 --> 01:21:22.605
at year 15, once that mitigation is mature,

1538

01:21:22.955 --> 01:21:24.165
will be a significant one.

1539

01:21:27.705 --> 01:21:30.715

Okay. So yeah, you mentioned the absence of a footway,

1540

01:21:31.815 --> 01:21:34.485

um, a lot.

1541

01:21:34.765 --> 01:21:37.725

I mean, a lot of the local roads are

1542

01:21:38.775 --> 01:21:42.605

rural narrow roads with no footway.

1543

01:21:43.465 --> 01:21:46.805

Um, has any

1544

01:21:47.815 --> 01:21:51.005

assessment of the likely pede pedestrian use

1545

01:21:51.005 --> 01:21:54.005

of those roads been undertaken or taken into account?

1546

01:21:55.005 --> 01:21:57.605

IE um, obviously quieter roads,

1547

01:21:57.745 --> 01:22:01.365

people in rural communities often walk down, um,

1548

01:22:02.585 --> 01:22:03.715

down quiet roads.

1549

01:22:03.775 --> 01:22:06.755

Has that been taken into account in terms of, uh,

1550

01:22:07.115 --> 01:22:08.875

receptor sensitivity,

1551

01:22:10.175 --> 01:22:11.235

Mr. Riley for the applicant?

1552

01:22:11.695 --> 01:22:12.995

Yes, that's correct. And uh,

1553

01:22:13.025 --> 01:22:15.035

it's always helpful in my view when we have a neighborhood

1554

01:22:15.035 --> 01:22:16.395

planner supporting information.

1555

01:22:16.555 --> 01:22:20.835

'cause that gives us a more, um, evidence based

1556

01:22:21.735 --> 01:22:25.075

or, or more consensus based baseline for us to work

1557

01:22:25.075 --> 01:22:27.395

and rather than just, uh, professional judgment.

1558

01:22:27.715 --> 01:22:28.955

'cause of course there's an indication of

1559

01:22:29.285 --> 01:22:32.955

where these routes have value to the community, uh, that

1560

01:22:33.595 --> 01:22:35.755

combined with judgment,

1561

01:22:36.895 --> 01:22:39.595

and I'll point to the fact that the lack of public rights

1562

01:22:39.595 --> 01:22:42.035

of way within the area, which we stated a number of times,

1563

01:22:42.045 --> 01:22:44.355

means that those roots, particularly around glenworth,

1564

01:22:44.575 --> 01:22:46.635

around i in Ingham Ingham

1565

01:22:47.335 --> 01:22:51.675

and um, just around locally around harpswell are

1566

01:22:51.895 --> 01:22:54.035

of use to residents have value to reside

1567

01:22:54.175 --> 01:22:56.355

as recreational roots as you state.

1568

01:22:57.255 --> 01:22:58.995

But I don't think Middle Street in this

1569

01:22:59.195 --> 01:23:01.555

instance is the same.

1570

01:23:02.375 --> 01:23:03.955

It could be accord to the same sensitivity.

1571

01:23:07.555 --> 01:23:07.845

Okay.

1572

01:23:14.835 --> 01:23:18.505

Right. So, um, if we move on to West Lindsay in terms of,

1573

01:23:18.845 --> 01:23:19.865

is your position the same

1574

01:23:19.865 --> 01:23:21.385

that you don't dispute the assessment of,

1575

01:23:21.485 --> 01:23:23.425

of visual effects contained in the es,

1576

01:23:23.525 --> 01:23:26.905

but your main point of contention relates

1577

01:23:26.905 --> 01:23:28.665

to the planning balance and the weight to be afforded

1578

01:23:28.665 --> 01:23:31.705

to the conclusions reached by the, by the applicant?

1579

01:23:32.725 --> 01:23:35.025

Um, Alex Blake, west Linley District Council. Yes sir.

1580

01:23:35.025 --> 01:23:37.825

You summarized that exactly the our position. Yes. Alright.

1581

01:23:38.615 --> 01:23:40.465

Okay. And, and 7,000 acres.

1582

01:23:40.555 --> 01:23:43.905

Again, I think you obviously your representations are

1583

01:23:45.795 --> 01:23:47.045

very detailed, um,

1584

01:23:47.185 --> 01:23:51.805

but they obviously refer to the links, uh, appendix A, um,

1585

01:23:52.785 --> 01:23:55.125

do you have anything else you'd like to raise in terms

1586

01:23:55.145 --> 01:24:00.125

of visual, um, effects that you know,

1587

01:24:00.715 --> 01:24:03.805

that you haven't necessarily raised within your

1588

01:24:03.805 --> 01:24:04.845

written representations?

1589

01:24:07.675 --> 01:24:09.625

Thank you, sir. Let's go at 7,000 acres.

1590

01:24:09.805 --> 01:24:13.665

Um, if I may just come back to

1591

01:24:13.665 --> 01:24:16.505

what the gentleman just said, in terms of Middle Street

1592

01:24:17.365 --> 01:24:20.025

not being as far as he was concerned, having sort

1593

01:24:20.025 --> 01:24:22.745

of any sort of real impact in terms

1594

01:24:22.745 --> 01:24:24.665

of sensitivity on receptors

1595

01:24:24.665 --> 01:24:28.945

and, um, obviously users along that road,

1596

01:24:29.605 --> 01:24:32.505

he did also say that this road is also a,

1597

01:24:32.685 --> 01:24:34.745

an areas a backdrop to people's lives.

1598

01:24:35.125 --> 01:24:36.505

And that was a good description.

1599

01:24:39.005 --> 01:24:40.905

You know, obviously that view has been there

1600

01:24:40.905 --> 01:24:42.305

for many centuries and people have

1601

01:24:42.305 --> 01:24:43.545

experienced it over that time.

1602

01:24:43.885 --> 01:24:46.785

It is a backdrop to people's lives and

1603

01:24:46.785 --> 01:24:50.705

therefore there's a great deal of sensitivity in terms of

1604

01:24:51.245 --> 01:24:53.545

the protection and enjoyment of that view.

1605

01:24:54.365 --> 01:24:57.945

Um, for residents, I always look at the view

1606

01:24:58.045 --> 01:24:59.225

as a passenger in a car.

1607

01:24:59.775 --> 01:25:02.025

It's something, one of the reasons why I moved

1608

01:25:02.025 --> 01:25:04.225

to the area was for those views.

1609

01:25:04.925 --> 01:25:06.705

And I know a lot of people feel the same.

1610

01:25:07.495 --> 01:25:11.105

It's a magnificent view and not many places.

1611

01:25:11.565 --> 01:25:15.585

Um, you can get a a long distance view, um,

1612

01:25:16.775 --> 01:25:19.185

like that, um, in the, in the area.

1613

01:25:19.965 --> 01:25:22.945

So, um, it's highly prized

1614

01:25:23.845 --> 01:25:26.905

and in terms of the landscape mitigation, they

1615

01:25:27.015 --> 01:25:30.145

that will then enclose that view and

1616

01:25:30.145 --> 01:25:33.265

therefore change radically the character of that landscape.

1617

01:25:34.205 --> 01:25:36.465

Um, which I've, we obviously alluded

1618

01:25:36.465 --> 01:25:37.665

to in our written representation,

1619

01:25:37.845 --> 01:25:39.265

but it is a highly sensitive

1620

01:25:39.265 --> 01:25:42.025

and highly prized, um, viewpoint

1621

01:25:42.165 --> 01:25:44.625

and it's something that residents do walk along,

1622

01:25:44.625 --> 01:25:45.745

cyclists do use.

1623

01:25:46.445 --> 01:25:51.205

Um, uh, I've seen residents walk along it also dog walkers,

1624

01:25:51.625 --> 01:25:54.365

yes, it is some traffic along there as well,

1625

01:25:54.465 --> 01:25:57.805

but, um, receptors see it from a high, you know,

1626

01:25:57.965 --> 01:26:02.005

HGV looking down a higher view across the landscape.

1627

01:26:02.065 --> 01:26:04.205

So there's all sorts of receptors that use that

1628

01:26:04.665 --> 01:26:09.085

and value significantly value that, that that view

1629

01:26:09.185 --> 01:26:11.325

and it have enjoyed it throughout their lifetime

1630

01:26:11.825 --> 01:26:13.645

and wish to continue to do so.

1631

01:26:13.895 --> 01:26:14.895

Thank you.

1632

01:26:16.635 --> 01:26:18.605

Yeah, I think Mr. Eley has a query.

1633

01:26:19.225 --> 01:26:20.725

Yes. I just wanted to come back to the applicant.

1634

01:26:20.745 --> 01:26:22.285

Uh, just to your assertion

1635

01:26:22.285 --> 01:26:24.645

that there are not many public rights away in the area.

1636

01:26:24.765 --> 01:26:26.165

I challenge that slightly there,

1637

01:26:26.175 --> 01:26:27.885

there are not many public footpaths,

1638

01:26:27.945 --> 01:26:30.885

but public highway is of course right away,

1639

01:26:30.905 --> 01:26:33.725

and you don't have to necessarily walk back that far to the,

1640

01:26:33.945 --> 01:26:35.205

the covid area to think about.

1641

01:26:35.225 --> 01:26:37.925

I'm sure this area was well walked when the cars

1642

01:26:38.025 --> 01:26:40.725

and you know, the commuting will stopped.

1643

01:26:40.905 --> 01:26:45.485

So the lifetime of this development over 60 years, we,

1644

01:26:45.505 --> 01:26:48.325

we do not know what the local transport network might look

1645

01:26:48.325 --> 01:26:52.005

like in that time and therefore these metal surfaces,

1646

01:26:52.005 --> 01:26:53.525

the public highways may have a very

1647

01:26:53.525 --> 01:26:54.645

different use in the future.

1648

01:26:54.785 --> 01:26:56.165

So I, I think it's important

1649

01:26:56.165 --> 01:26:57.805

to take into account that visualization.

1650

01:26:57.885 --> 01:26:59.645

I know you've, you've looked at it from the point of view of

1651

01:27:00.595 --> 01:27:02.525

road users and cyclists and potentially,

1652

01:27:02.745 --> 01:27:05.685

but the change in that, that that sort of transport network

1653

01:27:05.745 --> 01:27:07.205

for the future may mean that those

1654

01:27:07.965 --> 01:27:09.005

resources are very different,

1655

01:27:11.575 --> 01:27:12.575

Mr. Robinson, the applicant. No,

1656

01:27:12.575 --> 01:27:14.395

no, I absolutely take your point there.

1657

01:27:14.585 --> 01:27:17.555

I'll just restate that we have considered, uh,

1658

01:27:17.695 --> 01:27:19.195

the recreational value

1659

01:27:19.215 --> 01:27:22.995

and sensitivity of those rural roots, um, where I would,

1660

01:27:23.095 --> 01:27:25.395

in my judgment, consider them to be more insensitive.

1661

01:27:25.495 --> 01:27:27.395

Uh, for example, it's clear that people use them,

1662

01:27:27.415 --> 01:27:29.395

for example, north of Road as a circuit walking

1663

01:27:29.395 --> 01:27:31.475

around grunt worth, um, close to Ingham.

1664

01:27:32.095 --> 01:27:36.315

Um, I, I would say that for example, the whole, the entirety

1665

01:27:36.335 --> 01:27:39.755

of common lane is probably on balance, less likely

1666

01:27:39.755 --> 01:27:42.395

to be an attractive route maybe at some point in the future.

1667

01:27:42.855 --> 01:27:43.995

But I think you have to think about

1668

01:27:43.995 --> 01:27:46.395

where people from villages will use their sort

1669

01:27:46.395 --> 01:27:47.635

of circular walks and so on.

1670

01:27:47.935 --> 01:27:50.555

But, uh, I certainly have think we have considered the use

1671

01:27:50.615 --> 01:27:52.555

of quiet rural roads

1672

01:27:52.855 --> 01:27:54.595

for recreational purposes in our assessment.

1673

01:27:55.085 --> 01:27:56.085

Thank you.

1674

01:27:58.985 --> 01:28:02.475

Okay. Does anyone, um, here today

1675

01:28:02.735 --> 01:28:05.155

or participating virtually have anything they'd like

1676

01:28:05.155 --> 01:28:08.115

to say about landscape or visual effects?

1677

01:28:08.585 --> 01:28:10.435

Bear in mind that we are going to come on

1678

01:28:10.435 --> 01:28:13.715

to discuss cumulative effects, including

1679

01:28:14.355 --> 01:28:15.595

proposed planting and mitigation.

1680

01:28:17.345 --> 01:28:18.795

Okay, Mrs. Gilbert?

1681

01:28:23.045 --> 01:28:25.295

Yeah, well, Mrs. Gilbert had a hand up as well.

1682

01:28:25.315 --> 01:28:29.555

Are we gonna hear from Mrs. Bingham? Yep. Okay. That's fine.

1683

01:28:32.445 --> 01:28:34.835

Sorry. So Bingham, um, just a quick one.

1684

01:28:34.855 --> 01:28:38.395

You don't suddenly get two and a half, three meter hedges.

1685

01:28:38.865 --> 01:28:41.915

They are going to get, they're gonna take 15,

1686

01:28:41.915 --> 01:28:45.315

20 years at least to mature to that height.

1687

01:28:47.275 --> 01:28:51.375

And I also agree with Liz, these people are all being paid

1688

01:28:52.715 --> 01:28:55.775

to do their jobs and they're using their

1689

01:28:55.775 --> 01:28:56.975

professional judgments.

1690

01:28:58.035 --> 01:29:02.965

But Liz and I know that this is a feeling a care

1691

01:29:03.625 --> 01:29:07.645

for our environment and those people do not have that.

1692

01:29:08.865 --> 01:29:09.865

Thank you.

1693

01:29:14.315 --> 01:29:17.165

Okay. Did Mrs. Montgomery, do you want to come forward?

1694

01:29:25.875 --> 01:29:28.495

Um, I just wanted to comment on the, um,

1695

01:29:28.755 --> 01:29:30.095

the public rights of way

1696

01:29:31.075 --> 01:29:34.855

And I realized that there aren't a lot of, um,

1697

01:29:34.875 --> 01:29:36.815

the footpaths in the area.

1698

01:29:37.555 --> 01:29:40.855

But for 10 years ago I started an application

1699

01:29:41.035 --> 01:29:43.335

to the counter council to

1700

01:29:44.575 --> 01:29:46.615

complete a section of Low Road.

1701

01:29:46.835 --> 01:29:48.855

We have the A 15, we have Middle Street,

1702

01:29:48.875 --> 01:29:52.135

and there is a low road, which is a route, an ancient route,

1703

01:29:52.875 --> 01:29:55.495

um, through the base of the spring line villages.

1704

01:29:56.275 --> 01:30:00.175

And, um, over those 10 years, uh, a friend at Harpswell

1705

01:30:00.195 --> 01:30:03.415

and myself have been gathering information

1706

01:30:04.195 --> 01:30:06.695

and we ended up having to get,

1707

01:30:06.695 --> 01:30:09.495

because the queue was so long, we went to the Secretary

1708

01:30:09.495 --> 01:30:12.055

of State who, for a, a direction

1709

01:30:12.435 --> 01:30:15.295

and the county council found that there is no question

1710

01:30:15.685 --> 01:30:19.855

because of, uh, a train line that was going to be built,

1711

01:30:19.885 --> 01:30:22.855

that it should be a bridal way and it should be reinstated.

1712

01:30:23.355 --> 01:30:28.015

And that provides a, a key walking route for people

1713

01:30:28.315 --> 01:30:32.015

and for walking groups who at the moment have

1714

01:30:32.015 --> 01:30:34.495

to go up the hill along Middle Street

1715

01:30:34.835 --> 01:30:37.175
and back down to Harpswell.

1716

01:30:38.315 --> 01:30:40.095
So people do use that route.

1717

01:30:40.555 --> 01:30:43.655
The other comment I would make is, uh, regarding the hedging

1718

01:30:43.655 --> 01:30:48.375
and blocking of views is that the, the very character

1719

01:30:48.715 --> 01:30:52.495
of hedge rows in this area is that you can see

1720

01:30:52.495 --> 01:30:55.255
through them there if you, if you drive along anywhere,

1721

01:30:55.255 --> 01:30:59.815
there are, there are mixture of, um, types

1722

01:30:59.835 --> 01:31:02.215
of hedging interspersed with trees

1723

01:31:02.395 --> 01:31:03.615
and you can see through them

1724

01:31:03.635 --> 01:31:05.335
and animals can get through them.

1725

01:31:06.155 --> 01:31:10.575
And I would just, I would like to know what type of hedging

1726

01:31:11.165 --> 01:31:15.735
that is proposed that would do what they are wanting it

1727

01:31:15.735 --> 01:31:17.615
to do and totally block that view so

1728

01:31:17.615 --> 01:31:18.935

that we have no view anymore.

1729

01:31:19.995 --> 01:31:21.255

And I would totally support

1730

01:31:21.255 --> 01:31:23.895

what Liz says about it being it is emotional.

1731

01:31:24.085 --> 01:31:25.735

It's us, it's where we live.

1732

01:31:27.985 --> 01:31:29.375

Thank you. Thank you very much.

1733

01:31:30.085 --> 01:31:33.015

Okay, we're going to break for lunch shortly.

1734

01:31:33.225 --> 01:31:36.135

Would the applicant like to come back on either

1735

01:31:36.435 --> 01:31:38.775

or both of those representations?

1736

01:31:39.385 --> 01:31:41.895

Thank you sir. Alexis Coleman for the applicant. Um, Mrs.

1737

01:31:42.135 --> 01:31:45.055

Caroline Reeve from acom, um, can talk to the, um,

1738

01:31:45.235 --> 01:31:46.735

public redway application.

1739

01:31:47.945 --> 01:31:50.655

Thank you Caroline Reeve on behalf of the applicant.

1740

01:31:50.795 --> 01:31:53.855

Um, I appreciate, um, Mrs. Montgomery, um, sort

1741

01:31:53.855 --> 01:31:57.695

of explaining the, um, proposed bridal way link

1742
01:31:57.695 --> 01:31:59.660
and I just wanted to provide some clarification

1743
01:31:59.705 --> 01:32:02.165
for the residents on, on that.

1744
01:32:02.185 --> 01:32:05.325
In terms of the design process, um, an early stage,

1745
01:32:05.415 --> 01:32:07.445
we've always been aware of that claimed route

1746
01:32:08.025 --> 01:32:10.925
and the scheme incorporates that claimed route within

1747
01:32:10.925 --> 01:32:13.765
that indicative design shown on figure 3.1.

1748
01:32:14.345 --> 01:32:16.085
Um, we've got mechanisms

1749
01:32:16.105 --> 01:32:19.205
and provisions within the draft DCO to actually deal

1750
01:32:19.205 --> 01:32:22.365
with claimed route as well as obviously confirm sort

1751
01:32:22.365 --> 01:32:23.725
of formal prs.

1752
01:32:24.125 --> 01:32:27.125
I think as well. In terms of, um, recent representations,

1753
01:32:27.125 --> 01:32:29.965
Lincoln Shear did provide an update on that claimed route

1754
01:32:30.385 --> 01:32:32.725
as part of, um, deadline three.

1755
01:32:33.345 --> 01:32:36.845

Um, the route at the moment I think is being objected to

1756

01:32:36.985 --> 01:32:38.645

so isn't isn't confirmed

1757

01:32:38.645 --> 01:32:40.365

and there isn't a date for that to be

1758

01:32:41.005 --> 01:32:42.245

considered either at public inquiry

1759

01:32:42.265 --> 01:32:44.965

or through written reps through the Secretary of State.

1760

01:32:45.265 --> 01:32:48.485

Um, but as I say, the scheme incorporates it within its

1761

01:32:48.485 --> 01:32:51.085

design to provide that route, you know, should,

1762

01:32:51.085 --> 01:32:52.125

should that need to come forward.

1763

01:32:52.125 --> 01:32:54.805

So nothing is prejudiced, is what I'm trying to sort of say.

1764

01:32:54.905 --> 01:32:58.725

So hopefully that helps provide a little bit of comfort, um,

1765

01:32:58.745 --> 01:33:00.365

to, to the local residents in terms

1766

01:33:00.365 --> 01:33:01.445

of how we've dealt with that.

1767

01:33:02.175 --> 01:33:04.805

Thank you. Mr. Re I just, sorry, I I am, I'm aware

1768

01:33:04.805 --> 01:33:06.245

of the route that Mrs. Montgomery raised.

1769

01:33:06.565 --> 01:33:08.045

I, what was it? Was it low lane?

1770

01:33:08.065 --> 01:33:10.925

You, you refer to it locally as low low road.

1771

01:33:11.225 --> 01:33:12.765

Um, and it, I had noted

1772

01:33:12.925 --> 01:33:14.765

that the applicant has made provision

1773

01:33:15.065 --> 01:33:16.965

and identified it as a historic route,

1774

01:33:16.985 --> 01:33:20.125

but as, as quite rightly taken the view at the moment

1775

01:33:20.125 --> 01:33:22.485

that it is not definitive in accordance

1776

01:33:22.485 --> 01:33:23.645

with the local authorities.

1777

01:33:23.865 --> 01:33:25.565

Uh, set out what,

1778

01:33:25.565 --> 01:33:29.245

what I wasn't clear on is you've made protection in case it

1779

01:33:29.245 --> 01:33:30.445

becomes definitive.

1780

01:33:31.065 --> 01:33:33.045

Is there a a will on the applicant

1781

01:33:33.665 --> 01:33:35.365

to make it a defined route

1782

01:33:35.365 --> 01:33:40.245

or are you looking merely to, um, accept it

1783

01:33:40.245 --> 01:33:44.325

as a defined public right of way if others go to the trouble

1784

01:33:44.385 --> 01:33:47.605

of, um, lobbying the local authority to make it a a,

1785

01:33:47.625 --> 01:33:48.885

uh, definitive route?

1786

01:33:54.685 --> 01:33:56.285

I am not sure I can answer that fully today.

1787

01:33:56.325 --> 01:33:57.565

I think we'll need to think about that

1788

01:33:57.565 --> 01:33:58.845

and come back to you, um,

1789

01:33:58.845 --> 01:34:00.525

to give you further clarity if that's okay.

1790

01:34:01.225 --> 01:34:02.285

I'm sure I'd speak on behalf

1791

01:34:02.285 --> 01:34:03.565

of the residents if I would say that.

1792

01:34:03.565 --> 01:34:05.445

I'm sure you'd welcome if it became a defined route.

1793

01:34:07.525 --> 01:34:11.295

Okay. Uh, I think we will break for lunch.

1794

01:34:11.675 --> 01:34:14.615

Um, so 45

1795

01:34:14.615 --> 01:34:16.695

minutes should be enough.

1796

01:34:16.855 --> 01:34:19.135

I think, uh, bear in mind we've got quite a lot to get

1797

01:34:19.135 --> 01:34:22.495

through, which takes us to

1798

01:34:23.165 --> 01:34:24.495

five past two.

1799

01:34:27.635 --> 01:34:29.735

Um, so yeah, we'll,

1800

01:34:29.735 --> 01:34:31.575

we'll resume the hearing at five past two.

1801

01:34:31.715 --> 01:34:34.735

Um, the hearing is now adjourned. Thank you.