

00:00:02:06 - 00:00:30:14

Unknown

Good afternoon, everybody, and welcome back. Just can I confirm with the team that the teams and. Internet connections up and working. Thank you very much. Okay then if I can just revert back to North Lincolnshire Council please and see if there's any further clarification you would wish to be able to make at this stage both on behalf

00:00:30:14 - 00:00:45:02

Unknown

of North Lincolnshire Council and thank you for the opportunity on this. We are going to give you a detailed submission on this, which I think clearly will help clear what the Council's position. So we'll obviously do that in accordance with a timescale set out.

00:00:46:49 - 00:01:19:18

Unknown

Okay. Thank you very much. And are there any final points that the applicant would wish to make in response? Jonathan Bauer for the applicant. Thank you for that confirmation. We welcome what the council just said. And the letter that was referred to isn't before the examination authority that Councilor Wilson referred to, which is a letter that the

00:01:19:18 - 00:01:47:41

Unknown

applicant wrote to the council. So just just to clear up any misunderstanding in relation to that. But what would certainly assist the applicant is if, as part of the submission, the detailed submission that a Councilor Wilson refers to when when that is put forward, it would be helpful if a response to two particular questions were able to

00:01:47:41 - 00:02:13:23

Unknown

be addressed, which are set out in the letter first relating to the question about best consideration that we've already 430. And the second one is whether if the powers are if the DCI has granted and that compulsory acquisition powers are contained within that order, would the Council in those circumstances agree to a sale as opposed to having

00:02:13:23 - 00:02:32:29

Unknown

compulsory acquisition powers implemented against? It is certainly the applicant's strong preference to try and reach agreement with all affected persons, but it would certainly assist the applicant if that position were made clear to the applicant and potentially may be of assistance to the examining authority as well.

00:02:35:43 - 00:02:55:35

Unknown

Okay. Well, thank you. So the council can respond as it sees is appropriate. And we'll see, hopefully how clear the position is after that. Thank you. Okay, then we'll come on to British Steel then, who I think are the only other party left who are still present.

00:02:55:36 - 00:03:15:11

Unknown

So I just clarify if there's any additional points you would wish to make. And I'm looking and it may well be they've not returned this afternoon so Jonathan back the start understanding that

after they made their submissions earlier about having provided the plans, etc. that they dropped off soon after that.

00:03:16:25 - 00:03:37:01

Unknown

Okay. Well, that brings that swiftly to an end. And as far as I can see, there are no other affected persons present. I just checked that I'm not missing anyone, either in the room or attending virtually. No. Very good.

00:03:37:02 - 00:04:05:15

Unknown

So. And that really brings us to our conclusion then in that respect. And in light of that, we're not either going to receive any representations from statutory undertakers so we can move swiftly on and. So I think really that then just brings us to any other business.

00:04:05:31 - 00:04:33:25

Unknown

I think there's just a couple of points of clarification I would like, which hopefully you can assist us with in part of the representations from both yourself, the applicant and North Lincolnshire Council. There was reference to some land plots that were subject to auction and I wonder if that is now resolved itself.

00:04:33:34 - 00:04:57:24

Unknown

Has the auction happened and it's now other parties who are potentially going to be involved? Or is it not happened? And it's still within North Lincolnshire Council's ownership? I just seek some clarification, please. And above all, we offer the author an authentic counsel.

00:04:58:00 - 00:05:16:17

Unknown

I know there are no sites, to my knowledge, that were late to anything auction. So I'm and I'm happy to clarify that and put it in our submission. But there's nothing for auction. I mean, we have got sites there associated to add links to those sites that are indicated for on Phenix Parkway.

00:05:16:17 - 00:05:38:07

Unknown

But they are not they're not the sites are not connected. It's more but they're they're actually completed or nearing completion on sale. So. Okay. I've not misunderstood her. There were plots that were referenced in that way. Andrew Bradley on behalf of the applicant.

00:05:38:10 - 00:05:54:32

Unknown

I think in previous discussions that at one points maybe it was muted by the council that the land for the House site may be up for sale via a public auction. But that was just in in passing I think.

00:05:54:33 - 00:06:17:31

Unknown

But as far as I know that it never came to the market in a in that fashion. Okay. Well, if you can let us know in your written submission, that would be helpful. Thank you. And I think the only

other clarification, hopefully the both parties, again, have made reference to the land to the south, which is got

00:06:18:44 - 00:06:48:42

Unknown

an outline planning permission for housing and is part of the. Proposed bids for housing development that the council is seeking to pursue. But again, in terms of the land interest, the they may not be directly related, but there's reference to company and administration.

00:06:49:39 - 00:07:17:48

Unknown

And I just want to make sure I'm not misunderstanding the situation with those plots and those owners. And I just want to make sure there's not some peculiar complication as a consequence. Andrew Bradley on behalf of the applicants, as far as understand the company that may make reference to which the name can't remember is a former owner

00:07:17:48 - 00:07:36:35

Unknown

of some of the land that is subject to the outline planning consent as opposed to anything along the route of the district. Heat network. Yeah, I'm forgetting the name as well, but it's very similar to the Lakeland like to Lake Limited.

00:07:36:44 - 00:07:58:42

Unknown

Yeah. Yeah. And that's what was just sort of ringing a slight alarm bell so. Yeah. Thank you Robo from on behalf of North County Council. So harvest in young the Lincolnshire Lakes. Uh development in its entirety is subject to two distinct landholdings.

00:07:58:42 - 00:08:22:47

Unknown

One element is under private ownership, which is under it. It is privately owned by farmers. The search you are seeking to develop the site. The other element, which is the Lincolnshire Lakes Land Limited, is it's a trip of the term and is currently the Avison Young are the administrators for for that land and they're obviously seeking

00:08:22:47 - 00:08:43:41

Unknown

to to to bring that to market. I have said of an up to date position on that. But they are they're acting on that behalf. And is that the land is subject to the outline permission. It's actually all subject to outline permission so that the other bit that I referred to, which is the farmers.

00:08:43:42 - 00:09:02:30

Unknown

But your colleague. I was shaking his head about. Sorry. David Boren from the City Council. The planning application for the Northern Section three will ensure Local Unlimited is not lost in terms of the outline permission. So the other outline permission is to the south for the two and a half thousand units.

00:09:02:41 - 00:09:17:36

Unknown

They were very similar in terms of volume in number. So easy mistake to make, but the one to the south is still it is still in. And we expecting well, whenever that comes in terms of reserved matters, the site to the north is one that's expired, which is on the links land limited the obvious.

00:09:17:36 - 00:09:46:02

Unknown

And you're now seeking to to work with the administrators to bring back to market. Okay. Thank you. Sorry, unless the applicant has anything further to respond to. Jonathan Bauer For the applicant, nothing further, but I think that British still have rejoined.

00:09:48:07 - 00:10:08:46

Unknown

Thank you for pointing that out to me. And can I just ask you then the representative British still? Are there any particular points that you would wish to raise with regard to any of the plots that you're the owner of or have easements over in respect of the compulsory acquisition side of things?

00:10:10:23 - 00:10:27:23

Unknown

Ross upon British Steel, apologies for I've had some issues and at this stage, like I said before, whilst we continue to engage with the with the applicant, we've got no particular representations that we want to make at this stage.

00:10:29:25 - 00:10:47:42

Unknown

And may I ask, are you hoping to conclude those discussions, negotiations prior to the end of the examination so we can be confident we'll have a concluded position before we close? That's the aim, yes. Okay. Thank you very much.

00:10:49:05 - 00:11:17:30

Unknown

So I think really then that really just leaves us with a list of action points just to confirm. And I think and I'm sure my colleague to my left will give me a nod if I miss anything. And you will look at the funding statement and consider expanding on the public benefit in respect to the compulsory acquisition

00:11:17:30 - 00:11:37:29

Unknown

tests and the distinct position for the various component parts of the scheme, and provide us with a copy of the Section 35 letter from the Secretary of State. I think it would be helpful if you also provided with a copy of the letter you sent.

00:11:37:29 - 00:12:02:04

Unknown

So we see the full picture if you're willing to do that. A more detailed explanation on private loss. Complete the table that was linked to the bottom of the first written questions on those landholdings or owners that are affected by compulsory acquisition or temporary possession.

00:12:02:30 - 00:12:33:23

Unknown

So we can understand a clear list of those affected and where we've got to go and underwrites and for be, I think an update to be provided. Again, looking at the uses of land and the effect of private loss under item four C, he said you'd provide a table referencing the national policy statement documents, and I think

00:12:33:23 - 00:12:54:44

Unknown

it was in relation to the effects on human rights. And then finally, I've just got a note that in respect of the equalities duty and the various elements on that, and I'll just check with my colleague that I have not missed anything.

00:12:56:26 - 00:13:12:15

Unknown

Thank you. The only thing I have got was the commitment to provide the final estimate of the funding by deadline seven. I think that was. Yeah, so that was I think that was that was all. Thank you. Super.

00:13:13:31 - 00:13:34:10

Unknown

So just before I close, I just check with everybody. There's no final comments or any other points they would wish to raise. No. Well, thank you all for your attendance. It's now just coming up to 2:00 and formally close the hearing.

00:13:34:45 - 00:13:35:22

Unknown

Thank you.