



## Hearing Transcript

<b>Project:</b>	East Yorkshire Solar Farm
<b>Hearing:</b>	Issue Specific Hearing 2
<b>Date:</b>	10 July 2024

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00:05

All right.

00:06

Good morning, everyone. It's 10 o'clock. So we'll begin this hearing. And this is an issue specific hearing on environmental matters concerning the East Yorkshire solar farm project, just to confirm that everyone in the room can hear me properly. Yeah. And confirm with Matthew that we are we're streaming and recording the event. My name is Simon water. And I've been appointed by the Secretary of State as the single examining inspector for this application. And you'll also hear me refer to as the examining authority. Now, with apologies for people who were here yesterday, we'll go through the housekeeping matters again. Please, can everyone switch off mobile phones or other devices or at least put them to Silent The toilets are a way to, to the left through the lobby. There is no fire drill today. And so if the alarm does go off, we do need to act on it. And the fire escape is through doors to the right around the building to the front, and to rendezvous by the flagpoles in the carpark.

01:34

Today's hearing is being conducted in a hybrid way, which means that there are some people obviously here in the room with us as well as others joining virtually using Microsoft Teams, we will seek to ensure that everyone who wishes to participate has a fair opportunity to do so. As I've said the hearing will be recorded today. And the recording will be available on the project section of the national infrastructure planning website as soon as possible after the hearing is finished. The practical implications of that are if you are speaking, please speak clearly into a microphone, stating your name and who you are representing each time before you speak. The type of microphones have an off button and I suggest you turn them off when you're not involved in the discussion. Now as I understand it, there aren't any roving microphones available today. So for those who are not sitting at a table to start with, you will have to come up to the table to speak in due course. Another matter that needs to bring to your attention is the planning inspectors privacy notice and that was provided in the notification for the hearing. I'm proceeding on the basis that everyone is familiar with that. And it establishes how personal data is handled in accordance with data protection laws. If you have any concerns about that Matthew shields is the person to speak to. The meeting will follow the agenda which was published on the website on the second of July. It will be helpful to have a copy of that in front of you. And the applicant I hope will also put it on the main screen in due course. There's quite a lot to get through today. So we'll break up the day we'll have a break around 1130 this morning. We'll stop for lunch around one o'clock for three quarters of an hour. Depending on how we are going after lunch, we'll take another break around 330 and seek to finish at five o'clock if not before this afternoon. Whilst the agenda is on the screen, it is for guidance and there may be other things to consider as we progress. I'll conclude the hearing as soon as we've heard all the relevant contributions. And all questions have been asked and

responded to. If we are pushed for time it may be necessary to prioritize matters and perhaps defer things to written questions but I'm hoping it won't come to that today. So the purpose of the issue specific hearing is to cover a range of environmental matters. The topics on the agenda were chosen following my review of the applicants submissions together with the local impact reports submitted by the two councils and submissions made by other interested parties. However, we're topping isn't included on today's agenda. That doesn't mean that it's not important and It's or that I won't take it into account. It's simply my understanding of the topics chosen for the hearing would benefit most from this roundtable discussion. Moving on to the introductions, then I'll ask everyone to introduce themselves. Mistake your organization's name. Could you introduce a start itself started with the name, who you represent, and which items you intend to speak on. If you're not representing an organization, please confirm your name and summarize what interests you have in the application and the agenda item. So starting them with the applicants, Sterling, I guess this is over to you.

05:47

Good morning, sir. And yes, my name is Amy Sterling. I'm a Senior Associate Solicitor at Pinsent Masons. And I'll be representing the applicant today. I'm joined by many members of the applicants, consultant team, both in person and online. Given the nature of the agenda, the technical expert for those different topics. In that basis, I wouldn't propose to run through each of them no, but they can introduce themselves for each of the agenda item and I will do so when I pass them.

06:15

On Thank you. Moving on then to other organizations, issue Riding of Yorkshire Council. Representative. Ready?

06:29

Try Marshall is run of Yorkshire Council. I'm here to speak on any item that you wish would speak on, which will lead gender today. Thank you.

06:38

It isn't just me representing the council to

06:43

a number of colleagues here. Let them introduce themselves.

06:50

Morning, I'm Jennifer William for the East Harlem Youth Council. I'm here to talk on biodiversity.

06:56

Morning, I'm Katherine might from these writing village council and his book become landscape and visual impact.

07:05

Rachel Hodgson at the actual Council not planning on speaking on any items. I'm here to support Joanne

07:11

Thank you.

07:12

Thank you.

07:15

North Yorkshire Council.

07:21

Good morning, Council. My name is Michael Reynolds, policy and place officer. To my left is Jenny crossly Senior Planning Officer. Joining us online is John Wainwright, our principal landscape architect and Michelle Saunders who is our public health officer.

07:45

The attendance list refers to the US and the Humber drainage board I'm not sure whether there's anyone representing them here or virtually I'll take notice and no then moving on to interested parties. Victoria Atkins who understand his counselor with his writing and Bucha counsel

08:19

note Nope. David fielder

08:29

Michael field believe is joining us virtually

08:42

no shows Mr. Humphrey Humphrey was here yesterday.

08:50

Excuse me, sir, just to make Mr. Field was dialed in. He was up on the screen just a minute ago. So perhaps you can see him at the top of the top of the screen too. Perhaps unable to unmute himself or something.

09:05

Mr. Field Are you with us?

09:20

Maybe we'll come back to Mr. Field. Mr. Humphrey.

09:36

Stephen lung. Mr. Lung is here. Thank you. Chan wildgoose.

09:49

And Mr. Mrs. Scott Warren. Thank you

10:05

Right. Is there anyone else who hasn't given notification but nevertheless wishes to speak today?

10:22

Righty Well, in that case, that concludes the openings in the introductions. So we'll move on to item two on the agenda, which is the main point of discussion, starting with landscape and visual matters. And I've highlighted four points here, landscaping impact, including the assessment methodology and the scale of change. Proposals for the retention of existing trees and vegetation. visual impact, as opposed to landscape impact in particular on property, and public rights of way, and the adequacy of the mitigation measures. Now, the agenda item refers to various written representations, and I've picked out a few. But it could equally have said numerous written and relevant representations. This was a matter of widespread concern from a number of local people. So let's start with the assessment this and the scale of change. And perhaps we could look to each writing councils local impact report, which identifies a number of concerns regarding the absence of certain viewpoints in certain locations, and the value given to other viewpoints. References I've picked out here in particular paragraphs 751 and 757, from the council's local impact report. So bear that in mind.

12:11

To

12:13

go on, then Mr. Taylor, who submitted in journal representations and was referred to in my agenda item. This is rap 114144 and 145. In particular, there's a concern about the absence of the consideration of the immediate setting of the risk center landscape. And that's a matter that was also referred to in my first written questions and gain from the applicants benefit, in particular question nine dot 10. And also questions on the characterization of the Humber head levels national character area, and the assessed inverted commas small scale loss of farmland. Question 9.0 dot 13 also referred to the scale in which the landscaper sets, the effects were assessed. So that's a roundup of the issues on that first bullet point under this agenda. Just looking to the council with the you want to expand on your concerns in the local impact report.

13:40

I will add theme

13:49

just to add more, one more reference into the considerations. The landscape assessment is the methodology for that is done under something called guidelines for landscape and visual impact assessment, which is a widely recognized piece of guidance. One of the things it says in there at paragraph 550 is the experience of local residents and talks about the experience of local residents. And as against them more money could put it more abstract effect of the effect on the policy established in the landscape. Character assessments level, which is the approach that the the applicant has taken. So again, when I asked the applicant to respond, perhaps and can you trust yourself to that

concern in particular? Think that's probably enough by way of introduction on that issue for me. It's chill out the app Continue to respond so far. And if anyone else has any further concerns, then we'll open up the discussion at that point.

15:09

Me selling on behalf of the applicant, yes sir, I can pass to my left to administer their hip condo that is a landscape consultant at a calm and has been advising the applicant and listening to the landscaping visual matters for the scheme. And just to recap, misconduct can then give you an overview of how the viewpoints going back to the start of the discussion, how the viewpoints were selected and the values attributed to them. And then turning specifically to the matters raised by Mr. Mrs. Taylor and then your questions. So the setting of the Humberside landscape project area and question 910 And also the relevant characterization, and the landscape skills landscape assessment, turning family then to look at the methodology used and the difference between assessing the experience of the local residents and at the landscape character assessment level.

16:08

Rebecca Kanda lac on behalf of the applicant, there's a number of points there. So, we may need to refresh as we go through of course, but the first point in reference to the identification of viewpoints we undertook a number of different processes in relation to the selection identification of viewpoints, one of them was the production of a zone a bit theoretical visibility as illustrated on figure 10 Dash five zone a theoretical visibility with surface features. So the PV panels and that application number 160. And specifically in relation to the East York share is Friday news Yorkshire Council's point their queering the viewpoints in relation to solar PV area two a in relation to potential residential Pro and road users in Britain to the west, and the b one two to eight to the east, and through the analysis zone a theoretical visibility we also refer to as lead TV. We identified where there was the potential the theoretical potential for visibility and therefore identified potential viewpoints and then on figure 10, dash seven potential viewpoint locations app 162. And that will illustrate that figure illustrates that there is the potential viewpoint G that lies to the south of Bretton that was discounted from the assessment of visual impacts as a result of no view

18:05

misconduct I want to stop you there and perhaps ask the whoever's controlling the screen whether the plans that you've referred to can be put up so that we can understand where this is in context otherwise it does seem a little bit abstract.

19:17

Can people at the bank main net out thank you for that. Sorry to interrupt but I think having a look at a plan always helps to understand these things. What does me anyway

19:39

and, and it might be useful to look at the figure 10 Dash five Zona theoretical visibility

20:29

So, this is a solar theoretical visibility in relation to the solar PV panels only. And this is still theoretical visibility. This is showing where there is the potential for views. But this was further ground truth on the ground. And subsequently viewpoint chi was removed from the assessment of visual impact.

21:21

If we can move on

21:36

was it the Gale?

21:46

Amy Sterling on behalf of the African just to confirm So, are you content with the response and the viewpoints and we can move on? Or is there more information you would like from this condo?

21:57

Well, I think what I'd like is a response from East Yorkshire Council who are residing in Cultural Council who raised the concern is what you've heard. Does that satisfy your concerns

22:13

was any was any consideration given to the footpath that goes through the center area at a

22:26

that location wasn't initially identified. And we did get all the viewpoints agreed with East Riding of Yorkshire Council, the potential viewpoints and then the proposed viewpoints for assessment at PRI, prior to submission of the pair and obviously statutory consultation and that viewpoint wasn't raised the assessment of impacts on public rights of way uses has been considered for the public rights of way that that traverse through the solar PV areas and across the study area within the transient View section of the landscape and visual impact assessment chapter 10.

23:27

As volume one rep one dash the row 14 Thank you,

23:37

old gang which is the footpath in question is referred to elsewhere in the ies as perhaps having some historical significance and just wonder whether that's kind of heightens the case for having viewpoint assessment somewhere along that route.

24:04

Rebecca contract for the applicant the generally we would well is in accordance with the guidance methodology within Chapter 10 landscape and visual amenity.

24:36

application number zero 9092 appendix 10 dash two landscape and visual impact assessment methodology. We assess as part of the the receptor for the use of the public right of way. It would be

the type of public right of way and whether it's they A long distance path or strategic route would generally increase the sensitivity. So not necessarily the importance the historic importance placed on that property rights away No.

25:41

The other issue raised in the council's local impact reports was the value given to views within the northern area of the solar arrays really tough one grid group and the the impact report says that there are more in line with viewpoint 28 which is opposed to aperture is given a medium value as opposed to a low value and it also talks about strong hedgerows and mature trees dominating views so that there's the question of the absence or otherwise of our viewpoints in and around to a but also concerns about the value given to viewpoints around really tall and crib top I wonder whether we could perhaps zoom out on the plan on the screen to to have a look at where those are they may in fact be on another plan

26:53

Rebecca contract with the applicant I think we need to look at figure 10 Dash eight viewpoint locations app 163.

27:52

So the sensitivity of the receptors is the combination of value of view and susceptibility the value of us being assigned using professional judgment and varies as results or landscape structure and presence of detractors.

28:15

The visual assessment within table 10 Dash 12 viewpoint assessment is identified sensitivity to be high for residents and and public rights away use as a medium for road users for viewpoints in proximity to Gribble Miller Toft and viewpoint 28. A change in the value view would not change the assessment of impact is identified within Chapter 10 landscape and visual impact assessment for these viewpoint locations.

28:58

Could you just explain why that should be

29:01

the

29:05

the the value view and the rating assistant susceptibility are combined and the where there is a where there has been a variance in value of view. Again, sort of viewpoint eight and I believe it Well, I understand it may be viewpoints 810 a 1012 a. There may be others where some have been judged to have medium value and some have been judged to have low value. These values are obviously assigned using professional judgment. And there is no hard and fast line between the two and If and if a value of view has been assigned low, but the susceptibility of the receptor, so, for instance, the public rights of way receptors have been assigned medium they have been assigned medium sensitivity. So, the value view has not had a stronger weighting on the, on the sensitivity of the receptor. It combined



with susceptibility, so, the medium value view and the medium susceptibility is also medium sensitivity. And then sensitivity is combined with magnitude of impact to identify the significance of effect.

31:00

The counselor to come back on anything we've heard

31:05

that I'd use to clarify the value you've given to the view would not affect the attempt the impact that you've essentially complied to that viewpoint.

31:18

That's correct. Thank you.

31:27

I also picked out paragraph 757 of the local impact report, which recommends that certain viewpoints are reviewed because you consider that they may have been underestimated. And then there may as a result being further opportunities for mitigation and enhancements and wonder if you'd like to expand on that concern.

32:13

concern in respect the significance of these days has to do with the frequency that the day and the repetition of use of these footpaths in terms of not being transient or being regularly used by resident

32:40

Rebecca contract for the applicant duration and the experience of traveling through a landscape as you would on a public right of way as being a transient view as opposed to review from a dwelling which would be a static view that is considered within the magnitude of impacts and taken into consideration in the assessment of impacts for visual amenity within Chapter 10.

33:20

That's the is chapter 10 landscape and visual manatee as dash zero 14.

33:37

Anything more from the councilman point.

33:41

That Thank you

33:44

does refer also to residential properties. We'll come on to gain a fine distinction perhaps between visual impact on residential properties and residential amenity impacts that point further down the list. But in this case, the council's concern seems to be the effect on multiple properties in certain locations which will be classified as more of a public facing and therefore visual impact and whether that has been fully assessed or even the applicant Have you got anything to add on that point raised by the council.

34:34

Rebecca cantilever the applicant the landscaping visual impact assessment contained within Chapter 10 is considered to be robust and in accordance with the guidance contained in Cherokee three where there are a number of dwelling is has been taken into consideration with the ID allocation of viewpoint viewpoints in the assessment of those viewpoints.

35:16

I think we will come back to that matter in the later item. Thank you for that for the moment. Moving on then to the characterization of landscape areas, I referred to the Humberside levels. national character area. And also, there's a point in the assessment where you talk about the small scale loss of farmland. Now, I understand that that is justified on the basis of consideration of wider landscape character areas, but perhaps looking at it from the point of view of the local community and the scale of effect for them, and that feeds into this question of the scale of change and weather. Again, in Mr. Taylor's report, which has been produced on behalf of Mr. Taylor, it talks about the the absence of consideration of the immediate setting as a landscape presenter, that was a question I raised, and it also feeds into, as I said, the the guidance in Bolivia three regarding the value given to residential receptors. So perhaps we could ask the applicant to expand on its the way that it's approached that business of the scale at which landscape effects are assessed.

36:59

Rebecca contact the applicant, and again, there's a number of points I think, if we break it down. The landscape assessment presented in chapter 10 landscape and visual amenity, as volume one rep one zero 14 is considered by the applicant to be reversed. It's in accordance with the guidance contained with the guidelines. Visual amenity version three, and it's utilized the published East Riding of Yorkshire landscape character assessment that was produced as part of the evidence base for the use Riding of Yorkshire Council local plan. The landscape is set out in sections five point 12 to five point 15 And GLBA. Three published an adopted landscape character assessments are considered the most robust document paragraph 5.50 J three relates to the geographical extent over which landscape impacts or effects arising for the development may be experience and this is distinct from the size or scale of the effect the impacts of the scheme will be experienced across a larger area than the site an immediate setting of the site. And therefore, it is that the local landscape character area, landscape character type and national character area level that the impacts of theme have been assessed within ies chapter 10. The landscape assessment was undertaken on that local level using the subdivided local character areas and that's the assessment that is provided in table 1011 assessment landscape of back local within as chapter 10 landscape and visual amenity rep one zero 14. The reason that we've not

39:17

sorry, the within that chapter yes chapter 10 landscape assessment has been assessed with the LCA five A will experience significant effects during the period of operation of the scheme as a result of the large great geographic extent of which schemes were influenced landscape character. The the characteristics of the LCA in an adjacent immediately adjacent to the site and within the wider LCA are generally all characteristic key characteristics within the area, there are some variations there are some differences. But the conclusions that have been drawn for within the assessment for LCA five A would

not significantly differ. If the smallest scale assessment had been undertaken, we consider that the assessment of the local character areas, which are the published documents they are reversed is proportionate for the scale of the scheme.

40:52

I'm still not sure that that has got to the approach that set out in paragraph 550 of the guidelines. Perhaps if I just say what that says, the geographical area over which landscape effects will be felt must also be considered. This is distinct from the size and scale of the effect. There may, for example, be a moderate loss of landscape elements over a large geographical area, or a major additional effect over a very localized area. Extensive effects will vary depending on the nature of the length of the proposal, and there can be no hard and fast rules. In general effects may have an influence at the following scales, although this will vary according to the nature of the project. And those scales include at the site level with the development itself, and the level of the immediate setting of the site. And at the scale of the landscape type or character area. And then it goes on to talk about a larger area as well. So my concern and without wishing to put words in the mouth of people who have made representations on this point is that the the landscape assessment that's been undertaken concentrates on the larger two of those scales or larger the landscape type or character area, or the larger scale. But perhaps doesn't say enough about the site level in the immediate setting. And certainly, again, going back to Mr. Taylor's the the assessment which has been done on behalf of Mr. Taylor, that was a concern that's been raised.

42:56

Rebecca Kahn's lap for the applicant. The landscape assessment is obviously utilized the local landscape character areas that has made a consideration of the the change of landscape characteristics and key characteristics as a result of the scheme within the redline boundary, and also the impact of that on the local character area. And it has identified specifically in relation to landscape character area in which the tailors are located and that there'll be a five A, that we do identify that there are significant impacts. That assessment of landscape character would not change the conclusions of that landscape assessment would not change. If the the LVA had been done with Envision impact assessment, the landscape assessment had been undertaken on the different scales. This scheme as a result of the scale of the theme, it does impact on a larger area than the site and immediate setting.

44:42

You said a couple of times that there the assessment would change if it was assessed at a different scale. Can I ask perhaps in the post hearing submissions that you outline, or justify how you reach that conclusion? Because I think And that's still a concern of mine.

45:04

Yep, we can Yeah.

45:05

Thank you all

45:13

right, moving on then.

45:29

To gain this was concerns which have been widely expressed, which is that the solar panels will be to close orbits around residential properties. The associated fencing and hedging would have a tunnel effect on footpath routes, perhaps closing up longer range views. And so the concern is the visual impact on residential properties and footpaths. Again, that's a concern expressed in a number of places including the council, he's riding the wheelchair councils local impact report. It's in my written questions 902-590-7909. And it's also raised by the East Riding of Yorkshire and Kingston upon hull joined local access forum. I think perhaps we just call that the access for them going forward. But I wonder if you could introduce yourself to Well, unless the council has got anything they want to to raise to expand on your concerns before we ask the applicant to respond on that position.

46:55

Katherine might face writing No thank you.

47:04

Amy feeling on behalf of the African so just to clarify so you would like this contract to respond in broad terms to the questions and the local impact report lating to potential tunneling of use along public rates we

47:23

know that there's a widespread concern that you know, this is a large area and that he referred to in different different parts of the assessment in different ways but essentially, the buffer the separation between the panels, areas and properties is not large enough. We have for example from this Humphrey or Mrs Humphrey yesterday evening appreciate you weren't here to hear that. But she referred to a distance of 10 meters between her property boundary and the nearest solar area now perhaps a further explanation on those separation distances would be helpful.

48:23

Rebecca candlelight for the applicant if we can because there's two two kind of elements there's the two obviously two different groups receptors there's the visual impact on public rights of way in visual impact on dwellings. The the proposed birth of separation for public rights of way is a can it's been designed to be a considerable width. And it would continue to allow views along field edges towards tall vegetation such as trees and woodlands. That would appear in the background to the view that would be some enclosing of views in direct proximity to the solar PV panels and fencing.

49:24

The landscape and ecological mitigation plan in the framework landscape and ecological mitigation plan. Rep one dash 06 indicate that we are proposing woodland edge planting to along the edge, the fencing at intermittent intervals to break up that view but also to still allow you Use across the solar panel area to the background of the view the buffers for public rights of way, it includes a buffer of either 50 meters where solar PV areas lie to one side of the public right of way and 20 meters, where the solar PV areas like both sides. There's also provision for flower rich and species rich grassland

within those corridors. In relation to the residential viewpoints and receptors, the buffer has been an iterative process and it varies across this scheme.

51:04

And in general, the the mitigation ranges between hetero planting, Woodland planting an orchard planting and grass buffers

51:24

and if I direct us to the visual assessment, I don't have the table number to hand within the chapter 10 landscape and visual impact assessment rep one dash 114. There are a number of locations where there are residential viewpoints that we do identify significant effects at Operation year one. And the lesson to not significant effects at Operation year 15. As a result of the mitigation planting, establishing during that period. We acknowledge in there are some viewpoints where properties residential properties and dwellings will gain upper law views out from their properties that there is the potential to still see a small amount of the solar PV panels that that will be softened by the mitigation planting and will result in a not significant effect.

53:03

In locations where a significant effect has been identified in year one has any consideration being given to putting in more mature planting from year one so that it has a better reflect earlier on in the lifetime of the project.

53:23

Rebecca conalep for the applicant, there is a reference I don't know which paragraph it is within the framework landscape and ecological management plan. Rep one dash 06 that references that mature specimens will be identified within the detailed framework within the detailed landscape and ecological management plan where either residents if requested might be I don't know whether the we use the word mature. There we go mature stock. So paragraph 6.17 and that will be explored with landowners. So that will be in targeted locations where it's required to bring kind of reduced the time when that mitigation those facts will will be realized.

54:43

Looking to the counselors or anything else you want to raise on this question of the proximity of the proposed panels to for Paul's home and residential properties

54:57

to unmarshal is one of Yachi Council Actually, no of multiple outbreaks were team could attend today. However, in our local impact report, they have stressed that whilst mitigation measures have been incorporated into the scheme, they would have liked more engagement and discussion on that to explore the impact on particular public rates of when we're obviously set that out in our local impact report and further detail have been provided to you in your first written questions.

55:26

Okay, so

55:30

is this something which would benefit from the discussion between the council in the applicants about whether there are specific locations where additional mitigation perhaps could be provided? To address specific concerns

55:54

Chumash least find out Yorkshire Council. The comments I've received from public rights aware team is that insufficient detail has been provided with respect to proposed screening landscaping, and that they feel that more discussion needs to take place between our team and the applicant with respect to the pathway pathways has an impact on this particular path.

56:16

But again, perhaps I can ask as a as a posts hearing action that the applicant and the council get together and see whether there's something more specific that can be done on on the concerns that the council has raised

56:29

in your standing on behalf of the applicant? And yes, sir, we're always happy to engage with the council's in relation to their framework plans that we have obviously, I would note that the framework public weights of where management plan is indeed a framework. And it's intended to establish broad principles which will then be applied on a public right of way, by public right of way basis, and ultimately be subject to the approval of the trading of Yorkshire council as well as local planning authority in accordance with requirements and Tino sheduled. Two of the draft D'Souza, they will have ultimate control of proving the relevant mitigations for each other right of way in due course, but we will engage with them to see if there's anything more specifically we would like to see in that plan between now and the end of examination. Yes, I

57:12

think that will be helpful. Thank you for that, before we move on to this topic, Mr. Leung, I believe you wanted to to make a point here.

57:36

Thank you sir. On a specific point, which you raised about the location of viewing points mentioned his mat has been made with reference to Paul Taylor's written submission about views from their their property. And I would therefore include our property as the next door property on Spalding tin road. viewpoint five looks towards zone two f of the solar farm viewpoint five is actually partially obscured by existing trees. If viewpoint five was moved approximately 100 meters east, then it will be immediately in front of our property. And the comment of a potential view from upper floor windows will not be a potential it will be an absolute certainty. So to so often in the submissions that I've heard today, and those that I've seen heard before, consideration is mentioned but no resolution and wherever possible impacts are minimized, described as medium or insignificant or marginal to people living in areas such as our house and Mr. Taylor's and indeed those sandwood villas further along to the east of sand as Bonnington road the impact would not be marginal potential it will be absolutely, totally dominant view

of a large area of solar panels. The field opposite to F is a prop Ultimately 100 acres or thereabouts. If you were to look at the preliminary

1:00:11

environmental information report that was just within a section at one dot 4.3 A which irrelevantly covers battery energy storage systems. On the page opposite this reference, there is a photograph purporting to be a solar array in a field. Well, it looks really quite pretty. But it raises in my mind, where is that? Is this just a photo shot? Generic photograph or is it actually intended to show a real local field, such as the field immediately in front of us into f is described as landscaped? To me, it's just a large group of solar panels in a mon field with a tree line in the distance behind there is no fencing, which we're told we're going to have to have no floodlights. It's a totally inaccurate representation of Nadi and it isn't even acknowledge that this is perhaps just an artist's impression I commend the representations in that there's obvious large amounts of work has been put into looking at the relevant documents which are fully acknowledged as a layperson are way beyond me. But we still don't get to resolution to answers we get instead of an answer a list of the documents that have been considered I just hope we can get a little bit further and and hopefully show you tomorrow VP five

1:02:06

is it worth having a look at viewpoint five on the screen the visualization just so that we can understand Mr. naans point.

1:02:39

The best of luck on behalf of the applicant. Mr. Leung Can we just clarify it's viewpoint five that taken along Spalding two lane you're referring to the Torrington road sorry apologies.

1:02:55

It is on what is now known as Bollington road it was historically known as Spalding two lane

1:03:01

Thank you So Rebecca Kanda lack the the applicant within and apologies for having to continually referenced the documents Mr. Learn within Chapter 10 The landscaping visual impact assessment rep one dash zero 14

1:03:32

I don't let me just if I find the table number it will be table 10 Dash 12. The viewpoint assessment. And obviously, the as we've covered before the viewpoints have been selected based on Zona theoretical visibility, but they're also representative viewpoints. So we cannot assess every single dwelling and every single location within the identified study area. This viewpoint identifies receptors as residential and road users at this location residents are given a high sensitivity and we do identify that during construction and during year one, we have identified a moderate adverse significant effect for residents at that location. And that is as a result of, yes, there are gaps in hedgerows, the residents will gain views from a story windows that is taken into consideration At year operation year 15 as a result of the mitigation planting that's located to the north of solar PV area to those impacts reduced to low magnitude of impact and minor adverse for residents.

1:05:38

So what we're looking at on the screen there is the visualization at year 15. Is that correct? That's correct. Yeah.

1:05:50

May I ask? Which direction? Is that taken from? Is it facing south east?

1:06:07

If we go back a couple of

1:06:09

frames, yet it taken south east

1:06:18

from the probably from the entrance, closest to Spalding to in Grange That's correct. Yeah.

1:06:33

On that point, thank you. But in 15 years time, I don't think I'll be alive to see mature trees

1:06:46

so Rebecca, kinda like for the applicant. This is one location that there is the potential for more mature specimens to be planted at year one.

1:07:05

Thank you, that would be an improvement.

1:07:13

Rights content you've said and heard what you need to

1:07:19

mister.

1:07:23

Thank you very much. Thank you.

1:07:27

move on then to the next sub item if you like, which is concerns regarding proposals for the retention of trees and vegetation. And here the reference is from North Yorkshire Council's local impact report. And I picked out in particular paragraph 8.3. And there are concerns regarding various mitigation documents which the council have sorry, which the applicant has put forward. The landscaping environmental management reports, the construction environmental management reports, as well as the outside outline design principles statement. Absolutely. To Mr. Reynolds or his colleague. Is there anything you



want to to add on those concerns about the retention of trees and vegetation? And I appreciate your concern is is mainly to do with the grid connection corridor.

1:08:37

Thank you, Michael Reynolds, North Yorkshire counsel. Before I bring John in, if he wants to add anything to what was said I should say that we've had a productive meeting on on this. Setting out how we might clarify the grid connection corridor separating out in the lamp I believe, and also setting out the worst case scenario, which I think is in the above a cultural impact assessment. So there has been movement on this, which we've been pleased with. I think that there are still some questions over how some of the detailed design comes forward, whether or not it's in the principal design statement or just in the lamp. But we will be continuing to talk with the applicant. I'll bring John in if I can to see for John Wayne, right if he wants to add anything to that. But just to say first of all, though, there has been some discussion on this and I think from that we have some more clarity now than when the impact report was drafted.

1:09:48

Mr. Wayne, Ryan tell you witness

1:09:55

Hello, yes. Good morning, sir. My name is John Wayne. Tonight some principal landscape architects, that's not Yorkshire counsel, representing North Yorkshire Council on the landscape matters. As my colleague, Mr. And all said, Yes, we did have a productive meeting. I think at the moment in the various documents, there is a lack of clarity about exactly what the worst case scenario is likely to be true protection tree loss. It may be that it's in the arboricultural impact assessment. That may be the worst case scenario. The applicant yesterday led us to believe that could be the case. But that isn't clearly stated in the documents. The I suppose the other main concern and my colleague Mr. Reynolds referred to this matter, is that it's not clear how the detailed design would consider tree protection within the grid connection corridor. Because design principles statement, for example, doesn't mention tree protection, the land, landscape ecological management plan, and the Operational Environmental Management Plan. They deal with us design issues, they deal with the operation of the scheme, the operational base of the scheme. So it's not clear to me at the moment where tree protection will be actively considered. In the detailed design, the laying of the cables, within the grid connection corridor. There are no clear parameters, bits set, there are parameters, for example, for offsetting trees from solar panels, offsetting, sorry, offsetting solar panels from Woodland offset solar panels from hedgerows, but there are no parameters for tree protection or offsets, explained anywhere for the grid connection corridor. So I think those are the crux of the issues. For us. Our main concern for North Yorkshire Council point of view is the grid connection corridor, and the protection of trees and vegetation and how that will come forward to the detailed design. And also just to clarify what is the worst case scenario because at the moment, the worst case scenario isn't clear. For example, the landscape visual impact assessment that's been submitted implies that no trees will be lost. But that isn't a secure parameter within the grid correction corridor. And when you look at the arboricultural impact assessment, that implies or indicates that trees could be lost. So it isn't clear to me what the worst case scenario is. And then what the provisions are to security protection within the grid connection corridor through the detailed design, I don't think it's I think it's partly the fact that there's a

number of interlinking documents put in looking at all of the places where I would expect to see some explanation or provision, a hack, I can't find the title, I can't find the comfort I need to explain that protection and that considerations, the detailed design will evolve and come forward. And I do appreciate that the applicant does wants a degree of flexibility to do further work. But it's understanding what is the parameter what's the principle? Because really, the assessment at this stage should be explaining to us the worst case scenario. And those parameters that they're wanting for working within the grid connection corridor should be based on the worst case scenario. And it's not clear to me exactly what is that worst case scenario?

1:14:07

Thank you for that Mr. Wainwright before I ask the applicant to respond. Other concerns about the adequacy of mitigation were expressed in his writings, landscape, sorry, local impact report and I'm looking in particular at your paragraph 746 which sets out a number of concerns and want to hear from the benefit the further hearing whether you can expand on on those matters.

1:14:39

Thank you.

1:14:41

Sorry, this is for his writing and their local impact report.

1:14:51

Jennifer willing to the east Riding of Yorkshire council we also consider the impacts to trees in US 7.198 mostly our opinion here is based on the arboricultural Method Statement. There are some there are two grid correct connection routes, and there's definitely one that's preferred in terms of tree loss, the rest of certainly some regrettable losses. These are explained in that

1:15:24

I don't think you're close enough to the mind for it to be picked up. There

1:15:28

are some regrettable losses of mature trees. But these are justified as the protecting veteran trees on the cable corridor. There's reference to micro siting and arboricultural method statements coming forward as part of the construction environmental management plan. So whilst it is or an overview present, they do set out how they're going to mitigate impacts on trees. So no significant concerns from the east Riding of Yorkshire Council. Thank you.

1:16:01

So that the concerns that expressed at 746 of your local impact report? Do you think that they have been addressed in some way?

1:16:35

Catherine, Catherine might from East riding. I think the the comments within 7.46 or more about the comments were things are possible or will be done if practicable. And we're assuming that these can be

resolved at the design stage, but we want that reassurance that that will be done. And that there'll be a process for doing that and making sure that what the potential for larger offsets would be considered if required on particular circumstances.

1:17:16

So I think in summary from both councils, there's a concern that there are additional things which needs to be considered or to, to address Mr. Lunz point, not considered to be actioned when the detailed design is, comes forward. But perhaps there is not sufficient indication that that action will be taken at this stage, whether it be in the lamp, the design principles or whatever other supporting documents before the examination at the moment. Perhaps it could respond on that basis.

1:17:58

Me selling on behalf of the Africans. Yes, sir. The comments are noted and they have been inserted and the applicant is preparing an updated VMware glamp for deadline three, specifically to provide clarity in relation to tree and vegetation retention, particularly along the grid connection corridor, noting that because of the nature of the above ground infrastructure with any shading of Yorkshire cancels jurisdiction, perhaps it was less clear for the global ground infrastructure and North Yorkshire council. So I think the current proposal is to split out the lamp. So that part of it is specifically related to the grid connection corridor to make that provision clear. Just also to be clear, I think it was suggested that the lamp is an operational document. But if we don't work lamp is a pre commencement requirement, the applicant wouldn't be able to build out any part of the solar scheme, or indeed the grid connection code or without the detailed lamp having been signed off by either a New York City Council or North Yorkshire Council, depending on the location. And at that point, in each case, the local planning authority would have ultimate right to approve or reject the length.

1:19:05

That's helpful. Perhaps I could ask you to also consider then we've heard from his contract that consideration will be given to strengthening mitigation proposals in respect of certain residential locations. That may be something that could be usefully addressed in the updated land and soil.

1:19:27

Building on behalf of the applicant will certainly consider it. Okay, thank you.

1:19:35

Right, that's,

1:19:37

I think, brings me to the points that I had. Mr. Mrs. Scott Warren, was there anything you wanted to add on landscape effects of the stage

1:19:56

in that case, Is there anything you want to add as a final on landscape before we close on this point?

1:20:06

Anything on behalf of the applicant? No sir

1:20:11

it's now 20 past 11 I did say we take a break at half past but I don't think it's really worth starting on the next item before for for 10 minutes. So if we take a break now 10 minutes enough for everybody resumed at 1030 Okay, let's do that. Thank you.