

WEBVTT – This file was automatically generated by event.video

0

00:05:13.600 --> 00:05:16.700

Study it's two o'clock. And this

1

00:05:16.700 --> 00:05:19.600

compulsory acquisition hearing number two

2

00:05:19.600 --> 00:05:22.200

is open. Welcome to everybody.

3

00:05:23.700 --> 00:05:26.100

My name is Graham Keen. I'm a planning inspector and

4

00:05:26.100 --> 00:05:29.300

solicitor employed by the planning inspectorate and

5

00:05:29.300 --> 00:05:32.000

appointed by the Secretary of

6

00:05:32.200 --> 00:05:35.500

State leveling up housing and communities and Lead member of the panel

7

00:05:35.500 --> 00:05:36.800

examining this application.

8

00:05:37.800 --> 00:05:40.400

I'll just us the others members of

9

00:05:40.400 --> 00:05:43.400

the panel to introduce themselves, but I just want to check the live

10

00:05:43.400 --> 00:05:46.200

recording is is running now is it? Yes.

11

00:05:46.200 --> 00:05:46.600

Thank you.

12

00:05:47.900 --> 00:05:51.100

So the other

13

00:05:50.100 --> 00:05:53.900

members of the panel like to introduce themselves, please.

14

00:05:55.100 --> 00:05:56.800

Thank you, Mr. Kane.

15

00:05:57.600 --> 00:06:00.500

I'm guy Rigby. I'm a chartered civil engineer.

16

00:06:01.200 --> 00:06:05.400

And a member of a pool of qualified persons eligible to

17

00:06:05.400 --> 00:06:07.300

service and examining inspector.

18

00:06:08.400 --> 00:06:11.400

And I'm appointed to this panel and employed by the planning

19

00:06:11.400 --> 00:06:15.200

inspectors on a fixed term contract. I

20

00:06:14.200 --> 00:06:17.000

will leading the main elements of the hearing today.

21

00:06:17.800 --> 00:06:19.400

I can be struck me.

22

00:06:21.800 --> 00:06:25.200

Thank you, Mr. King and good afternoon everybody. I'm

23

00:06:24.200 --> 00:06:27.400

Karen Taylor. I'm a chartered Town

24

00:06:27.400 --> 00:06:30.900

planner and chartered member of the landscape Institute like

25

00:06:30.900 --> 00:06:33.200

Mr. Rigby. I'm a member of a pool of

26

00:06:33.200 --> 00:06:36.400

qualified persons eligible to serve as an

27

00:06:36.400 --> 00:06:39.400

examining inspector, and I'm also appointed to

28

00:06:39.400 --> 00:06:42.500

this panel and employed by the planning inspectorate on

29

00:06:42.500 --> 00:06:44.000

a fixed term contract.

30

00:06:46.300 --> 00:06:49.600

Thank you. Both our planning inspectorate colleagues

31

00:06:49.600 --> 00:06:52.700

with us today are Michelle Gregory

32

00:06:52.700 --> 00:06:55.500

and she is

33

00:06:55.500 --> 00:06:57.100

assisted by Kaylin upkins.

34

00:06:58.800 --> 00:06:58.900

goes around

35

00:07:01.300 --> 00:07:04.800

yes, and and Louise haraway

36

00:07:04.800 --> 00:07:07.600

will be supporting us

37

00:07:07.600 --> 00:07:08.800

on line.

38

00:07:10.600 --> 00:07:13.900

This is the second of two compulsory acquisition hearings

39

00:07:13.900 --> 00:07:16.600

in this examination our rule, 6

40

00:07:16.600 --> 00:07:19.300

letter includes the web address which will take

41

00:07:19.300 --> 00:07:22.800

you to information about the application and documents

42

00:07:22.800 --> 00:07:27.100

produced for this examination on

43

00:07:26.100 --> 00:07:30.300

the national infrastructure website, including the

44

00:07:30.300 --> 00:07:33.600

examination procedure the timetable the relevant

45

00:07:33.600 --> 00:07:37.500

representations and examination documents. Can

46

00:07:36.500 --> 00:07:40.200

everybody hear me by the way. Yes, good.

47

00:07:39.200 --> 00:07:40.500

Thank you.

48

00:07:41.600 --> 00:07:44.000

And so please look at the website if you

49

00:07:44.300 --> 00:07:47.500

haven't already done, so we'll be using that to continue

50

00:07:47.500 --> 00:07:50.300

to communicate with you and provide access to

51

00:07:50.300 --> 00:07:53.400

documents throughout the remainder of the examination.

52

00:07:55.300 --> 00:07:58.800

Few preliminary matters firstly to remind

53

00:07:58.800 --> 00:08:01.500

you that all hearings in the examination

54

00:08:01.500 --> 00:08:04.900

are being live streamed and recorded to

55

00:08:04.900 --> 00:08:08.400

enable people to follow proceedings today or

56

00:08:08.400 --> 00:08:12.600

later for those who are online this afternoon.

57

00:08:12.600 --> 00:08:15.200

Please stay muted unless you are speaking

58

00:08:15.200 --> 00:08:18.700

if you wish to speak at a relevant point, please use

59

00:08:18.700 --> 00:08:21.800

the Microsoft teams hands up function and wait

60

00:08:21.800 --> 00:08:24.400

to be invited to speak or ask to speak at

61

00:08:24.400 --> 00:08:27.600

the relevant time alternatively turn on your camera so we

62

00:08:27.600 --> 00:08:29.700

can see that you wish to speak. Thank you.

63

00:08:30.900 --> 00:08:33.700

The recordings that we make are retained and

64

00:08:33.700 --> 00:08:36.600

published. So they'll form a public record that can

65

00:08:36.600 --> 00:08:39.400

contain your personal information and switch the

66

00:08:39.400 --> 00:08:42.600

general data protection regulation applies. If you

67

00:08:42.600 --> 00:08:45.700

feel that personal information is necessary, please

68

00:08:45.700 --> 00:08:48.400

provide this in a written document that

69

00:08:48.400 --> 00:08:50.800

can be redacted before publication.

70

00:08:52.200 --> 00:08:55.400

Does anybody have any queries on that issue?

71

00:09:00.300 --> 00:09:00.600

so

72

00:09:02.200 --> 00:09:05.200

the other thing to say is that this hearing the purpose of

73

00:09:05.200 --> 00:09:07.700

this hearing is to enable.

74

00:09:08.600 --> 00:09:12.300

Us panel to here individual objections to

75

00:09:11.300 --> 00:09:15.000

the compulsory acquisition or

76

00:09:14.400 --> 00:09:18.100

the temporary possession parts of

77

00:09:17.100 --> 00:09:20.800

the of the proposed order

78

00:09:20.800 --> 00:09:24.400

and to hear from affected persons,

79

00:09:23.400 --> 00:09:26.100

including submissions as to

80

00:09:26.100 --> 00:09:29.600

whether the applicant has complied with the general legal tests

81

00:09:29.600 --> 00:09:32.100

policy or guidance in respects of

82

00:09:32.100 --> 00:09:34.800

the in respect of the individual plots of land.

83

00:09:35.700 --> 00:09:38.700

And in respect of the application including

84

00:09:38.700 --> 00:09:40.100

the accepted changes.

85

00:09:42.400 --> 00:09:45.500

The deadline for post hearing submissions. I remind everybody

86

00:09:45.500 --> 00:09:48.700

is deadlines 7, which is three

87

00:09:48.700 --> 00:09:50.800

March 2023.

88

00:09:52.500 --> 00:09:55.700

So just to continue a

89

00:09:55.700 --> 00:09:59.200

bit of housekeeping. There is no fire alarm scheduled

90

00:09:58.200 --> 00:10:01.300

drill scheduled for today

91

00:10:01.300 --> 00:10:03.200

the fire alarm goes off.

92

00:10:06.300 --> 00:10:09.400

Please proceed through to the main entrance and

93

00:10:09.400 --> 00:10:13.000

out into the car Park area toilets are

94

00:10:12.500 --> 00:10:15.000

further down towards reception.

95

00:10:16.100 --> 00:10:20.100

There is a hearing Loop facility in the

96

00:10:20.100 --> 00:10:23.500

room. If you're having difficulties with that. Please

97

00:10:23.500 --> 00:10:25.900

see the IT team may be able to help you.

98

00:10:28.700 --> 00:10:31.300

That will probably take a

99

00:10:31.300 --> 00:10:34.300

short break at about half past three

100

00:10:34.300 --> 00:10:38.100

this afternoon see where we get to and resume

101

00:10:37.100 --> 00:10:40.600

about 20

102

00:10:40.600 --> 00:10:43.300

minutes afterwards and we will aim to finish by

103

00:10:43.300 --> 00:10:45.100

5 o'clock this afternoon.

104

00:10:47.300 --> 00:10:52.100

So I'm going to ask everybody to introduce themselves and I'm

105

00:10:50.100 --> 00:10:53.300

going to start by going around

106

00:10:53.300 --> 00:10:56.300

the table on my

107

00:10:56.300 --> 00:10:58.700

left and I'll finish up with the applicant.

108

00:11:00.400 --> 00:11:03.200

And then I will and check those who are

109

00:11:03.200 --> 00:11:03.600

online.

110

00:11:05.300 --> 00:11:08.700

And so good afternoon, sir. Could

111

00:11:08.700 --> 00:11:11.200

you give me your name? And could I remind

112

00:11:11.200 --> 00:11:14.200

everybody as else please when they speak to

113

00:11:14.200 --> 00:11:17.400

and when they speak for second and further

114

00:11:17.400 --> 00:11:20.300

time if they could give their name before before they do speak.

115

00:11:21.400 --> 00:11:24.400

Thank you. Oh, my name's Graham Reeve

116

00:11:24.400 --> 00:11:24.700

and

117

00:11:25.900 --> 00:11:28.000

we are farmers in verbal.

118

00:11:32.300 --> 00:11:35.200

Thank you, Mr. Eve Nick Wright farmer in

119

00:11:35.200 --> 00:11:35.600

Chippenham.

120

00:11:42.100 --> 00:11:45.400

Running go get on behalf of this is Elizabeth

121

00:11:45.400 --> 00:11:49.000

gargate of blandings farm. Sorry Ian goget.

122

00:11:49.600 --> 00:11:52.500

Could you spell that please g-a-l-feet.

123

00:11:55.500 --> 00:11:58.700

J a r g e g e

124

00:11:58.700 --> 00:12:01.500

t in Gaga. Yes. Sorry and I did you

125

00:12:01.500 --> 00:12:04.200

say you representing? Yes, representing Mrs. Elizabeth

126

00:12:04.200 --> 00:12:06.000

gargate of blandings farm.

127

00:12:14.200 --> 00:12:14.400

Thank you.

128

00:12:15.400 --> 00:12:16.500

moving around then

129

00:12:18.300 --> 00:12:21.300

Daniel kozelco Junior Council for say not sooner correction group

130

00:12:21.300 --> 00:12:24.700

limited and the new market Horseman's group have to

131

00:12:24.700 --> 00:12:24.900

do again.

132

00:12:29.500 --> 00:12:32.600

Are you representing any particular individuals

133

00:12:32.600 --> 00:12:35.200

this afternoon? No, I'm it's unlikely but

134

00:12:35.200 --> 00:12:38.600

I will speak but I I'm just yeah, I've been

135

00:12:38.600 --> 00:12:41.800

tasked by the action groups were attend. Yes, and we're

136

00:12:41.800 --> 00:12:43.700

our members of The Action Group who do have interests.

137

00:12:44.700 --> 00:12:45.600

Understood. Thank you.

138

00:12:46.700 --> 00:12:49.900

Yes, sir. Good Samuel knobs from bidwell's speaking

139

00:12:49.900 --> 00:12:52.400

on behalf of the Mission Family a farming

140

00:12:52.400 --> 00:12:53.200

family in Burwell.

141

00:12:54.900 --> 00:12:57.300

from p12 Wells on behalf

142

00:12:57.300 --> 00:12:57.400

of

143

00:12:58.400 --> 00:13:00.800

the Mitcham family Fusion family

144

00:13:03.400 --> 00:13:04.500

you must

145

00:13:07.200 --> 00:13:08.400

Sorry, could you speak up please?

146

00:13:09.800 --> 00:13:12.100

John Leach speaking on behalf of the

147

00:13:12.100 --> 00:13:16.300

trustees of the cast and shows charity. Yes speaking

148

00:13:15.300 --> 00:13:18.700

on behalf of the which charity sorry charity

149

00:13:18.700 --> 00:13:20.500

of Catherine Shaw Catherine Shaw.

150

00:13:29.600 --> 00:13:32.400

Yes, and then Joanna reeks of

151

00:13:32.400 --> 00:13:33.600

lahoke farm Chippenham.

152

00:13:42.100 --> 00:13:44.800

Thank you, Miss Rick. So then I think

153

00:13:46.600 --> 00:13:48.100

but we'll come to the yesterday.

154

00:13:50.600 --> 00:13:53.800

Thank you, sir, Richard Turney Council instructed

155

00:13:53.800 --> 00:13:56.300

on behalf of the applicant alongside along with

156

00:13:56.300 --> 00:13:59.200

well and a friend Nick Grant who sits to

157

00:13:59.200 --> 00:14:03.300

my right we're instructed on by into Masons

158

00:14:02.300 --> 00:14:06.400

on behalf of Seneca from Pinter

159

00:14:05.400 --> 00:14:09.000

Mason's Mr. Griffiths. And

160

00:14:08.300 --> 00:14:12.300

then from wsp Lynn McHale

161

00:14:11.300 --> 00:14:14.000
and Max flower Jew.

162

00:14:20.700 --> 00:14:24.000
Thank you very much. Now is that

163

00:14:23.400 --> 00:14:27.000
everybody in the room who hasn't expressed

164

00:14:26.500 --> 00:14:29.700
a request to speak and registered?

165

00:14:31.500 --> 00:14:35.700
Okay, thank you. And now can I

166

00:14:35.700 --> 00:14:37.300
just check who is online? Who?

167

00:14:39.200 --> 00:14:40.800
intends to speak

168

00:14:45.500 --> 00:14:46.400
I think

169

00:14:48.400 --> 00:14:51.300
the other local authorities may be represented but

170

00:14:51.300 --> 00:14:52.200
are observing.

171

00:14:54.400 --> 00:14:57.300
So I'll just double check and go through my list

172

00:14:57.300 --> 00:14:58.400
a few bear with me.

173

00:15:03.800 --> 00:15:03.800
so

174

00:15:17.700 --> 00:15:18.000

they

175

00:15:32.500 --> 00:15:34.200

Mr. James is Mr. James here.

176

00:15:40.400 --> 00:15:45.200

Okay, good. I think we've got everyone in that case. So

177

00:15:46.200 --> 00:15:47.600

thank you very much for that.

178

00:15:58.500 --> 00:16:02.100

I'm going to hand over to Mr. Rigby very shortly. I

179

00:16:01.100 --> 00:16:02.600

will.

180

00:16:04.500 --> 00:16:06.100

don't think there's any need to

181

00:16:07.300 --> 00:16:08.100

rehearse the

182

00:16:09.700 --> 00:16:12.600

The history of the documentation that's been submitted

183

00:16:12.600 --> 00:16:15.300

and recently except to

184

00:16:15.300 --> 00:16:18.600

point out that the applicant has

185

00:16:18.600 --> 00:16:23.800

submitted additional documentation. Not

186

00:16:22.800 --> 00:16:25.700

only at deadline five deadline

187

00:16:25.700 --> 00:16:29.000

six, but shortly shortly after deadline six

188

00:16:28.700 --> 00:16:31.900

and for those who are interested they

189

00:16:31.900 --> 00:16:35.300

can see the the state of

190

00:16:35.300 --> 00:16:40.500

play as it were on outstanding documentation in

191

00:16:38.500 --> 00:16:42.200

the exchange

192

00:16:41.200 --> 00:16:45.000

of Correspondence that the examining

193

00:16:44.300 --> 00:16:48.000

Authority and the applicant have had briefly

194

00:16:47.900 --> 00:16:50.100

and you can find that on

195

00:16:50.100 --> 00:16:53.900

the examination Library website mainly under

196

00:16:53.900 --> 00:16:56.600

Section PD which

197

00:16:56.600 --> 00:16:59.400

are the procedural decisions. That's the correspondence

198

00:16:59.400 --> 00:17:03.300

from the from the panel and the documentation

199

00:17:02.300 --> 00:17:05.700

submitted by

200

00:17:05.700 --> 00:17:09.100

the applicant is in

201

00:17:09.700 --> 00:17:13.700

entitled as additional submissions

202

00:17:14.400 --> 00:17:17.700

and so far as the outstanding documentation is concerned.

203

00:17:17.700 --> 00:17:20.200

I think I may reference this morning.

204

00:17:21.400 --> 00:17:24.000

To the letter of the applicants of the 7th of

205

00:17:24.200 --> 00:17:27.500

February and that was

206

00:17:27.500 --> 00:17:30.700

I understand it Remains the current position of the applicants.

207

00:17:32.200 --> 00:17:35.200

So unless there's anything else on that.

208

00:17:36.800 --> 00:17:40.500

I will hand over to Mr. Rigby

209

00:17:39.500 --> 00:17:43.200

for the rest of the agenda items.

210

00:18:00.800 --> 00:18:03.200

Sorry, just clarifies my identities here. It's

211

00:18:03.200 --> 00:18:07.300

Mr. Wright, isn't it? Yeah, okay, Mr.

212

00:18:06.300 --> 00:18:07.600

Rigby.

213

00:18:10.600 --> 00:18:11.900

Thank you very much, Mr. Kane.

214

00:18:13.700 --> 00:18:16.200

Just making sure I'm up to speed with everybody.

215

00:18:16.200 --> 00:18:16.600

Who's

216

00:18:17.500 --> 00:18:20.200

here so gender item 2 is simply to

217

00:18:22.300 --> 00:18:23.900

go into the purpose of the hearing.

218

00:18:27.700 --> 00:18:30.400

The how and the why this hearings being held as

219

00:18:30.400 --> 00:18:31.300

part of examination.

220

00:18:32.200 --> 00:18:34.200

of an application by Sonic Unlimited

221

00:18:34.900 --> 00:18:37.100

for an order granting development consent for

222

00:18:37.100 --> 00:18:41.200

the installation of solar photovolate generating panels and

223

00:18:40.200 --> 00:18:43.200

electric attic storage

224

00:18:43.200 --> 00:18:46.500

technology on Sonic at East and Seneca West

225

00:18:46.500 --> 00:18:49.300

and the associated infrastructure for connection

226

00:18:49.300 --> 00:18:50.900

to the National Grid.

227

00:18:51.500 --> 00:18:54.100

We did cover this in the first hearing but there are

228

00:18:54.100 --> 00:18:57.400

people present here who are not at the first hearing so

229

00:18:57.400 --> 00:19:00.400

we will go through it again for their benefits.

230

00:19:00.400 --> 00:19:01.900

Everybody's absolutely clear what we're

231

00:19:02.800 --> 00:19:03.400

doing here.

232

00:19:04.400 --> 00:19:07.400

The scheme would allow for the delivery of renewable energy

233

00:19:07.400 --> 00:19:10.400

as a rate of over 50 megawatts and it's there

234

00:19:10.400 --> 00:19:13.900

for a nationally significant infrastructure project under sections

235

00:19:13.900 --> 00:19:16.800

14 and 15 of the planning act 2008.

236

00:19:19.200 --> 00:19:22.700

So I went through as I say preliminaries at

237

00:19:22.700 --> 00:19:25.400

the first hearing but as there are affected persons

238

00:19:25.400 --> 00:19:28.500

attending who are not present at the first hearing. It's important to explain

239

00:19:28.500 --> 00:19:28.900

again.

240

00:19:29.700 --> 00:19:32.400

That we're conducting these hearings in accordance with

241

00:19:32.400 --> 00:19:35.100

sections 92 and 94 of the

242

00:19:35.100 --> 00:19:38.300

planning act 2008 and Rule 14 of

243

00:19:38.300 --> 00:19:41.300

the infrastructure planning examination procedure rules

244

00:19:41.300 --> 00:19:42.000

2010.

245

00:19:45.300 --> 00:19:48.100

And specifically rule 14 requires us to set out

246

00:19:48.100 --> 00:19:50.300

at the beginning of the hearing no matter to be considered.

247

00:19:51.300 --> 00:19:54.200

And our purpose today is to consider the matters on the agenda that

248

00:19:54.200 --> 00:19:55.800

was issued in detail last week.

249

00:19:56.600 --> 00:19:59.500

So the first matter is item three is to hear objections from

250

00:19:59.500 --> 00:20:02.400

Individual affected persons in respect

251

00:20:02.400 --> 00:20:05.000

to the current application, which is to say both

252

00:20:05.300 --> 00:20:07.100

the original application and the changes.

253

00:20:08.100 --> 00:20:11.100

Whose land and/or rights are affected and who wish to

254

00:20:11.100 --> 00:20:14.200

reject the application on the basis that the

255

00:20:14.200 --> 00:20:17.800

applicant has not complied with the relevant legal tests policy and

256

00:20:17.800 --> 00:20:20.700

guidance in respect of their individual interests.

257

00:20:20.700 --> 00:20:24.000

The earlier hearing was in relation to the application

258

00:20:23.400 --> 00:20:24.600

as a whole.

259

00:20:27.200 --> 00:20:30.600

And the second matters item four is to hear any individual submissions

260

00:20:30.600 --> 00:20:33.600

in respect of Human Rights and the public sector equality

261

00:20:33.600 --> 00:20:34.200

Duty.

262

00:20:35.100 --> 00:20:38.700

Noting that although the strategy tests and section wanted to

263

00:20:38.700 --> 00:20:41.700

and section 123 of the planning act. Don't apply

264

00:20:41.700 --> 00:20:42.600

to Temporary possession.

265

00:20:43.300 --> 00:20:46.100

The panel must nevertheless be satisfied that the use of

266

00:20:46.100 --> 00:20:49.600

the power is Justified in order to implement the proposed

267

00:20:49.600 --> 00:20:49.800

development.

268

00:20:51.100 --> 00:20:53.200

Human Rights Act considerations, and that's

269

00:20:53.800 --> 00:20:56.400

And there are compensation Provisions which are adequate

270

00:20:56.400 --> 00:20:59.700

to compensate those affected for the proposed interference.

271

00:21:01.300 --> 00:21:04.600

So given the numbers here today. We hope for a relatively informal

272

00:21:04.600 --> 00:21:07.600

approach while remembering that this is technically a statutory

273

00:21:07.600 --> 00:21:08.200

inquiry.

274

00:21:08.900 --> 00:21:11.400

And the principle of section 94 of

275

00:21:11.400 --> 00:21:14.400

the ACT is the examining Authority will lead on

276

00:21:14.400 --> 00:21:14.700

questioning.

277

00:21:15.900 --> 00:21:18.400

There is provision for direct questioning by parties,

278

00:21:18.400 --> 00:21:20.600

but I don't think that's going to be necessary.

279

00:21:25.500 --> 00:21:29.000

Mr. Keens already been into the changes

280

00:21:28.200 --> 00:21:30.400

that have been made to the application.

281

00:21:31.300 --> 00:21:34.700

And I think that's all been out there for a while. So I don't

282

00:21:34.700 --> 00:21:37.200

think there's any to go into great detail about what they are.

283

00:21:38.200 --> 00:21:42.000

But today we are of course hearing from an individual affected persons

284

00:21:41.100 --> 00:21:44.800

concerning the current application which is

285

00:21:44.800 --> 00:21:47.500

to say both the original application. I submitted

286

00:21:47.500 --> 00:21:50.200

and the changes which have been accepted recently by the

287

00:21:50.200 --> 00:21:51.200

examining Authority.

288

00:21:52.300 --> 00:21:55.400

So first, we'll hear affected persons and those wishing

289

00:21:55.400 --> 00:21:56.700

to make individual submissions.

290

00:21:57.600 --> 00:22:00.100

On the pscd under the items.

291

00:22:03.500 --> 00:22:06.200

Just worry notes that under Section 94. We

292

00:22:06.200 --> 00:22:09.300

don't hear from anyone on matters of compensation or

293

00:22:09.300 --> 00:22:09.700

policy.

294

00:22:11.100 --> 00:22:14.400

And we then Grant the applicants and oral

295

00:22:14.400 --> 00:22:17.500

response to the points raised by each affected person.

296

00:22:18.500 --> 00:22:21.700

If necessary, we may ask the original speaker.

297

00:22:22.700 --> 00:22:25.500

To conclude taking accounts of the applicant's response.

298

00:22:26.400 --> 00:22:29.200

And we then move on to the next person requesting to be heard

299

00:22:29.200 --> 00:22:30.000

in the same manner.

300

00:22:30.800 --> 00:22:33.900

And I'm proposing that we'll just go around the room in

301

00:22:33.900 --> 00:22:37.000

the way. That's Mr. Keen went round when asking

302

00:22:36.300 --> 00:22:38.600

for introductions.

303

00:22:40.500 --> 00:22:43.600

I don't think there's anyone here today brought any

304

00:22:43.600 --> 00:22:46.200

experts, but if you've got experts you need to make sure that

305

00:22:47.600 --> 00:22:49.500

they're available to give the evidence.

306

00:22:51.600 --> 00:22:54.200

Could I ask is has anybody's anybody relying on the X

307

00:22:54.200 --> 00:22:55.300

on any experts today?

308

00:22:58.300 --> 00:22:58.900

No, thank you.

309

00:23:03.400 --> 00:23:06.300

The book of reference and the statement of reasons should make it clear

310

00:23:06.300 --> 00:23:08.700

which plots were affected by 10% powers.

311

00:23:09.700 --> 00:23:12.200

Some plots may be affected by both temperate possession and

312

00:23:12.200 --> 00:23:12.800

CA.

313

00:23:14.800 --> 00:23:17.300

And as the first hearing we were examining each submission in

314

00:23:17.300 --> 00:23:20.300

relation to the two tests, which have to be satisfied under Section

315

00:23:20.300 --> 00:23:21.400

122 of the ACT.

316

00:23:23.300 --> 00:23:26.000

Firstly a development consent order.

317

00:23:38.800 --> 00:23:41.800

by only include provisional authorizing compulsive

318

00:23:41.800 --> 00:23:42.100

acquisition

319

00:23:43.600 --> 00:23:46.200

if the land is required for the development to which the

320

00:23:46.200 --> 00:23:49.400

development can set relates or is required to

321

00:23:49.400 --> 00:23:51.700

facilitate or incidental to the development.

322

00:23:52.900 --> 00:23:55.500

Or not the case here. I don't think is replacement

323

00:23:55.500 --> 00:23:57.200

land to be given in exchange.

324

00:23:59.200 --> 00:24:00.300

for the order land

325

00:24:00.900 --> 00:24:03.400

But I don't think there is any replacement land proposed by

326

00:24:03.400 --> 00:24:03.900

the applicants.

327

00:24:04.800 --> 00:24:07.500

And secondly, there must be a compelling case

328

00:24:07.500 --> 00:24:10.200

in the public interest for the land that is to say

329

00:24:10.200 --> 00:24:13.300

each parcel of land each plot to be acquired compulsory.

330

00:24:14.100 --> 00:24:17.200

So it's the applicant to defend and justify its proposals and to

331

00:24:17.200 --> 00:24:20.300

show how the above tests are satisfied for each plot

332

00:24:20.300 --> 00:24:22.400

of land which it tends to acquire compulsory.

333

00:24:23.700 --> 00:24:26.200

In particular, the applicant should be able to show that the

334

00:24:26.200 --> 00:24:28.900

land to be acquired is no more than its reasonably required.

335

00:24:29.700 --> 00:24:32.100

And the public benefit outweighs the

336

00:24:32.100 --> 00:24:35.500

private loss and factors, which we take into account in

337

00:24:35.500 --> 00:24:38.000

our recommendation to the Secretary of State as to whether or not

338

00:24:38.500 --> 00:24:41.200

to authorize a provisioned in the development consent order

339

00:24:41.200 --> 00:24:44.600

authorizing of compulsory acquisition around would include

340

00:24:44.600 --> 00:24:47.900

such matters as all reasonable alternatives

341

00:24:47.900 --> 00:24:50.600

to compulsory acquisition including modifications to

342

00:24:50.600 --> 00:24:51.800

the project have been explored.

343

00:24:52.900 --> 00:24:55.300

The proposed interference with the rights of those with

344

00:24:55.300 --> 00:24:59.100

an interest in the land is religious purpose necessary

345

00:24:58.100 --> 00:25:00.400

and proportionate.

346

00:25:01.700 --> 00:25:04.500

The applicant must have a clear idea of how the land bridge

347

00:25:04.500 --> 00:25:05.800

is to be acquired is to be used.

348

00:25:07.200 --> 00:25:10.900

There's a reasonable Prospect of the requisite funds from compulsory acquisition

349

00:25:10.900 --> 00:25:11.700
becoming available.

350

00:25:13.300 --> 00:25:16.600
The purposes are sufficient to justify interfering with

351

00:25:16.600 --> 00:25:19.500
the human rights of those with an interest in the land affected

352

00:25:19.500 --> 00:25:22.100
with particular reference to article one of the

353

00:25:22.100 --> 00:25:25.000
first protocol of the European convention on human rights.

354

00:25:26.600 --> 00:25:29.100
The application must be as it has been accompanied by

355

00:25:29.100 --> 00:25:32.900
funding statement explaining how the compulsory acquisition is to

356

00:25:32.900 --> 00:25:33.400
be funded.

357

00:25:34.800 --> 00:25:37.800
The applicant should be able to show that adequate funding

358

00:25:37.800 --> 00:25:40.300
will be available within the statutory time period

359

00:25:40.300 --> 00:25:43.400
which in this cases it is we are in dealing with

360

00:25:43.400 --> 00:25:45.000
the strategy and period of five years.

361

00:25:46.700 --> 00:25:49.300
and also the applicant must also submit as

362

00:25:49.300 --> 00:25:50.100
it has

363
00:25:50.800 --> 00:25:54.000
statement of reasons relating to the compulsory acquisition
Provisions

364
00:25:53.200 --> 00:25:56.300
justifying the compulsory acquisition

365
00:25:56.300 --> 00:25:59.200
sort explaining why there's a compelling

366
00:25:59.200 --> 00:26:02.200
case in the public interest and giving reasons for the creation of

367
00:26:02.200 --> 00:26:03.000
any new rights.

368
00:26:04.600 --> 00:26:07.600
And we'll be using will be referring to the latest version.

369
00:26:08.600 --> 00:26:11.000
of the various documents as and when we need to

370
00:26:12.600 --> 00:26:15.400
so that's all I want to say by the way into introductory remarks

371
00:26:15.400 --> 00:26:16.800
just to set the scene.

372
00:26:17.700 --> 00:26:20.400
Before we move to item three, are there any

373
00:26:20.400 --> 00:26:22.900
preliminary or procedural matters that need to be addressed?

374
00:26:23.600 --> 00:26:24.000
at the stage

375
00:26:29.400 --> 00:26:32.500

Thank you, right. So let's move on to agenda item three,

376

00:26:32.500 --> 00:26:35.700

which is to hear objections from Individual affected persons

377

00:26:35.700 --> 00:26:38.900

in respect to the current application both the

378

00:26:38.900 --> 00:26:40.000

changes and the original application.

379

00:26:54.500 --> 00:26:56.700

So let me start.

380

00:26:59.900 --> 00:27:00.700

with

381

00:27:04.900 --> 00:27:07.100

Excuse me. Just make sure I get everybody at the

382

00:27:07.100 --> 00:27:07.600

right border.

383

00:27:09.100 --> 00:27:12.500

First slide got down is Graham Reeves?

384

00:27:14.400 --> 00:27:17.500

Monkey sir. Thank you. Actually, there's no

385

00:27:17.500 --> 00:27:20.600

s on the end of Reeves. Thank you. Sorry about that. No

386

00:27:20.600 --> 00:27:21.000

problem at all.

387

00:27:21.600 --> 00:27:22.600

Meet you now.

388

00:27:23.300 --> 00:27:24.200

gone

389

00:27:25.100 --> 00:27:28.100

Good afternoon. My name is Graham reef and we

390

00:27:28.100 --> 00:27:29.200

are farmers in Burwell.

391

00:27:29.700 --> 00:27:32.700

I wanted to tell you about our situation with Sonica.

392

00:27:32.700 --> 00:27:35.500

Our farm is to the west of burl between

393

00:27:35.500 --> 00:27:38.500

the electricity substation and the recreation ground.

394

00:27:39.400 --> 00:27:42.100

Some of the land we Farm is close to

395

00:27:42.100 --> 00:27:45.400

the substation and Sonic would like to bring their cables across

396

00:27:45.400 --> 00:27:45.600

it.

397

00:27:46.400 --> 00:27:49.300

We have consistently made it clear that we do not want

398

00:27:49.300 --> 00:27:52.300

anything to do with Seneca. Naturally as

399

00:27:52.300 --> 00:27:55.200

farmers were appalled at the waste of good food produce narrable
land

400

00:27:55.200 --> 00:27:58.400

for Sight and solar panels. However, our issues was

401

00:27:58.400 --> 00:28:00.200

Seneca go far beyond that.

402

00:28:01.300 --> 00:28:04.100

Their behavior towards us has been disgraceful.

403

00:28:05.400 --> 00:28:08.700

It began in a fairly low key way when like everyone

404

00:28:08.700 --> 00:28:11.600

else in the area. We were sent the glossy brochures

405

00:28:11.600 --> 00:28:12.600

announced in their plans.

406

00:28:13.600 --> 00:28:16.300

We then had noticed his planted around our land

407

00:28:16.300 --> 00:28:19.300

and in front of the farm asking for information

408

00:28:19.300 --> 00:28:22.100

from the public as to who occupied the land.

409

00:28:23.300 --> 00:28:27.200

We then started receiving vast quantities of mail often

410

00:28:26.200 --> 00:28:29.600

three copies of the same bundle of documents in

411

00:28:29.600 --> 00:28:32.100

the same post addressed separately to

412

00:28:32.100 --> 00:28:35.100

me my wife and the occupier.

413

00:28:36.700 --> 00:28:39.200

Somehow they got my mobile number and I started

414

00:28:39.200 --> 00:28:42.700

receiving calls. I was always polite but consistently

415

00:28:42.700 --> 00:28:44.000

replied that we were not interested.

416

00:28:45.700 --> 00:28:48.200

We are not unreasonable and are not

417

00:28:48.200 --> 00:28:50.200

opposed to Green energy in general.

418

00:28:51.700 --> 00:28:54.900

Before the sunnica project got going there had

419

00:28:54.900 --> 00:28:57.500

already been quite a few proposals for battery storage

420

00:28:57.500 --> 00:28:59.400

facilities close to the substation.

421

00:29:00.300 --> 00:29:03.700

We had agreed to let a local company Abbey group.

422

00:29:04.600 --> 00:29:07.500

Take a small corner of the field closest to the substation.

423

00:29:08.700 --> 00:29:09.300

for batteries

424

00:29:10.200 --> 00:29:11.500

that was less than two acres.

425

00:29:12.700 --> 00:29:15.200

The heads of terms had been agreed and it was

426

00:29:15.200 --> 00:29:18.200

with the solicitors to finalize the contract.

427

00:29:19.300 --> 00:29:20.000

after the blue

428

00:29:20.900 --> 00:29:23.200

Abby came to tell me that they were going to

429

00:29:23.200 --> 00:29:24.000
have to pull out.

430
00:29:25.300 --> 00:29:26.200
Luke Murray

431
00:29:28.400 --> 00:29:31.300
from Sonica had phoned them and told them

432
00:29:31.300 --> 00:29:35.100
that as Seneca would have National infrastructure status

433
00:29:34.100 --> 00:29:37.600
their planning application would

434
00:29:37.600 --> 00:29:38.900
Trump everyone else's

435
00:29:39.700 --> 00:29:42.300
he told them that even if this was in a

436
00:29:42.300 --> 00:29:45.300
couple of years' time and Abby had already built their

437
00:29:45.300 --> 00:29:47.600
facility, they would have to remove it.

438
00:29:48.800 --> 00:29:51.300
Whether that would have been true or not. It was enough to

439
00:29:51.300 --> 00:29:53.300
scare off Abby and their backers.

440
00:29:56.200 --> 00:29:59.400
We began to receive documents from Seneca again three copies

441
00:29:59.400 --> 00:30:00.200
of the same bundle.

442
00:30:00.900 --> 00:30:02.100
by recorded delivery

443

00:30:02.800 --> 00:30:05.900

We were told that if we didn't agree to allow Sonicare

444

00:30:05.900 --> 00:30:08.500

access to our land then they would obtain a

445

00:30:08.500 --> 00:30:11.200

section 172 order from the

446

00:30:11.200 --> 00:30:13.300

courts for compulsory access.

447

00:30:14.700 --> 00:30:18.400

On the morning of the 16th of December 2020 Luke

448

00:30:17.400 --> 00:30:20.200

Murray and half a

449

00:30:20.200 --> 00:30:23.700

dozen other guys. We're on our land when my son walked around

450

00:30:23.700 --> 00:30:24.300

with the dogs.

451

00:30:25.300 --> 00:30:28.500

There are some what they thought they were up to and told

452

00:30:28.500 --> 00:30:29.600

them that they were not welcome.

453

00:30:31.200 --> 00:30:34.200

Luke Murray said that it is a criminal offense to

454

00:30:34.200 --> 00:30:37.600

obstruct a person from exercising power conferred by

455

00:30:37.600 --> 00:30:40.500

section 172 of the 2016 Act.

456

00:30:41.300 --> 00:30:42.000
and that he knew

457
00:30:42.800 --> 00:30:45.400
we had received the documents as they

458
00:30:45.400 --> 00:30:47.200
had been sent recorded delivery.

459
00:30:48.500 --> 00:30:51.200
Both those statements are true, but they are not

460
00:30:51.200 --> 00:30:51.400
linked.

461
00:30:52.200 --> 00:30:55.400
It was deliberately misleading to imply that

462
00:30:55.400 --> 00:30:58.500
Seneca had a section 172 at

463
00:30:58.500 --> 00:30:59.700
that time, which is false.

464
00:31:02.400 --> 00:31:05.200
Shortly after we found two girls walking up and down the field

465
00:31:05.200 --> 00:31:08.100
with scanning equipment on their backs when I asked him

466
00:31:08.100 --> 00:31:11.200
what they were doing. They said they were down from I think

467
00:31:11.200 --> 00:31:14.100
Lancashire University doing work for Seneca.

468
00:31:14.900 --> 00:31:17.100
They had been told that they had permission to be

469
00:31:17.100 --> 00:31:20.200
there. I explained that they did not and they moved

470

00:31:20.200 --> 00:31:20.400
on.

471

00:31:22.200 --> 00:31:25.200
Another example of seneca's misleading use of

472

00:31:25.200 --> 00:31:28.800
words is where they describe us as having

473

00:31:28.800 --> 00:31:31.800
to continuing negotiations in

474

00:31:31.800 --> 00:31:32.700
various letters.

475

00:31:33.600 --> 00:31:37.600
There are no negation no negation. No negotiations

476

00:31:36.600 --> 00:31:38.300
to continue.

477

00:31:39.400 --> 00:31:42.800
I imagine those choice of words are there for the benefit of others

478

00:31:42.800 --> 00:31:45.100
to imply. We are holding out for more money

479

00:31:45.100 --> 00:31:48.500
or something. The truth is that we are not interested in

480

00:31:48.500 --> 00:31:50.500
dealing with Sonica at any price.

481

00:31:51.200 --> 00:31:54.500
We do not hold around some strip as there are

482

00:31:54.500 --> 00:31:56.800
other routes to the substation in fact.

483

00:31:57.700 --> 00:32:01.000

The psalm solar farm have recently agreed a

484

00:32:00.200 --> 00:32:03.500

route for their cable. That doesn't cross our land.

485

00:32:04.600 --> 00:32:08.200

My understanding is that compulsory acquisition cannot

486

00:32:07.200 --> 00:32:10.500

be granted if alternative are available

487

00:32:10.500 --> 00:32:12.000

and they certainly are.

488

00:32:13.400 --> 00:32:15.600

therefore the inspector should understand that we

489

00:32:16.600 --> 00:32:19.200

Can and will challenge forced acquisition?

490

00:32:20.900 --> 00:32:22.800

I'd like to make one final point.

491

00:32:24.400 --> 00:32:27.500

Listening to what I've said so far anyone might think

492

00:32:27.500 --> 00:32:28.900

that this is a personal thing.

493

00:32:30.200 --> 00:32:33.400

I cannot deny that I can't stand Sonica and

494

00:32:33.400 --> 00:32:34.100

their methods.

495

00:32:35.400 --> 00:32:38.500

But I do accept that that in itself isn't really

496

00:32:38.500 --> 00:32:39.100

a planning issue.

497

00:32:39.800 --> 00:32:40.100

However

498

00:32:41.300 --> 00:32:44.000

I do not deal with people nor companies like them.

499

00:32:44.900 --> 00:32:48.200

Our family have never tolerated or

500

00:32:47.200 --> 00:32:49.600

given in to bullying.

501

00:32:50.800 --> 00:32:53.300

Please understand that if Sonic up behave like

502

00:32:53.300 --> 00:32:55.500

this when they don't have any Authority.

503

00:32:56.200 --> 00:32:59.900

Imagine how bad their bullying Behavior would become

504

00:32:59.900 --> 00:33:02.500

if they were granted authority to proceed

505

00:33:02.500 --> 00:33:03.100

in the future.

506

00:33:04.300 --> 00:33:04.600

Thank you.

507

00:33:06.200 --> 00:33:06.600

Thank you very much.

508

00:33:13.100 --> 00:33:13.800

with the applicant

509

00:33:14.900 --> 00:33:15.900

want to respond, please?

510

00:33:17.600 --> 00:33:20.800

I'd like Sarah Rich attorney for the applicant. I think first point

511

00:33:20.800 --> 00:33:23.500

to make is obviously in

512

00:33:23.500 --> 00:33:25.800

the schedule of negotiations. We provide an account.

513

00:33:26.800 --> 00:33:29.700

Of what documents have been early? So

514

00:33:29.700 --> 00:33:33.400

summary of the key documents have been to and from Mr.

515

00:33:32.400 --> 00:33:34.200

Reeve.

516

00:33:35.900 --> 00:33:38.400

I think it's fair to say as he

517

00:33:38.400 --> 00:33:42.600

has made clear that he has never wished to cooperate or

518

00:33:41.600 --> 00:33:45.400

engage with the project either in

519

00:33:45.400 --> 00:33:49.400

terms of allowing access for site

520

00:33:48.400 --> 00:33:51.300

surveys or in terms of being willing to

521

00:33:51.300 --> 00:33:55.700

negotiate agreement. So

522

00:33:55.700 --> 00:33:59.800

that is why we say compulsory powers

523

00:33:59.800 --> 00:34:02.700

are required and respective his land. There

524

00:34:02.700 --> 00:34:05.500

is been no progress on or Prospect

525

00:34:05.500 --> 00:34:08.900

of reaching an agreement and I think Mr. Reef

526

00:34:08.900 --> 00:34:09.300

has made that

527

00:34:10.300 --> 00:34:10.900

quite clear today

528

00:34:12.800 --> 00:34:16.800

in terms of his point about Alternatives, you

529

00:34:15.800 --> 00:34:17.000

know.

530

00:34:18.800 --> 00:34:22.100

Are General approach to site selection?

531

00:34:22.900 --> 00:34:26.800

From the documents. We've

532

00:34:26.800 --> 00:34:31.000

already considered in part can one.

533

00:34:32.100 --> 00:34:37.200

The Mr. Reeves land lies immediately

534

00:34:36.200 --> 00:34:40.300

adjacent to and running up to the

535

00:34:39.300 --> 00:34:41.500

substation.

536

00:34:42.300 --> 00:34:46.400

It is required to place the

537

00:34:46.400 --> 00:34:50.000
cable which runs obviously from the certifarm sites

538
00:34:49.300 --> 00:34:52.900
to the grid connection at Burwell,

539
00:34:52.900 --> 00:34:55.100
which is the subject to the grid connection offer from

540
00:34:55.100 --> 00:34:58.500
National Grid and it the route

541
00:34:58.500 --> 00:35:01.500
across his land provides that direct

542
00:35:01.500 --> 00:35:05.000
connection. It's not

543
00:35:04.600 --> 00:35:07.300
generally appropriate to seek to

544
00:35:07.300 --> 00:35:12.300
reach around individual Parcels to provide

545
00:35:11.300 --> 00:35:16.300
a connection. Obviously, there's a clearance incentive

546
00:35:14.300 --> 00:35:18.200
and desirability providing

547
00:35:17.200 --> 00:35:20.200
is direct to connection read as possible

548
00:35:20.200 --> 00:35:23.400
having regard to any physical impediments as

549
00:35:23.400 --> 00:35:27.200
opposed to unwilling this of land owners the

550
00:35:26.200 --> 00:35:29.400
route that's proposed as you'll see

551

00:35:29.400 --> 00:35:32.700
from sheet 20 of 24

552

00:35:32.700 --> 00:35:35.600
which provides the last run of the

553

00:35:37.100 --> 00:35:39.600
area that's going to be subject to the

554

00:35:40.500 --> 00:35:43.200
Cable easement on the

555

00:35:43.200 --> 00:35:46.400
lands plan, you'll see it's a direct line and you

556

00:35:46.400 --> 00:35:49.400
can track that back through to connect

557

00:35:49.400 --> 00:35:52.900
to the grid connection location. We've already

558

00:35:52.900 --> 00:35:54.300
explained this morning.

559

00:35:55.400 --> 00:35:58.300
That the interference with Mr. Reeves land has been

560

00:35:58.300 --> 00:36:01.100
reduced through engineering such that we

561

00:36:01.100 --> 00:36:06.400
don't require his land outright for

562

00:36:05.400 --> 00:36:08.900
the sighting the substation and

563

00:36:08.900 --> 00:36:11.600
instead it's limited to the cable easement which

564

00:36:11.600 --> 00:36:16.100

will connect from the substation to the solar

565

00:36:15.100 --> 00:36:18.600

farm and as we've

566

00:36:18.600 --> 00:36:20.500

explained in the ES.

567

00:36:21.700 --> 00:36:25.700

And in the statement of reasons the interference with

568

00:36:24.700 --> 00:36:27.200

his land interest, although it

569

00:36:27.200 --> 00:36:30.300

is an interference and therefore a compelling case is required to

570

00:36:30.300 --> 00:36:33.300

justify it. It is nonetheless a limited interference in

571

00:36:33.300 --> 00:36:36.600

the sense that it's a construction period of cable laying

572

00:36:36.600 --> 00:36:39.800

and thereafter a cable laying will

573

00:36:39.800 --> 00:36:42.800

lie underneath Mr. Reeves land and

574

00:36:42.800 --> 00:36:45.300

he'll be able to continue to use his land

575

00:36:45.300 --> 00:36:48.700

as he has done before. So in

576

00:36:48.700 --> 00:36:51.600

those circumstances we say there's a

577

00:36:51.600 --> 00:36:54.700

clear case for compulsory acquisition. There's no Prospect of

578

00:36:54.700 --> 00:36:57.600

dealing with this case by negotiation Mr. Roots

579

00:36:57.600 --> 00:37:00.500

made out absolutely clear and it's appropriate to

580

00:37:00.500 --> 00:37:01.600

include the relevant powers.

581

00:37:04.300 --> 00:37:05.200

Thank you.

582

00:37:08.600 --> 00:37:11.600

Mr. Reed do you want to say anything to in response?

583

00:37:11.600 --> 00:37:13.100

I just wonder why

584

00:37:14.200 --> 00:37:17.800

that Sonic is cables coming

585

00:37:17.800 --> 00:37:20.400

from the same general direction as the

586

00:37:20.400 --> 00:37:20.800

soam.

587

00:37:21.400 --> 00:37:22.300

solar farm

588

00:37:22.800 --> 00:37:23.200

they

589

00:37:24.600 --> 00:37:26.100

don't seem over any trouble.

590

00:37:27.900 --> 00:37:28.600

getting agreement

591

00:37:29.500 --> 00:37:31.300
to get across the next

592
00:37:32.100 --> 00:37:36.200
failed up from mine. I mean this field we're talking about the whole
thing. It's only

593
00:37:35.200 --> 00:37:38.600
a 28 field. It's not the guy

594
00:37:38.600 --> 00:37:41.900
talks to those trying to reroute hs2 around

595
00:37:41.900 --> 00:37:44.600
another city or something. This is just a few

596
00:37:44.600 --> 00:37:47.500
yards out of his way and he could if they

597
00:37:47.500 --> 00:37:50.200
weren't if they weren't so difficult to deal with they could
probably do it

598
00:37:50.200 --> 00:37:53.700
a deal with the County Council who are doing the so-em

599
00:37:53.700 --> 00:37:56.400
scheme and share the share the room.

600
00:37:56.400 --> 00:37:59.200
Oh, I'm not said trying to

601
00:37:59.200 --> 00:38:02.900
advise them say to do things but Christ a

602
00:38:02.900 --> 00:38:05.200
little bit of cooperation and they don't need

603
00:38:05.200 --> 00:38:07.500
to come anywhere near me the salmon hasn't

604

00:38:09.200 --> 00:38:12.500

Just to check that you you're aware of what the applicant referred

605

00:38:12.500 --> 00:38:15.300

to in terms of the reduced need because of

606

00:38:15.300 --> 00:38:18.600

the change to the option to

607

00:38:18.600 --> 00:38:21.200

connect into the substation. Oh, yeah. Yeah,

608

00:38:21.200 --> 00:38:24.800

thank you. Yeah, I mean that I must

609

00:38:24.800 --> 00:38:26.800

say I think we're on in total agreement that

610

00:38:27.900 --> 00:38:30.900

That will be no agreement between us ourselves.

611

00:38:30.900 --> 00:38:33.900

They'd left to go through people like yourself right force

612

00:38:33.900 --> 00:38:36.300

me to do it. So you'll be able to put that

613

00:38:36.300 --> 00:38:39.100

in as a submission to us in writing. Would that

614

00:38:39.100 --> 00:38:39.600

be okay?

615

00:38:40.700 --> 00:38:43.100

Can you do that? What what you just said now, are you

616

00:38:43.100 --> 00:38:46.300

able to put that in writing to us what the suggestion that they go?

617

00:38:46.300 --> 00:38:49.000

Well only anything what you said today at the

618

00:38:49.300 --> 00:38:50.700
hearing if you're able to

619

00:38:51.900 --> 00:38:54.300
put that in writing. I think if you were reading off a script or

620

00:38:54.300 --> 00:38:57.100
whatever you put that us you well, that's fine. I'm not

621

00:38:57.100 --> 00:39:00.300
good at just speaking off the cuff. I'm afraid but that's fine. So
I

622

00:39:00.300 --> 00:39:03.500
wrote it down. Yeah, so because deadline seven

623

00:39:03.500 --> 00:39:06.600
that would be really helpful because no problem recording of

624

00:39:06.600 --> 00:39:09.600
written record of what you've said. Yeah. Thank

625

00:39:09.600 --> 00:39:09.900
you very much.

626

00:39:12.900 --> 00:39:15.500
Thank you, Mr. Reeve, Mr. Tony.

627

00:39:15.500 --> 00:39:16.100
I wonder if

628

00:39:17.500 --> 00:39:18.200
just a point.

629

00:39:20.100 --> 00:39:21.300
Well two points actually.

630

00:39:23.500 --> 00:39:27.100
First is whether you could or your colleagues could

631

00:39:26.100 --> 00:39:29.700
help us with the relevance

632

00:39:29.700 --> 00:39:30.700
of the soam.

633

00:39:31.700 --> 00:39:33.100
initiative project

634

00:39:33.900 --> 00:39:36.200
but secondly

635

00:39:37.200 --> 00:39:41.100
There was a reference made to section 172 order.

636

00:39:42.100 --> 00:39:45.500
I'm saying to stand it this section

637

00:39:45.500 --> 00:39:48.400
53 is available under the

638

00:39:48.400 --> 00:39:51.800
2008 act to to utilize

639

00:39:51.800 --> 00:39:53.700
in connection with an n-sip.

640

00:39:54.500 --> 00:39:57.700
Section 172 grants access

641

00:39:57.700 --> 00:40:01.000
rights to acquiring authorities to undertake surveys on

642

00:40:00.500 --> 00:40:02.600
14 days notice.

643

00:40:03.500 --> 00:40:06.400
That doesn't appear to be a requirement to seek authorization

644

00:40:06.400 --> 00:40:09.700

from the secretary. So there may be nothing else on it, but I'm just

645

00:40:09.700 --> 00:40:10.300
curious to know.

646

00:40:12.700 --> 00:40:15.800
Was it the case that there wasn't a section 172 order

647

00:40:15.800 --> 00:40:16.200
in place?

648

00:40:35.500 --> 00:40:38.900
So let in

649

00:40:38.900 --> 00:40:41.300
terms of soam solar farm, I think we'll need

650

00:40:41.300 --> 00:40:44.200
to take that away and come back in writing because I didn't know anything about

651

00:40:44.200 --> 00:40:47.000
the cable routing of term. So the farm and I don't think we've got

652

00:40:47.900 --> 00:40:50.500
people here who tend to be able to deal with that we can

653

00:40:50.500 --> 00:40:54.300
we can address that in writing. If we may in

654

00:40:53.300 --> 00:40:57.200
terms of access. We gave

655

00:40:56.200 --> 00:40:59.600
notice under section

656

00:40:59.600 --> 00:41:02.300
172 of the intention to come on the

657

00:41:02.300 --> 00:41:05.200

land that followed circumstances where we

658

00:41:05.200 --> 00:41:08.200

had applied to the planning in Spectra under section

659

00:41:08.200 --> 00:41:08.900

53

660

00:41:09.900 --> 00:41:11.500

for access

661

00:41:12.500 --> 00:41:15.900

an order of authorizing access and that

662

00:41:15.900 --> 00:41:18.900

application as I understand it still hasn't been determined. So

663

00:41:18.900 --> 00:41:22.200

we've never had a determination on

664

00:41:22.200 --> 00:41:22.300

that.

665

00:41:23.300 --> 00:41:27.200

So giving notice under section 172 allows

666

00:41:26.200 --> 00:41:28.500

the Undertaker to

667

00:41:31.100 --> 00:41:35.000

go on to the land and the application. I think Mr. Reed

668

00:41:34.300 --> 00:41:37.400

was very would have been an application to the magistrates for

669

00:41:37.400 --> 00:41:40.300

a warrant. But that's only relevant where

670

00:41:40.300 --> 00:41:43.500

you can consider you need to use Force to get

671

00:41:43.500 --> 00:41:45.800

onto the land. So for example, if you need to chop down a

672

00:41:46.400 --> 00:41:49.200

Offense or break open a lock

673

00:41:49.200 --> 00:41:52.400

to enter into land. So it's sometimes used in DCA

674

00:41:52.400 --> 00:41:55.500

cases. But rarely I think but you

675

00:41:55.500 --> 00:41:58.200

didn't get as far as that. No, we didn't get as far as that note.
We

676

00:41:58.200 --> 00:42:01.300

never had to we never gone to apply for a warrant but we

677

00:42:01.300 --> 00:42:04.900

have it gives notice essentially you're

678

00:42:04.900 --> 00:42:07.500

relying on the section 172 notice the session

679

00:42:07.500 --> 00:42:10.200

53 application being up still outstanding. That's

680

00:42:10.200 --> 00:42:14.300

it. Yes. Yeah. I'm with you and session 172

681

00:42:13.300 --> 00:42:16.300

is a standalone provision as far as I

682

00:42:16.300 --> 00:42:20.200

can see Mr. Griffiths that it is. Yeah. Okay. Thank

683

00:42:19.200 --> 00:42:20.500

you very much.

684

00:42:22.600 --> 00:42:25.300

Thank you. Thanks for sticking so if I could move

685

00:42:25.300 --> 00:42:28.400

on sorry, I'm terribly sorry. I was just gonna say

686

00:42:28.400 --> 00:42:31.400

to Mr. Reeve you you're putting something in writing

687

00:42:31.400 --> 00:42:34.800

afterwards, aren't you? I mean if you want to amplify

688

00:42:34.800 --> 00:42:37.500

the position on on the soam

689

00:42:38.500 --> 00:42:41.600

Solar project or whatever that you know as as you

690

00:42:41.600 --> 00:42:45.300

see it, feel free to do that one last

691

00:42:45.300 --> 00:42:48.800

little thing on what that goes talking about these

692

00:42:48.800 --> 00:42:51.700

172. Yes is Mr. Turney. Just yeah,

693

00:42:51.700 --> 00:42:52.900

Mr. Turney.

694

00:42:54.900 --> 00:42:57.400

The dates don't stack up. But when?

695

00:42:58.300 --> 00:43:01.500

When Mr. Murray came on to

696

00:43:01.500 --> 00:43:04.900

our land that was late 2020 and as

697

00:43:04.900 --> 00:43:05.600

I understand it.

698

00:43:06.400 --> 00:43:10.400

You didn't go for your 172 until March

699

00:43:09.400 --> 00:43:12.300

of 2021 would it

700

00:43:12.300 --> 00:43:12.300

be?

701

00:43:13.400 --> 00:43:15.300

so this this misleading

702

00:43:16.300 --> 00:43:20.600

playing with words before you'd

703

00:43:19.600 --> 00:43:21.900

got anywhere close to

704

00:43:22.800 --> 00:43:25.200

getting your section 172 that's it to

705

00:43:25.200 --> 00:43:28.200

us. Don't I think but so that could be checked.

706

00:43:29.300 --> 00:43:32.500

Right. Well, I mean Mr. Tony has given us the answer that

707

00:43:32.500 --> 00:43:36.800

that he's able to give us and if

708

00:43:35.800 --> 00:43:38.400

there's any more information to come

709

00:43:38.400 --> 00:43:41.500

that it'll come in post hearing submissions. I expected

710

00:43:41.500 --> 00:43:43.700

to release date that that position.

711

00:43:45.800 --> 00:43:48.200

I'll just says originally for the applicant that

712

00:43:48.200 --> 00:43:52.300

will check the chronology and see whether our

713

00:43:52.300 --> 00:43:55.900

understanding fits with Mr. Reeves understanding that would

714

00:43:55.900 --> 00:43:56.700

be helpful. Thank you very much.

715

00:43:57.500 --> 00:43:58.400

Thank you, Mr. Gain.

716

00:43:59.200 --> 00:44:02.200

So if I could move on to here?

717

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

Look just like please.

718

00:44:06.300 --> 00:44:09.300

Thank you, sir. Thank you very much. Good afternoon. I'm Nick Wright

719

00:44:09.300 --> 00:44:10.700

local farmer from Chippenham.

720

00:44:11.300 --> 00:44:13.400

Thank you for hearing this afternoon.

721

00:44:14.300 --> 00:44:17.600

I've read the summary schedule of negotiations and has

722

00:44:17.600 --> 00:44:20.100

sought prepared by Sonic a document

723

00:44:20.100 --> 00:44:23.100

reference. R.e.p6-021.

724

00:44:23.900 --> 00:44:26.600

I don't think it actually accurately reflects the

725

00:44:26.600 --> 00:44:29.400

negotiations with ag writing Sun Farms limited

726

00:44:29.400 --> 00:44:32.500

known as agw and I'll explain why.

727

00:44:33.800 --> 00:44:36.400

Agw completed seneca's land reference

728

00:44:36.400 --> 00:44:41.400

land interest questionnaire on the first of April 2019 Sonica

729

00:44:40.400 --> 00:44:43.600

subsequently sent out the same form on

730

00:44:43.600 --> 00:44:46.100

the 3rd of July 2020. And on

731

00:44:46.100 --> 00:44:49.300

the 20th of July 2020 clearly had

732

00:44:49.300 --> 00:44:52.500

not logged we had completed the form the summary schedule

733

00:44:52.500 --> 00:44:54.500

does not acknowledge this completed form.

734

00:44:55.500 --> 00:44:58.400

My wife has no recollection of having a

735

00:44:58.400 --> 00:45:01.300

meeting with Sonic is Representatives on the 27th of

736

00:45:01.300 --> 00:45:04.300

August 2020 and being provided with

737

00:45:04.300 --> 00:45:06.900

an overview of the scheme and the dco.

738

00:45:07.500 --> 00:45:10.400

Somebody may have come to the house Uninvited and

739

00:45:10.400 --> 00:45:13.500

handed or an envelope. However, no meeting took place

740

00:45:13.500 --> 00:45:16.400

or any form of discussion or

741

00:45:16.400 --> 00:45:19.400

explanation. This statement is totally misleading.

742

00:45:20.100 --> 00:45:23.800

It should also be noted that by that time they came

743

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

to supposedly explain the scheme to my wife. They

744

00:45:26.600 --> 00:45:29.600

had already served us with a section 53 notice

745

00:45:29.600 --> 00:45:32.500

under the planning act 2008 which

746

00:45:32.500 --> 00:45:33.600

I would explain later.

747

00:45:34.700 --> 00:45:37.300

We did not allow Sonic or access to our farm

748

00:45:37.300 --> 00:45:40.500

to survey the land because Seneca wanted access to large areas

749

00:45:40.500 --> 00:45:43.400

of the farm including Fields containing our horse

750

00:45:43.400 --> 00:45:46.200

training gallops and not just Land close to

751

00:45:46.200 --> 00:45:49.600

the proposed cable route. This was an excessive request.

752

00:45:49.600 --> 00:45:52.100

They also failed to supply us with

753

00:45:52.100 --> 00:45:53.800

correct plans of the farm for many months.

754

00:45:54.900 --> 00:45:57.400

Seneca notified is that they had applied to

755

00:45:57.400 --> 00:46:01.200

the Secretary of State by the planning inspector or

756

00:46:00.200 --> 00:46:03.700

it for authorization to access our

757

00:46:03.700 --> 00:46:06.200

farm in a letter dated 13th, December

758

00:46:06.200 --> 00:46:10.100

2019 under section 53 of

759

00:46:09.100 --> 00:46:11.900

the planning act 2008.

760

00:46:12.700 --> 00:46:15.500

Planning inspector wrote To Us requesting details,

761

00:46:15.500 --> 00:46:18.600

which we provided in a letter dated 20th

762

00:46:18.600 --> 00:46:19.500

of January 2020.

763

00:46:20.700 --> 00:46:22.000

the planning inspectors

764

00:46:22.600 --> 00:46:25.200

inspectorate wrote to us again on

765

00:46:25.200 --> 00:46:28.200
the 19th of August 2020 stating they had

766
00:46:28.200 --> 00:46:31.700
sent a section 53 noticed to Sonica

767
00:46:31.700 --> 00:46:34.800
requesting further information from then from

768
00:46:34.800 --> 00:46:38.000
them. We never heard anything further regarding

769
00:46:37.200 --> 00:46:40.800
the section 53 notice procedures. We

770
00:46:40.800 --> 00:46:43.100
therefore assume Sonica could not

771
00:46:43.100 --> 00:46:46.200
provide the information the inspector required.

772
00:46:47.100 --> 00:46:50.700
Sonic then sub just with a section 172 notice

773
00:46:50.700 --> 00:46:54.300
under the housing and planning act 2016 on

774
00:46:53.300 --> 00:46:57.900
November the 27th 2020 stating

775
00:46:56.900 --> 00:46:59.200
they would enter our farm

776
00:46:59.200 --> 00:47:01.800
on the 14th of December 2020.

777
00:47:02.500 --> 00:47:05.500
They did not appear or at least we never

778
00:47:05.500 --> 00:47:05.800
saw them.

779

00:47:06.500 --> 00:47:09.900

This threat should not be underestimated.

780

00:47:09.900 --> 00:47:12.200

One of the surveys they were saying they

781

00:47:12.200 --> 00:47:15.400

would be carrying out was ground investigation, which they

782

00:47:15.400 --> 00:47:17.200

describe as follows and I quote.

783

00:47:18.400 --> 00:47:21.200

Multiple visits will be undertaken between the 14th of

784

00:47:21.200 --> 00:47:25.400

December 2020 and the 30th of April 2021 for

785

00:47:24.400 --> 00:47:28.800

intrusive potentially intrusive

786

00:47:27.800 --> 00:47:31.300

surveys potentially involving digging

787

00:47:30.300 --> 00:47:34.000

trenches or pits to investigate potential

788

00:47:33.300 --> 00:47:36.700

areas of buried archaeologie, including

789

00:47:36.700 --> 00:47:39.200

those identified on the geographical survey.

790

00:47:39.900 --> 00:47:42.200

The area requested for digging was a

791

00:47:42.200 --> 00:47:45.800

significant area of our farm and included irrigated land

792

00:47:45.800 --> 00:47:48.100
growing potatoes digging of

793

00:47:48.100 --> 00:47:51.400
trenches across our farm in this area would ruin

794

00:47:51.400 --> 00:47:52.800
large areas of this crop.

795

00:47:53.900 --> 00:47:57.200
Santika served another section 172 notice

796

00:47:56.200 --> 00:48:00.000
on agw on the 12th of March 2021

797

00:47:59.100 --> 00:48:02.100
stating they would enter our farm

798

00:48:02.100 --> 00:48:06.000
on the 27th of March 2021 again, they

799

00:48:05.200 --> 00:48:06.800
did not appear.

800

00:48:07.800 --> 00:48:11.400
It should be noted that in the two section 172

801

00:48:10.400 --> 00:48:13.800
notices served on us by Sonica. They

802

00:48:13.800 --> 00:48:16.200
list the surveys which they wish to carry out.

803

00:48:17.200 --> 00:48:20.400
As stated by Natural England, in other areas of this

804

00:48:20.400 --> 00:48:23.600
case ALC surveys should be carried out

805

00:48:23.600 --> 00:48:24.700
along the cable route.

806

00:48:25.300 --> 00:48:28.800

Seneca list 35 individual surveys

807

00:48:28.800 --> 00:48:31.900

they wish to carry out but mitt but

808

00:48:31.900 --> 00:48:34.000

admit an ALC survey.

809

00:48:34.600 --> 00:48:37.700

Like the Sonica site itself, which Natural England

810

00:48:37.700 --> 00:48:40.600

predict is over 50% best and

811

00:48:40.600 --> 00:48:43.300

most versatile land a large proportion of

812

00:48:43.300 --> 00:48:46.800

the cable route will also be BMV is

813

00:48:46.800 --> 00:48:48.900

this why they avoid the alc survey.

814

00:48:49.800 --> 00:48:52.600

I do not understand why none of these matters are

815

00:48:52.600 --> 00:48:56.100

recorded in the schedule of negotiations and Powers

816

00:48:55.100 --> 00:48:57.900

sort in your representation.

817

00:48:59.500 --> 00:49:02.300

Doing the negotiations for an access license. We were

818

00:49:02.300 --> 00:49:05.200

represented by a land agent Mr. Edward tabner of

819

00:49:05.200 --> 00:49:08.500
chefins Sonica had refused to pay his fees because

820
00:49:08.500 --> 00:49:10.900
we did not sign the access license.

821
00:49:11.900 --> 00:49:14.300
Seneca then sent heads of terms for an

822
00:49:14.300 --> 00:49:17.800
option for an easement along the cable route Corridor on the 29th

823
00:49:17.800 --> 00:49:19.000
of June 2021.

824
00:49:19.900 --> 00:49:22.500
This option was for the right to acquire a

825
00:49:22.500 --> 00:49:25.800
permanent easement in perpetuity in respect

826
00:49:25.800 --> 00:49:28.500
of underground electricity cables for a

827
00:49:28.500 --> 00:49:31.700
10 meter easement on the on land that will

828
00:49:31.700 --> 00:49:35.100
have to remain open and unbuilt upon.

829
00:49:35.800 --> 00:49:38.100
We consider the option was unreasonable for the

830
00:49:38.100 --> 00:49:41.600
following reasons professional fees were inadequate and

831
00:49:41.600 --> 00:49:45.100
had previously remained on paid compensation was

832
00:49:44.100 --> 00:49:47.400
inadequate 23 pounds for me

833

00:49:47.400 --> 00:49:50.400

to put the cable route went on another local solar project

834

00:49:50.400 --> 00:49:53.200

landowners were being offered a hundred and ten

835

00:49:53.200 --> 00:49:56.700

pounds per meter. The easement was in perpetuity. Why

836

00:49:56.700 --> 00:50:00.000

was this of the schemas for 40 years? No details

837

00:49:59.100 --> 00:50:02.600

of the depth of the cable were given no details

838

00:50:02.600 --> 00:50:04.500

of how long it would take to lay the cable.

839

00:50:05.200 --> 00:50:08.600

The requirements have access within 48 Hours was unreasonable

840

00:50:08.600 --> 00:50:10.600

how often would access be needed?

841

00:50:11.400 --> 00:50:14.300

And then by signing the option, we would not be allowed to

842

00:50:14.300 --> 00:50:17.600

comment or object to the Sonica feet to the sunnica

843

00:50:17.600 --> 00:50:18.000

scheme.

844

00:50:18.900 --> 00:50:21.600

Feedback from other landline and owners who

845

00:50:21.600 --> 00:50:25.100

had met with Sonica was that they were not prepared

846

00:50:24.100 --> 00:50:27.700

to negotiate the terms of the easement. And

847

00:50:27.700 --> 00:50:30.400

as Seneca were not paying fees. We would

848

00:50:30.400 --> 00:50:33.900

we were advised not to enter into pointless negotiations

849

00:50:33.900 --> 00:50:35.600

at our own cost.

850

00:50:36.300 --> 00:50:39.400

We were then sent an amended option agreement on the 6th of

851

00:50:39.400 --> 00:50:42.400

December 2021. And since that date we

852

00:50:42.400 --> 00:50:44.700

have had no contact with Sonica on this matter.

853

00:50:45.900 --> 00:50:48.700

Sonica also refused to pay my solicitors bill

854

00:50:48.700 --> 00:50:51.500

for a number of months because agw had

855

00:50:51.500 --> 00:50:53.300

not signed the access license agreement.

856

00:50:53.900 --> 00:50:57.200

This bill was sent on the 11th of June 2021 and

857

00:50:56.200 --> 00:50:59.300

was finally part settled on the

858

00:50:59.300 --> 00:51:02.600

9th of September 2022 an amount

859

00:51:02.600 --> 00:51:04.400

Still Remains under outstanding.

860

00:51:05.200 --> 00:51:08.400

He was therefore not prepared to work with Sonica unless he

861

00:51:08.400 --> 00:51:09.600

was paid money on account.

862

00:51:10.400 --> 00:51:13.200

The threat of compulsory purchase should not be used by

863

00:51:13.200 --> 00:51:16.600

Sonica to force people to sign unreasonable agreements

864

00:51:16.600 --> 00:51:18.500

and this is what has happened.

865

00:51:19.200 --> 00:51:22.600

Sonaka's schedule of negotiation is incomplete and

866

00:51:22.600 --> 00:51:25.400

misleading they have not been they have

867

00:51:25.400 --> 00:51:28.400

not behaved in a fair or reasonable manner in

868

00:51:28.400 --> 00:51:30.100

trying to gain access to our farm.

869

00:51:30.700 --> 00:51:34.100

That conduct has been threatening and incompetent. They

870

00:51:33.100 --> 00:51:36.700

have not paid our professional fees, but yet

871

00:51:36.700 --> 00:51:39.400

have expected our professional advisors to engage with

872

00:51:39.400 --> 00:51:42.800

them. This is unsatisfactory and further

873

00:51:42.800 --> 00:51:45.400
proof that compulsory purchase should not be

874
00:51:45.400 --> 00:51:46.600
granted to Sonica.

875
00:51:47.500 --> 00:51:50.700
I would also like just like to finish because I've got one of these
wretched

876
00:51:50.700 --> 00:51:54.000
section on 72 degrees so sent

877
00:51:53.100 --> 00:51:56.700
to me and referring back to grams

878
00:51:56.700 --> 00:51:59.300
point. Is that that if

879
00:52:00.100 --> 00:52:03.300
Entry and I quote from the ACT entry to the land will

880
00:52:03.300 --> 00:52:06.800
be carried out without a warrant. If entry

881
00:52:06.800 --> 00:52:09.100
to the land is refused a warrant will be

882
00:52:09.100 --> 00:52:13.500
sought pursuant to sexual 1 7 3 the 2016

883
00:52:12.500 --> 00:52:16.300
act now. I have never granted

884
00:52:15.300 --> 00:52:18.400
Sonic her access to my farm and I

885
00:52:18.400 --> 00:52:22.000
have never been aware that they've either sort of Warrant or

886
00:52:21.800 --> 00:52:25.200

to get access

887

00:52:24.200 --> 00:52:27.600
to my farm. So both these

888

00:52:27.600 --> 00:52:30.300
sexual 172 notices were served on us and

889

00:52:30.300 --> 00:52:31.800
then just left in obeyens.

890

00:52:34.900 --> 00:52:35.300
Thank you for listening.

891

00:52:36.200 --> 00:52:37.200
Thank you. Thank you.

892

00:52:40.800 --> 00:52:41.600
Thank you, Mr. Right.

893

00:52:42.900 --> 00:52:45.700
Provide the applicant to respond, please

894

00:52:45.700 --> 00:52:47.000
to what you've just heard.

895

00:52:51.200 --> 00:52:54.100
Bridge attorney for the applicant. I think probably that just to
take the

896

00:52:54.100 --> 00:52:57.500
last Point first that the point just

897

00:52:57.500 --> 00:52:59.400
to be clear about section 172

898

00:53:00.100 --> 00:53:03.900
The the grounds for seeking a warrant are that

899

00:53:03.900 --> 00:53:05.800
the person has obstructed access?

900

00:53:06.700 --> 00:53:10.000

So in other words, someone has prevented it through locking a

901

00:53:09.200 --> 00:53:11.400

gate or by.

902

00:53:12.400 --> 00:53:15.500

Putting a guard on the gates who refuses access not that

903

00:53:15.500 --> 00:53:18.200

somebody says they don't want the person to go

904

00:53:18.200 --> 00:53:21.700

on the land. So that's the that's why sexual 172

905

00:53:21.700 --> 00:53:24.900

and section 1 how section 17173 work together

906

00:53:24.900 --> 00:53:27.600

as is clear from the two

907

00:53:27.600 --> 00:53:30.500

submissions with heard what Sonic has

908

00:53:30.500 --> 00:53:32.000

sought to do is to agree.

909

00:53:32.800 --> 00:53:35.300

rights of entry for the

910

00:53:35.300 --> 00:53:36.400

purposes of survey

911

00:53:37.200 --> 00:53:41.500

That's the starting point and that has been the starting point throughout and

912

00:53:40.500 --> 00:53:43.900

again, Mr. Wright

913

00:53:43.900 --> 00:53:46.800

is a landowner who has decided that

914

00:53:46.800 --> 00:53:49.300

he doesn't want to permit that but that's what

915

00:53:49.300 --> 00:53:50.300

has been sought to be done.

916

00:53:51.400 --> 00:53:54.900

In terms of the negotiation process you've seen

917

00:53:54.900 --> 00:53:57.100

what said in the

918

00:53:57.100 --> 00:53:58.100

schedule.

919

00:53:58.900 --> 00:54:03.100

And much has been said about fees but

920

00:54:01.100 --> 00:54:04.200

you'll see for instance

921

00:54:04.200 --> 00:54:07.300

that in terms of the legal fees Sonic is position

922

00:54:07.300 --> 00:54:12.300

is that the invoices were

923

00:54:10.300 --> 00:54:13.600

not provided to support

924

00:54:13.600 --> 00:54:16.800

the claim for fees and indeed and invoices still

925

00:54:16.800 --> 00:54:19.100

awaited on I think at least at the time of

926

00:54:19.100 --> 00:54:22.300

writing this back in January invoice was to the weighted.

927

00:54:22.900 --> 00:54:25.100

In terms of specifics. I don't

928

00:54:25.100 --> 00:54:28.900

know if Mr. Flower. Do you want to add anything in terms of the sequence of

929

00:54:28.900 --> 00:54:29.200

events?

930

00:54:31.300 --> 00:54:34.700

Max flowers on behalf of the applicant perhaps just split into

931

00:54:34.700 --> 00:54:37.500

your point there Mr. Tony. The only piece of Correspondence are

932

00:54:37.500 --> 00:54:40.500

refer back to his one to to Mr. Wright solicitor

933

00:54:40.500 --> 00:54:43.600

on the 10th of November 2020 which

934

00:54:43.600 --> 00:54:46.700

clarifies that his fees were to be paid in agreement

935

00:54:46.700 --> 00:54:49.200

of the life because you address your comments to

936

00:54:49.200 --> 00:54:53.000

the panel, please sorry. Sorry. That is

937

00:54:52.300 --> 00:54:55.400

that's that was just one point. I was gonna make I'll pass

938

00:54:55.400 --> 00:54:58.700

back to Mr. Attorney, but I will just go with my notes once more. Sorry.

939

00:55:01.900 --> 00:55:04.200

So I think I think the position is that that we

940

00:55:04.200 --> 00:55:04.400

were.

941

00:55:05.300 --> 00:55:09.300

Waiting invoices on fees. Obviously, we

942

00:55:08.300 --> 00:55:12.000

have tried to agree fees as

943

00:55:11.300 --> 00:55:14.300

part of the negotiation of options, but

944

00:55:14.300 --> 00:55:17.400

not everyone has been content with the proposals that

945

00:55:17.400 --> 00:55:19.100

have been made but that's the reality of

946

00:55:20.300 --> 00:55:23.100

the commercial negotiations, but as I understand the position

947

00:55:23.100 --> 00:55:24.700

again is to write someone who's not willing to

948

00:55:25.600 --> 00:55:28.200

Agree the easement he's opposed to

949

00:55:28.200 --> 00:55:31.400

the scheme. He finds the

950

00:55:31.400 --> 00:55:34.200

agreement unsatisfactory, but as you'll see from the

951

00:55:34.200 --> 00:55:36.500

exchanges.

952

00:55:37.300 --> 00:55:40.000

We have issued heads of

953

00:55:40.000 --> 00:55:40.300
terms.

954

00:55:40.900 --> 00:55:43.500
We have made contact with

955

00:55:43.500 --> 00:55:47.000
both Mr. Rights agent March

956

00:55:46.800 --> 00:55:48.900
2022 without a response.

957

00:55:49.700 --> 00:55:52.500
And then again via his solicitor.

958

00:55:53.400 --> 00:55:55.000
Where the response was confirmation?

959

00:55:55.900 --> 00:55:56.900
That they were acting.

960

00:55:57.700 --> 00:55:58.700
and

961

00:56:01.500 --> 00:56:04.700
then in October last year confirmation that

962

00:56:04.700 --> 00:56:07.100
the landowners solicitors had considered the heads of terms,

963

00:56:07.100 --> 00:56:10.200
but had not responded in substance.

964

00:56:10.900 --> 00:56:13.200
And then again contact made in November

965

00:56:13.200 --> 00:56:16.300
and again, December and again in

966

00:56:16.300 --> 00:56:17.100

January of this year.

967

00:56:17.900 --> 00:56:19.500

to date

968

00:56:20.200 --> 00:56:23.300

We know that Mr. Wright is instructed

969

00:56:23.300 --> 00:56:26.700

solicitors to review the heads of terms, but has not

970

00:56:26.700 --> 00:56:29.100

responded to those heads of terms that were

971

00:56:29.100 --> 00:56:30.800

issued in substance.

972

00:56:32.300 --> 00:56:32.600

Thank you.

973

00:56:34.100 --> 00:56:37.900

Do you wish to respond briefly so that?

974

00:56:41.200 --> 00:56:44.200

Nick Wright local farmer. First of all, it wasn't a question

975

00:56:44.200 --> 00:56:47.600

of fee rate. Can you respond to the time? Yes,

976

00:56:47.600 --> 00:56:51.500

first of all, it wasn't a question of the fee rate Champions were

977

00:56:53.100 --> 00:56:56.400

unpaid for their work. And those are my is that's

978

00:56:56.400 --> 00:56:59.400

my agent. He was unpaid for the work because we

979

00:56:59.400 --> 00:57:01.100

didn't sign the license agreement.

980

00:57:01.600 --> 00:57:04.300

So he worked on it and was unpaid and

981

00:57:04.300 --> 00:57:07.300

he's written not that odd had to write off we're then

982

00:57:07.300 --> 00:57:10.400

asked with the heads of terms, Mr. Tony said we've

983

00:57:10.400 --> 00:57:13.500

sent two heads of terms. They remain they they

984

00:57:13.500 --> 00:57:16.200

were essentially the same sets of heads of

985

00:57:16.200 --> 00:57:19.400

terms just sent out once didn't like them obviously send out

986

00:57:19.400 --> 00:57:22.100

a game didn't want to know the there was

987

00:57:22.100 --> 00:57:25.400

no they weren't revised heads of terms significantly. Nothing could

988

00:57:25.400 --> 00:57:25.700

change.

989

00:57:26.500 --> 00:57:29.100

And the one thing

990

00:57:29.100 --> 00:57:32.700

that is never addressed and is not addressed by is this behavioral issue

991

00:57:32.700 --> 00:57:35.900

Mr. Reeve very eloquently described

992

00:57:35.900 --> 00:57:38.300

The Bullying tactics of the arriving on

993

00:57:38.300 --> 00:57:41.500

farms not knowing and I don't think it is

994

00:57:41.500 --> 00:57:44.300

appropriate for Mr. Turning not to address this

995

00:57:44.300 --> 00:57:47.700

on behalf of his clients that you will hear consistently

996

00:57:47.700 --> 00:57:50.900

this afternoon and Sonica have been difficult unpleasant

997

00:57:50.900 --> 00:57:53.900

to agree deal with and an example

998

00:57:53.900 --> 00:57:56.600

is that angle in water pipe coming through a

999

00:57:56.600 --> 00:57:59.200

number of our Farms they have had no problem with their

1000

00:57:59.200 --> 00:58:02.100

with this Seneca been difficult throughout and

1001

00:58:02.100 --> 00:58:05.300

I think Mr. Turney should take some time to either

1002

00:58:05.300 --> 00:58:08.600

apologize or explain why the attitude

1003

00:58:08.600 --> 00:58:11.500

of Sonic has been as it is to get this through and

1004

00:58:11.500 --> 00:58:14.700

it is not being a pleasant experience and I think everyone you will

1005

00:58:14.700 --> 00:58:17.300

hear from this afternoon will replicate that thank you

1006

00:58:17.300 --> 00:58:20.000

and just to be clear you'll be able to do as

1007

00:58:21.600 --> 00:58:23.300
previously and put us

1008

00:58:24.100 --> 00:58:26.900
in what you've what you said in written submission to us.

1009

00:58:27.800 --> 00:58:28.000
Thank you.

1010

00:58:29.200 --> 00:58:32.600
If I could move on to Mr. Garnet, please.

1011

00:58:36.100 --> 00:58:39.500
Good afternoon. My name's Ian gargett and I'm speaking

1012

00:58:39.500 --> 00:58:43.400
of behalf of Mrs. Elizabeth gargett from blandings

1013

00:58:42.400 --> 00:58:45.000
farm battlingham near Chippenham.

1014

00:58:45.800 --> 00:58:49.000
Regards the farm boundaries starting from

1015

00:58:48.100 --> 00:58:52.600
the March the 2019 with

1016

00:58:51.600 --> 00:58:55.100
a land interest inquiry

1017

00:58:54.100 --> 00:58:57.800
right up to the proposed head

1018

00:58:57.800 --> 00:59:02.400
of terms 1820 2022 sanukas

1019

00:59:00.400 --> 00:59:03.500
consistently shown

1020

00:59:03.500 --> 00:59:05.200
the boundaries incorrectly.

1021
00:59:06.300 --> 00:59:09.200
Although Mrs. Gargate has corrected this or many

1022
00:59:09.200 --> 00:59:11.400
occasions. It is still wrong.

1023
00:59:12.200 --> 00:59:15.900
Sonica has been rather aggressive and that constant

1024
00:59:15.900 --> 00:59:19.600
fret of the serving of the section 172

1025
00:59:18.600 --> 00:59:19.800
order.

1026
00:59:20.700 --> 00:59:23.800
Summary survey permission Sonica made

1027
00:59:23.800 --> 00:59:26.100
a request to undertake a survey of the

1028
00:59:26.100 --> 00:59:29.500
proposed cable route. However, the license agreement

1029
00:59:29.500 --> 00:59:32.800
placed a whole Farm including the farm buildings

1030
00:59:32.800 --> 00:59:35.200
and the yard within this

1031
00:59:35.200 --> 00:59:35.400
area.

1032
00:59:36.900 --> 00:59:39.800
This is totally unnecessary unacceptable.

1033
00:59:40.600 --> 00:59:43.200
After a long negotiation period the area

1034

00:59:43.200 --> 00:59:46.500

included in the license was greatly reduced.

1035

00:59:47.300 --> 00:59:50.800

To just the working area of the cable and the river survey.

1036

00:59:51.300 --> 00:59:54.300

However, whilst negotiations were going

1037

00:59:54.300 --> 00:59:58.100

on. We found a survey company undertaking a

1038

00:59:57.100 --> 01:00:01.400

survey on the land Mrs. Gargatt

1039

01:00:01.400 --> 01:00:05.100

had neither granted permission or being

1040

01:00:04.100 --> 01:00:06.800

notified of the survey.

1041

01:00:07.800 --> 01:00:10.300

It to pay the Seneca had asked the

1042

01:00:10.300 --> 01:00:13.800

company to undertake the work, but when approached

1043

01:00:13.800 --> 01:00:16.500

they were not surprised to be asked to

1044

01:00:16.500 --> 01:00:16.600

leave.

1045

01:00:17.200 --> 01:00:21.100

It appeared that this was not the first survey arranged

1046

01:00:20.100 --> 01:00:23.200

on behalf of Seneca that had

1047

01:00:23.200 --> 01:00:23.800
been stopped.

1048
01:00:24.900 --> 01:00:27.400
Sun occurs agents WPS

1049
01:00:28.300 --> 01:00:32.200
Louise Andresen, he was a member of Mrs. Gargatt's

1050
01:00:31.200 --> 01:00:34.600
family has received the great many letters and

1051
01:00:34.600 --> 01:00:38.600
calls from Seneca agent WPS requesting

1052
01:00:37.600 --> 01:00:40.900
that she accept and signed

1053
01:00:40.900 --> 01:00:43.800
agreement for access to Landings

1054
01:00:43.800 --> 01:00:44.100
Farm.

1055
01:00:45.100 --> 01:00:49.300
Mrs. Andresen has repeatedly told WPS that

1056
01:00:49.300 --> 01:00:52.300
she is not the owner of the land in question

1057
01:00:52.300 --> 01:00:55.400
and they see couldn't and would not

1058
01:00:55.400 --> 01:00:58.600
give permission to access someone else's

1059
01:00:58.600 --> 01:00:59.200
property.

1060
01:01:00.100 --> 01:01:02.300
She had started to feel Harris.

1061

01:01:03.400 --> 01:01:06.000

Heads of terms regarding the proposed heads of

1062

01:01:06.300 --> 01:01:10.400

terms put forward by Seneca for a cable easement received

1063

01:01:09.400 --> 01:01:11.400

on the 18th of June.

1064

01:01:12.100 --> 01:01:15.200

2022 Mrs. Garlic feels that

1065

01:01:15.200 --> 01:01:19.300

the conditions set out in the agreement was unacceptable and

1066

01:01:18.300 --> 01:01:21.400

the fees offered is very

1067

01:01:21.400 --> 01:01:25.100

low. It doesn't not include working with

1068

01:01:24.100 --> 01:01:27.700

or any additional compound area Etc.

1069

01:01:28.500 --> 01:01:32.100

The conditions are heavily in favor of the developer giving

1070

01:01:31.100 --> 01:01:34.200

them unfettered rights to

1071

01:01:34.200 --> 01:01:35.300

carry out surveys.

1072

01:01:36.200 --> 01:01:37.100

whilst permitting

1073

01:01:38.900 --> 01:01:42.000

prohibiting that the farm from developing its

1074

01:01:41.100 --> 01:01:42.300
own land.

1075
01:01:43.300 --> 01:01:43.800
It is so.

1076
01:01:46.300 --> 01:01:49.700
Prohibits the owner of the farm from making the

1077
01:01:49.700 --> 01:01:52.500
objections to the development this feels like

1078
01:01:52.500 --> 01:01:53.600
a gagging order.

1079
01:01:54.800 --> 01:01:57.900
Sonic has used the bully boy tactics without

1080
01:01:57.900 --> 01:01:59.400
throughout this process.

1081
01:02:00.400 --> 01:02:02.700
Going regards Mrs. Elizabeth Garnett.

1082
01:02:05.800 --> 01:02:06.100
Thank you.

1083
01:02:07.400 --> 01:02:10.000
Again, could I ask the applicant to respond to?

1084
01:02:11.700 --> 01:02:14.300
Cigarette. Thank you Rich attorney for

1085
01:02:14.300 --> 01:02:15.500
the applicant. I think I'll just

1086
01:02:16.400 --> 01:02:20.200
just worth explaining again in this it's been put slightly
differently, but

1087
01:02:21.100 --> 01:02:24.000

we give notice that we want to go into land under 172.

1088

01:02:24.700 --> 01:02:27.700

And we're there and we're told to leave we are

1089

01:02:27.700 --> 01:02:30.800

prevented from carrying on that survey. And

1090

01:02:30.800 --> 01:02:33.500

if we want to continue it we have to go to the court for

1091

01:02:33.500 --> 01:02:36.400

a warrant. So that is the event that I think Mr.

1092

01:02:36.400 --> 01:02:38.700

Gargit is describing.

1093

01:02:41.100 --> 01:02:43.500

I should say I think.

1094

01:02:44.500 --> 01:02:47.300

it's important to realize that we've given a summary

1095

01:02:47.300 --> 01:02:48.000

in our

1096

01:02:48.800 --> 01:02:52.500

schedule of negotiations for each landowners for

1097

01:02:51.500 --> 01:02:55.500

each of the objection objecting landowners, obviously.

1098

01:02:56.400 --> 01:02:59.200

others will view the the history differently than maybe

1099

01:02:59.200 --> 01:03:02.100

points of fact where they disagree with what's recorded and doubtless those

1100

01:03:02.100 --> 01:03:03.400

will be picked up but

1101

01:03:04.800 --> 01:03:07.100

In general in general terms. We have

1102

01:03:07.100 --> 01:03:10.500

tried to engage with landowners both in terms of initially access

1103

01:03:10.500 --> 01:03:13.300

and in terms of negotiating easements.

1104

01:03:14.100 --> 01:03:17.400

In some cases that negotiation has been

1105

01:03:17.400 --> 01:03:20.100

unaccepted not accepted by the landowner. And

1106

01:03:20.100 --> 01:03:23.800

those are the people you'll hear from so you'll hear today from people who don't like

1107

01:03:23.800 --> 01:03:26.200

the terms that we propose as opposed to

1108

01:03:26.200 --> 01:03:27.900

the people who have agreed terms who won't be here.

1109

01:03:30.400 --> 01:03:34.100

I think there was reference to Mrs. Anderson.

1110

01:03:34.900 --> 01:03:37.700

I think what Mr. Gargit as I understand it Mr. Gargate

1111

01:03:37.700 --> 01:03:41.100

will confirm Mr. And Mrs. Anderson is the occupier of

1112

01:03:40.100 --> 01:03:44.600

the land and the daughter of the landowner. So

1113

01:03:43.600 --> 01:03:47.000

that's the person who was

1114

01:03:46.600 --> 01:03:49.200

approached in terms of seeking to agree.

1115

01:03:50.100 --> 01:03:53.500

Access and I think that's that's explains why

1116

01:03:53.500 --> 01:03:54.500

that person was approached.

1117

01:03:57.500 --> 01:04:01.200

in terms of the heads of

1118

01:04:01.200 --> 01:04:04.800

terms and the content

1119

01:04:04.800 --> 01:04:05.400

of those

1120

01:04:08.500 --> 01:04:08.700

the

1121

01:04:11.500 --> 01:04:14.500

the correspondence that's recorded in the schedule of

1122

01:04:14.500 --> 01:04:17.300

negotiations records that

1123

01:04:18.100 --> 01:04:20.100

the heads of terms have been.

1124

01:04:20.900 --> 01:04:23.600

issued and reissued to

1125

01:04:23.600 --> 01:04:27.100

the landowners solicitor and agents

1126

01:04:29.400 --> 01:04:29.700

and

1127

01:04:31.500 --> 01:04:35.400

although Mr. Goga explains why

1128

01:04:34.400 --> 01:04:37.400

those terms were considered

1129

01:04:37.400 --> 01:04:40.300

unacceptable and why they are rejected.

1130

01:04:41.200 --> 01:04:44.600

It does not appear from the schedule that there has been a any

1131

01:04:44.600 --> 01:04:47.500

progress in terms of negotiating. What would be acceptable terms

1132

01:04:47.500 --> 01:04:51.000

to Mrs. Carget? And I

1133

01:04:50.100 --> 01:04:53.100

think that is reflected in the schedule that we

1134

01:04:53.100 --> 01:04:56.900

provide which explains the multiple attempts

1135

01:04:56.900 --> 01:04:59.400

to seek to meet

1136

01:04:59.400 --> 01:05:02.800

and to discuss the terms of the

1137

01:05:02.800 --> 01:05:04.100

proposed easement.

1138

01:05:04.700 --> 01:05:09.300

And the way in which that's been dealt with by Mr. Gargate

1139

01:05:07.300 --> 01:05:11.500

or Mrs. Gargett's agents.

1140

01:05:10.500 --> 01:05:13.100

So I think this again this is

1141

01:05:13.100 --> 01:05:16.800

a case where we have tried to propose terms

1142

01:05:16.800 --> 01:05:19.100

both for Access and but more importantly for

1143

01:05:19.100 --> 01:05:23.600

these purposes for an easement those terms

1144

01:05:23.600 --> 01:05:26.600

I think have been either explicitly or implicitly

1145

01:05:26.600 --> 01:05:29.700

rejected so far, but we know further proposals

1146

01:05:29.700 --> 01:05:33.200

having been made and no no discussion of them and

1147

01:05:32.200 --> 01:05:35.400

in those circumstances that that

1148

01:05:35.400 --> 01:05:38.300

is in our view a good reason for

1149

01:05:38.300 --> 01:05:43.300

the inclusion of the land in the ca powers and why statutory

1150

01:05:41.300 --> 01:05:44.500

authorities required for

1151

01:05:44.500 --> 01:05:45.100

this land.

1152

01:05:46.300 --> 01:05:47.300

Thank you. Thank you.

1153

01:05:49.600 --> 01:05:52.400

Mr. Scarlett, do you need to go spawn briefly?

1154

01:05:54.700 --> 01:05:57.300

Well, my sister runs a carriage drive and

1155

01:05:57.300 --> 01:05:58.700

Company on part of the farm.

1156

01:05:59.700 --> 01:06:02.400

But the rest of it is our cultural so that

1157

01:06:02.400 --> 01:06:06.200

you know, obviously my sister would use part

1158

01:06:05.200 --> 01:06:08.300

of it and she needs to run a business through the

1159

01:06:08.300 --> 01:06:11.300

on some of the land there with the Gallup and

1160

01:06:11.300 --> 01:06:13.200

stuff. It was just they just

1161

01:06:14.200 --> 01:06:17.200

You get it wrong way everything they see in

1162

01:06:17.200 --> 01:06:17.900

Santa Cruz seems to do.

1163

01:06:19.100 --> 01:06:22.500

It just puts people's backs up without working with

1164

01:06:22.500 --> 01:06:25.600

people. It's a good idea that some of

1165

01:06:25.600 --> 01:06:28.500

the solar panels but it's just too big and it

1166

01:06:28.500 --> 01:06:31.800

the sun because attitude is been

1167

01:06:31.800 --> 01:06:32.300

appalling.

1168

01:06:33.800 --> 01:06:34.000

so

1169

01:06:35.200 --> 01:06:37.600

that's why they're getting quite a bit resistance.

1170

01:06:39.100 --> 01:06:42.800

Thank you. And again just to reiterate please make

1171

01:06:42.800 --> 01:06:45.500

sure you've put things in writing, right? Yes,

1172

01:06:45.500 --> 01:06:47.800

seven. Yes, I will do thank you very much.

1173

01:06:57.400 --> 01:06:58.400

working round

1174

01:06:59.800 --> 01:07:02.100

Mr. Gazellko, do you

1175

01:07:02.100 --> 01:07:05.400

have any representations to make on behalf of any affected

1176

01:07:05.400 --> 01:07:08.300

persons? I don't have any instructions in relation

1177

01:07:08.300 --> 01:07:11.800

to an impacted person specifically so I don't say

1178

01:07:11.800 --> 01:07:11.900

anything.

1179

01:07:12.900 --> 01:07:13.500

Thank you very much.

1180

01:07:14.600 --> 01:07:17.200

So next round is

1181

01:07:18.600 --> 01:07:19.400

something loves

1182

01:07:20.200 --> 01:07:24.000

Yes, thank you. Samuel knobs on behalf of the Mitchum family.

1183

01:07:23.700 --> 01:07:26.700

There's a bit of brief background

1184

01:07:26.700 --> 01:07:29.900

the Mitchum family Runner diverse property business

1185

01:07:29.900 --> 01:07:32.700

with one element being a large farming operation,

1186

01:07:32.700 --> 01:07:35.400

which is centered rather now,

1187

01:07:35.400 --> 01:07:38.300

unfortunately between Burwell and Fordham where they are

1188

01:07:38.300 --> 01:07:41.800

crossed a number of times by the Seneca proposed

1189

01:07:41.800 --> 01:07:42.400

cabling roots.

1190

01:07:43.800 --> 01:07:46.600

The rights are being requested for this cape

1191

01:07:46.600 --> 01:07:49.300

route over a minimum of 10 meters, but in some

1192

01:07:49.300 --> 01:07:52.300

areas and excessively wide area my mapping team

1193

01:07:52.300 --> 01:07:56.100

at bid bars have taken a look at the plans submitted the draft dco
and

1194

01:07:55.100 --> 01:07:58.300

we think they are actually wider than was

1195

01:07:58.300 --> 01:08:01.000

being proposed up to say 99 meters in some areas.

1196

01:08:02.500 --> 01:08:05.200

And our concern for that is that for my client

1197

01:08:05.200 --> 01:08:08.200

that represents a significant inhibition on the

1198

01:08:08.200 --> 01:08:12.000

planning and development of their farming business, but also

1199

01:08:11.400 --> 01:08:15.900

any future options for the farm moving

1200

01:08:14.900 --> 01:08:16.100

forward.

1201

01:08:17.600 --> 01:08:20.700

so we would like some clarity and some understanding whether

1202

01:08:20.700 --> 01:08:23.200

there is any engagement from Sun occur about the

1203

01:08:23.200 --> 01:08:27.100

narrowing rights being requested or

1204

01:08:26.100 --> 01:08:29.600

a genuinely open discussion with

1205

01:08:29.600 --> 01:08:32.800

my clients about the cabling route because it

1206

01:08:32.800 --> 01:08:35.600

seems at certain points for example cross just in

1207

01:08:35.600 --> 01:08:38.400

front of the farmyard where the operations are centered for

1208

01:08:38.400 --> 01:08:39.000
from

1209
01:08:41.300 --> 01:08:44.200
Due to the fact that my clients Farm is crossed in

1210
01:08:44.200 --> 01:08:47.300
I suppose four distinct locations in a

1211
01:08:47.300 --> 01:08:50.200
quite a long lateral line. They will

1212
01:08:50.200 --> 01:08:53.400
be impacted by the construction of the cable route

1213
01:08:53.400 --> 01:08:56.900
for a number of years. We really don't have any Clarity on

1214
01:08:56.900 --> 01:08:59.600
when during this years long build

1215
01:08:59.600 --> 01:09:02.600
process. We can expect to see some occur on

1216
01:09:02.600 --> 01:09:05.800
site and I this is something that I brought up at ch1

1217
01:09:05.800 --> 01:09:09.000
my client cannot plan they're farming

1218
01:09:08.200 --> 01:09:11.300
business at the moment because they have no idea

1219
01:09:11.300 --> 01:09:15.000
whether their current cropping rotation will be able to be enacted

1220
01:09:14.300 --> 01:09:18.200
for Harvest 2023 and there

1221
01:09:17.200 --> 01:09:18.600
are after

1222

01:09:20.100 --> 01:09:23.600

now whilst I note that an agricultural liaison officer will now

1223

01:09:23.600 --> 01:09:25.100

be appointed as part of the Kemp.

1224

01:09:25.600 --> 01:09:28.800

I don't see why one could not be appointed now because

1225

01:09:28.800 --> 01:09:31.200

I think one thing that has come up today that there is

1226

01:09:31.200 --> 01:09:34.300

a fundamental misunderstanding by Sonic of how

1227

01:09:34.300 --> 01:09:37.100

farming businesses and Rural businesses work and the

1228

01:09:37.100 --> 01:09:40.100

planning time scales of the needed and that's something that could

1229

01:09:40.100 --> 01:09:43.600

be sort of some element by an agricultural liaisons officer.

1230

01:09:45.800 --> 01:09:48.700

One point, there's also raised earlier was about the the quality

1231

01:09:48.700 --> 01:09:51.500

of the agricultural land in this area and the

1232

01:09:51.500 --> 01:09:55.100

reports supporting the dco application by

1233

01:09:54.100 --> 01:09:57.100

Seneca would suggest that actually lots of

1234

01:09:57.100 --> 01:10:01.500

the land in this area is not a particularly high quality. Now my

1235

01:10:01.500 --> 01:10:04.100
professional opinion. I don't understand why farmers in this area

1236

01:10:04.100 --> 01:10:08.100
would be cropping high value root crops potatoes and

1237

01:10:07.100 --> 01:10:10.600
other crops such as that what if

1238

01:10:10.600 --> 01:10:13.500
the land was a poor quality, it would not financially stack

1239

01:10:13.500 --> 01:10:16.100
up and it just does not play out with what we see on the

1240

01:10:16.100 --> 01:10:16.400
ground.

1241

01:10:17.700 --> 01:10:17.800
and

1242

01:10:18.900 --> 01:10:21.600
if Seneca as they are doing standby their reports

1243

01:10:21.600 --> 01:10:24.600
on BMV in agricultural land, I don't

1244

01:10:24.600 --> 01:10:27.500
see why they wouldn't undertake further surveys and especially
along

1245

01:10:27.500 --> 01:10:30.000
the cable route because now I think if the

1246

01:10:30.400 --> 01:10:33.200
results came back is currently being suggested it would delay a

1247

01:10:33.200 --> 01:10:36.100
lot of concerns and objections. I would have thought

1248

01:10:36.100 --> 01:10:39.900

it would actually be in Sonic as best interest to undertake further soil sampling

1249

01:10:39.900 --> 01:10:40.300
tests.

1250

01:10:42.100 --> 01:10:45.200
Now Sonic response that maybe that for my client in theory, we only

1251

01:10:45.200 --> 01:10:47.600
have temporary possession be undertaken on their land.

1252

01:10:48.400 --> 01:10:48.800
but

1253

01:10:49.700 --> 01:10:52.400
Construction of cables does have long-term impacts

1254

01:10:52.400 --> 01:10:55.700
on agricultural land and the soil structures which are

1255

01:10:55.700 --> 01:10:58.300
inherently damaged by the movement of topsoil and

1256

01:10:58.300 --> 01:11:01.100
often you end up in situations where what should be topsoil on

1257

01:11:01.100 --> 01:11:04.100
the top and subsoil below you end up in a situation

1258

01:11:04.100 --> 01:11:07.200
where you have stops all on the top and topsoil all over the

1259

01:11:07.200 --> 01:11:11.700
place. So there are long-term implications. It's not simply Sonic

1260

01:11:10.700 --> 01:11:13.300
attorney-up building the cable and

1261

01:11:13.300 --> 01:11:16.600
it all being fine. Those fields will be significantly impacted

moving

1262

01:11:16.600 --> 01:11:16.900
forward.

1263

01:11:20.700 --> 01:11:24.100
On the the point of negotiations. This

1264

01:11:23.100 --> 01:11:25.000
is also a point which

1265

01:11:26.500 --> 01:11:29.400
I've discussed with my clients. It was had a meeting

1266

01:11:29.400 --> 01:11:32.200
with representatives of Seneca. I think

1267

01:11:32.200 --> 01:11:35.600
about to say weeks ago where we tried to

1268

01:11:35.600 --> 01:11:38.200
negotiate on the heads of terms and I believe

1269

01:11:38.200 --> 01:11:41.300
they'll discussed as commercial negotiations earlier by Mr.

1270

01:11:41.300 --> 01:11:45.100
Turney, but in commercial negotiations both sides

1271

01:11:44.100 --> 01:11:46.200
move on various points.

1272

01:11:47.100 --> 01:11:50.500
If one party refuses to move that's not a commercial

1273

01:11:50.500 --> 01:11:54.100
negotiation. And once I understand that this is

1274

01:11:53.100 --> 01:11:56.700
all within the shadow of the fact that they may be granted dco

1275

01:11:56.700 --> 01:11:59.500

powers in the future. We are surely trying

1276

01:11:59.500 --> 01:12:01.200

to agree a consensual deal at the moment.

1277

01:12:02.300 --> 01:12:05.700

And there is frankly no movement on the heads of terms, which

1278

01:12:05.700 --> 01:12:08.200

also further exasperates land owners, but

1279

01:12:08.200 --> 01:12:11.100

also agents you have to be involved in this process and solicitors.

1280

01:12:12.800 --> 01:12:15.400

The scheduled negotiation says that they are on going

1281

01:12:15.400 --> 01:12:18.700

for my clients I date and that's quite how I would describe

1282

01:12:18.700 --> 01:12:21.200

it. We have had a meeting, but we

1283

01:12:21.200 --> 01:12:24.600

haven't moved anywhere for probably a year or so on substance of

1284

01:12:24.600 --> 01:12:26.200

terms since midwives were instructed.

1285

01:12:27.800 --> 01:12:28.100

and then

1286

01:12:29.100 --> 01:12:32.500

my final point is on a professional matter and it's just

1287

01:12:32.500 --> 01:12:36.100

that with the application being so regularly revised. It

1288

01:12:35.100 --> 01:12:38.400

is hard to advise clients on the

1289

01:12:38.400 --> 01:12:41.700

exact impact of this scheme to their land Holdings in

1290

01:12:41.700 --> 01:12:44.200

many cases These Are Family Farms where the families

1291

01:12:44.200 --> 01:12:47.300

have been there for Generations. This is very hard to advise me.

1292

01:12:47.300 --> 01:12:50.200

Is that implications to scheme when we

1293

01:12:50.200 --> 01:12:54.600

are looking at the actual scheme of changing some consider

1294

01:12:53.600 --> 01:12:56.400

being quite often and it just

1295

01:12:56.400 --> 01:12:59.000

seems to be a prime example of how the whole TC0 process and

1296

01:12:59.400 --> 01:13:02.100

the previous negotiations have been conducted. There's not

1297

01:13:02.100 --> 01:13:06.300

surprising that we have such anger in the local community towards Sonica

1298

01:13:05.300 --> 01:13:08.500

at the moment. It does concern me

1299

01:13:08.500 --> 01:13:12.300

because it reminds me of such skiing such as the a414 where

1300

01:13:11.300 --> 01:13:14.700

we are still seeing significant issues

1301

01:13:14.700 --> 01:13:18.100

for landowners years and years later following

1302

01:13:17.100 --> 01:13:20.100
a DCA process. So I

1303

01:13:20.100 --> 01:13:23.200
think positive engagement could have solved lots of the issues that

1304

01:13:23.200 --> 01:13:27.200
we are seeing now concern is in the future if DTA

1305

01:13:26.200 --> 01:13:28.800
Powers were to be granted. We'll

1306

01:13:29.400 --> 01:13:32.900
In a similar situation where landowners having to pick up the pieces
of

1307

01:13:32.900 --> 01:13:35.200
a sort of an incorrectly defined scheme at

1308

01:13:35.200 --> 01:13:35.600
this stage.

1309

01:13:37.100 --> 01:13:39.800
I think that's on my points at the moment. So thank you very much.

1310

01:13:41.600 --> 01:13:43.200
Thank you very much, Mr. Knobs.

1311

01:13:44.800 --> 01:13:47.400
Again, could I ask the applicant used to

1312

01:13:47.400 --> 01:13:48.100
respond, please?

1313

01:13:48.900 --> 01:13:51.300
Thanks, Sarah for the applicant. It might

1314

01:13:51.300 --> 01:13:54.400
just help if Mr. Snobs could confirm which scheme change

1315

01:13:54.400 --> 01:13:57.300

he's talking about because I can't see that

1316

01:13:57.300 --> 01:14:00.700

any of the changes are relevant to the Mitchum land interest.

1317

01:14:00.700 --> 01:14:03.400

But I may have missed a point Samuel. Sorry, that's

1318

01:14:03.400 --> 01:14:06.300

just a clarify. It's in general as opposed to specifically for the

1319

01:14:06.300 --> 01:14:09.200

mission family. So it's not specifically rated the client

1320

01:14:09.200 --> 01:14:13.000

but professionally. Yeah. Well, thank you.

1321

01:14:12.100 --> 01:14:17.000

That's in a sense that's helpful because it it's

1322

01:14:16.200 --> 01:14:19.800

important to clarify that when we're looking at compulsory acquisition

1323

01:14:19.800 --> 01:14:24.200

issues for the Mitchum interests the

1324

01:14:23.200 --> 01:14:26.200

scheme proposals haven't changed. So the

1325

01:14:26.200 --> 01:14:29.400

ones that are being discussed in the

1326

01:14:29.400 --> 01:14:32.300

record of negotiations going back

1327

01:14:32.300 --> 01:14:36.000

to head to terms being issued in July 2021 or

1328

01:14:35.200 --> 01:14:40.000
the same proposals which are now

1329
01:14:39.100 --> 01:14:42.500
being discussed. So there isn't to change that

1330
01:14:42.500 --> 01:14:44.200
Mr. Knobs needs to be concerned about.

1331
01:14:45.100 --> 01:14:48.300
And in terms of the query about the width

1332
01:14:48.300 --> 01:14:51.400
of the cable route. Yes on the

1333
01:14:51.400 --> 01:14:54.200
Mitchum land. There's one of those areas where HDD is required

1334
01:14:54.200 --> 01:14:57.200
to cross the railway. So there the

1335
01:14:57.200 --> 01:15:01.100
width of the cable easement extends to

1336
01:15:01.100 --> 01:15:01.900
100 meters.

1337
01:15:02.700 --> 01:15:05.300
to allow those HDD drills

1338
01:15:06.200 --> 01:15:07.600
to take place, obviously the

1339
01:15:09.700 --> 01:15:12.900
Cable Corridor the the permanent easement.

1340
01:15:12.900 --> 01:15:15.100
So the rights the temporary possession rights and so on to

1341
01:15:15.100 --> 01:15:19.000
carry out the construction the permanent easement of course will

relate to the cable as

1342

01:15:18.200 --> 01:15:21.200

actually laid but when we go under

1343

01:15:21.200 --> 01:15:25.500

the railway we have to do a series of parallel hdds

1344

01:15:24.500 --> 01:15:27.800

and that requires

1345

01:15:27.800 --> 01:15:30.600

a far greater working with them simply trenching

1346

01:15:30.600 --> 01:15:33.600

through the land and that's why it spans out to 100 meters at the

1347

01:15:33.600 --> 01:15:36.300

railway crossing the detail of the crossing

1348

01:15:36.300 --> 01:15:39.400

point in in front of the farm yard. I'm afraid

1349

01:15:39.400 --> 01:15:42.800

I don't know the detail of that. Obviously, there's the

1350

01:15:42.800 --> 01:15:46.900

ability within the cable Corridor to lay

1351

01:15:45.900 --> 01:15:48.300

the cable. There's some

1352

01:15:48.300 --> 01:15:51.100

flexibility in terms of where the cable is laid and the
permanentees and

1353

01:15:51.100 --> 01:15:54.300

crystallizes on top of the cable and it may be that that

1354

01:15:54.300 --> 01:15:57.200

particular issue is one that can be dealt with in that way if it

1355

01:15:57.200 --> 01:16:00.600

needs to cross the farm access somewhere, then perhaps is

1356

01:16:00.600 --> 01:16:02.200

not an avoidable impact.

1357

01:16:04.400 --> 01:16:07.700

There's any point about planning for the farm business be absolutely

1358

01:16:07.700 --> 01:16:10.500

clear. I'm sure Mr. Knobs understands. There's no prosperous to

1359

01:16:10.500 --> 01:16:14.100

all of this scheme being constructed in this Harvest because

1360

01:16:13.100 --> 01:16:17.100

there won't be a decision on the development consent

1361

01:16:16.100 --> 01:16:19.400

order until this Autumn anyway,

1362

01:16:19.400 --> 01:16:23.200

so there's no prospects to all of the scheme being constructed
Harvest Time

1363

01:16:23.200 --> 01:16:26.000

this year the agricultural liaison officer.

1364

01:16:26.900 --> 01:16:29.400

Is is provided for in the in the

1365

01:16:29.400 --> 01:16:34.200

revised Kemp? I know that it's welcomed at

1366

01:16:32.200 --> 01:16:35.300

the moment. It would

1367

01:16:35.300 --> 01:16:38.400

be premature to start to negotiate the detail

1368

01:16:38.400 --> 01:16:41.100

of timing of works and so on because we don't

1369

01:16:41.100 --> 01:16:44.400

know how that will turn transpire. We

1370

01:16:44.400 --> 01:16:47.200

don't know precisely when Powers will be granted and when

1371

01:16:47.200 --> 01:16:50.600

they'll be exercised and it would be premature we say to do that

1372

01:16:50.600 --> 01:16:53.200

at this stage, but the fact that it's there shows that

1373

01:16:53.200 --> 01:16:58.600

there is a system for managing the impacts on the farmers when

1374

01:16:56.600 --> 01:17:00.100

construction is

1375

01:16:59.100 --> 01:17:00.600

reached.

1376

01:17:02.700 --> 01:17:05.500

I think the final point I just wanted to address briefly was.

1377

01:17:07.600 --> 01:17:11.200

Best and most versatile land and the interest

1378

01:17:10.200 --> 01:17:13.400

the Mitchum interests, of course

1379

01:17:13.400 --> 01:17:17.500

as we've already explained when we looked at this in the

1380

01:17:16.500 --> 01:17:19.900

ish last year.

1381

01:17:21.300 --> 01:17:24.500

The agricultural land classification process has taken

1382

01:17:24.500 --> 01:17:27.600

place for the main sites,

1383

01:17:27.600 --> 01:17:30.100

which we say Accords with the approach and National

1384

01:17:30.100 --> 01:17:33.400

policy. So in other words when you're seeking to locate the

1385

01:17:33.400 --> 01:17:37.800

solar farm that the panels you

1386

01:17:36.800 --> 01:17:39.900

seek to avoid so far

1387

01:17:39.900 --> 01:17:42.600

as possible best and most versatile Agricultural and

1388

01:17:42.600 --> 01:17:45.900

minimize the interference with that the same consideration doesn't

1389

01:17:45.900 --> 01:17:48.600

apply to Cable routes and that's

1390

01:17:48.600 --> 01:17:51.800

because of the scape for reinstatement of the Farmland over

1391

01:17:51.800 --> 01:17:52.500

the cable route.

1392

01:17:54.100 --> 01:17:57.300

Mr. Knobs in that regard refers to

1393

01:17:57.300 --> 01:18:00.600

particular impacts and

1394

01:18:00.600 --> 01:18:04.300

might occur from soil management firmly recognized

1395

01:18:03.300 --> 01:18:07.500

by the applicant Mr. Baird addressed

1396

01:18:06.500 --> 01:18:09.200

it briefly at the ice age when he

1397

01:18:09.200 --> 01:18:11.500

spoke but in short

1398

01:18:12.100 --> 01:18:15.800

soils management will be dealt with under the construction
Environmental

1399

01:18:15.800 --> 01:18:18.500

Management plan and within that

1400

01:18:18.500 --> 01:18:21.700

topic the management of soil in

1401

01:18:21.700 --> 01:18:24.300

the trenching along the cable route will be an

1402

01:18:24.300 --> 01:18:27.700

important consideration and looking at reinstatement and

1403

01:18:27.700 --> 01:18:30.800

obviously the assessed intended objective.

1404

01:18:31.500 --> 01:18:34.400

The contractual objective under the

1405

01:18:34.400 --> 01:18:37.400

proposed terms of the easement will be

1406

01:18:37.400 --> 01:18:40.300

to reinstate the land into its current

1407

01:18:40.300 --> 01:18:43.400

condition with the cable laid in it. So that's the

1408

01:18:43.400 --> 01:18:46.800

idea of the soil's management process that will be undertaken once

1409

01:18:46.800 --> 01:18:49.200

we get to detail design and execution of the

1410

01:18:49.200 --> 01:18:49.300

project.

1411

01:18:50.800 --> 01:18:50.900

Thank you.

1412

01:18:54.300 --> 01:18:54.500

Thank you.

1413

01:18:56.100 --> 01:18:58.000

Did you want to respond briefly?

1414

01:18:58.800 --> 01:19:01.800

Yes, that's okay. So Samuel Hobbs for the mission family

1415

01:19:01.800 --> 01:19:02.300

and

1416

01:19:03.300 --> 01:19:06.600

just quickly on the the reinstatement afterwards.

1417

01:19:06.600 --> 01:19:10.200

I think I recall from the Kemp a phrase about agricultural

1418

01:19:09.200 --> 01:19:12.600

land drainage being reinstated and there

1419

01:19:12.600 --> 01:19:15.600

is a caveat in there. So I can't remember the exact phrasing

1420

01:19:15.600 --> 01:19:18.800

but things on along the lines as as far as reasonably practical

1421

01:19:18.800 --> 01:19:21.100

to some degree. I think

1422

01:19:21.100 --> 01:19:24.500

that's the kind of thing that concerns my clients. Do we

1423

01:19:24.500 --> 01:19:27.600

end up in a situation where they have to deal with these issues themselves

1424

01:19:27.600 --> 01:19:30.400

after the fact I know I would be great if

1425

01:19:30.400 --> 01:19:33.900

it's attorney could confirm for the applicant that all Santa

1426

01:19:33.900 --> 01:19:35.800

Cruz requesting and this may need to be done afterwards.

1427

01:19:36.700 --> 01:19:39.400

in any heads of times, there's only a 10 meter final

1428

01:19:39.400 --> 01:19:40.100

easement with

1429

01:19:40.800 --> 01:19:43.600

Can you do that the moment certainly?

1430

01:19:55.300 --> 01:19:58.800

I think we're talking about the width of corridor. That's

1431

01:19:58.800 --> 01:20:01.400

eventually going to be required and which was subject of

1432

01:20:01.400 --> 01:20:03.900

acquisition General.

1433

01:20:04.900 --> 01:20:07.500

Generally, the answer is yes, but as

1434

01:20:07.500 --> 01:20:10.100

I've already explained not so in the

1435
01:20:10.100 --> 01:20:13.800
HDD situation because the the cables

1436
01:20:13.800 --> 01:20:16.400
the cables play

1437
01:20:16.400 --> 01:20:16.600
out.

1438
01:20:17.500 --> 01:20:18.600
to cross

1439
01:20:19.400 --> 01:20:22.800
through separate drills underneath the railway. Yeah, so they'll

1440
01:20:22.800 --> 01:20:22.800
be

1441
01:20:23.700 --> 01:20:25.500
separate route, I don't

1442
01:20:27.800 --> 01:20:30.900
There'll be four separate balls. Yes, the

1443
01:20:30.900 --> 01:20:34.700
cable approaches the railway. There'll

1444
01:20:34.700 --> 01:20:37.300
be four separate cables as it goes under the railway. So

1445
01:20:37.300 --> 01:20:41.900
just play out. It was play out. So the area that will be permanent temporarily

1446
01:20:41.900 --> 01:20:44.300
and permanently affected by the

1447
01:20:44.300 --> 01:20:47.200
scheme in the approach. The railway will be

1448

01:20:47.200 --> 01:20:49.800
bigger. Yeah than the normal real.

1449
01:20:50.900 --> 01:20:51.200
Okay.

1450
01:20:53.500 --> 01:20:54.000
right

1451
01:20:55.100 --> 01:20:58.400
Let's move on to Mr. Leech

1452
01:20:58.400 --> 01:21:01.500
place. Yes, John Lee speaking on behalf of

1453
01:21:01.500 --> 01:21:04.400
the trustees of the charity of Catherine Shore

1454
01:21:04.400 --> 01:21:06.600
21 27 95.

1455
01:21:07.600 --> 01:21:10.600
Sean's charges are very small charity employee.

1456
01:21:10.600 --> 01:21:12.700
No staff only volunteered trustees.

1457
01:21:13.600 --> 01:21:17.100
The charity was set up in 1710 by Catherine

1458
01:21:16.100 --> 01:21:17.300
Shaw.

1459
01:21:17.800 --> 01:21:20.300
The turnover is less than 2,000 pounds per

1460
01:21:20.300 --> 01:21:23.500
hour and exist to alleviate poverty within the village

1461
01:21:23.500 --> 01:21:24.200
affecting them.

1462

01:21:25.100 --> 01:21:26.400

Yet to date position.

1463

01:21:27.400 --> 01:21:29.800

From Charity's point of view is as follows.

1464

01:21:30.800 --> 01:21:33.300

The child to responded on the 22nd of

1465

01:21:33.300 --> 01:21:36.500

August 22 to a letter from Seneca data

1466

01:21:36.500 --> 01:21:39.400

to 25th 22. So Nicholas

1467

01:21:39.400 --> 01:21:42.600

reference in a nmc's for 42

1468

01:21:42.600 --> 01:21:45.300

25. Oh 722 -

1469

01:21:45.300 --> 01:21:48.300

23 149 which mentions

1470

01:21:48.300 --> 01:21:51.900

negotiating a license between license agreement

1471

01:21:51.900 --> 01:21:54.300

between Sanuk and the charity for the temporary

1472

01:21:54.300 --> 01:21:57.600

use of Landing connection with the Transformer delivery.

1473

01:21:58.800 --> 01:22:01.900

However, today no terms have been proposed the

1474

01:22:01.900 --> 01:22:04.500

trustees note that insufficient information has been

1475

01:22:04.500 --> 01:22:07.700

provided to allow trustees to understand how

1476

01:22:07.700 --> 01:22:10.500

much land will be affected and have therefore

1477

01:22:10.500 --> 01:22:13.300

resolved to reserve their position on the

1478

01:22:13.300 --> 01:22:14.600

license agreement for the moment.

1479

01:22:15.600 --> 01:22:18.400

The charity by competing their due diligence

1480

01:22:18.400 --> 01:22:22.000

and being able to hold the court meeting were unable

1481

01:22:21.300 --> 01:22:24.400

to reply to Sonica by the 30th, August

1482

01:22:24.400 --> 01:22:25.700

22 deadline.

1483

01:22:26.900 --> 01:22:29.700

Seneca acknowledgment of the charges letter

1484

01:22:29.700 --> 01:22:32.700

of the 22nd of August confirming they would

1485

01:22:32.700 --> 01:22:36.500

be happy to cover reasonable professional fees. However,

1486

01:22:35.500 --> 01:22:38.600

since this response the previously appointed

1487

01:22:38.600 --> 01:22:41.300

land agents every thought with drawn their

1488

01:22:41.300 --> 01:22:42.200

support to the charity.

1489

01:22:43.300 --> 01:22:46.500

Charity has no experience with the negotiation of

1490

01:22:46.500 --> 01:22:49.500

Licensing agreement and is therefore engaged in

1491

01:22:49.500 --> 01:22:52.600

other land days into act on their behalf. So the

1492

01:22:52.600 --> 01:22:55.300

interests of the charity can be seen to be protected.

1493

01:22:56.400 --> 01:23:00.000

The affected land is currently a long-term tendency committed

1494

01:22:59.100 --> 01:23:02.500

to an asparagus crop, which if this

1495

01:23:02.500 --> 01:23:05.000

third will take crowns four years through establish.

1496

01:23:06.400 --> 01:23:09.200

Chores charities listed as category one person of

1497

01:23:09.200 --> 01:23:12.600

interest in the book of reference page 256 plan

1498

01:23:12.600 --> 01:23:15.100

number 212 and page number

1499

01:23:15.100 --> 01:23:19.000

258 and numbers 21:03 21:04.

1500

01:23:20.200 --> 01:23:24.100

And note the Charities dressed in the book of references incorrect.

1501

01:23:23.100 --> 01:23:26.300

As of today Matt's Cloud. You

1502

01:23:26.300 --> 01:23:29.300

made aware of the new dress by email on the 21st of

1503

01:23:29.300 --> 01:23:30.300

July 22.

1504

01:23:31.500 --> 01:23:35.100

book a negotiation re-p-i-006

1505

01:23:36.100 --> 01:23:39.700

common three no voluntary terms of agreement were offered

1506

01:23:39.700 --> 01:23:42.200

to the charity in their letter dated the 16th of

1507

01:23:42.200 --> 01:23:42.900

November 21.

1508

01:23:44.200 --> 01:23:47.600

breth and Senator abnormal invisible Road

1509

01:23:47.600 --> 01:23:48.400

download

1510

01:23:49.300 --> 01:23:53.800

reference plate 7 e and o106 he

1511

01:23:53.800 --> 01:23:56.400

had no two Milton Hall Road stroke and then

1512

01:23:56.400 --> 01:23:56.600

go

1513

01:23:57.200 --> 01:24:00.400

the diagram provides insufficient information to allow

1514

01:24:00.400 --> 01:24:04.100

the trustees to under understand exactly how

1515

01:24:03.100 --> 01:24:05.600

much land will be affected?

1516

01:24:07.600 --> 01:24:08.400

in conclusion

1517

01:24:09.200 --> 01:24:12.600

while Senator has acknowledged the need for a license agreement

1518

01:24:12.600 --> 01:24:15.400

through throughout the development consent or

1519

01:24:15.400 --> 01:24:18.400

the process the charity are unable to

1520

01:24:18.400 --> 01:24:20.000

agree something unseen.

1521

01:24:21.500 --> 01:24:24.900

Further written summaries from this from Seneca confirming

1522

01:24:24.900 --> 01:24:27.500

their intent to provide a license will be

1523

01:24:27.500 --> 01:24:30.600

submitted as part of this oral presentation by deadline

1524

01:24:30.600 --> 01:24:33.200

setting on the Friday the 3rd of March. Thank you.

1525

01:24:34.100 --> 01:24:38.300

Thank you. Would you wish

1526

01:24:37.300 --> 01:24:40.200

to respond to the applicant Mr. Tony?

1527

01:24:41.800 --> 01:24:44.300

Bridge attorney for the applicant just be clear

1528

01:24:44.300 --> 01:24:44.600

this

1529

01:24:45.400 --> 01:24:48.600
Interest concerns and over

1530
01:24:48.600 --> 01:24:52.800
sale on for AI Els over

1531
01:24:51.800 --> 01:24:55.400
a small portion of agricultural land

1532
01:24:55.400 --> 01:24:59.300
which is owned by the charity and it

1533
01:24:58.300 --> 01:25:02.100
can be seen on sheet21 of

1534
01:25:01.100 --> 01:25:05.200
the land plans and

1535
01:25:04.200 --> 01:25:07.100
the extent of the interference I think

1536
01:25:07.100 --> 01:25:10.600
will be apparent to the examining Authority obviously.

1537
01:25:12.500 --> 01:25:15.900
So far as we're able to and I recognize that it's not

1538
01:25:15.900 --> 01:25:18.700
been possible for the charity to instruct agents

1539
01:25:18.700 --> 01:25:21.100
so far, but so far as we're able

1540
01:25:21.100 --> 01:25:24.300
to we would seek to agreement a license for that but just

1541
01:25:24.300 --> 01:25:27.700
be absolutely clear. We're talking about the potential for
oversailing of

1542
01:25:27.700 --> 01:25:31.100

abnormal loads one abnormal

1543

01:25:30.100 --> 01:25:33.400

load during construction. So it's a it's

1544

01:25:33.400 --> 01:25:33.800

a truck.

1545

01:25:34.600 --> 01:25:37.500

Turning the corner and potentially doing

1546

01:25:37.500 --> 01:25:40.500

so by over sailing a bit of an agricultural field.

1547

01:25:40.500 --> 01:25:43.600

So the interference is extremely Limited.

1548

01:25:44.300 --> 01:25:47.300

And we would still of course wish to agree

1549

01:25:47.300 --> 01:25:51.800

a license with the charity. But if that proves impossible then the

1550

01:25:50.800 --> 01:25:54.100

powers in the order would authorize

1551

01:25:53.100 --> 01:25:57.400

it and it will be as

1552

01:25:56.400 --> 01:25:59.200

I say an extremely limited interference with

1553

01:25:59.200 --> 01:26:02.900

the enjoyment of that land through driving a truck

1554

01:26:02.900 --> 01:26:05.300

with a Transformer on it through that Junction.

1555

01:26:06.200 --> 01:26:10.000

Bonds during the construction of the scheme. So I

1556

01:26:09.200 --> 01:26:11.400

hope that provides some reassurance.

1557

01:26:13.200 --> 01:26:16.200

Obviously we're willing to continue negotiations if that is

1558

01:26:16.200 --> 01:26:19.000

what the charity wants to do. But if that administratively is

1559

01:26:20.300 --> 01:26:23.100

proving difficult. This may be a case where it's better to

1560

01:26:23.100 --> 01:26:26.400

rely on those order powers and obviously

1561

01:26:26.400 --> 01:26:29.500

under the statutory compensation code. If

1562

01:26:29.500 --> 01:26:32.700

any damage is caused by the exercise of those powers that will

1563

01:26:32.700 --> 01:26:36.300

be a compensatable interest in itself. So it

1564

01:26:35.300 --> 01:26:38.100

may be that's the easier route for the charity

1565

01:26:38.100 --> 01:26:41.200

to take but that's a matter for them. And obviously if they wish to appoint

1566

01:26:41.200 --> 01:26:44.000

agents and continue negotiations on a license would be very happy to

1567

01:26:44.200 --> 01:26:44.600

do so.

1568

01:26:45.200 --> 01:26:48.900

Thank you. So just just to be clear that this land.

1569

01:26:50.300 --> 01:26:53.400

we're talking about here is not directly related to

1570

01:26:53.400 --> 01:26:56.200

the construction of the cable routes or

1571

01:26:56.200 --> 01:26:57.800

the solar panels, but it's

1572

01:26:58.800 --> 01:27:01.600

land that's required for transport of

1573

01:27:01.600 --> 01:27:04.700

Transformer. It's only just to oversail it.

1574

01:27:04.700 --> 01:27:07.600

So it's just when on one

1575

01:27:07.600 --> 01:27:10.800

day a Transformer will arrive

1576

01:27:10.800 --> 01:27:13.100

in the area and it

1577

01:27:13.100 --> 01:27:16.600

will turn through the junction of mildenhall Road

1578

01:27:16.600 --> 01:27:16.700

and

1579

01:27:17.500 --> 01:27:20.800

Another road is up the road that you've managed

1580

01:27:20.800 --> 01:27:23.300

to discover a name for is it very low?

1581

01:27:24.200 --> 01:27:25.100

very Lane

1582

01:27:26.300 --> 01:27:29.000

But apparently very late. So at some point it will have to

1583

01:27:29.200 --> 01:27:32.400

turn around that corner. Yeah, and when that truck on one day turns around

1584

01:27:32.400 --> 01:27:36.000

that corner it will we think cross

1585

01:27:35.000 --> 01:27:36.100

over.

1586

01:27:37.100 --> 01:27:40.100

Field because it will be the corner is too tight.

1587

01:27:41.400 --> 01:27:44.700

For its turn. Yeah while staying entirely within the highway and

1588

01:27:46.400 --> 01:27:49.400

When it does say we will be but for

1589

01:27:49.400 --> 01:27:52.400

the order we'd be interfering with the Charities land interest. But

1590

01:27:52.400 --> 01:27:56.200

the order will authorize us to make that temporary interference

1591

01:27:55.200 --> 01:27:58.500

over sailing their land. We

1592

01:27:58.500 --> 01:28:01.300

won't it's not intended that it will touch their land it would

1593

01:28:01.300 --> 01:28:05.300

oversail their land and make the

1594

01:28:05.300 --> 01:28:08.700

corner and then the world

1595

01:28:08.700 --> 01:28:12.900

can continue as it was before. So that's the intention if

1596

01:28:11.900 --> 01:28:15.100
we are to if if the

1597

01:28:14.100 --> 01:28:17.300
charity wants to agree a license and

1598

01:28:17.300 --> 01:28:20.400
has instructed somebody to do so

1599

01:28:20.400 --> 01:28:23.200
and I completely appreciate that there are difficulties in

1600

01:28:23.200 --> 01:28:26.300
finding a severe to take things on and so on if they want to pursue
that

1601

01:28:26.300 --> 01:28:29.400
we're very happy to continue to try and deal with that by way

1602

01:28:29.400 --> 01:28:33.000
of agreement, but it may be that providing that

1603

01:28:32.800 --> 01:28:35.100
reassure and might be a

1604

01:28:35.100 --> 01:28:38.300
more acceptable route to the charity than than going through

1605

01:28:38.300 --> 01:28:39.300
the process of

1606

01:28:40.900 --> 01:28:43.400
Seeking to formalize matters in

1607

01:28:43.400 --> 01:28:46.400
an agreement, but that's a matter for them. But I think perhaps we

1608

01:28:46.400 --> 01:28:49.200
can continue that discussion. It seems to me like it's the kind of
thing. We

1609

01:28:49.200 --> 01:28:50.600
should perhaps

1610

01:28:51.100 --> 01:28:54.100
speak about after the hearing today because it shouldn't be

1611

01:28:54.100 --> 01:28:57.200
a point that causes the charity a lot of concern in terms

1612

01:28:57.200 --> 01:28:58.800
of the interference with the land proposed.

1613

01:28:59.500 --> 01:29:02.500
Thank you. Well, that's one of the things with hearings. Of

1614

01:29:02.500 --> 01:29:05.500
course. We're all in an actual room

1615

01:29:05.500 --> 01:29:09.400
now. So maybe there is the opportunity to continue

1616

01:29:08.400 --> 01:29:11.000
that discussion Mr. Leech. Did you

1617

01:29:11.100 --> 01:29:14.700
want to respond in any way just by way of now? I

1618

01:29:14.700 --> 01:29:17.700
understand generally represented Insurance

1619

01:29:17.700 --> 01:29:20.900
charity understand Mr. Turf is point of view, but we

1620

01:29:20.900 --> 01:29:23.300
have to employ land agent because we've got

1621

01:29:23.300 --> 01:29:23.900
no experience.

1622

01:29:24.900 --> 01:29:28.500

Now the land agent involved fortunately as

1623

01:29:27.500 --> 01:29:30.700

a lot of experience of shows charity

1624

01:29:30.700 --> 01:29:34.200

because you have the particular company Carter

1625

01:29:33.200 --> 01:29:36.600

Jonas were involved in the building of

1626

01:29:36.600 --> 01:29:39.300

the Village Hall which is associated with Shores charity

1627

01:29:39.300 --> 01:29:42.700

land. So it's just coming. I need

1628

01:29:42.700 --> 01:29:45.200

to see what points the gentleman comes back

1629

01:29:45.200 --> 01:29:48.800

with the landing as to say what implications

1630

01:29:48.800 --> 01:29:51.000

it does mean for this field on the corner.

1631

01:29:51.900 --> 01:29:54.700

Thank you. Thank you very much, Mr. Leech.

1632

01:29:54.700 --> 01:29:58.000

Thank you very much for your contribution. We hope

1633

01:29:57.300 --> 01:30:00.800

you're feeling better since we were lost

1634

01:30:00.800 --> 01:30:02.100

at the open floor hearing. Thank you.

1635

01:30:03.900 --> 01:30:06.600

It's just gone

1636

01:30:06.600 --> 01:30:09.700

20 past three. What I'd like to do is to

1637

01:30:09.700 --> 01:30:12.300

hear Joanna Rex before we take a

1638

01:30:12.300 --> 01:30:12.900

break so

1639

01:30:14.100 --> 01:30:17.300

relaxed whatever weeks if you'd like to make a submission.

1640

01:30:18.800 --> 01:30:21.500

My name is Joanna reeks. I live at La Hogue Farm

1641

01:30:21.500 --> 01:30:24.300

which is affected by the proposed Seneca cable

1642

01:30:24.300 --> 01:30:24.600

route.

1643

01:30:25.300 --> 01:30:28.500

I also joined the own Hill Farm where Seneca

1644

01:30:28.500 --> 01:30:31.200

wish to lease. Approximately a hundred acres to the

1645

01:30:31.200 --> 01:30:32.400

east of the a11.

1646

01:30:33.400 --> 01:30:35.000

to include in their solar area

1647

01:30:36.700 --> 01:30:39.400

during 2019. I looked at the merits of

1648

01:30:39.400 --> 01:30:41.200

the newly proposed Sonica scheme.

1649

01:30:42.500 --> 01:30:45.400

However, having reviewed the information provided over

1650

01:30:45.400 --> 01:30:48.100

a number of months. I felt the scheme as a whole

1651

01:30:48.100 --> 01:30:52.200

is too large and the negative impact on the local community too.

1652

01:30:51.200 --> 01:30:52.400

Great.

1653

01:30:53.600 --> 01:30:56.400

In 2020. I informed Seneca that

1654

01:30:56.400 --> 01:30:59.200

I did not wish to participate in this Remains the position.

1655

01:31:00.600 --> 01:31:03.000

I would like to withdraw Our Land from the scheme.

1656

01:31:05.500 --> 01:31:08.800

Seneca were very disappointed by my decision and said

1657

01:31:08.800 --> 01:31:09.900

that I had two choices.

1658

01:31:10.900 --> 01:31:13.200

Either to sign a 35 to 40

1659

01:31:13.200 --> 01:31:16.600

year lease against my wishes and thus taking

1660

01:31:16.600 --> 01:31:19.500

the land away from our family for at least a generation.

1661

01:31:20.800 --> 01:31:23.400

Or to have the land compulsory Acquired and

1662

01:31:23.400 --> 01:31:25.800

therefore taking the land away from us forever.

1663

01:31:28.200 --> 01:31:31.600

So we've ended up in a position where we're having to negotiate a lease

1664

01:31:31.600 --> 01:31:34.500

with Sonica because of the threat of compulsory acquisition

1665

01:31:34.500 --> 01:31:35.000

if we don't

1666

01:31:36.600 --> 01:31:39.900

This cannot be the correct use of compulsory purchase

1667

01:31:39.900 --> 01:31:40.300

powers.

1668

01:31:41.800 --> 01:31:44.500

There are two outstanding points left to negotiate

1669

01:31:44.500 --> 01:31:47.100

on the lease. So if still not signed it.

1670

01:31:47.700 --> 01:31:50.700

And to be clear without the threat of compulsory purchase,

1671

01:31:50.700 --> 01:31:52.400

we would not sign the lease.

1672

01:31:53.500 --> 01:31:55.800

I understand from Seneca.

1673

01:31:56.300 --> 01:31:59.200

But of the two and a half thousand acres included in their project.

1674

01:32:00.200 --> 01:32:03.300

And putting aside the landowners along the cable route who

1675

01:32:03.300 --> 01:32:07.100

will not lose land that we are the only unwilling landowners.

1676

01:32:08.500 --> 01:32:11.400

If this is correct, then our land only forms a

1677

01:32:11.400 --> 01:32:12.900

tiny percentage of the scheme.

1678

01:32:13.600 --> 01:32:16.200

And I don't understand why they need our particular

1679

01:32:16.200 --> 01:32:17.900

100 acres of land.

1680

01:32:18.800 --> 01:32:21.300

It's not even contiguous with the rest

1681

01:32:21.300 --> 01:32:24.700

of the land and separated by a major highway the a11.

1682

01:32:26.600 --> 01:32:29.100

Dan Hill Farm has been owned by my family

1683

01:32:29.100 --> 01:32:32.100

for over 50 years and it's used as part

1684

01:32:32.100 --> 01:32:33.300

of our arable farming business.

1685

01:32:34.300 --> 01:32:36.200

We don't want to lose it to solar panels.

1686

01:32:38.200 --> 01:32:42.000

I understand that for you to Grant Seneca compulsory acquisition

1687

01:32:41.500 --> 01:32:44.200

Powers over the tiny percentage of

1688

01:32:44.200 --> 01:32:47.200

their scheme area that we own there must

1689

01:32:47.200 --> 01:32:50.200

be compelling evidence that the public benefits of

1690

01:32:50.200 --> 01:32:51.600

the project outweigh.

1691

01:32:52.100 --> 01:32:55.500

Private loss suffered by those whose interests are being acquired.

1692

01:32:57.200 --> 01:33:00.600

I firmly do not believe that this test is met for our

1693

01:33:00.600 --> 01:33:01.700

land at Dan Hill Farm.

1694

01:33:02.500 --> 01:33:05.300

And I urge the planning inspectorate to refuse

1695

01:33:05.300 --> 01:33:08.100

the compulsory purchase of land to the east

1696

01:33:08.100 --> 01:33:10.400

of the all on Dan Hill Farm.

1697

01:33:12.500 --> 01:33:15.300

Sonic is a private company established to

1698

01:33:15.300 --> 01:33:15.800

make Prof.

1699

01:33:16.600 --> 01:33:19.300

It and it is not fair that they could potentially do this

1700

01:33:19.300 --> 01:33:22.000

having acquired our land on the cheap.

1701

01:33:23.700 --> 01:33:26.800

They should also not be using the threat of compulsory acquisition

1702

01:33:26.800 --> 01:33:29.400

Powers as a lever over US during

1703

01:33:29.400 --> 01:33:30.500

lease negotiations.

1704

01:33:31.600 --> 01:33:32.500

This is unethical.

1705

01:33:34.300 --> 01:33:37.500

if you disagree and a minded to include our land

1706

01:33:37.500 --> 01:33:40.300

for solar generation in the development consent order,

1707

01:33:40.300 --> 01:33:43.900

I would ask you to bear in mind the extreme imbalance

1708

01:33:43.900 --> 01:33:46.000

of power between the applicant and

1709

01:33:46.000 --> 01:33:46.500

us

1710

01:33:47.400 --> 01:33:50.500

and to exercise very careful oversight of their

1711

01:33:50.500 --> 01:33:53.400

behavior towards us which up until now I

1712

01:33:53.400 --> 01:33:55.600

have felt has been aggressive and unreasonable.

1713

01:33:57.600 --> 01:34:00.400

Just to put on record. We would also strongly prefer the

1714

01:34:00.400 --> 01:34:00.800

cable.

1715

01:34:02.200 --> 01:34:03.900

Not to pass through the Hogue Farm.

1716

01:34:04.500 --> 01:34:07.500

And if we are forced to accept it, we would ask that

1717

01:34:07.500 --> 01:34:10.600

we are treated fairly by Sonica particularly with

1718

01:34:10.600 --> 01:34:12.200

the reinstatement of any tree.

1719

01:34:12.700 --> 01:34:13.900

and hedges

1720

01:34:16.500 --> 01:34:16.800

Thank you.

1721

01:34:20.400 --> 01:34:23.200

So would you go to this one

1722

01:34:23.200 --> 01:34:24.100

please, Mr. Turning?

1723

01:34:25.500 --> 01:34:28.900

I said the the schedule of negotiations the

1724

01:34:28.900 --> 01:34:30.400

negotiation in respect of the

1725

01:34:31.400 --> 01:34:34.600

tilbrook family and their interest in Dan hill farmers recorded

1726

01:34:34.600 --> 01:34:35.200

under the name.

1727

01:34:36.400 --> 01:34:38.100

Richard tilbrook

1728

01:34:38.700 --> 01:34:42.000

you I think is Mrs. Rick's

1729

01:34:41.000 --> 01:34:42.000

brother.

1730

01:34:42.900 --> 01:34:45.000

And as you'll see from that.

1731

01:34:46.100 --> 01:34:49.700

Heads of terms were signed between Seneca and

1732

01:34:49.700 --> 01:34:52.700

the landowners in August 2019.

1733

01:34:53.900 --> 01:34:54.300

and

1734

01:34:56.100 --> 01:34:59.400

I think that's important contextually to understand

1735

01:34:59.400 --> 01:35:02.600

why we are where we are. Now. I understand

1736

01:35:02.600 --> 01:35:05.000

that during the course the process.

1737

01:35:07.200 --> 01:35:09.600

Mrs. Reeks has made known her.

1738

01:35:11.000 --> 01:35:12.100

opposition

1739

01:35:13.100 --> 01:35:14.700

to the scheme

1740

01:35:16.200 --> 01:35:20.300

But I also understand on instructions that negotiations

1741

01:35:19.300 --> 01:35:22.000

for the agreement of the

1742

01:35:22.000 --> 01:35:22.500

lease.

1743

01:35:24.600 --> 01:35:24.900

following

1744

01:35:25.900 --> 01:35:28.500

those heads of terms being signed the principle being

1745

01:35:28.500 --> 01:35:31.600

agreed of acquiring the land on leasehold terms.

1746

01:35:32.400 --> 01:35:33.000

some

1747

01:35:34.800 --> 01:35:35.700

three and a half years ago.

1748

01:35:37.100 --> 01:35:42.000

There is now an advanced stage of negotiations on

1749

01:35:40.100 --> 01:35:43.400

the terms of that

1750

01:35:43.400 --> 01:35:43.800

lease.

1751

01:35:44.600 --> 01:35:46.400

the option

1752

01:35:47.200 --> 01:35:49.200

documentation is with

1753

01:35:50.100 --> 01:35:53.400

the solicitors on behalf of who act on behalf of the tilbrook family

1754

01:35:53.400 --> 01:35:57.000

negotiations at occurring between solicitors on

1755

01:35:56.200 --> 01:36:00.400

those details and we

1756

01:35:59.400 --> 01:36:02.100

on seneca's side

1757

01:36:02.100 --> 01:36:04.600

expect that conclude that agreement to be concluded.

1758

01:36:05.500 --> 01:36:08.600

So I think the characterization.

1759

01:36:09.600 --> 01:36:13.300

That this is against the landowners'

1760

01:36:12.300 --> 01:36:15.900

wishes is perhaps only

1761

01:36:15.900 --> 01:36:19.000

part of the picture obviously Mrs. Reeks

1762

01:36:18.100 --> 01:36:21.400

is against her position as

1763

01:36:21.400 --> 01:36:22.700

she's expressed to you today, but

1764

01:36:23.600 --> 01:36:26.800

clearly there has been willingness on behalf of her

1765

01:36:26.800 --> 01:36:29.600

family to deal with the scheme and

1766

01:36:29.600 --> 01:36:33.100

to enter into terms with the scheme over a

1767

01:36:32.100 --> 01:36:35.500

period of many years and we

1768

01:36:35.500 --> 01:36:36.800

anticipate that that will reach

1769

01:36:37.600 --> 01:36:40.600

a conclusion soon such that

1770

01:36:40.600 --> 01:36:43.000

the compulsory acquisition Powers will not need to

1771

01:36:43.100 --> 01:36:46.200

be relied upon and I should say that in this regard

1772

01:36:46.200 --> 01:36:49.200

the inclusion of the land at

1773

01:36:50.200 --> 01:36:54.000

Dan Hill in the compulsory

1774

01:36:53.000 --> 01:36:54.700

acquisition

1775

01:36:56.300 --> 01:36:59.800

Is in common with all the other landowners of the

1776

01:36:59.800 --> 01:37:00.500

main sites?

1777

01:37:01.800 --> 01:37:04.700

And we've explained our rationale for doing that in

1778

01:37:04.700 --> 01:37:07.600

the absence of concluded agreements.

1779

01:37:07.600 --> 01:37:10.300

The reason why the scheme is progressed on

1780

01:37:10.300 --> 01:37:10.900

the basis of

1781

01:37:11.600 --> 01:37:15.000

Negotiate for the leasehold interest but seek

1782

01:37:14.100 --> 01:37:17.900

to seek powers to acquire outright in

1783

01:37:17.900 --> 01:37:20.700

the event that that agreement does not materialize or

1784

01:37:20.700 --> 01:37:23.300

is breached so that the benefits of the scheme

1785

01:37:23.300 --> 01:37:27.400

are not held up by a landowner withdrawing

1786

01:37:26.400 --> 01:37:29.800

from the position that they've agreed. So that's

1787

01:37:29.800 --> 01:37:33.300

why we've done it but in this regard the

1788

01:37:32.300 --> 01:37:35.600

tilbrooks and Mrs. Reeks

1789

01:37:35.600 --> 01:37:39.000

are being dealt with in the same way as the other landowners of

1790

01:37:38.300 --> 01:37:40.700

the principal sites. Not not differently.

1791

01:37:43.200 --> 01:37:47.700

And in terms of lahog farm, you you'll

1792

01:37:46.700 --> 01:37:49.500

see Sarah on the cable route

1793

01:37:49.500 --> 01:37:52.600

does pass through lahog Farm again. It's connecting

1794

01:37:52.600 --> 01:37:55.900

the various components of the scheme. We've explained

1795

01:37:55.900 --> 01:37:58.000

the approach taken to cable routing and trying to

1796

01:37:58.300 --> 01:38:01.500

provide the most direct routes subject to physical impediments between

1797

01:38:01.500 --> 01:38:04.500
the various development parcels and ultimately onto

1798
01:38:04.500 --> 01:38:07.500
the substation. We consider its

1799
01:38:07.500 --> 01:38:10.900
appropriate to cross the land

1800
01:38:10.900 --> 01:38:13.500
interest at the Hogue farm with the cable route.

1801
01:38:13.500 --> 01:38:17.200
And obviously we remain willing to

1802
01:38:17.200 --> 01:38:18.700
and wish to agree.

1803
01:38:19.700 --> 01:38:22.100
Terms for an option and easement over that land

1804
01:38:22.100 --> 01:38:26.500
which we hope can be concluded when we've

1805
01:38:26.500 --> 01:38:29.600
dealt with the main interest at Dane Hill so that

1806
01:38:29.600 --> 01:38:33.300
that's the position on on that negotiation and hopefully we'll

1807
01:38:33.300 --> 01:38:34.900
be able to update before the end of the examination.

1808
01:38:35.900 --> 01:38:36.200
Thank you.

1809
01:38:37.800 --> 01:38:40.900
This is Rex. Would you want to make any response

1810
01:38:40.900 --> 01:38:41.600
to what you just heard?

1811
01:38:47.200 --> 01:38:47.500
Thank you very much.

1812
01:38:50.400 --> 01:38:52.000
It's just gone up us three. So.

1813
01:38:53.300 --> 01:38:56.400
1533 on my clock so we'll take a

1814
01:38:56.400 --> 01:38:57.200
break so

1815
01:38:58.300 --> 01:38:59.000
five to four

1816
01:39:00.100 --> 01:39:02.000
and come back and finish off.

1817
01:39:03.400 --> 01:39:04.100
Beside him.

1818
01:39:05.300 --> 01:39:08.100
I just want to cover the H put issue and

1819
01:39:08.100 --> 01:39:08.900
the this item.

1820
01:39:10.900 --> 01:39:13.700
Okay. Thanks. Everyone hearing a gentle 10

1821
01:39:13.700 --> 01:39:15.300
5 divord five.