

WEBVTT – This file was automatically generated by event.video

0

00:16:33.300 --> 00:16:38.100

Hey, thanks everyone 10 to 12 hearings resumed Mr.

1

00:16:36.100 --> 00:16:38.400

Big.

2

00:16:39.300 --> 00:16:39.600

actually before

3

00:16:41.700 --> 00:16:44.600

we just proceed we've just been talking about the plans

4

00:16:44.600 --> 00:16:47.300

and can everybody hear me. Okay.

5

00:16:47.300 --> 00:16:51.000

Thanks the just looking

6

00:16:50.100 --> 00:16:51.300

at the

7

00:16:52.500 --> 00:16:55.500

the land plans the with the with

8

00:16:55.500 --> 00:16:56.700

the plot numbers on them.

9

00:16:58.500 --> 00:17:01.900

And I think Mr. Rigby has

10

00:17:01.900 --> 00:17:03.500

been trying to marry up the

11

00:17:04.700 --> 00:17:07.500

the areas of on land there with the

12

00:17:08.500 --> 00:17:10.900

with the part with the particular parcels

13

00:17:11.700 --> 00:17:14.300

of works

14

00:17:17.300 --> 00:17:21.000

Including the solar panels having some difficulty which

15

00:17:20.200 --> 00:17:23.100

I think is fair to say we are as a panel.

16

00:17:23.100 --> 00:17:27.300

Would it be possible to provide

17

00:17:26.300 --> 00:17:28.900

some sort of overlay?

18

00:17:29.800 --> 00:17:32.900

with with with with those

19

00:17:32.900 --> 00:17:34.000

plot

20

00:17:34.700 --> 00:17:35.400

numbers

21

00:17:36.900 --> 00:17:39.300

When you when you update the

22

00:17:39.300 --> 00:17:40.400

parameter plans?

23

00:17:42.500 --> 00:17:45.700

So originally for the applicant just to be clear what you're

24

00:17:45.700 --> 00:17:46.600

asking for. Is that the

25

00:17:48.700 --> 00:17:51.700

The areas identified for Solar Development

26

00:17:51.700 --> 00:17:54.400

wo-1w02 Etc should be shown

27

00:17:54.400 --> 00:17:56.900

on the overlaying on the landlines.

28

00:17:57.900 --> 00:17:59.900

That I think we would find that very useful.

29

00:18:06.900 --> 00:18:09.700

Yeah, I think we can't so I

30

00:18:09.700 --> 00:18:13.900

think we're going to struggle to promise that for deadline seven,  
but can

31

00:18:12.900 --> 00:18:15.400

we can we just take instructions on

32

00:18:15.400 --> 00:18:18.100

of course preparation of plans because I don't

33

00:18:18.100 --> 00:18:21.200

want to over promise man to deliver. No. Well, you're coming back  
to me.

34

00:18:21.200 --> 00:18:24.200

Anyway this afternoon just on the yes the other

35

00:18:24.200 --> 00:18:27.100

plans together without that to the list and we'll discuss it

36

00:18:27.100 --> 00:18:30.300

with the relevant people who prepare the plans. Yes, that would be

37

00:18:30.300 --> 00:18:30.700

very helpful.

38

00:18:31.400 --> 00:18:31.700

Thank you.

39

00:18:32.800 --> 00:18:33.600

So yeah.

40

00:18:38.400 --> 00:18:38.600

Okay.

41

00:18:40.800 --> 00:18:42.600

Thanks very much over to you, Mr. Rigby.

42

00:18:45.000 --> 00:18:45.300

Hi.

43

00:19:00.600 --> 00:19:01.300

She wants me to do.

44

00:19:05.300 --> 00:19:06.000

He was off.

45

00:19:06.700 --> 00:19:07.300

accusing

46

00:19:28.100 --> 00:19:31.400

All right. Thanks everyone. So we're now coming on to

47

00:19:32.800 --> 00:19:34.500

item 8 on the agenda

48

00:19:36.400 --> 00:19:37.800

Which is funding.

49

00:19:39.400 --> 00:19:39.800

and

50

00:19:42.700 --> 00:19:45.500

we've been making reference to the revised funding statements

51

00:19:45.500 --> 00:19:49.900

submitted at deadline five, which is rep5004.

52

00:19:54.300 --> 00:19:55.400

We also have

53

00:19:56.600 --> 00:19:58.800

Alan Richardson presence, is that correct?

54

00:20:01.600 --> 00:20:04.800

And you'd like to speak to this

55

00:20:04.800 --> 00:20:05.000

item?

56

00:20:06.600 --> 00:20:09.200

So we'll hear from you when we first heard from

57

00:20:09.200 --> 00:20:10.000

the applicants.

58

00:20:11.500 --> 00:20:12.000

Thank you.

59

00:20:13.200 --> 00:20:15.600

So firstly on item 8A.

60

00:20:18.600 --> 00:20:21.200

Exploring the available options and given the passage of times

61

00:20:21.200 --> 00:20:24.100

since the original submission of the application.

62

00:20:25.700 --> 00:20:28.300

I wondered if it possible to

63

00:20:28.300 --> 00:20:30.400

have a brief update and respect of

64

00:20:32.100 --> 00:20:36.300

whether the proposed development qualifies for the contracts of

65

00:20:36.300 --> 00:20:37.100

different scheme.

66

00:20:37.800 --> 00:20:40.500

As it currently is which I think allocation round

67

00:20:40.500 --> 00:20:42.600

five being started.

68

00:20:45.200 --> 00:20:48.300

And the contract for different situation with reference to

69

00:20:48.300 --> 00:20:49.400

the current government position.

70

00:20:52.600 --> 00:20:55.600

And whether you intend to consider the contract

71

00:20:55.600 --> 00:20:58.300

for difference as an option to help Finance the proposed

72

00:20:58.300 --> 00:20:58.600

development.

73

00:21:00.300 --> 00:21:03.300

And alternative funding sources such as

74

00:21:03.300 --> 00:21:06.600

power purchase agreements and how these might work perhaps with.

75

00:21:07.600 --> 00:21:08.500

cf

76

00:21:12.000 --> 00:21:13.300

so given

77

00:21:14.200 --> 00:21:18.100

reducing costs of production and obviously topically

78

00:21:19.400 --> 00:21:22.500

Rising prices whether there's a

79

00:21:22.500 --> 00:21:22.700

prospect

80

00:21:23.700 --> 00:21:26.300

of a funding structure being viable for these projects

81

00:21:26.300 --> 00:21:28.200

without cfd alongside.

82

00:21:31.200 --> 00:21:34.400

So Richard Turney for the applicant. Well,

83

00:21:34.400 --> 00:21:38.100

the applicant's position is yes. There's a prospect

84

00:21:37.100 --> 00:21:40.200

of delivering the scheme without

85

00:21:41.100 --> 00:21:44.100

cfd the position and the cfd I think is just worth

86

00:21:44.100 --> 00:21:48.300

touching on there's a what's known

87

00:21:48.300 --> 00:21:49.500

as auction round.

88

00:21:50.400 --> 00:21:53.700

5 has just been announced or

89

00:21:53.700 --> 00:21:55.800

it's about to be announced open for application shortly.

90

00:21:57.500 --> 00:22:00.300

That however depends on

91

00:22:00.300 --> 00:22:03.700

to enter into the auction around you need to have consent.

92

00:22:04.500 --> 00:22:07.400

and so the result is that for this scheme, I

93

00:22:07.400 --> 00:22:10.100

think that auction round runs from March until

94

00:22:12.600 --> 00:22:15.700

June or August I think potentially for

95

00:22:15.700 --> 00:22:16.900

the submission of bids.

96

00:22:19.100 --> 00:22:22.100

And there's no Prospect to this scheme having

97

00:22:22.100 --> 00:22:25.900

development consent before August 2023 all

98

00:22:25.900 --> 00:22:28.100

this year. So as a result,

99

00:22:28.100 --> 00:22:32.100

it won't be eligible for inclusion in auction round

100

00:22:31.100 --> 00:22:33.100

five.

101

00:22:33.900 --> 00:22:36.800

As you'll be aware from other projects

102

00:22:36.800 --> 00:22:39.500

the rules for each auction round

103

00:22:39.500 --> 00:22:42.900

change and the treatment of Renewables

104

00:22:42.900 --> 00:22:45.300

Checkers has changed over the course of the

105

00:22:45.300 --> 00:22:51.500

past few years. And so we

106

00:22:50.500 --> 00:22:55.000

know that cfd historically have



107

00:22:53.200 --> 00:22:57.000

been available through the auction process

108

00:22:56.500 --> 00:22:59.300

multiple rounds of it

109

00:22:59.300 --> 00:23:04.200

including solar and significant

110

00:23:02.200 --> 00:23:06.200

solar funding

111

00:23:06.200 --> 00:23:10.200

has been secured through that means I

112

00:23:10.200 --> 00:23:10.500

think in

113

00:23:12.500 --> 00:23:14.000

in auction round four

114

00:23:15.200 --> 00:23:16.800

Which was concluded Last Summer?

115

00:23:17.700 --> 00:23:21.100

Solar had some 2.2 gigawatts

116

00:23:20.100 --> 00:23:24.400

of capacity funded across across 66 projects.

117

00:23:23.400 --> 00:23:26.300

So reflecting the fact that the

118

00:23:26.300 --> 00:23:29.800

soda projects that were coming forward at that stage were but as

119

00:23:29.800 --> 00:23:33.600

small as generally it's a smaller scale. Yeah, so can

120

00:23:32.600 --> 00:23:35.000

so to be

121

00:23:35.200 --> 00:23:36.800  
funded through cfd. Yes.

122

00:23:37.700 --> 00:23:40.500  
Would it be funded in the next auction round? Well,

123

00:23:40.500 --> 00:23:43.100  
this project be funded in the next auction round. No because it  
won't have

124

00:23:43.100 --> 00:23:46.500  
development consent in time. Is there a reasonable

125

00:23:46.500 --> 00:23:49.700  
prospect that will be funded through a cfd process in the

126

00:23:49.700 --> 00:23:52.500  
future? Yes. We say

127

00:23:52.500 --> 00:23:54.600  
quite clearly there is

128

00:23:55.600 --> 00:23:59.200  
In terms of other means of fundings We have

129

00:23:59.200 --> 00:24:02.200  
dealt with the prospect of a

130

00:24:02.200 --> 00:24:07.900  
power purchase agreement and there

131

00:24:05.900 --> 00:24:09.300  
are there

132

00:24:08.300 --> 00:24:12.000  
is the potential for funding

133

00:24:11.200 --> 00:24:15.500  
through through a PPA as an

134

00:24:15.500 --> 00:24:18.000

alternative means of funding a project such as

135

00:24:18.300 --> 00:24:22.800

this but it may

136

00:24:21.800 --> 00:24:24.400

or may not at the relevant time

137

00:24:24.400 --> 00:24:27.700

being appropriate mechanism for

138

00:24:27.700 --> 00:24:31.900

funding this scheme. So we

139

00:24:30.900 --> 00:24:34.300

don't know for sure what precisely

140

00:24:33.300 --> 00:24:37.300

the mechanism for funding is, but the

141

00:24:36.300 --> 00:24:39.200

overall Market position is that

142

00:24:40.900 --> 00:24:43.300

large scale solar in common

143

00:24:43.300 --> 00:24:46.500

with other large scale Renewables are

144

00:24:47.200 --> 00:24:50.700

competitive in the market and able to

145

00:24:50.700 --> 00:24:53.600

be funded through those different means so

146

00:24:53.600 --> 00:24:56.300

either through a cfd round

147

00:24:56.300 --> 00:25:00.100

all through other contractual Arrangements. Thank you

148

00:25:00.100 --> 00:25:03.700

and presumably held by the fact that the CFT around

149

00:25:03.700 --> 00:25:06.700

so now every year and not every two years I

150

00:25:06.700 --> 00:25:09.400

think was previously the case that that's it. So the

151

00:25:09.400 --> 00:25:12.200

current the current government position is I think to run

152

00:25:12.200 --> 00:25:16.600

around every year and what happens

153

00:25:15.600 --> 00:25:18.400

is you'll know. Is there a there are

154

00:25:18.400 --> 00:25:21.700

changes to the way in which the pots are organized? So yeah, and

155

00:25:21.700 --> 00:25:24.300

they reflect and obviously the

156

00:25:24.300 --> 00:25:28.200

prices that are going independent on the on the market conditions  
and

157

00:25:27.200 --> 00:25:31.500

the different competition

158

00:25:31.500 --> 00:25:35.100

from different elements of energy Supply, but

159

00:25:34.100 --> 00:25:37.400

I think the overall thrust

160

00:25:37.400 --> 00:25:39.800

of our position on funding is that

161

00:25:42.300 --> 00:25:46.200

Large-scale solar is eminently fundable

162

00:25:45.200 --> 00:25:48.500

as a proposition to deliver

163

00:25:48.500 --> 00:25:51.400

renewable energy and that's reflected in the fact

164

00:25:51.400 --> 00:25:54.900

that it's strongly supported by the government and National policy.  
But also

165

00:25:54.900 --> 00:25:57.700

that the cfd process is already

166

00:25:57.700 --> 00:26:00.300

financing large amounts

167

00:26:00.300 --> 00:26:03.800

of solar energy in the UK and that shows that it that the

168

00:26:03.800 --> 00:26:06.200

maths works at the market Works to fund it.

169

00:26:06.200 --> 00:26:07.100

So we say

170

00:26:07.900 --> 00:26:09.200

the availability of funding

171

00:26:09.900 --> 00:26:12.600

is is clear. We've got

172

00:26:12.600 --> 00:26:15.700

a very there's a

173

00:26:15.700 --> 00:26:18.500

very buoyant market for solar and a

174

00:26:18.500 --> 00:26:22.500

lot of interest in it from investors because of the fact that that

175

00:26:21.500 --> 00:26:24.000

there are deliverable projects in the

176

00:26:24.000 --> 00:26:24.300

UK.

177

00:26:25.600 --> 00:26:28.400

And a clear route funding them in the long term

178

00:26:28.400 --> 00:26:31.200

and give them CFG. I suppose the clues in the title

179

00:26:31.200 --> 00:26:34.500

as a contract the difference given that develop across

180

00:26:34.500 --> 00:26:35.100

the coming down and

181

00:26:36.100 --> 00:26:37.700

price energy parts are going up.

182

00:26:38.600 --> 00:26:41.300

if cfd was to disappeared up of smoke because

183

00:26:41.300 --> 00:26:44.500

there was no longer any difference then would you

184

00:26:44.500 --> 00:26:46.400

see that as any kind of a threat to your

185

00:26:47.300 --> 00:26:48.700

But it's fun. Well.

186

00:26:51.900 --> 00:26:55.600

So I said that that's the

187

00:26:54.600 --> 00:26:59.100  
the answer is no because as I

188  
00:26:58.100 --> 00:27:01.100  
said, there's a there's a real Prospect it will be included in

189  
00:27:01.100 --> 00:27:04.300  
a cfd auction but it's it's not dependent on it. We don't

190  
00:27:04.300 --> 00:27:08.300  
need to show that there is a source

191  
00:27:07.300 --> 00:27:10.400  
of funding available through a cfd auction

192  
00:27:10.400 --> 00:27:13.400  
to close. What is otherwise the difference

193  
00:27:13.400 --> 00:27:16.200  
between a scheme which is viable and a scheme

194  
00:27:16.200 --> 00:27:19.200  
which is not fine. That is not the position in the Solar Market in

195  
00:27:19.200 --> 00:27:22.600  
the UK and not the position in respect to this scheme. There

196  
00:27:22.600 --> 00:27:25.700  
is a viable route to delivering

197  
00:27:25.700 --> 00:27:28.400  
the scheme through financing it

198  
00:27:28.400 --> 00:27:31.200  
in the normal way that a development would be financed and selling  
the

199  
00:27:31.200 --> 00:27:31.400  
power.

200  
00:27:33.400 --> 00:27:34.200

Thank you.

201

00:27:35.100 --> 00:27:36.200

if we move on to

202

00:27:37.300 --> 00:27:40.300

8B to note your funding statement that

203

00:27:40.300 --> 00:27:43.200

was provided with the application revised at

204

00:27:43.200 --> 00:27:46.400

deadlines 5 rep 5004.

205

00:27:48.200 --> 00:27:51.600

We noticed in the revised funding

206

00:27:51.600 --> 00:27:54.200

statement. We note the change of ownership structure.

207

00:27:55.300 --> 00:27:58.600

So if you could please explain how this affects your

208

00:27:58.600 --> 00:28:01.400

ability to fund the project particularly in

209

00:28:01.400 --> 00:28:03.600

respects of the cost of decommissioning.

210

00:28:05.300 --> 00:28:06.500

How this will be funded.

211

00:28:08.900 --> 00:28:09.200

and

212

00:28:10.200 --> 00:28:12.800

so thank you Richardson for the applicant.

213

00:28:13.900 --> 00:28:15.800

So to start off just an explanation.



214

00:28:16.700 --> 00:28:19.700

As to what happened what has happened is that

215

00:28:19.700 --> 00:28:22.700

the the position

216

00:28:22.700 --> 00:28:26.800

in respect of the ownership of Sonica

217

00:28:25.800 --> 00:28:30.400

itself is Remains the

218

00:28:29.400 --> 00:28:33.100

Same what has

219

00:28:32.100 --> 00:28:38.700

changed? Is that the companies

220

00:28:37.700 --> 00:28:39.600

that own?

221

00:28:40.600 --> 00:28:43.300

Uh that owns Sonica

222

00:28:43.300 --> 00:28:46.500

there group company has changed

223

00:28:46.500 --> 00:28:51.000

to a company called ldp Lost

224

00:28:50.500 --> 00:28:52.800

daughter and possess Echo.

225

00:28:53.300 --> 00:28:58.100

And that is because Salah Holdings,

226

00:28:57.100 --> 00:29:00.900

which is the Spanish holding company

227

00:29:00.900 --> 00:29:03.800

has sold

228

00:29:03.800 --> 00:29:06.400

a large amount of

229

00:29:06.400 --> 00:29:09.400

its renewable assets.

230

00:29:10.900 --> 00:29:14.300

And effectively is sold large

231

00:29:13.300 --> 00:29:16.800

proportion of that business and it

232

00:29:16.800 --> 00:29:20.300

has retained various interests including

233

00:29:19.300 --> 00:29:23.400

principally the Sonica interests.

234

00:29:24.600 --> 00:29:28.700

And so there's a sort of corporate restructuring

235

00:29:27.700 --> 00:29:30.400

that has occurred at the

236

00:29:30.400 --> 00:29:33.100

high level in terms of the funder of the

237

00:29:33.100 --> 00:29:36.100

project. But overall the position that we

238

00:29:36.100 --> 00:29:40.900

described in the funding statement is is unchanged and

239

00:29:39.900 --> 00:29:42.600

we've produced

240

00:29:42.600 --> 00:29:46.000

a new organizational chart which

241

00:29:45.200 --> 00:29:46.500

is in the

242

00:29:48.100 --> 00:29:53.200

in the funding statements that explains that relationship

243

00:29:52.200 --> 00:29:56.000

and if effectively

244

00:29:55.000 --> 00:29:59.600

the the

245

00:29:58.600 --> 00:30:02.300

shareholders that described

246

00:30:01.300 --> 00:30:06.000

there so ldp sits

247

00:30:04.000 --> 00:30:06.200

above

248

00:30:08.400 --> 00:30:12.700

Padero Salah and Salah UK and

249

00:30:11.700 --> 00:30:14.300

we've explained to the

250

00:30:14.300 --> 00:30:16.500

shareholders are in ldp.

251

00:30:18.800 --> 00:30:22.100

That the position in terms of provision of

252

00:30:22.100 --> 00:30:26.000

immediate funding is then explained in section

253

00:30:25.200 --> 00:30:28.600

2.3 of the updated funding statement.

254

00:30:28.600 --> 00:30:32.100

So Sonica is funded through

255

00:30:31.100 --> 00:30:35.700  
the route described by ldp

256

00:30:34.700 --> 00:30:38.100  
ldp has assets

257

00:30:37.100 --> 00:30:40.600  
itself of some 17 million

258

00:30:40.600 --> 00:30:45.000  
Euros, which we've evidenced ldps

259

00:30:43.700 --> 00:30:47.400  
owners have assets

260

00:30:46.400 --> 00:30:49.600  
of over 150 million

261

00:30:49.600 --> 00:30:52.400  
Euros, which reflects the

262

00:30:52.400 --> 00:30:55.500  
fact there's been this substantial asset sale in

263

00:30:55.500 --> 00:30:58.500  
responsive other European interests.

264

00:30:59.700 --> 00:31:02.500  
And so it's cash position is is very

265

00:31:02.500 --> 00:31:05.600  
strong and just

266

00:31:05.600 --> 00:31:08.800  
interrupt just a minute. How do you how do you see that total

267

00:31:08.800 --> 00:31:11.300  
150 million? Euros. How does that relate to what

268

00:31:11.300 --> 00:31:14.300

you think will be the total cost of the projects including

269

00:31:14.300 --> 00:31:17.100

the decommissioning? So the total cost the project

270

00:31:17.100 --> 00:31:20.100

is 600 million pounds identified as 600 million

271

00:31:20.100 --> 00:31:22.700

pounds. Yeah, that will be funded.

272

00:31:23.300 --> 00:31:26.200

Through funding for the project. So the proposal is that

273

00:31:26.200 --> 00:31:29.600

once the project has got development consent.

274

00:31:29.600 --> 00:31:33.200

We would seek funding through

275

00:31:32.200 --> 00:31:35.200

the normal thing nor means in

276

00:31:35.200 --> 00:31:39.000

the market. The position is as I've

277

00:31:38.100 --> 00:31:41.900

already explained. There's a very buoyant market for

278

00:31:41.900 --> 00:31:45.300

investment in renewable energy projects. There's

279

00:31:44.300 --> 00:31:49.200

a large amount of investment both from

280

00:31:48.200 --> 00:31:52.300

infrastructure funds

281

00:31:51.300 --> 00:31:56.200

and and various others who will

282

00:31:54.200 --> 00:31:57.600

seek to

283

00:31:57.600 --> 00:32:00.100

invest in these projects at an early

284

00:32:00.100 --> 00:32:03.100

stage and take the benefits of it the profit that

285

00:32:03.100 --> 00:32:06.200

they generate over the long term. But meantime you what you

286

00:32:06.200 --> 00:32:09.600

effectively saying is you you could put down a 25%

287

00:32:09.600 --> 00:32:10.000

deposit.

288

00:32:11.600 --> 00:32:14.200

Effectively. Well, you've actually got that sitting there. That's the asset

289

00:32:14.200 --> 00:32:17.200

position. Yeah, I don't I don't think there's not saying that's

290

00:32:17.200 --> 00:32:20.200

the way you do it. No, it's not. It's not the way it would be done. It's not the way it'd be

291

00:32:20.200 --> 00:32:21.600

done and one of the reasons, is that the

292

00:32:22.900 --> 00:32:26.500

The way in which the scheme is likely.

293

00:32:27.200 --> 00:32:30.900

To be dealt with is that a company will take

294

00:32:30.900 --> 00:32:33.100

on the project to develop it out

295

00:32:33.100 --> 00:32:36.800

and funding would be provided to develop

296

00:32:36.800 --> 00:32:39.200

to bring the project to Market and then

297

00:32:39.200 --> 00:32:42.300

at the end of a period probably a different

298

00:32:42.300 --> 00:32:46.100

investors would come on board to invest in

299

00:32:45.100 --> 00:32:48.900

the in the operational solar farm.

300

00:32:50.600 --> 00:32:51.000

Thanks.

301

00:32:54.300 --> 00:32:56.300

So just further on this.

302

00:32:58.200 --> 00:33:01.500

we know that there isn't a property cost estimate anywhere in

303

00:33:01.500 --> 00:33:01.700

the

304

00:33:02.900 --> 00:33:03.900

funding statements

305

00:33:05.400 --> 00:33:09.000

so we wondered if you'd made any

306

00:33:08.600 --> 00:33:10.200

allowance for blight.

307

00:33:11.400 --> 00:33:14.700

and whether you did propose to submit a

308

00:33:14.700 --> 00:33:16.400

property cost estimate simply to

309

00:33:17.300 --> 00:33:20.300

kind of firm that there are sufficient funds to cover

310

00:33:20.300 --> 00:33:23.200

all costs related to the acquisition of London rights.

311

00:33:25.400 --> 00:33:29.700

Um, so we've explained

312

00:33:28.700 --> 00:33:31.300

in this funding statement.

313

00:33:32.800 --> 00:33:35.800

That any blight Claims

314

00:33:35.800 --> 00:33:39.200

can be met through the assets of

315

00:33:38.200 --> 00:33:42.200

the applicant that it can it has I don't

316

00:33:42.200 --> 00:33:46.600

in itself or that it can call upon through its parent company

317

00:33:46.600 --> 00:33:49.200

and those are more than sufficient to

318

00:33:49.200 --> 00:33:52.800

meet any possible blight claims, but we have

319

00:33:52.800 --> 00:33:55.500

not identified any interest which

320

00:33:55.500 --> 00:33:58.600

are likely to be the subject of a light notice

321

00:33:58.600 --> 00:34:01.200



it in answer to the question of

322

00:34:01.200 --> 00:34:04.300

property cost estimate and the

323

00:34:04.300 --> 00:34:07.700

answer is that no, we haven't produced a separate property

324

00:34:07.700 --> 00:34:08.600

cost estimate.

325

00:34:10.500 --> 00:34:13.200

It's worth just briefly explaining the property cost

326

00:34:13.200 --> 00:34:16.300

position because it links to the conversation. We had just before

327

00:34:16.300 --> 00:34:20.200

the break about the way in which we are proposing still

328

00:34:19.200 --> 00:34:22.300

with the principal sites the

329

00:34:24.100 --> 00:34:27.300

The purposes the the

330

00:34:27.300 --> 00:34:31.100

Assumption in the 600

331

00:34:30.100 --> 00:34:34.300

million pound budget is that there

332

00:34:33.300 --> 00:34:38.400

will be a 25 million pound compulsory acquisition

333

00:34:37.400 --> 00:34:38.800

cost.

334

00:34:40.300 --> 00:34:40.500

now

335

00:34:41.400 --> 00:34:41.700

that

336

00:34:42.900 --> 00:34:44.700

does not reflect

337

00:34:45.500 --> 00:34:48.900

the full Freehold cost of acquiring

338

00:34:48.900 --> 00:34:51.400

all of the principal sites, which we have

339

00:34:51.400 --> 00:34:54.400

broadly estimated to be in the region of 32 million

340

00:34:54.400 --> 00:34:54.800

pounds.

341

00:34:56.000 --> 00:34:56.300

however

342

00:34:57.300 --> 00:34:59.700

That is because we expect.

343

00:35:01.200 --> 00:35:04.600

And now know that the majority of

344

00:35:04.600 --> 00:35:07.200

the principal sites will be dealt with by way of

345

00:35:07.200 --> 00:35:07.700

lease agreements.

346

00:35:08.500 --> 00:35:12.100

The difference between a lease obviously and acquisition

347

00:35:11.100 --> 00:35:14.200

is that we're not acquiring the

348

00:35:14.200 --> 00:35:16.500

land up front. We're paying an annual rent.

349

00:35:17.200 --> 00:35:20.400

Which reflects the the value of

350

00:35:20.400 --> 00:35:24.200

the the project?

351

00:35:25.100 --> 00:35:28.200

And therefore it's an operational cost rather than that front.

352

00:35:29.200 --> 00:35:33.000

Al expenditure to acquire the land in terms

353

00:35:32.300 --> 00:35:36.000

of the cable route that sums involved a relatively

354

00:35:35.600 --> 00:35:39.300

modest because effectively it's

355

00:35:39.300 --> 00:35:42.200

an easement with with limited interference over. What is

356

00:35:42.200 --> 00:35:43.800

predominantly AG.

357

00:35:43.900 --> 00:35:44.300

gricultural land

358

00:35:45.600 --> 00:35:48.600

so there is an assumption that there

359

00:35:48.600 --> 00:35:51.900

will still be 25 million pounds to cover compulsory acquisition

360

00:35:51.900 --> 00:35:54.700

costs that is looking as a that

361

00:35:54.700 --> 00:35:57.700

will be a substantial overestimate because

362

00:35:58.600 --> 00:36:01.500

five out of the six main land

363

00:36:01.500 --> 00:36:04.100

interests on the principal sites are going to be dealt with by

364

00:36:04.100 --> 00:36:07.500

way of leases. We know that's already the one remaining one

365

00:36:07.500 --> 00:36:11.500

is a far smaller proportion of the overall property

366

00:36:10.500 --> 00:36:14.600

cost. Hmm. So we

367

00:36:13.600 --> 00:36:17.300

we know that the

368

00:36:16.300 --> 00:36:19.400

Assumption of a 25 million pound property

369

00:36:19.400 --> 00:36:22.500

cost in the overall 600 million pound budget is at

370

00:36:22.500 --> 00:36:25.100

this stage looking to be very conservative.

371

00:36:27.200 --> 00:36:30.100

That I can we can provide details of that breakdown that I'll give you

372

00:36:30.100 --> 00:36:32.200

in our written summary of today's hearing.

373

00:36:33.600 --> 00:36:34.000

Thank you.

374

00:36:36.700 --> 00:36:37.500

Good.

375

00:36:38.500 --> 00:36:41.300  
Sorry just to clarify Mr. Turney.

376  
00:36:47.300 --> 00:36:50.500  
The figure you gave of 25 million and 32 million,

377  
00:36:50.500 --> 00:36:53.400  
is that as that appeared

378  
00:36:53.400 --> 00:36:56.400  
anywhere today? Or is that something you're going to give us

379  
00:36:56.400 --> 00:37:00.200  
in the postering submission that you mentioned? Yes, there

380  
00:36:59.200 --> 00:37:02.700  
is a point which which we had confirmed

381  
00:37:02.700 --> 00:37:05.400  
by the applicant to to answer what

382  
00:37:05.400 --> 00:37:08.300  
we thought would be the questions today, right? Thank you and

383  
00:37:09.300 --> 00:37:12.700  
As if from memory the guidance refers to property costs

384  
00:37:12.700 --> 00:37:16.400  
or compensation costs.

385  
00:37:15.400 --> 00:37:19.100  
Yes being itemized somewhere

386  
00:37:18.100 --> 00:37:21.300  
and that that's so that's going to be it. Is

387  
00:37:21.300 --> 00:37:24.000  
it in the yes will provide that itemization as I say,

388  
00:37:24.200 --> 00:37:27.500  
we have a a high level

389

00:37:27.500 --> 00:37:30.200

figure that includes a an estimate for

390

00:37:30.200 --> 00:37:31.500

the principal sites.

391

00:37:33.100 --> 00:37:36.600

But that will become a substantially reduced figure for any

392

00:37:36.600 --> 00:37:39.800

site where there's an agreed lease. Yes. Thank you.

393

00:37:39.800 --> 00:37:42.200

And my other question query was

394

00:37:42.200 --> 00:37:45.400

what which one is the one out of

395

00:37:45.400 --> 00:37:48.800

the six? That would be Freehold. It's the

396

00:37:48.800 --> 00:37:52.900

it's the tilbrook interests. So

397

00:37:52.900 --> 00:37:54.400

that is in.

398

00:37:58.100 --> 00:37:59.400

this is where

399

00:38:01.400 --> 00:38:04.500

your Parcels versus Land passers versus

400

00:38:06.100 --> 00:38:10.200

development Parcels would be useful it is it's in

401

00:38:09.200 --> 00:38:11.100

Seneca West a

402

00:38:13.500 --> 00:38:13.800  
okay.

403  
00:38:14.600 --> 00:38:17.300  
So, yes, she is nine and ten of the lands planner the

404  
00:38:17.300 --> 00:38:18.600  
the tilbrook interests.

405  
00:38:19.400 --> 00:38:20.800  
learned in turn of the land

406  
00:38:24.300 --> 00:38:24.600  
Okay. Thank you.

407  
00:38:29.100 --> 00:38:29.200  
so

408  
00:38:31.100 --> 00:38:32.500  
finally to the

409  
00:38:33.700 --> 00:38:36.700  
guarantee your alternative form of security.

410  
00:38:40.100 --> 00:38:44.000  
So we know your response to question one

411  
00:38:43.000 --> 00:38:44.300  
three.

412  
00:38:45.700 --> 00:38:46.600  
twenty two

413  
00:38:48.300 --> 00:38:51.200  
Where you outline the factors, which would lead you to choose

414  
00:38:51.200 --> 00:38:54.200  
either a guarantee or an alternative form of security?

415  
00:38:56.100 --> 00:38:59.300  
And you say that the ability for any parent

416

00:38:59.300 --> 00:39:02.800

company to provide a parent company guarantee the

417

00:39:02.800 --> 00:39:05.800

interests of recipients of any compensation

418

00:39:05.800 --> 00:39:08.600

payable a protected by the fact that the

419

00:39:08.600 --> 00:39:11.500

secretary of state is required to approve any alternative form

420

00:39:11.500 --> 00:39:12.400

of security.

421

00:39:14.500 --> 00:39:17.300

And we also note from page 32 of

422

00:39:17.300 --> 00:39:20.900

appendix a on the original funding statements that

423

00:39:20.900 --> 00:39:23.900

the parent company reserves, but 2020

424

00:39:23.900 --> 00:39:27.200

were 3.16 million euros and

425

00:39:26.200 --> 00:39:29.000

below the legally required minimum.

426

00:39:30.300 --> 00:39:32.100

So just three quick questions here.

427

00:39:33.900 --> 00:39:36.400

firstly has the position in respect of

428

00:39:36.400 --> 00:39:39.400

reserves change significantly since that

429



00:39:39.400 --> 00:39:42.700

time because obviously that's two three years ago and in

430

00:39:42.700 --> 00:39:45.300

particular the parent company reserves now above the minimum

431

00:40:11.600 --> 00:40:14.900

so the reference I think you're making is to the position

432

00:40:14.900 --> 00:40:15.300

of

433

00:40:16.100 --> 00:40:19.300

The parent company jig. Mm-hmm that that

434

00:40:19.300 --> 00:40:22.000

position is unchanged. It's the parent is the

435

00:40:22.700 --> 00:40:25.600

parent of jig that is that has changed. So the

436

00:40:25.600 --> 00:40:28.100

position reports in the funding statement on Jig Is unchanged.

437

00:40:30.500 --> 00:40:31.400

rides

438

00:40:32.600 --> 00:40:36.100

So the reserve position is essentially unchanged.

439

00:40:38.700 --> 00:40:40.500

Yes, that's designed.

440

00:40:41.800 --> 00:40:44.200

So that being the case,

441

00:40:44.200 --> 00:40:47.800

what does that mean for recipients of compensation?

442

00:40:49.400 --> 00:40:52.600

How it would just wanting to explore how they're interested to

443

00:40:52.600 --> 00:40:55.300

protect it. Oh and perhaps touch on

444

00:40:55.300 --> 00:40:58.300

the track recording projects of this type and size.

445

00:40:59.500 --> 00:41:02.600

To help us recommend that the second stage should

446

00:41:02.600 --> 00:41:05.300

consent the exercise of powers and

447

00:41:05.300 --> 00:41:08.100

article 33 in terms of transferring the benefit

448

00:41:08.100 --> 00:41:08.700

of the order.

449

00:41:13.400 --> 00:41:16.400

So if I've understood your question correctly,

450

00:41:16.400 --> 00:41:19.600

it's concerned with how do you know that at

451

00:41:19.600 --> 00:41:23.900

the point when compensation obligations would arise

452

00:41:22.900 --> 00:41:25.400

you know that the funding is

453

00:41:25.400 --> 00:41:28.300

in place to meet those? Yeah, how do we know though? They'll be

454

00:41:28.300 --> 00:41:31.700

mad that that's that's dealt with by article 43

455

00:41:32.500 --> 00:41:33.600

of the draft eco

456

00:41:38.800 --> 00:41:39.600  
if we go to the

457  
00:41:46.500 --> 00:41:49.300  
the version deadline six

458  
00:41:49.300 --> 00:41:49.800  
version

459  
00:41:51.600 --> 00:41:54.900  
article 43 is no in

460  
00:41:54.900 --> 00:41:55.200  
the wrong page.

461  
00:41:57.800 --> 00:41:59.300  
page 31

462  
00:41:59.900 --> 00:42:01.200  
Thank you page 31.

463  
00:42:06.400 --> 00:42:07.800  
and it requires

464  
00:42:09.600 --> 00:42:12.700  
a guarantee to be in place to the

465  
00:42:12.700 --> 00:42:14.600  
satisfaction of the sector of State.

466  
00:42:15.500 --> 00:42:18.900  
Before the powers in respect

467  
00:42:18.900 --> 00:42:21.800  
of compulsory acquisition and so on our

468  
00:42:21.800 --> 00:42:24.400  
exercise. So the guarantee

469  
00:42:24.400 --> 00:42:27.400  
has to be provided in a former

470

00:42:27.400 --> 00:42:29.300

man, which has been approved by the century of State.

471

00:42:30.600 --> 00:42:33.600

And then that has to be provided before

472

00:42:33.600 --> 00:42:36.200

articulating the main CA Power

473

00:42:36.200 --> 00:42:39.200

article 20 the rights power

474

00:42:39.200 --> 00:42:43.700

and so on and indeed article 27th

475

00:42:43.700 --> 00:42:46.400

temporary use of land for construction before those Powers

476

00:42:46.400 --> 00:42:48.400

were exercised. They need to be guaranteed in place.

477

00:42:49.400 --> 00:42:52.700

So, you know that before the

478

00:42:52.700 --> 00:42:55.800

ca liability arises before the compensatable liability

479

00:42:55.800 --> 00:42:58.100

arises that the secretary of state

480

00:42:58.100 --> 00:43:01.400

will be satisfied that that obligation can

481

00:43:01.400 --> 00:43:05.000

be met and that's a common provision in order such as this and

482

00:43:04.200 --> 00:43:06.800

it's just a matter of you helping us to

483

00:43:08.400 --> 00:43:11.200  
be able to recommend that that is in place so that

484  
00:43:11.200 --> 00:43:11.600  
the

485  
00:43:12.700 --> 00:43:15.800  
Tab isn't being picked up by the taxpayer. But with

486  
00:43:15.800 --> 00:43:19.900  
that that's it. But it's the article

487  
00:43:18.900 --> 00:43:22.000  
4 Series is a common provision and

488  
00:43:21.700 --> 00:43:24.200  
the benefits of this is that it means

489  
00:43:24.200 --> 00:43:27.200  
that at the point at which CA Powers is

490  
00:43:27.200 --> 00:43:30.800  
be exercised the set of say can be satisfied and needs

491  
00:43:30.800 --> 00:43:33.800  
to be satisfied that the compensation liabilities

492  
00:43:33.800 --> 00:43:34.300  
can be mad.

493  
00:43:36.900 --> 00:43:39.100  
Thank you. Can I just ask

494  
00:43:39.100 --> 00:43:42.600  
is that would there be an impediment to putting

495  
00:43:42.600 --> 00:43:45.600  
it in place by the time we're reporting

496  
00:43:45.600 --> 00:43:47.100  
to the Secretary of State?

497

00:43:48.100 --> 00:43:51.100

I was into putting the guarantee in place. Yeah.

498

00:43:52.100 --> 00:43:52.400

it

499

00:43:53.200 --> 00:43:55.900

would be an unusual position to adopt.

500

00:43:57.100 --> 00:43:57.200

but

501

00:43:59.100 --> 00:43:59.500

but we can

502

00:44:01.200 --> 00:44:02.500

we can consider whether that would be.

503

00:44:03.400 --> 00:44:04.500

Yeah appropriate.

504

00:44:09.500 --> 00:44:12.400

the difficulty is that you'd be

505

00:44:12.400 --> 00:44:13.600

in a position to where you have a project which

506

00:44:14.400 --> 00:44:17.500

hasn't been consented. But someone's being required to

507

00:44:17.500 --> 00:44:20.400

put in place a financial obligation that only

508

00:44:20.400 --> 00:44:23.400

arises on consent. No, I suppose you'd have

509

00:44:23.400 --> 00:44:26.200

a conditionality clothes there somewhere wouldn't you?

510

00:44:26.200 --> 00:44:27.200  
Yes, yeah.

511  
00:44:29.200 --> 00:44:32.400  
Well, we can we can take that away. But

512  
00:44:32.400 --> 00:44:35.200  
I think the thing we would emphasize is that article 43 is in

513  
00:44:35.200 --> 00:44:38.500  
in a common form with other other similar dcas in

514  
00:44:38.500 --> 00:44:41.300  
the center of state has previously been satisfied. There's no appropriate means

515  
00:44:41.300 --> 00:44:44.800  
of dealing with this issue. Yeah. Yes. I see that thank you. Yes, the

516  
00:44:44.800 --> 00:44:47.100  
the Articles common. It's just a case

517  
00:44:47.100 --> 00:44:50.100  
of us satisfied that the means is there.

518  
00:44:51.100 --> 00:44:54.100  
for it to actually operate the way it shouldn't do in other words you're in a

519  
00:44:54.100 --> 00:44:54.700  
position to be able to

520  
00:44:55.600 --> 00:44:59.800  
to fund the project was that I think yes, but

521  
00:44:59.800 --> 00:45:02.600  
I think it's in these terms that when you're

522  
00:45:02.600 --> 00:45:05.200  
faced with a provision such as this you

523

00:45:05.200 --> 00:45:08.900

need to be satisfied that there isn't going to be an impediment to the delivery of

524

00:45:08.900 --> 00:45:11.400

the project that there's and therefore there's

525

00:45:11.400 --> 00:45:14.300

a reasonable Prospect of the guarantee being put in place.

526

00:45:16.100 --> 00:45:20.000

As we've explained this is a eminently financiable.

527

00:45:20.800 --> 00:45:23.100

And investable opportunity.

528

00:45:23.800 --> 00:45:26.600

With the development consent order the ability

529

00:45:26.600 --> 00:45:31.400

to raise money in respect to the project increases

530

00:45:29.400 --> 00:45:33.700

and certainly

531

00:45:32.700 --> 00:45:35.500

the center

532

00:45:35.500 --> 00:45:39.000

of State can then take the view that the precise

533

00:45:38.300 --> 00:45:41.000

form of the guarantee which of course

534

00:45:41.300 --> 00:45:44.400

will depend on the satisfactions that

535

00:45:44.400 --> 00:45:48.200

you say. Well of course depend on how many land interests are then

536



00:45:48.200 --> 00:45:51.400

in issue and as I've already explained the vast majority

537

00:45:51.400 --> 00:45:54.300

of the property interests in this case

538

00:45:54.300 --> 00:45:58.600

are already the subject of an agreement to put

539

00:45:58.600 --> 00:46:01.900

us in contacts that the the cable Corridor property estimate

540

00:46:01.900 --> 00:46:04.800

in the read in

541

00:46:04.800 --> 00:46:07.400

the region of I think 350,000 pounds

542

00:46:07.400 --> 00:46:10.600

because the easements are minor interferences with

543

00:46:10.600 --> 00:46:11.300

agricultural.

544

00:46:13.800 --> 00:46:16.800

So the the sums involved

545

00:46:16.800 --> 00:46:19.000

in the guarantee may end up

546

00:46:19.300 --> 00:46:22.500

being modest in the context of

547

00:46:22.500 --> 00:46:23.500

the project as a whole.

548

00:46:25.600 --> 00:46:26.400

but I think

549

00:46:27.700 --> 00:46:30.500

In terms of assessing for your assessment. I

550

00:46:30.500 --> 00:46:33.100

think we would say that the correct legal approach is to say

551

00:46:34.100 --> 00:46:35.600

that does this give

552

00:46:36.200 --> 00:46:39.500

Security that no one

553

00:46:39.500 --> 00:46:42.500

will have their land taken away with a risk

554

00:46:42.500 --> 00:46:45.300

of not being compensated and/or that

555

00:46:45.300 --> 00:46:48.400

compensation obligation falling on the government.

556

00:46:48.400 --> 00:46:51.200

We say it does because the cetera

557

00:46:51.200 --> 00:46:54.400

say satisfied at the relevant time and then is there a

558

00:46:54.400 --> 00:46:57.100

reasonable Prospect of the guarantee being met in other words. Is that going to

559

00:46:57.100 --> 00:47:00.100

be an impediment to delivery we say well

560

00:47:00.100 --> 00:47:03.700

in the context of this scheme as a whole the land acquisition budget

561

00:47:03.700 --> 00:47:07.300

is a very small component and therefore

562

00:47:06.300 --> 00:47:09.900

there's no impediment to

563

00:47:09.900 --> 00:47:11.800

meeting that obligation at the relevant time.

564

00:47:14.400 --> 00:47:17.200

So really what we're saying is that there's actually

565

00:47:18.500 --> 00:47:20.000

an element of chicken and egg here because

566

00:47:22.400 --> 00:47:25.600

you've got the fun if if you are granted consent.

567

00:47:26.200 --> 00:47:27.100

You get the funding?

568

00:47:28.200 --> 00:47:28.500

but

569

00:47:29.700 --> 00:47:32.500

it's only when you've got the order that

570

00:47:32.500 --> 00:47:35.900

you get the funding so prior to that. That's it.

571

00:47:35.900 --> 00:47:37.000

It's rather like saying.

572

00:47:39.500 --> 00:47:40.300

You're you.

573

00:47:41.100 --> 00:47:41.300

you're

574

00:47:42.300 --> 00:47:45.600

wanting to be able to show that you've got the funding to get

575

00:47:45.600 --> 00:47:46.000

the order.

576

00:47:46.800 --> 00:47:47.400  
but then

577

00:47:49.300 --> 00:47:52.000

If you get the order you get the funding anyway, these sort of

578

00:47:52.900 --> 00:47:55.700

where do you start with it? Well, I you start

579

00:47:55.700 --> 00:47:58.100

with in my special with this

580

00:47:58.100 --> 00:48:01.600

question. Is there a reasonable Prospect of delivery and are

581

00:48:01.600 --> 00:48:04.600

there any Financial impediments to delivery and to do

582

00:48:04.600 --> 00:48:07.200

that? You have six step backwards and say well once the project is

583

00:48:07.200 --> 00:48:10.600

ready to be constructed. It's eminently financable.

584

00:48:10.600 --> 00:48:13.900

We know that because cfd auctions of succeeded. We

585

00:48:13.900 --> 00:48:17.800

know that solar is coming forward. We know that it's a

586

00:48:17.800 --> 00:48:20.300

highly investable proposition in the UK

587

00:48:20.300 --> 00:48:23.500

and we know that the government is taking steps to

588

00:48:23.500 --> 00:48:26.400

ensure that delivery of Renewables at scale

589

00:48:26.400 --> 00:48:29.800

is supported so we know that it's eminently financeable

590

00:48:29.800 --> 00:48:32.700

and deliverable and then these

591

00:48:32.700 --> 00:48:36.100

are really just making sure that the relevant stage

592

00:48:35.100 --> 00:48:38.500

that that money is in place

593

00:48:38.500 --> 00:48:41.400

but in the context of this project the land

594

00:48:41.400 --> 00:48:44.600

that position budget is going to only be a small component of that  
in other

595

00:48:44.600 --> 00:48:45.700

words in the projects going ahead.

596

00:48:46.700 --> 00:48:50.000

This guarantee it's not going to be the impediment. It's

597

00:48:49.600 --> 00:48:51.800

it's going to represent only a small amount.

598

00:48:53.100 --> 00:48:56.400

And also in the context of it being a temporary project as

599

00:48:56.400 --> 00:48:57.000

we said earlier.

600

00:48:57.700 --> 00:49:01.400

The numbers you're quoting are including maybe a

601

00:49:01.400 --> 00:49:02.800

bond for decommissioning for instance.

602

00:49:03.500 --> 00:49:06.200

Well, the guarantee is in respective

603

00:49:06.200 --> 00:49:10.000

compensation and it doesn't include any decommissioning

604

00:49:09.700 --> 00:49:12.500

bond. So article 43 is

605

00:49:12.500 --> 00:49:15.200

not concerned with the cost of decommissioning, but rather just with the

606

00:49:15.200 --> 00:49:18.800

costs of compensating landowners under the

607

00:49:18.800 --> 00:49:21.900

compensation code when relevant CA

608

00:49:21.900 --> 00:49:24.200

Powers have been exercised underwater. I'm just

609

00:49:24.200 --> 00:49:27.900

thinking about with it not being permanent. There's you kind

610

00:49:27.900 --> 00:49:30.200

of go into reverse at the end. Yes, and whether

611

00:49:30.200 --> 00:49:33.300

the costs there have been allowed for

612

00:49:33.300 --> 00:49:36.400

one addressed and will be capable of

613

00:49:36.400 --> 00:49:39.100

being met at that time in 40 years

614

00:49:39.100 --> 00:49:44.300

down the line. So the the costs of the decommissioning will

615

00:49:43.300 --> 00:49:46.600

be met as a liability of

616

00:49:46.600 --> 00:49:46.800  
the

617  
00:49:47.800 --> 00:49:50.200  
operation of the scheme. So as you say it's

618  
00:49:50.200 --> 00:49:54.000  
in 40 years time that the decommissioning costs

619  
00:49:53.100 --> 00:49:55.500  
need to be would need to be met.

620  
00:49:57.400 --> 00:50:01.400  
as a matter of practice

621  
00:50:02.600 --> 00:50:05.900  
The Operators will set aside funds during

622  
00:50:05.900 --> 00:50:08.800  
the operational life of the project to meet

623  
00:50:08.800 --> 00:50:11.800  
that obligation and then

624  
00:50:11.800 --> 00:50:14.300  
the relevant requirements in respect of the

625  
00:50:14.300 --> 00:50:14.600  
submission of

626  
00:50:15.700 --> 00:50:18.700  
And approval of a decommissioning Environmental Management

627  
00:50:18.700 --> 00:50:22.900  
plan, and the requirement to decommission will

628  
00:50:21.900 --> 00:50:24.300  
be enforceable and

629  
00:50:24.300 --> 00:50:28.300  
remain enforceable in 40 years after operation

630

00:50:27.300 --> 00:50:28.900  
commences.

631

00:50:29.600 --> 00:50:32.400  
And just to say for these purposes that

632

00:50:32.400 --> 00:50:35.600  
that position in terms of not providing

633

00:50:35.600 --> 00:50:38.400  
a decommissioning bond at the outset of the project has

634

00:50:38.400 --> 00:50:41.600  
been again been accepted by the sector of State the examining  
Authority

635

00:50:41.600 --> 00:50:44.500  
at cleave Hill was satisfied that it

636

00:50:44.500 --> 00:50:47.700  
was inappropriate to require decommissioning bond

637

00:50:47.700 --> 00:50:50.700  
that it wouldn't meet the relevant tests for

638

00:50:50.700 --> 00:50:53.600  
the imposition of a requirement at development consent stage

639

00:50:53.600 --> 00:50:56.300  
and that it was appropriate to allow

640

00:50:56.300 --> 00:50:59.700  
that to happen at the end knowing that the obligations decommission

641

00:50:59.700 --> 00:51:03.100  
and to do so in accordance with an approved decommissioning

642

00:51:02.100 --> 00:51:07.500  
Environmental Management plan would would



643

00:51:05.500 --> 00:51:09.000

be enforceable. Yeah,

644

00:51:08.700 --> 00:51:11.100

and that's the position we put to you as

645

00:51:11.100 --> 00:51:14.700

well. We say that's the right approach and that'll appear in your submissions.

646

00:51:14.700 --> 00:51:16.800

We'll put we'll put a note say you have the relevant.

647

00:51:17.500 --> 00:51:22.000

reference and extract to the Cleve Hill examination examining authorities

648

00:51:21.400 --> 00:51:23.700

report and decision letter

649

00:51:27.800 --> 00:51:31.500

Right, not just yeah. Thanks

650

00:51:30.500 --> 00:51:33.100

guys need to hear

651

00:51:33.100 --> 00:51:33.700

Mr. Richardson.

652

00:51:35.500 --> 00:51:38.900

That's right. I'm sorry. I was just checking Point.

653

00:51:38.900 --> 00:51:42.000

Okay, just what I'm not

654

00:51:41.400 --> 00:51:44.500

quite sure that I haven't seen a guarantee

655

00:51:44.500 --> 00:51:47.100

in place before the recommendation, but I might

656

00:51:47.100 --> 00:51:51.100

be wrong about that. But would it be a an intra

657

00:51:50.100 --> 00:51:53.500

company guarantee that I mean?

658

00:51:54.300 --> 00:51:54.800

I would

659

00:51:55.800 --> 00:51:56.200

so if I can

660

00:51:57.400 --> 00:52:00.200

Get you yes, Mr. Griffith. I've I'm just going through this moment

661

00:52:00.200 --> 00:52:03.700

with Riverside energy Park the Secretary

662

00:52:03.700 --> 00:52:06.600

of State granted consent in

663

00:52:08.900 --> 00:52:11.900

20 or 21? I can't quite remember now. Whereas exact

664

00:52:11.900 --> 00:52:13.800

same situation as you come up close acquisition.

665

00:52:14.600 --> 00:52:17.800

Particularly on the cable route and there's

666

00:52:17.800 --> 00:52:20.800

a guarantee provision similar to article

667

00:52:20.800 --> 00:52:22.000

43 in this.

668

00:52:23.100 --> 00:52:26.700

Application that project as

669

00:52:26.700 --> 00:52:29.500

was posting the Press following the granted development consent

670

00:52:29.500 --> 00:52:32.900

went out for funding has now received funding

671

00:52:32.900 --> 00:52:36.000

as his as Mr.

672

00:52:35.400 --> 00:52:38.400

Attorneys described and now before

673

00:52:38.400 --> 00:52:41.600

they can exercise whilst they've been discharging the pre-commencement requirements

674

00:52:41.600 --> 00:52:44.400

are getting ready to their next size to compose

675

00:52:44.400 --> 00:52:47.200

accession where they have not managed to secure voluntary agreement, of course

676

00:52:47.200 --> 00:52:50.600

that obligation carries on post consent and

677

00:52:50.600 --> 00:52:54.100

we've just submitted to the Secretary of State for energy

678

00:52:53.100 --> 00:52:58.000

Net Zero the at the

679

00:52:57.300 --> 00:53:01.800

form of guarantee that to release

680

00:53:01.800 --> 00:53:04.500

the the applicant from article for the

681

00:53:04.500 --> 00:53:07.300

equipment articles so they can exercise CA Powers that's gone

682

00:53:07.300 --> 00:53:10.100

secretary. I can't comment on what it says. That's all she

683

00:53:10.100 --> 00:53:13.500

private at the moment between the sector State and the applicants  
but

684

00:53:13.500 --> 00:53:18.300

there is a form of guarantee that once it's been approved would I

685

00:53:16.300 --> 00:53:19.500

could probably just potentially

686

00:53:19.500 --> 00:53:22.200

disclose that to you subject to where we get to the

687

00:53:22.200 --> 00:53:22.700

Secretary of State?

688

00:53:23.100 --> 00:53:25.300

is effectively a guarantee from the

689

00:53:26.800 --> 00:53:29.500

The funding company of that

690

00:53:29.500 --> 00:53:32.500

project. Yes. So we I mean that particular one would

691

00:53:32.500 --> 00:53:35.700

be an example of an intro company. Yes, it would yes, I

692

00:53:35.700 --> 00:53:39.000

currently delve into the commercials all that. But yeah, it's an

693

00:53:38.500 --> 00:53:41.900

intercompany from guarantee. Okay States,

694

00:53:41.900 --> 00:53:45.100

it's been it's with the sexual States. So oh, yes, they

695

00:53:44.100 --> 00:53:47.400

still need to prove that. No. Okay. Don't well

696

00:53:47.400 --> 00:53:50.800

that was going to be my question was very exactly we are on that.  
We're there's

697

00:53:50.800 --> 00:53:53.100

no time scales for the approval as you know, and this

698

00:53:53.100 --> 00:53:56.900

one in this one either and so the applicant is

699

00:53:56.900 --> 00:53:58.600

still waiting for Secretary State to make their decision.

700

00:54:00.100 --> 00:54:00.700

thank you, very

701

00:54:01.700 --> 00:54:04.200

Now to Mr. Richardson, you've been

702

00:54:04.200 --> 00:54:07.500

waiting patiently there. You've heard our questions and our  
discussion.

703

00:54:07.500 --> 00:54:10.100

We've just had is there anything you feel you need to add

704

00:54:10.100 --> 00:54:11.400

that would help us in our

705

00:54:12.300 --> 00:54:14.300

Endeavors as an examining Authority

706

00:54:16.900 --> 00:54:19.100

So I can't yes. I'd like to say

707

00:54:19.100 --> 00:54:22.100

few words. Sorry. I thought so if you yes, so if you please

708

00:54:22.100 --> 00:54:22.200

do

709

00:54:23.200 --> 00:54:26.700

um, so projects of this nature are funded

710

00:54:26.700 --> 00:54:29.500

based on the investment

711

00:54:29.500 --> 00:54:32.500

case which depends fundamentally on

712

00:54:32.500 --> 00:54:35.500

the estimate of the cost of putting the project in

713

00:54:35.500 --> 00:54:36.300

place and first place.

714

00:54:37.200 --> 00:54:40.200

And those estimates are subject to

715

00:54:40.200 --> 00:54:44.100

change. So for instance when the guided busway

716

00:54:43.100 --> 00:54:46.500

project was done in Cambridge is the initial

717

00:54:46.500 --> 00:54:49.700

estimate was 73 million, but after

718

00:54:49.700 --> 00:54:52.900

a huge raft of delays and overruns the

719

00:54:52.900 --> 00:54:56.100

cost when it was finally delivered was 126

720

00:54:55.100 --> 00:54:56.600

million.

721

00:54:57.400 --> 00:55:00.600

And then later there were assessments done

722

00:55:00.600 --> 00:55:03.500  
of the work that identified that

723

00:55:03.500 --> 00:55:06.900  
there were severe problems with the quality of the work that

724

00:55:06.900 --> 00:55:10.100  
would lead the need for the repairs that

725

00:55:09.100 --> 00:55:12.300  
might bring final cost to 200 to

726

00:55:12.300 --> 00:55:12.900  
300 million.

727

00:55:13.700 --> 00:55:14.000  
and

728

00:55:15.300 --> 00:55:18.700  
in fact Cambridge County Council was still commissioning

729

00:55:18.700 --> 00:55:21.300  
and acting on say through ports in

730

00:55:21.300 --> 00:55:24.700  
2022 11 years after the initial delivery of

731

00:55:24.700 --> 00:55:25.200  
the project.

732

00:55:26.100 --> 00:55:30.200  
and that was a project that relied on a combination

733

00:55:29.200 --> 00:55:30.500  
of

734

00:55:31.800 --> 00:55:34.900  
Essentially contractual terms to manage the council's

735

00:55:34.900 --> 00:55:38.000  
risks which included liquidated damages

736

00:55:37.400 --> 00:55:41.300

for lateness parent company guarantees and

737

00:55:40.300 --> 00:55:42.600

performance bonds.

738

00:55:44.400 --> 00:55:44.800

but

739

00:55:46.100 --> 00:55:47.300

her delivery of the project

740

00:55:49.200 --> 00:55:53.100

All of the problems that I noted LED

741

00:55:52.100 --> 00:55:55.400

eventually for the County Council to

742

00:55:55.400 --> 00:55:56.800

take the contractor to court.

743

00:55:57.500 --> 00:56:00.100

And they sort of

744

00:56:00.100 --> 00:56:03.600

won but the wind meant that

745

00:56:03.600 --> 00:56:06.400

the council's still incurred costs

746

00:56:06.400 --> 00:56:10.800

26 million to rectify various

747

00:56:10.800 --> 00:56:14.800

matters and that

748

00:56:13.800 --> 00:56:16.400

can be considered in the in the

749



00:56:16.400 --> 00:56:19.600  
light of the various contractual measures that were in

750  
00:56:19.600 --> 00:56:22.600  
place. So there was a performance on the

751  
00:56:22.600 --> 00:56:25.500  
contract, but it was only set at 10% of

752  
00:56:25.500 --> 00:56:28.600  
the estimate seven and a half million. So in

753  
00:56:28.600 --> 00:56:31.700  
fact in relation to the overruns, it

754  
00:56:31.700 --> 00:56:32.700  
was fairly negligible.

755  
00:56:33.600 --> 00:56:37.500  
All of the liquidated damages for lateness were

756  
00:56:36.500 --> 00:56:39.400  
actually activated and the

757  
00:56:39.400 --> 00:56:42.500  
council collected more than 10 million pounds in fines

758  
00:56:42.500 --> 00:56:45.600  
for lateness, but they spent

759  
00:56:45.600 --> 00:56:48.300  
all of that on lawyers and Consultants to

760  
00:56:48.300 --> 00:56:49.900  
rectify the problems.

761  
00:56:51.500 --> 00:56:54.400  
And the existence of

762  
00:56:54.400 --> 00:56:57.200  
the parent company guarantee didn't seem to

763

00:56:57.200 --> 00:57:00.400

actually help too much. The council was still left with

764

00:57:00.400 --> 00:57:01.800

26 million of liability.

765

00:57:02.800 --> 00:57:03.100

and

766

00:57:04.500 --> 00:57:07.600

you know those who don't learn from history are often doomed

767

00:57:07.600 --> 00:57:08.200

to repeat it.

768

00:57:10.500 --> 00:57:13.900

I think Seneca project should give the Secretary of State major

769

00:57:13.900 --> 00:57:17.500

concerns the you

770

00:57:16.500 --> 00:57:19.500

know yet the analog in

771

00:57:19.500 --> 00:57:19.700

the

772

00:57:21.500 --> 00:57:26.100

guided busway project of serious

773

00:57:24.100 --> 00:57:27.900

problems with the work is

774

00:57:27.900 --> 00:57:30.700

one of the dangers of this kind

775

00:57:30.700 --> 00:57:33.600

of procurement in that.

776

00:57:34.600 --> 00:57:37.700  
If the person responsible

777

00:57:37.700 --> 00:57:41.100  
for the project doesn't have the financial resources to

778

00:57:40.100 --> 00:57:43.700  
deal with the problems that arise

779

00:57:43.700 --> 00:57:46.700  
they may take shortcuts to

780

00:57:46.700 --> 00:57:49.400  
complete the

781

00:57:49.400 --> 00:57:52.200  
project within their means and in the case of

782

00:57:52.200 --> 00:57:56.000  
this project. There are very significant safety hazards

783

00:57:55.300 --> 00:57:58.400  
with particularly the battery energy

784

00:57:58.400 --> 00:58:01.500  
storage system, which has been the subject of many

785

00:58:01.500 --> 00:58:04.300  
accidents in systems around the world.

786

00:58:05.800 --> 00:58:06.600  
um and

787

00:58:07.700 --> 00:58:10.400  
I think you know allowing this

788

00:58:10.400 --> 00:58:13.900  
project to be done by a contractor that

789

00:58:13.900 --> 00:58:16.500  
doesn't have a track record and it being

790

00:58:16.500 --> 00:58:19.900

the biggest project of its type in this country or indeed

791

00:58:19.900 --> 00:58:22.300

anywhere represents a

792

00:58:22.300 --> 00:58:24.700

very significant risk for the Secretary of State.

793

00:58:27.100 --> 00:58:27.500

Thank you.

794

00:58:29.100 --> 00:58:32.400

Briefly, would you like to respond to that before we

795

00:58:32.400 --> 00:58:34.200

wrap up our debate?

796

00:58:35.500 --> 00:58:38.100

Yes other I I think they know Seneca one says

797

00:58:38.100 --> 00:58:42.200

me about this world, but should I just pick up Mr. Richardson? Yes first just

798

00:58:41.200 --> 00:58:45.300

to pick up his point. So I firstly I

799

00:58:45.300 --> 00:58:45.300

think

800

00:58:47.500 --> 00:58:50.500

that the concern that Mr. Richardson Express is about risks to

801

00:58:50.500 --> 00:58:53.300

the sex Traverse State and I assume that's in respect

802

00:58:53.300 --> 00:58:56.500

of article 43, but the only

803

00:58:56.500 --> 00:58:58.900

as I've said the Secretary of State

804

00:58:59.800 --> 00:59:00.800

can stop

805

00:59:01.700 --> 00:59:04.900

the developer from exercising the

806

00:59:04.900 --> 00:59:07.500

compulsory acquisition Powers until he is satisfied.

807

00:59:08.300 --> 00:59:12.600

That there is irrelevant guarantee in place. And that's

808

00:59:11.600 --> 00:59:14.200

in a matter for him as to what

809

00:59:14.200 --> 00:59:17.100

form it takes is Mr. Griffiths explained it will be dealt with

810

00:59:17.100 --> 00:59:21.200

at the later stage, but it's mass for him to be satisfied that

811

00:59:20.200 --> 00:59:23.400

there's an appropriate guarantee in place to ensure that

812

00:59:23.400 --> 00:59:25.200

compulsory apposition budgets are met

813

00:59:26.100 --> 00:59:29.200

The the I need to push back on the suggestion. We've seen

814

00:59:29.200 --> 00:59:32.300

it in a couple of documents we can we'll come back on it in in

815

00:59:32.300 --> 00:59:35.500

some written comments. I'm sure on the last round of submissions. I need

816

00:59:35.500 --> 00:59:38.900

to push back on the suggestion that somehow this is an inexperienced

817

00:59:38.900 --> 00:59:42.000

developer. It is true that Sonica itself.

818

00:59:41.600 --> 00:59:44.400

Seneca limited has not developed a

819

00:59:44.400 --> 00:59:47.400

solar farm, but we have explained in the funding statement made

820

00:59:47.400 --> 00:59:52.700

quite clear that the majority shareholder

821

00:59:51.700 --> 00:59:54.500

in the parent

822

00:59:54.500 --> 00:59:57.500

company of Seneca is Padero Salah

823

00:59:57.500 --> 01:00:00.600

limited that company trades under

824

01:00:00.600 --> 01:00:01.800

the name PS Renewables.

825

01:00:02.700 --> 01:00:07.300

Since 2012 it's built over 350 megawatts

826

01:00:06.300 --> 01:00:08.800

of ground mounted solar.

827

01:00:09.500 --> 01:00:12.400

It's still doing so and it's currently got

828

01:00:12.400 --> 01:00:15.300

5.3 gigawatts of solar assets

829

01:00:15.300 --> 01:00:18.500

under development including five gigawatts of

830

01:00:18.500 --> 01:00:22.100

best the batteries. So to

831

01:00:21.100 --> 01:00:24.400

suggest that there's an inexperience here

832

01:00:24.400 --> 01:00:28.500

is wrong. This is the company behind this PS

833

01:00:27.500 --> 01:00:29.300

Renewables is

834

01:00:30.400 --> 01:00:33.200

one if not the most experienced person that delivering this

835

01:00:33.200 --> 01:00:36.300

type of infrastructure in the UK. So with the idea

836

01:00:36.300 --> 01:00:40.000

that somehow we don't know what we're doing and

837

01:00:39.200 --> 01:00:43.700

that that's an increased risk is completely misplaced.

838

01:00:42.700 --> 01:00:45.400

It's also worth

839

01:00:45.400 --> 01:00:46.000

mentioning that

840

01:00:47.400 --> 01:00:51.100

A PS renewable zones psh operations

841

01:00:50.100 --> 01:00:54.100

limited which isn't part of the corporate structure

842

01:00:53.100 --> 01:00:57.600

of this of Sonica.

843

01:00:58.300 --> 01:01:01.300

But that's a company that operates solar farms and currently

844

01:01:01.300 --> 01:01:05.500

has 20% of the UK ground mounted

845

01:01:05.500 --> 01:01:08.200

solar and farms in under

846

01:01:08.200 --> 01:01:09.400

its management. So

847

01:01:10.800 --> 01:01:14.200

PS Renewables, and it's subsidiary. They're

848

01:01:13.200 --> 01:01:17.400

both developing these assets, but also operating

849

01:01:16.400 --> 01:01:19.200

them as well. So it's

850

01:01:19.200 --> 01:01:22.400

a it's a sophisticated and experienced operator in

851

01:01:22.400 --> 01:01:26.000

the market as opposed to not knowing and not having a track record.  
Thank

852

01:01:25.000 --> 01:01:26.000

you.

853

01:01:27.700 --> 01:01:30.500

Mystic zalco you wanted to did

854

01:01:30.500 --> 01:01:33.100

you want to add anything to what's already been said? I don't want

855

01:01:33.100 --> 01:01:36.300

anything repeated and no, I won't glad I will

856



01:01:36.300 --> 01:01:39.400

avoid that was just a few things. I'll ask Mr. Smith to

857

01:01:39.400 --> 01:01:42.400

come in on one matter. Yes, and I as

858

01:01:42.400 --> 01:01:45.100

I say, I won't repeat the couple points that we

859

01:01:45.100 --> 01:01:48.500

wanted to make is From perspective of

860

01:01:48.500 --> 01:01:51.200

the information that is provided in the funding statements.

861

01:01:51.900 --> 01:01:54.300

We would direct examining Authority

862

01:01:54.300 --> 01:01:57.100

and I think Mr. King referred to it as well

863

01:01:57.100 --> 01:02:00.600

to the DCL GE guidelines on this.

864

01:02:01.700 --> 01:02:04.700

And particularly paragraph 17 and

865

01:02:04.700 --> 01:02:08.100

18 a bit September 2013, I believe and the

866

01:02:07.100 --> 01:02:10.400

reason I'm directing you to that is I'll just

867

01:02:10.400 --> 01:02:13.400

give you one line from it. This is referring to a funding

868

01:02:13.400 --> 01:02:16.700

statement. This statement should provide as much information as possible

869

01:02:16.700 --> 01:02:19.800

about the resource implications of acquiring the

870

01:02:19.800 --> 01:02:22.200

land and implementing the project for which

871

01:02:22.200 --> 01:02:23.200

the land is required.

872

01:02:24.100 --> 01:02:27.400

I direct you to that because we are

873

01:02:27.400 --> 01:02:30.600

positioned from the outset has been the funding statement doesn't have

874

01:02:30.600 --> 01:02:33.200

enough information. We're not saying one way or another

875

01:02:33.200 --> 01:02:36.500

because we just don't know what the information is, which should

876

01:02:36.500 --> 01:02:40.700

be should flesh out the funding statement,

877

01:02:40.700 --> 01:02:43.400

but we say currently it doesn't provide enough information

878

01:02:43.400 --> 01:02:46.800

and I think we've heard an example of that today, which

879

01:02:46.800 --> 01:02:49.300

is we have been provided some information about the

880

01:02:49.300 --> 01:02:52.700

perspective costs of compulsory acquisition both in

881

01:02:52.700 --> 01:02:55.600

respect to the permanent compulsory acquisition and temporary.  
Sorry

882

01:02:55.600 --> 01:02:58.300

the easement rights we say

883

01:02:58.300 --> 01:03:01.300

that should have been in the funding statement and we would expect

884

01:03:02.800 --> 01:03:05.500

explanation of the full expense leading up

885

01:03:05.500 --> 01:03:06.800

to the 600 million pounds

886

01:03:07.500 --> 01:03:10.500

And that's position we say on the information we should

887

01:03:10.500 --> 01:03:13.100

have about the expense of the scheme. I won't go on that any

888

01:03:13.100 --> 01:03:16.500

further because Mr. Richardson commented on that in respect

889

01:03:16.500 --> 01:03:20.000

of information on financing. We have a

890

01:03:19.100 --> 01:03:23.300

couple paragraphs of a statement. We have more information from

891

01:03:22.300 --> 01:03:25.800

the applicant today. Our position

892

01:03:25.800 --> 01:03:28.300

again would be we accept this is a buoyant

893

01:03:28.300 --> 01:03:32.300

market and there is money in this market for schemes but

894

01:03:31.300 --> 01:03:34.200

difficulties whether this scheme will

895

01:03:34.200 --> 01:03:37.500

succeed and whether this scheme will be able to Demons get funding

896

01:03:37.500 --> 01:03:41.100

we say that sonaka should give you some level

897

01:03:40.100 --> 01:03:43.400

of information. You can take a view that yes, this

898

01:03:43.400 --> 01:03:46.100

is viable. Yes, they will get funding this is

899

01:03:46.100 --> 01:03:49.600

the information they will use to go out into that market and get funding.

900

01:03:50.300 --> 01:03:53.100

It has been suggested but the scheme is viable that may well

901

01:03:53.100 --> 01:03:57.200

be true. We just don't know there's not actual information available

902

01:03:56.200 --> 01:03:59.200

in the funding statement that allows you

903

01:03:59.200 --> 01:04:02.700

to come to that conclusion with any sufficient level of

904

01:04:02.700 --> 01:04:05.300

authority to advise a sexually say we say

905

01:04:05.900 --> 01:04:08.200

and the final points want to make on this

906

01:04:08.200 --> 01:04:11.600

which I'll ask Mr. Smith comments on briefly is the

907

01:04:11.600 --> 01:04:14.500

information about the company's both in respect to be English

908

01:04:14.500 --> 01:04:17.400

companies and also the Spanish companies again, we

909

01:04:17.400 --> 01:04:21.600

say there was just a death of information again, not

910

01:04:21.600 --> 01:04:24.300

trying to suggest but because the information is not there, it's all

911

01:04:24.300 --> 01:04:27.900

Dreadful. We don't know we submit that the

912

01:04:27.900 --> 01:04:30.200

guidance is quite clear on this, but you need to

913

01:04:30.200 --> 01:04:33.600

have as much information as possible to advise the

914

01:04:33.600 --> 01:04:34.300

Secretary of State.

915

01:04:34.900 --> 01:04:37.300

And I'll ask Mr. Smith very briefly to comment

916

01:04:37.300 --> 01:04:38.100

on this. Thank you.

917

01:04:39.200 --> 01:04:41.100

Thank you, Alice Smith.

918

01:04:42.400 --> 01:04:45.200

I'd like to comment on the

919

01:04:45.200 --> 01:04:49.100

number two funding statement in

920

01:04:48.100 --> 01:04:52.300

relation to the new owners.

921

01:04:53.300 --> 01:04:55.100

I'd like to make the point that.

922

01:04:56.400 --> 01:04:58.100  
In September last year.

923  
01:04:58.800 --> 01:05:02.700  
There was a press release from solar

924  
01:05:01.700 --> 01:05:02.800  
pack.

925  
01:05:03.600 --> 01:05:08.000  
That they had bought the shareholding of Sonia Spain

926  
01:05:06.600 --> 01:05:10.200  
and Soria, Italy.

927  
01:05:10.900 --> 01:05:13.400  
But there was no mention that they had

928  
01:05:13.400 --> 01:05:15.500  
purchased solely UK.

929  
01:05:16.700 --> 01:05:19.300  
So consequently, I find from the

930  
01:05:19.300 --> 01:05:22.200  
second funding statement it very

931  
01:05:22.200 --> 01:05:26.000  
difficult to understand exactly who owns Sonic

932  
01:05:25.000 --> 01:05:26.700  
Unlimited.

933  
01:05:27.600 --> 01:05:31.100  
We have the old arrangement of Sonya

934  
01:05:30.100 --> 01:05:31.800  
holding SL.

935  
01:05:32.900 --> 01:05:35.700  
We have the new company

936

01:05:35.700 --> 01:05:38.700

Les Dalton to Prosecco ldp.

937

01:05:39.400 --> 01:05:41.800

And we also have involved solar pack.

938

01:05:43.100 --> 01:05:48.000

now until until November

939

01:05:47.000 --> 01:05:49.900

2022

940

01:05:51.500 --> 01:05:55.100

There was a very simple Arrangement that solar Holdings SL.

941

01:05:55.800 --> 01:05:58.400

Were the ultimate owners of

942

01:05:58.400 --> 01:05:59.700

cellular holding?

943

01:06:00.400 --> 01:06:03.500

a sorry of geek FM UK limited

944

01:06:03.500 --> 01:06:05.500

and sunnica limited

945

01:06:06.400 --> 01:06:10.500

But I find it very difficult to understand now just

946

01:06:09.500 --> 01:06:12.400

who will be responsible for playing

947

01:06:12.400 --> 01:06:16.200

for paying the compulsory purchase

948

01:06:15.200 --> 01:06:17.000

Monies.

949

01:06:17.600 --> 01:06:20.200  
The four UK companies haven't got

950  
01:06:20.200 --> 01:06:23.600  
those resources. So therefore it is

951  
01:06:23.600 --> 01:06:26.700  
dependent on upon for Spanish

952  
01:06:26.700 --> 01:06:27.300  
companies.

953  
01:06:28.500 --> 01:06:31.500  
And in looking at the four Spanish companies that

954  
01:06:31.500 --> 01:06:35.100  
mentioned in the number two funding statement.

955  
01:06:34.100 --> 01:06:37.200  
We do not

956  
01:06:37.200 --> 01:06:39.900  
have sufficient information on those companies.

957  
01:06:41.100 --> 01:06:41.900  
As an example.

958  
01:06:42.800 --> 01:06:47.200  
Anderson's of only submitted period

959  
01:06:45.200 --> 01:06:49.000  
statement for each

960  
01:06:48.300 --> 01:06:51.700  
of those four Spanish companies as at

961  
01:06:51.700 --> 01:06:53.200  
December 2022

962  
01:06:54.100 --> 01:06:57.900  
We have no operating history. We have no orders or



963

01:06:57.900 --> 01:07:00.300  
signed accounts. We have no

964

01:07:00.300 --> 01:07:01.800  
profit and loss and cash flow.

965

01:07:02.300 --> 01:07:04.900  
And we have no directors financial statements.

966

01:07:06.100 --> 01:07:10.200  
So it is also noted that mdp is

967

01:07:09.200 --> 01:07:12.300  
in actual fact the startup

968

01:07:12.300 --> 01:07:15.600  
company. It was only Incorporated in

969

01:07:15.600 --> 01:07:17.300  
October 22.

970

01:07:18.200 --> 01:07:21.000  
So therefore when it comes to actual funding on the

971

01:07:21.000 --> 01:07:21.200  
market.

972

01:07:22.300 --> 01:07:25.100  
The one is really looking at a startup situation.

973

01:07:27.500 --> 01:07:30.600  
If I could very quickly just mention the four

974

01:07:30.600 --> 01:07:34.700  
UK companies because Seneca when

975

01:07:33.700 --> 01:07:36.500  
it issued son the first

976

01:07:36.500 --> 01:07:39.900  
Sunday funding statement it elected

977  
01:07:39.900 --> 01:07:43.500  
not to issue the ordered accounts

978  
01:07:43.500 --> 01:07:45.000  
of the four UK companies.

979  
01:07:45.900 --> 01:07:48.600  
I've noted recently that with each

980  
01:07:48.600 --> 01:07:53.200  
of those four UK companies the all

981  
01:07:51.200 --> 01:07:55.200  
of the accounts for 2022,

982  
01:07:54.200 --> 01:07:57.300  
which should it be in a

983  
01:07:57.300 --> 01:08:01.300  
company's house on January 31st. They've

984  
01:08:00.300 --> 01:08:04.200  
actually been delayed until April 30th,

985  
01:08:03.200 --> 01:08:06.400  
which is after the date of the examination.

986  
01:08:07.400 --> 01:08:10.500  
It actually happens that

987  
01:08:10.500 --> 01:08:12.900  
today, February 14th.

988  
01:08:13.400 --> 01:08:17.100  
the confirmation statement for Seneca Limited

989  
01:08:17.800 --> 01:08:20.600  
It's the anniversary date and that

990

01:08:20.600 --> 01:08:23.300

has to be a company's housed by the 28th of

991

01:08:23.300 --> 01:08:23.600

February.

992

01:08:24.500 --> 01:08:27.300

And I'd like to ask the question is will that be

993

01:08:27.300 --> 01:08:31.100

there on time or will sun and could be asking for

994

01:08:30.100 --> 01:08:32.600

a delay that?

995

01:08:33.300 --> 01:08:36.300

Because with the four UK companies delayed down

996

01:08:36.300 --> 01:08:37.500

to April 30th.

997

01:08:38.200 --> 01:08:41.100

the public cannot scrutinize any of those

998

01:08:41.100 --> 01:08:41.800

accounts

999

01:08:43.200 --> 01:08:46.100

So I'd like these matters taken to consideration, please.

1000

01:08:47.100 --> 01:08:47.300

Thank you.

1001

01:08:48.100 --> 01:08:51.300

Thank you, sir. Thank you very much. Would you wish to respond

1002

01:08:51.300 --> 01:08:54.200

briefly orally and in any events in your

1003

01:08:54.200 --> 01:08:57.900

pursuing submissions, please thank you,

1004

01:08:57.900 --> 01:09:00.600

sir. Richardson for the applicant. So I think

1005

01:09:00.600 --> 01:09:03.600

just in Broad response. We think we have provided an

1006

01:09:03.600 --> 01:09:06.500

appropriate level of detail. But in terms of those property cost

1007

01:09:06.500 --> 01:09:09.400

figures we're happy to provide those with I've already

1008

01:09:09.400 --> 01:09:12.400

provide the morally and we'll provide them in our post hearing

1009

01:09:12.400 --> 01:09:15.400

submissions. The Mr. Smith

1010

01:09:15.400 --> 01:09:18.300

has put in detail submissions of deadline six. Okay, we'll respond to

1011

01:09:18.300 --> 01:09:21.100

those things at the next deadline. So I'm not going to deal with everything but I just

1012

01:09:21.100 --> 01:09:24.500

want to briefly say that just to be absolutely clear. So

1013

01:09:24.500 --> 01:09:27.700

the examining Authority sees how

1014

01:09:27.700 --> 01:09:28.800

the funding statement works.

1015

01:09:29.600 --> 01:09:32.900

The Spanish salair company

1016

01:09:32.900 --> 01:09:36.200  
the ultimate parent has sold

1017  
01:09:35.200 --> 01:09:38.600  
its Spanish and other

1018  
01:09:38.600 --> 01:09:40.800  
European interests to solar pack.

1019  
01:09:41.900 --> 01:09:44.800  
What has been left is the UK interest in in

1020  
01:09:44.800 --> 01:09:47.600  
Seneca, which is now held by successor to

1021  
01:09:47.600 --> 01:09:51.000  
that. So that's the same shareholders which those

1022  
01:09:50.400 --> 01:09:53.600  
four companies but that's the ldp company

1023  
01:09:53.600 --> 01:09:56.300  
so effectively what you've seen is

1024  
01:09:56.300 --> 01:09:59.400  
an asset sale of assets that don't matter to

1025  
01:09:59.400 --> 01:10:00.000  
this examination.

1026  
01:10:01.300 --> 01:10:04.300  
Mmm, Spanish companies sold Assets in Spain and Italy

1027  
01:10:04.300 --> 01:10:07.300  
that's not a matter that needs to concern the examining

1028  
01:10:07.300 --> 01:10:08.200  
Authority here at all.

1029  
01:10:09.200 --> 01:10:12.700  
The provision of accounts and so on we can

1030

01:10:12.700 --> 01:10:15.400

pick up points of detail and pasteurizing submissions, but I want to be clear that

1031

01:10:15.400 --> 01:10:18.500

that's no part of the tests in the circular

1032

01:10:18.500 --> 01:10:21.700

no part of General approach to compulsory purchase to

1033

01:10:21.700 --> 01:10:24.400

do a financial orders of the companies what you

1034

01:10:24.400 --> 01:10:28.400

need to be sure about is that the obligations

1035

01:10:27.400 --> 01:10:29.600

to pay compensation.

1036

01:10:30.600 --> 01:10:33.700

Will be met in due course and that

1037

01:10:33.700 --> 01:10:34.900

there's a viable scheme.

1038

01:10:35.400 --> 01:10:38.500

It's about deliverability. It's not about showing that

1039

01:10:38.500 --> 01:10:42.000

you can pay for the scheme today because that's

1040

01:10:41.100 --> 01:10:44.800

not the way the world works and that's recognized in

1041

01:10:44.800 --> 01:10:47.700

the ca guidance paragraph 17 and 18. It's

1042

01:10:47.700 --> 01:10:50.100

recognized in The Wider CP0 guidance. I

1043

01:10:50.100 --> 01:10:53.000

know you'll be familiar with sir that what you need

1044

01:10:53.400 --> 01:10:56.200

shows a route to delivery. Not that you've got the money

1045

01:10:56.200 --> 01:10:59.700

sitting in the bank to pay a 600 million pound construction cost today.

1046

01:10:59.700 --> 01:11:01.400

So

1047

01:11:02.500 --> 01:11:05.500

that's what we say with shame. We say we provide a sufficient information, but we'll

1048

01:11:05.500 --> 01:11:08.200

respond to Mr. Smith's detailed submissions in writing and

1049

01:11:08.200 --> 01:11:11.900

pick up those points of detail on land acquisition costs in

1050

01:11:11.900 --> 01:11:13.900

our post-tearing submission. Thank you.

1051

01:11:15.400 --> 01:11:18.600

Right quarter to one I we have

1052

01:11:18.600 --> 01:11:21.100

a few items left, but I think they're extremely brief to be honest

1053

01:11:21.100 --> 01:11:25.200

housekeeping items. So I

1054

01:11:24.200 --> 01:11:27.300

post to push on the aim of finishing it

1055

01:11:27.300 --> 01:11:27.900

one o'clock.

1056

01:11:28.800 --> 01:11:29.300

the latest

1057

01:11:29.900 --> 01:11:32.500

if we move on to statutory undertake is

1058

01:11:32.500 --> 01:11:33.000

item 9.

1059

01:11:34.500 --> 01:11:37.200

Thank you. By the way, everybody who's just spoken to automate.

Thank

1060

01:11:37.200 --> 01:11:38.300

you very much. It's been very helpful.

1061

01:11:41.200 --> 01:11:44.200

The only outstanding queries I've got about stuff to be

1062

01:11:44.200 --> 01:11:47.400

Undertakers are relating possibility to

1063

01:11:47.400 --> 01:11:49.500

the environment agency and heads of terms.

1064

01:11:50.300 --> 01:11:52.100

or the need for protective provisions

1065

01:11:52.900 --> 01:11:54.300

each put with dealt with

1066

01:11:55.400 --> 01:11:58.300

and angling water put a submission in a deadline six about

1067

01:11:58.300 --> 01:12:01.800

access, which I'm hoping that you'll be able to address in

1068

01:12:01.800 --> 01:12:03.800

your hosting submissions.

1069



01:12:05.800 --> 01:12:08.100

I think they're wanting to ensure guaranteed access

1070

01:12:08.100 --> 01:12:09.700

to their premises. So

1071

01:12:15.700 --> 01:12:18.400

I it's a rich Journey

1072

01:12:18.400 --> 01:12:21.500

for the applicant. I understand that in conversations with

1073

01:12:21.500 --> 01:12:24.600

this angling water of now accepted that

1074

01:12:24.600 --> 01:12:27.300

they have sufficient protection in the protective Provisions

1075

01:12:27.300 --> 01:12:30.400

that have already been agreed that there has

1076

01:12:30.400 --> 01:12:33.600

been as I understand it recent agreement with the environment agency on

1077

01:12:33.600 --> 01:12:36.500

protect provisions. And is that

1078

01:12:36.500 --> 01:12:39.300

right? And then the according to

1079

01:12:39.300 --> 01:12:42.800

my notes is so those should be resolved and

1080

01:12:42.800 --> 01:12:45.200

hopefully environment agency can confirm their position on

1081

01:12:45.200 --> 01:12:48.100

that and you'll be able to include that with your submissions.  
Hopefully we

1082

01:12:48.100 --> 01:12:51.600  
can get yes up. Yes. And then I

1083  
01:12:51.600 --> 01:12:54.500  
think the only other one you mentioned there was age person.

1084  
01:12:54.500 --> 01:12:58.500  
I think we've already touched on those. Yeah the correspondence.

1085  
01:12:58.500 --> 01:13:01.900  
Yes today. Yeah that there's an

1086  
01:13:01.900 --> 01:13:04.500  
agreed position on protect Provisions. There's a negotiation

1087  
01:13:04.500 --> 01:13:05.200  
on going about

1088  
01:13:06.500 --> 01:13:09.300  
Commercial access Arrangement that would avoid the need

1089  
01:13:09.300 --> 01:13:12.300  
to use the order Powers at all. But in those

1090  
01:13:12.300 --> 01:13:15.500  
circumstances HP puts position is they don't

1091  
01:13:15.500 --> 01:13:19.700  
need to appear here. They are satisfied

1092  
01:13:19.700 --> 01:13:22.700  
the protective Provisions will work and they will formally withdraw

1093  
01:13:22.700 --> 01:13:25.500  
their objection. Once they have a concluded commercial

1094  
01:13:25.500 --> 01:13:28.900  
agreement on access to

1095  
01:13:28.900 --> 01:13:29.600  
that land.

1096

01:13:30.400 --> 01:13:31.000  
and the easement

1097

01:13:32.100 --> 01:13:32.400  
Thank you.

1098

01:13:35.100 --> 01:13:36.100  
so if we just move on

1099

01:13:37.100 --> 01:13:38.100  
swiftly to

1100

01:13:39.300 --> 01:13:42.400  
buy some 10, which is Crown Land. I just

1101

01:13:42.400 --> 01:13:44.700  
wanted very briefly.

1102

01:13:45.600 --> 01:13:48.300  
An update us to where we are and as the

1103

01:13:48.300 --> 01:13:51.200  
ground stopped moving and are we are we going on Ducks lined

1104

01:13:51.200 --> 01:13:55.200  
up with that one? Because I know you've had various discussions  
with various

1105

01:13:54.200 --> 01:13:57.200  
people and you're getting you start you

1106

01:13:57.200 --> 01:14:00.600  
were getting different answers from people. I think that's that's  
right.

1107

01:14:00.600 --> 01:14:03.200  
Can I just perhaps Mister flower juice the

1108

01:14:03.200 --> 01:14:05.800  
best place to give an update on where we are practically.

1109

01:14:06.700 --> 01:14:09.100

Max clergy on behalf of the applicant. Yes things of

1110

01:14:09.100 --> 01:14:12.900

progress quite significantly since we last spoke. We're currently

1111

01:14:12.900 --> 01:14:15.100

agreeing still had the terms for an option for

1112

01:14:15.100 --> 01:14:18.900

easement alongside that we've also got the section 135 consent and

1113

01:14:18.900 --> 01:14:21.400

the agent is currently sending a recommendation to

1114

01:14:21.400 --> 01:14:24.600

their client, which is National highways National highways

1115

01:14:24.600 --> 01:14:27.300

will then provide a recommendation to the Secretary of

1116

01:14:27.300 --> 01:14:30.200

State for transport. We also in direct correspondence with the

1117

01:14:30.200 --> 01:14:33.100

secret transport their Estates team and we've got the names of

1118

01:14:33.100 --> 01:14:37.500

the signatories that will sign both documents and they've also now are

1119

01:14:36.500 --> 01:14:39.500

about to be put in contact with each other. They being

1120

01:14:39.500 --> 01:14:42.600

the age of national highways and the signatures and

1121

01:14:42.600 --> 01:14:45.300

the Secretary of State for transport. So inside the

1122

01:14:45.300 --> 01:14:48.100

recommendation report that Carter Jonas are going to submit to National

1123

01:14:48.100 --> 01:14:51.600

highways. There will be a line about the section 135

1124

01:14:51.600 --> 01:14:54.200

consent and who the person is to direct that too because

1125

01:14:54.200 --> 01:14:57.300

obviously go around the houses a bit because obviously

1126

01:14:57.300 --> 01:15:00.400

the Aging Carter Jonas isn't too familiar with the Secretary of

1127

01:15:00.400 --> 01:15:03.100

State as he would reports directly to national highway. So we are trying

1128

01:15:03.100 --> 01:15:06.100

to be the conduit of that to our office agreements to be

1129

01:15:06.100 --> 01:15:06.300

hopefully

1130

01:15:06.700 --> 01:15:09.600

Before the end of the examination so you see no

1131

01:15:09.600 --> 01:15:12.400

reason why we shouldn't hear from the crown estate

1132

01:15:12.400 --> 01:15:15.100

in some guys or other before the closet examination.

1133

01:15:15.700 --> 01:15:18.400

Absolutely as per my last conversation with the

1134

01:15:18.400 --> 01:15:22.200

agent, which was on the 7th of February 10th of February. Sorry. Mmm. Absolutely.

1135

01:15:21.200 --> 01:15:24.300

Yes, he meantime it'll assist

1136

01:15:24.300 --> 01:15:28.000

us greatly if you can put in your postering submission these

1137

01:15:27.100 --> 01:15:31.000

situation as you understand it. Yeah, of course sure. Thank

1138

01:15:30.200 --> 01:15:34.500

you very much indeed. That's that's very helpful. So roughly

1139

01:15:33.500 --> 01:15:36.500

on probably own space item 11

1140

01:15:38.700 --> 01:15:40.900

Simply to confirm that there is no.

1141

01:15:42.400 --> 01:15:44.800

Special category land that bridge Journey for the applicant. That's right.

1142

01:15:48.400 --> 01:15:51.600

Items 12 is human

1143

01:15:51.600 --> 01:15:53.700

rights in the public sector equality Duty.

1144

01:15:54.400 --> 01:15:57.200

I don't think I have anything

1145

01:15:57.200 --> 01:15:59.600

anyone down to speak on this hearing.

1146

01:16:00.600 --> 01:16:03.400

Under that heading but it does reappear this afternoon

1147

01:16:03.400 --> 01:16:04.900

in terms of individuals.

1148  
01:16:05.700 --> 01:16:08.500  
I'm again. We'll see if we have anybody

1149  
01:16:08.500 --> 01:16:09.600  
who wants to speak to that.

1150  
01:16:11.900 --> 01:16:14.600  
If you want to call you, so anything they want to have

1151  
01:16:14.600 --> 01:16:16.100  
at that time as well.

1152  
01:16:16.900 --> 01:16:18.200  
Thank you. So we'll move.

1153  
01:16:19.300 --> 01:16:20.000  
on then

1154  
01:16:22.200 --> 01:16:22.400  
and

1155  
01:16:29.300 --> 01:16:32.300  
that's it. We're done. So that's a box 13, which

1156  
01:16:32.300 --> 01:16:35.200  
is review of actions and where we go

1157  
01:16:35.200 --> 01:16:35.300  
next.

1158  
01:16:36.300 --> 01:16:39.100  
Okay. Thanks everybody. Thank you very much,

1159  
01:16:39.100 --> 01:16:42.400  
Mr. Rigby. So I have

1160  
01:16:42.400 --> 01:16:45.000  
noted from this hearing.

1161  
01:16:45.600 --> 01:16:48.900

to action points one

1162

01:16:50.300 --> 01:16:53.900

is to submit an updated statement

1163

01:16:53.900 --> 01:16:56.300

of reasons. So the

1164

01:16:56.300 --> 01:16:59.100

applicant has committed to do that by deadline seven.

1165

01:17:02.300 --> 01:17:03.700

and the second

1166

01:17:04.900 --> 01:17:06.000

item is 2

1167

01:17:06.800 --> 01:17:08.500

reply in

1168

01:17:09.200 --> 01:17:12.800

post-tearing submissions by deadline

1169

01:17:12.800 --> 01:17:13.100

seven

1170

01:17:13.900 --> 01:17:17.900

with an account of the compulsory acquisition

1171

01:17:18.900 --> 01:17:20.300

estimated costs

1172

01:17:27.200 --> 01:17:30.500

Yes, I did and did we say there'd be

1173

01:17:30.500 --> 01:17:33.000

an updated funding statement as well go into

1174

01:17:33.200 --> 01:17:33.900

that. I don't think we



1175

01:17:34.900 --> 01:17:36.100

mentioned it specifically

1176

01:17:38.100 --> 01:17:41.300

So I we originally the applicant

1177

01:17:41.300 --> 01:17:45.800

I don't think we see the need to update the funding statement. But the information

1178

01:17:45.800 --> 01:17:48.400

you've requested obviously could sit in

1179

01:17:48.400 --> 01:17:51.400

the funding statement. If it's better to be provided by way of

1180

01:17:51.400 --> 01:17:54.800

an update an extra section of the funding statement, it could

1181

01:17:54.800 --> 01:17:58.100

be an impediment to that it could we and I

1182

01:17:57.100 --> 01:18:00.600

think in the in terms of the post hearing submissions,

1183

01:18:00.600 --> 01:18:04.800

you're also going to respond to the representations made

1184

01:18:04.800 --> 01:18:07.500

by Mr. Smith. Yes and others.

1185

01:18:08.300 --> 01:18:11.400

So whether that's going to be subsumed into into a

1186

01:18:11.400 --> 01:18:14.600

part of the funding statement or separate item,

1187

01:18:14.600 --> 01:18:15.200

perhaps

1188

01:18:16.100 --> 01:18:19.100  
you'd be helpful if we had it in the following statement.

1189  
01:18:19.100 --> 01:18:22.600  
So yes, but I don't want this

1190  
01:18:22.600 --> 01:18:26.000  
on the detail of those. You

1191  
01:18:25.300 --> 01:18:26.800  
know what you've got.

1192  
01:18:28.100 --> 01:18:32.400  
To offer Us in terms of us being confident

1193  
01:18:31.400 --> 01:18:35.200  
about the about those

1194  
01:18:34.200 --> 01:18:37.900  
matters that you you've been so

1195  
01:18:37.900 --> 01:18:40.600  
I think about I think from the

1196  
01:18:40.600 --> 01:18:43.400  
applicants perspective. Obviously you you will need to be satisfied  
that

1197  
01:18:43.400 --> 01:18:46.600  
you've got a funding statement that is to stands

1198  
01:18:46.600 --> 01:18:49.900  
on its own so that it consists as a document that yeah, it's

1199  
01:18:49.900 --> 01:18:52.800  
clear on its face. Yeah. I know

1200  
01:18:52.800 --> 01:18:55.300  
having read the detailed submissions made by Mr.

1201  
01:18:55.300 --> 01:18:59.000

Smith and others they were going to be points which we want to answer but

1202

01:18:58.200 --> 01:19:02.700

we don't think need to be in a fun thing statement. So perhaps

1203

01:19:01.700 --> 01:19:03.900

if you leave it with us that we will

1204

01:19:04.700 --> 01:19:07.700

That the that points will be answered in

1205

01:19:07.700 --> 01:19:11.000

either comments on D6 submissions

1206

01:19:10.200 --> 01:19:13.800

or post hearing submissions as relevant. Yes

1207

01:19:13.800 --> 01:19:16.700

at D7 and that

1208

01:19:16.700 --> 01:19:19.000

the funding statement will be

1209

01:19:19.300 --> 01:19:22.000

updated as necessary. But it may be

1210

01:19:22.200 --> 01:19:25.200

that there's not a major change to the funding statement, but the points are

1211

01:19:25.200 --> 01:19:28.100

answered outside of that. Okay, and you can so he's

1212

01:19:28.100 --> 01:19:31.600

gonna say if you can sign post and posting submissions, but you doing and

1213

01:19:31.600 --> 01:19:34.700

why yes, yes traceable. Okay, so

1214

01:19:34.700 --> 01:19:37.400  
just thank you Mr. Big. So just to add

1215  
01:19:37.400 --> 01:19:41.200  
that we I mean we are aware of the guidance and that

1216  
01:19:42.200 --> 01:19:45.700  
Obviously it it's in the applicants interests

1217  
01:19:45.700 --> 01:19:48.600  
to to give full

1218  
01:19:48.600 --> 01:19:49.600  
detail as to how.

1219  
01:19:50.500 --> 01:19:53.400  
You know that guidance is met to its fullest extent

1220  
01:19:53.400 --> 01:19:57.000  
yes or leave it that there and I okay. So

1221  
01:19:56.300 --> 01:20:00.300  
we'll pass over the the plans

1222  
01:19:59.300 --> 01:20:03.600  
for this afternoon and we'll we'll look at

1223  
01:20:03.600 --> 01:20:07.500  
those again this afternoon. I just

1224  
01:20:07.500 --> 01:20:10.500  
wondered lastly whether it might be possible to

1225  
01:20:10.500 --> 01:20:14.800  
get your landscape environmental person online

1226  
01:20:14.800 --> 01:20:17.000  
for that discussion.

1227  
01:20:19.800 --> 01:20:22.400  
Just pretend potentially.

1228

01:20:22.400 --> 01:20:25.600

Yes. Potentially. We check every lunchtime. Yeah. Absolutely. I

1229

01:20:25.600 --> 01:20:28.700

mean it's not vital but it just might be useful.

1230

01:20:28.700 --> 01:20:31.500

So this is in terms of timing. It's extensive timing

1231

01:20:31.500 --> 01:20:34.000

Logistics production of those

1232

01:20:35.400 --> 01:20:37.300

what we're interested in seeing

1233

01:20:40.700 --> 01:20:43.500

that we're looking to this over lunchtime. So

1234

01:20:43.500 --> 01:20:46.800

because it's it's not entirely straightforward as Mr.

1235

01:20:46.800 --> 01:20:49.400

Griffith reminds me that land plans prepared by someone other

1236

01:20:49.400 --> 01:20:53.000

than the people who do the landscape plans once Akon the

1237

01:20:52.300 --> 01:20:55.200

landscape and so on and the land plans are

1238

01:20:55.200 --> 01:20:58.800

prepared by wsp. So beyond my

1239

01:20:58.800 --> 01:21:01.400

yes ability to tell you how you

1240

01:21:01.400 --> 01:21:04.600

might fix our problem. We might fix that problem, but we will we will

1241

01:21:04.600 --> 01:21:07.900

work out and we will have the relevant person either on

1242

01:21:07.900 --> 01:21:10.800

hand or will get a clear statement on timing. Okay. I'm

1243

01:21:10.800 --> 01:21:13.500

just being reminded that there was a commitment to update the

1244

01:21:13.500 --> 01:21:16.400

parameter plans, but I think we'd left the timing of that. Oh, yes,

1245

01:21:16.400 --> 01:21:21.200

so we will take that update from yes as

1246

01:21:19.200 --> 01:21:22.500

part of that updating and

1247

01:21:22.500 --> 01:21:26.200

we'll work out how best to do that good. Thank

1248

01:21:25.200 --> 01:21:27.900

you very much. Okay, and

1249

01:21:29.900 --> 01:21:32.100

Is such a everybody feels as if

1250

01:21:32.100 --> 01:21:33.500

they've contributed?

1251

01:21:34.500 --> 01:21:37.300

To the extent they wish this morning in that

1252

01:21:37.300 --> 01:21:41.100

case. Thank you very much for your contributions. We'll close

1253

01:21:41.100 --> 01:21:45.400

this cah. One time is 12:55. Thank

1254

01:21:44.400 --> 01:21:45.700

you very much.