

Mallard Pass_CAH1_14 July_PT3

Created on: 2023-07-14 14:29:17

Project Length: 01:42:10

File Name: Mallard Pass_CAH1_14 July_PT3

File Length: 01:42:10

FULL TRANSCRIPT (with timecode)

00:00:05:14 - 00:00:06:26

Take your seats, please.

00:00:32:02 - 00:00:58:23

Right. It's 1:30. So time to resume this compulsory acquisition hearing. We're up to item eight on the agenda, which is site specific representations from affected persons. The audit that I intend to do this in is that if we start with affected persons and I'm thinking that we start with.

00:01:01:11 - 00:01:11:24

Mrs. Willie, Do you want to go first, Mrs. Buller? Because I know your time limited as well. So if I go with you first and then. Mr. Williams.

00:01:13:27 - 00:01:23:25

Who's joined us at the table can just about see you between the cameras now. So hopefully that will work. And then if I do, Mr. Beamish, who's online?

00:01:25:14 - 00:01:26:29

And then, um.

00:01:30:14 - 00:01:43:00

Mr. Burr filed for parish council. And then again, a question for you, Mrs. Holloway. If you're not an effective person, did you intend to do a representation on behalf of affected persons?

00:01:45:13 - 00:01:49:11

Mrs. Holloway from Malabar Action Group have got a couple of queries. Yes.

00:01:49:19 - 00:01:52:20

Right. I'll bring you in then. And.

00:01:54:07 - 00:01:59:27

There's a hand up and don't know whose hand it is up, but it's the letter A on the sort of circle.

00:02:02:24 - 00:02:06:20

Oh, that is Mr. Beamish. Did you have a question, Mr. Beamish?

00:02:10:07 - 00:02:14:01

Mr. Beamish think it's up from before lunch so it hasn't come down. I'll click it off.

00:02:14:23 - 00:02:47:20

Okay, So your. Your third on my list. And the way I want this session to run is that want obviously the submissions from affected persons who have a obviously a right to be heard at this this hearing is that allow you to make your submission. And then I will may have questions. Don't know. I'll get the

applicant to respond and then that will be it. Don't intend this session to be a discussion session or a negotiation session. So it's about submissions for affected persons and a response from the applicant.

00:02:49:07 - 00:02:59:25

Okay. Is that what it wants when you said. No, I'll do individually. I'll do them individually. I think it's best. So we'll go through and you'll get a chance to respond. I think that's probably the best way of going through this. Okay.

00:03:02:22 - 00:03:06:03

So. We can start with.

00:03:08:14 - 00:03:17:18

This is what you can introduce yourself. And just if you can refer to your particular plot reference and interest in the land as well, just so everyone's clear watching it on the recording, etcetera.

00:03:20:10 - 00:03:51:08

Thank you. I am Mrs. Woolley. I am an infected person. I live in the northwest part of the site looking out over what will be field for the order limit's. Come right up to the front of our property between the tarmac and the grass verge. They run along effectively the barrier between the tarmac and the grass verge. The specific number plot number is given A01 hyphen one six.

00:03:52:12 - 00:04:30:25

But one of the points I want to raise is a query on those, the numbers of that particular in that particular area. So as start to make my submission, I would like to and don't intend to repeat the reasons why they are well documented in my written representations. I remain a person that has a very strong asset as my husband has a very strong objection to the scheme in principle and in its totality. But we largely because of a the reasons I've set out, but but because of the impact it is going to have on us and our property throughout the life of the scheme.

00:04:32:23 - 00:05:13:07

And I'd say I've set out my reasons why. Don't propose to to actually repeat them now. But as I have the opportunity to speak this afternoon, I think there are a number of things that would like to seek some clarity on. The first is having reviewed again the book of reference. I agree with zero Hyphen one six has been relevant to our property, but there's quite a lot of noise and there are a number of separate plots in a very, very short area that go across the front of our property and our neighbours property and would like to request the opportunity to sit down with my neighbour and make sure that those plot numbers are accurately reflected in the book of reference.

00:05:13:13 - 00:05:44:02

I don't understand why there are quite the number of plot references that there are between the two properties and would just like to sit down with her and clarify and just work out the the plot numbers I'm referring to. Um, for the record, R zero 11, which I definitely believe belongs to my neighbour. Um, we have then 011301140115. All of which are allocated to Mrs.

00:05:44:04 - 00:06:00:18

Cook and Mrs. Mr. Chapman. I think zero one hyphen five is the one that's that think needs to be reviewed but would like to sit down and then put in a representation that explains how we believe plot numbers should be allocated across the two properties. If that's okay.

00:06:03:18 - 00:06:23:18

Me. Yes. But what I would say is that by all means, absolutely do that. You can do this at any time. And if you need to submit a representation, but by all means approach the applicant with any

clarification on that before so that your representation sort of follows on from that. So don't wait just to make a representation to to words. But if you need to do, then obviously obviously yes, you can do.

00:06:23:21 - 00:06:54:17

And then would like to record, which I don't think has been recognized anywhere, is that both parties, both I and my neighbor at Barbers Hill Farm, have a right of access, actually written in the days of our properties over plot number zero one hyphen 17. And what I'm not clear of is what the implications are on the temporary position or possession order would be on that right of access from the road down that track. So that is my those are my first two questions.

00:06:54:19 - 00:07:06:19

My second question is actually seeking some clarity on exactly what the applicant's interpretation is on temporary possession, um, in the situation that we are in.

00:07:08:29 - 00:07:47:12

Is this just required for construction or is that throughout the life of the scheme? My understanding is that it is to allow the construction of a new gateway further north in our property, but would just like some understanding of whether that means that it will only be relevant during temporary possession, during construction, or whether they will be an ongoing requirement. And if there is an ongoing requirement, then would question whether that is actually temporary possession or something different given the length of the scheme and actually the fact that the applicant is applying for a non time limited scheme.

00:07:48:03 - 00:08:24:00

And the other point I would like to raise is the communications that I've had with the applicant. We were the recipient as they were trying to establish people's land interests. We received out of the blue a land interest questionnaire which actually set out in the letter what they were trying to why they were doing the questionnaire. And when I rang them and asked them specifically why they needed the information, I was given lots of vague answers, was bounced between ardent the the the consultants who were doing the work for them and bounced back to the applicant.

00:08:24:15 - 00:08:57:15

And there was a real bouncing back from one to the other. I never did get absolute clarity. I asked if I had to do it and was told that I didn't. But then when I now understand this was all about trying to establish where the potential land ownership may be, I think they had a duty of care to actually explain to me that there could have been a compulsory acquisition request and it was in my interests to actually fill in the information. I did fill it in, but think they should have been clearer and could never get a full, clear answer.

00:08:58:15 - 00:09:23:07

I would also make the same reference to correspondence regarding Category three. We are category categorized as both Category one and Category three interested affected party and Category three. I had to fight to get the letter that recognized that was a Category three, and the only reason that I managed to establish that was because of the work that soon I've been doing.

00:09:23:23 - 00:09:41:14

I've read that in your in your representation. I mean, several of these issues sound as though they could be sort of taken offline and discussed with the applicants. And I'm not sure about how the sort of that that flow of discussion takes place in terms of but absolutely encourage you to do that. Are there any particular representations you want to make in terms of how your interests are affected by the proposed development?

00:09:41:16 - 00:10:13:00

I think for me, I think it probably falls as part of the traffic management plans that are proposed because there is going to be huge disruption. We are an isolated property. We do several car journeys a day, not just one in the morning. We are constantly in and out of the house, both I and my husband. There will be severe disruption to our life, both from the access immediately outside our property and until we get the detailed plans. It's not clear how long various parts of the construction are going to take.

00:10:13:10 - 00:10:19:13

But, you know, I want some reassurances. All of our main journeys are turning left out of the property.

00:10:20:00 - 00:10:23:06

When you refer to access outside your property, do you mean the proposed access?

00:10:23:08 - 00:10:53:16

No more access need to be able would want to be. I would want reassurance that whenever I wanted to, I can actually drive out of my property and go about my daily life. And I'm not sure that has been explicitly provided. It may be there implicitly, but would like some absolute guarantee that my ability to access and both exit and enter my property is not going to be compromised at all during the. Um. Proposed destruction.

00:10:53:23 - 00:10:59:19

Accept It might have to be inconvenienced, but think that inconvenience also needs to be spelt out.

00:11:03:04 - 00:11:03:19

Okay.

00:11:05:16 - 00:11:07:20

Thank you for that submission.

00:11:10:04 - 00:11:20:12

Mr. Fox. It's Fox in. I'm part of the applicant. Um, so, um, I think we don't need to go over the past too much. Think we have been. We've had had.

00:11:20:14 - 00:11:57:09

Some email correspondence with, um, this is really, um, and I think that since examination, we can confirm that the temporary temporary possession plots shown on the plan are for temporary purposes only. Um, used to carry out the works to improve the access. Um, they're shown as temporary as transplant area because they, um, those plots are identified as being unregistered highways, essentially highways, land that's unregistered and therefore, um, individuals are identified in the book of reference, in the context of the subsoil and the presumption point that raised earlier.

00:11:57:25 - 00:12:28:24

But the plots are temporary are only for the temporary possession period as we discussed earlier. Um, that is only available, um, the time of the, um, at the same time limit as everything else in the order. Um, think that, um, I'll take Mrs. Whitney's point about, um, continued access, um, and whether it's clear enough and the documents will take that point away.

00:12:28:29 - 00:13:05:12

Think for itself, um, makes clear that pedestrian access has to be maintained, but obviously appreciate the point that that's different from vehicular. Um, the construction traffic management plans obviously will have to be signed off by the local planning authorities. But again, I can appreciate the concern that that's kind of a higher level than the kind of specific individual properties. So we will take that

way as an action because if it's not clear already, clearly it's not, then we need to be clear on that because think that is generally the proposal is that access would be maintained and acknowledged that it probably will be inconvenienced at points because the works need to take place.

00:13:05:14 - 00:13:07:01

But we can do that through the city.

00:13:07:03 - 00:13:28:22

I think would be helpful from our point of view as examining a priority just to understand how it would work in terms of proposed vehicle or sorry, existing vehicle accesses such as Mrs. Wallace. And if there are any, if there is going to be an interference at all, how long would that take place for so think or indication how long it would take place.

00:13:28:24 - 00:13:35:20

So I think the furthest we can go is to make commitments. At the moment, we have a construction contractor on board to say

00:13:37:06 - 00:13:54:01

exactly what works and how long they will take. Um, I wouldn't want to make any kind of promises about how long that would take. But if we can make specific commitments to say that somebody will be able to access our property by vehicle. Um. Then that's the important point. Would just.

00:13:59:12 - 00:14:11:06

Okay. Thank you. The first of the points raised, which I think probably the best sort of raised or dealt with online, if there's anything outstanding about some of the clarifications that you have about the the land plans, I.

00:14:11:18 - 00:14:13:14

Think think yes, I mean.

00:14:13:18 - 00:14:14:17

It's down to those now.

00:14:14:26 - 00:14:16:06

There wasn't any.

00:14:16:22 - 00:14:27:06

You've had even the submission cut on that anyway. So by all means sort of do that informally and come back to the examination priority with any bits that are still causing a problem after your discussion. Yes.

00:14:27:27 - 00:14:28:12

Okay.

00:14:29:01 - 00:14:30:15

Okay. Thank you, Mrs. Woolley.

00:14:32:27 - 00:14:34:26

Um, Mr. Williams.

00:14:37:12 - 00:14:40:16

Again, if you'd like to make your submission to.

00:14:41:15 - 00:14:44:12

The interested party or affected party.

00:14:46:20 - 00:15:07:26

Okay. I think it's fair to say that, um, we're by accident. Um, and a divided family over this. Um, think it would have known at the outset that there was the possibility of a compulsory acquisition of our land and we wouldn't have allowed anybody onto it to

00:15:09:14 - 00:15:13:23

do whatever they did to include it in water limits in the first place. Um.

00:15:16:10 - 00:15:24:11

The concern we've raised with them from the outset is regarding the financial standing of the project vehicle, which you touched on

00:15:26:00 - 00:15:44:02

over remediation the other day. I think the hypothetical situation that the gentleman was struggling to come up with was that big companies do go bust and run into Carillion Stearns, Credit Suisse

00:15:45:22 - 00:15:50:08

And the fallout from those events. Yeah, generally isn't good.

00:15:52:07 - 00:15:53:23

So think whilst.

00:15:58:20 - 00:16:09:20

Yeah. Think had we known compulsory acquisition was, you know, was a possibility they wouldn't have been allowed on the land. Um, notwithstanding that we are where we are. Um, and.

00:16:11:06 - 00:16:11:21

Um.

00:16:14:06 - 00:17:00:24

Yeah, not quite sure whether they followed the right process and the references to notices and schedule whatevers. Um, my brothers and I inherited our interest in the property. The beginning of this year. You know, when I sent you the information at the time, the discussion with wind started. My mother just passed away, and. I think sometimes May 22nd, I think it was My father sent the details of my brother's and my capacity as executors to to somebody called Oscar Barton, which would have thought would have triggered whatever notices should have been getting sent to us, sent to us.

00:17:00:26 - 00:17:06:01

But safe to say, I haven't received anything that has to whether there's

00:17:07:17 - 00:17:11:16

something that should have come to me that didn't, I don't know. Um.

00:17:13:23 - 00:17:32:03

So that's the background to how we've got here. I know that we need to have to look at the question of is our land required on a specific plot basis? Um, and look at plots that field numbers. Think they're one, two, three with a sort of upper.

00:17:32:05 - 00:17:33:17

Yeah I'm aware of Northwestern.

00:17:33:19 - 00:17:34:04

Yeah. Yeah.

00:17:35:02 - 00:17:36:01

The drift to.

00:17:36:21 - 00:18:04:08

The comments that would make there is a large amount of of that area is, is down as wildflower biodiversity. I think we heard earlier in the week that the the claimed biodiversity gain. I think there's an order 70 or 80%. Is that the right figure? Um, but then they're only actually committing to 10% in their order. So in order to get their 10%.

00:18:06:01 - 00:18:13:15

Do they actually need our land to achieve the 10%? Don't think the land is being used as mitigation.

00:18:15:07 - 00:18:16:20

So arguably

00:18:18:17 - 00:18:44:15

its value is in the biodiversity and the energy generation capacity. We talked in general terms about the energy generation capacity this morning in terms of the megawatts per acre. And I appreciate they're going to come back with some details on that. I don't know whether they're proposing to use Bifacial panels or not, but the the point being suppose is that given.

00:18:46:03 - 00:18:53:20

The size of the installation proposed on on our land. I don't know that it is actually required. Um,

00:18:55:09 - 00:19:02:22

to achieve the overall project result because they could improve the efficiency of the design generally and design us out of it.

00:19:04:14 - 00:19:24:14

Um. A final point on. Yeah. Is our land essential? I think they told us at the outset that they'd like to have our participation, but it's not essential, just something they'd prefer to have if we are prepared to commit. Um, so following that, um.

00:19:26:17 - 00:19:29:18

If that's. That's where we are. Um, so

00:19:31:03 - 00:20:03:29

there are alternatives. There's been a parcel of land braced for, um, for sale for some, like it's now under offer, but that's approximately the same size as our land. It's flat and adjacent to the order limits. Um, can furnish you with details of that at Bracebridge Grange. Think it was called or Bracebridge Lodge? Um, so the applicant has had opportunity to acquire directly other land adjacent the order limits which would presumably have satisfied the same requirements as ours does.

00:20:04:01 - 00:20:04:16

So.

00:20:06:15 - 00:20:07:00

Um.

00:20:09:21 - 00:20:46:28

I need to talk about the public interest or the compelling case and so on. I think it's fair to say that we already farm in a carbon friendly fashion. We have wild field margins. We have significant areas of the land put down to tree plantations. We create the special scientific interest to east wood. We maintain footpaths and you'll be aware, obviously, of government changes of policy with now where they're incentivizing farmers to continue to be more eco friendly under the new management schemes.

00:20:48:15 - 00:20:55:05

So in response to the desperate urgency to save the planet, I would argue that we're already saving the planet

00:20:56:24 - 00:21:09:08

and so don't know that our planet saving activities are taken into account in respect of that land when the applicant is saving the planet himself. Think we're already doing it?

00:21:12:07 - 00:21:16:25

The price of electricity. Think was touched on. I'm not sure

00:21:18:10 - 00:21:25:03

that that is going to change any time soon as a result of the electricity installation on our land. Um.

00:21:27:10 - 00:21:33:18

So again, that's the stand out and the incentive for us to continue to.

00:21:35:10 - 00:21:35:26

To.

00:21:38:13 - 00:21:50:00

Used environmental schemes, which are the new subsidy basis coming out. There is obviously a risk that that's all that we do and then we won't have food either. So

00:21:51:24 - 00:21:58:07

in that. Case. Yeah. Think that's what I've got to say on that one. Um, any questions?

00:22:08:02 - 00:22:28:22

But one of the things we need to consider examining is whether or not the public benefits, which is sort of touched upon there are outweigh the private the private loss in terms of actual effects on. The land that you own or have an interest in. Is there anything further you want to help us with on on that?

00:22:30:18 - 00:22:36:18

And I'm actually not the farmer. Um, my history is not

00:22:38:03 - 00:22:52:10

generally in. In Stamford. I live in Guernsey. I spent most of my career in corporate roles most recently. I was carrying on some large developments in London.

00:22:53:25 - 00:23:06:21

Um, so I'm the, the family representative of what I put up to this. I think if you wanted details on the farming activity, I'm sure that could be done.

00:23:06:24 - 00:23:07:09

Well, now.

00:23:07:16 - 00:23:14:18

Think in terms of the overall landholdings. It's approximately 10% of the write the landholdings.

00:23:17:07 - 00:23:21:03

The proportion of actively farmed as opposed to.

00:23:23:23 - 00:23:27:07

Elmo's Management or Woodland. I'm sure we can provide, but.

00:23:29:12 - 00:23:41:24

So if you take it that it's. That percentage were at least going to then be 10% over machined unless we replaced the land elsewhere, which is obviously what we would intend to do.

00:23:42:01 - 00:23:48:06

Just to clarify that point, you think the land is the land affected is 10% of the total farm holding.

00:23:48:20 - 00:23:52:28

Of the total family farm holdings. Yes. So they're not all owned

00:23:54:23 - 00:23:56:28

in the same ownership? That makes sense.

00:24:02:14 - 00:24:02:29

Okay.

00:24:04:14 - 00:24:05:03

Thank you.

00:24:07:28 - 00:24:10:04

Mr. Fox, would you like to respond?

00:24:12:04 - 00:24:48:07

Mr. Foxman Path applicant Don't intend to respond on points of event. The pros and cons of the scheme, so to speak, because we have done that already this week and we touched on the fact that we will be updating the requirement even though we didn't need to, etcetera. Um, I think that obviously we've, we've been in negotiations with Mr. Phillips said um, with the Williams family for some time. Um, they own um, a large area that we want to put solar panels on and, and the part of the wider need for the scheme.

00:24:48:28 - 00:25:03:04

Um, I don't know. Um, we've set out the position of funding earlier in the agenda. Um, but at the moment it's difficult to really respond in substance because it was a collection of points, most of which we've, we've done this week.

00:25:13:10 - 00:25:16:22

Okay. Thank you. Thank you, Mr. Williams.

00:25:19:21 - 00:25:20:06

Mr..

00:25:20:19 - 00:25:23:17

Sorry, do I have to do a written thing of that as well? Is that.

00:25:23:19 - 00:25:39:25

Well, what we're saying is that deadline for one of the items for deadline forward for submissions is summaries of representations made at the hearing this week. So that would be helpful if you could provide that for deadline for. Thank you.

00:25:47:09 - 00:25:51:09

Mr. Beamish. You're.

00:25:53:07 - 00:25:54:21

Representation, please.

00:25:56:04 - 00:26:30:09

Hello. Good afternoon. Andrew Beamish. Interested party. Speak personally and from a business point of view. We are at the bottom of Essendon village facing the Park farm area of the proposal for Malpas Solar Farm. And we speak today as owners of Church Farm, but also the business of events and company and Mallard Point, Vineyard and Distillery, which runs out of the farm and and the surrounding land as well.

00:26:30:22 - 00:26:33:26

And we have tried to engage early on.

00:26:34:08 - 00:26:42:11

Give your land plots, please. Sorry, Mr. Beamish, Just confirm your your land plots. I've got written down 02144, which I think is the

00:26:44:02 - 00:26:47:21

think is the access and need to.

00:26:49:20 - 00:26:52:15

No, I'm not much. So you have to give us a minute just to get that.

00:26:52:17 - 00:26:59:07

102138A which was the recently subdivided. Yes.

00:26:59:09 - 00:27:02:06

Lot two seconds and they just need to get it up

00:27:04:13 - 00:27:10:15

plans. I'll just sorry once just get on that now so the the.

00:27:28:23 - 00:27:29:08

I

00:27:30:25 - 00:27:35:20

don't know, Mr. Fox, if you've got those lamb plot numbers for Mr. Beamish to think, the ones I quoted are correct, but.

00:27:37:03 - 00:27:37:18
Not.

00:27:37:20 - 00:27:39:19
For the record. Yeah.

00:27:41:13 - 00:27:44:15
Oh yes. 144 02138. Eh? Yes.

00:27:44:17 - 00:27:51:07
That's why you had 10214402134.

00:27:51:26 - 00:27:52:29
Oh the closest one.

00:27:54:09 - 00:27:59:00
About which the which of the actual ones that you're speaking on today as an infected person?

00:27:59:20 - 00:28:25:20
Well, both really, because we have two accesses, uh, for for ourselves and our businesses, one into the church farm and one into our land. So we're separated by a river, by the river west. And obviously we have two accesses that that affected by this one from the, from the potential of the, the cabling, but the other one from a from a from a land access point of view for our businesses.

00:28:26:10 - 00:28:29:19
Okay. So the second one you mentioned was 02134.

00:28:31:08 - 00:28:31:25
And that just be.

00:28:32:05 - 00:28:35:08
That's the case. That's the closest plot number to our access.

00:28:36:11 - 00:28:39:06
So. Right. But that's not that's not actually land you have an interest in.

00:28:40:21 - 00:28:46:21
Is that land we have an interest in? It is just off our. What's on our boundary? Yes.

00:28:49:07 - 00:29:00:24
Sorry about that. And believe, Mr. Beamish. You can correct me if I'm wrong here. I think that interest is interesting. 2134 might be held by your company rather than yourself.

00:29:01:00 - 00:29:07:15
That's what I'm saying. I'm speaking on behalf of Andrew Beamish and the events intense company and our point.

00:29:08:23 - 00:29:11:04
So out 2134 is.

00:29:12:02 - 00:29:13:18

The events and dance company Limited.

00:29:14:22 - 00:29:19:17

Thank you. That's that's an important clarification. Thank you. Sorry for interrupting, but you may continue.

00:29:20:06 - 00:29:54:07

So we've attended the consultations and meetings right from the very start. And many people have spoken before today and there with regards to the consultation and the engagement on many things to highlight, for example, the Mrs. Willie mentioned earlier regarding the forms that were sent out to basically gain information which was sent to us for what we now know was for this consultant compulsory acquisition or extinguishing of land rights, etcetera.

00:29:54:13 - 00:30:24:21

And we too got the same responses really from our contacts. All they were really interested was doing as in in finding the information, but not obviously explaining really what it was for and why we should need to do it and whether we needed to do it again. We got the same response was it was up to you. But think, say, agree a duty of care should have been done. When someone's asking you basically for your inside leg measurements on everything that you own and do and everything like that. And being intrusive, yeah.

00:30:24:23 - 00:31:22:03

Affects people, especially when you're asking it for everything that you own and how you operate, etcetera on that and think the applicant should have been better as far as that's gone. But unfortunately it's been a case throughout the process so far in relation to how this has come about with this access route for cabling, for example, only arriving right at the very last minute. And again, we lead on to then obviously the fact that we thought our land would be compulsory purchased and it wasn't again, only until we in the last meeting that we attended at Peterborough on the 16th of May, through our interactions with the applicant again, um, you know, after nearly six, eight months of actually and gaining solicitors and legal advice as to whether we would or wouldn't be able to access our businesses and our legal rights of way that we had, whether that be we've had nothing back from the applicant at all and that's been all the way through the process.

00:31:22:05 - 00:31:24:29

So we are um, yeah, we're fairly despondent

00:31:26:15 - 00:32:00:10

to deal with, to deal with them despite attending and asking questions which they may well thought have been probing. But, but think we have a right as, as a resident and as a business owner to, to actually understand the impacts what we're going to be. Sarah Price confirmed back to us after that meeting in an email, but that is all we have had, that the map would be updated and albeit the red lines looked different and and we were right to have of looked at that and questioned that and that they have been updated.

00:32:00:12 - 00:32:40:00

The red line still shows along our boundary but there's still obviously the cloud overhead of this application for this cable meeting to come through, which will not only impact us accessing our properties, both for the events and tennis company to bring anything from cars and vans for staff leaving and coming to work every day, but to HGVs to access in and out of that, depending on the work that could be going on along Bourne Road at that time and obviously factoring that in with other

traffic going into and out of the industrial estate will make potentially access is very difficult to come in and out of first of all.

00:32:40:02 - 00:33:11:18

But for Mallard Point, which is a I'd say a tourism led business, in fact, people come to see us come for vineyard tours and tastings. Um, the access that we don't know because we've not been given any clear information at all of accessing our vineyard, which is the only way across for vehicles to come for people, for tours and tastings, which we do currently three days a week, twice a day. Um, at this moment in time, potentially because we don't know how long they would have the access closed for.

00:33:11:20 - 00:33:45:05

And we say this as only for we say this is only for the construction of the, the cabling side of things. But what we don't actually know is how the fencing and the securing of the compound, not compound, but the the. Because obviously that that area is all part of Park Farm will will be, um, for the future because again, we have not been given that detail. And if people can't access us, they're just going to switch off and not want to come to us. Um, and that's obviously a concern. And the concern, first of all, was that we weren't even going to be able to get people in.

00:33:45:07 - 00:34:18:03

Now we have the concern of how and when this is going to be is it's going to be in peak season. It's it's going to be out of season. And obviously there is then the fact that, you know, we may well have to do any work to to repair anything. That's obviously a main junction point as well. Um, so, you know, we could just have it landed on us at any time. So, um, that's, that's been a real concern. The indecision and this long decision making process is obviously not great on everyone's health and wellbeing throughout this South East thing.

00:34:18:05 - 00:34:51:11

You know, again, little has been given by the applicant to, to, to people in that respect. Um, and we've certainly asked people to come to see us. We've never had, never had that at all as say we've always had to, to, to engage. I just wanted that that noted from a from a farming point of view. Again really disappointed to see as a farmer that the amount of land that's been used for the scheme which I think is grossly overestimated. Um, as again there's been highlighted by, by others.

00:34:51:13 - 00:35:33:28

I think the fact that saying the farmers are very happy with that. Certainly my neighbour was when offered to buy the field opposite our boundary there which got response going Ha ha ha. Not now. Um, it shows that this scheme is really a greed thing. It's not really, you know, say about saving the planet and, and solar energy is that is the way forward. But I would I would say this is very much agreed and a business case not not an environmental case in my experience and think unfortunately the impact on the local farmers who do actually want to farm will be the gross amounts of money in these farmers pockets that will push land prices up extortionate for other farmers and and to us to want to expand in the future.

00:35:34:09 - 00:36:12:21

Um, and my other question to us in decommissioning will have to have the whole road. If the cable route is through the is through the village, will they have to have the road pulled up again for the cables to be all pulled out of, or will they be cut at point and left in the ground? Because obviously in years to come it would be a real shame to have to to go through all that. That's again. Um, and just lastly, um, at this point in time, um, the archway on on there again another case of not being engaged with if, if the northern arches what was mentioned as far as where Weighbridge goes.

00:36:12:27 - 00:36:55:18

I'm looking at the plan right here of mine which shows that we own up until the very front of the the face of the archway of the bridge and the land, both sides of the river, um, is actually signed by one of

the farmers and the rest of his family to say to that fact. So we've again had no engagement by the applicant regarding coming through that way. Um, so if that is the northern archway that you are referring to, which is what was kind of discussed earlier before lunch, then again, think we we need some engagement again because as, as someone potentially affected by this, we have yet to yet to have anything done by it.

00:36:55:21 - 00:36:59:05

Um so yeah that's at this moment time or have to say

00:37:00:28 - 00:37:01:13

Okay.

00:37:01:15 - 00:37:08:09

Thank you Mr. Beamish. Just a couple of questions about just in relation to what you talked about in terms of your land interest with your

00:37:09:26 - 00:37:23:12

Mallard Park manager, Park Tourism Point. He said you get three days of visitors who come, say three days a week and they come twice a day. What sort of times of year is that generally?

00:37:24:01 - 00:37:40:21

So it's Mallard point. I know. It's all very confusing. Sorry. The Mallard train being so famous, in essence, for being used for everything, including a solar farm. So we operate tours and tastings 52 weeks of the year. Obviously, wintertime is not quite so,

00:37:42:06 - 00:38:16:15

so busy. I'd say that. But we we operate a tour at ten. It's last two hours and a tour two the last two hours. And we will have bookings from between 8 and 20 people, depending on whether it's, you know, Company one or whether it's or a large group of of people coming or whether it's, you know, sort of individuals coming on there. But yes, predominantly our main season is April, which through to September time, September, October time, obviously we then have a month off for harvest and preparation and then we we go again.

00:38:20:13 - 00:38:35:06

Okay. And generally in terms of your access and the access requirements, you talked about a number of vehicle movements for your presumably personally and for you for your for your business. What sort of frequency or numbers of those? So so we.

00:38:35:08 - 00:39:06:05

Visit the vineyard every day. We have to go through a gate, obviously off the of the off the main road to come in there. And we only have a sleeper bridge. That's the only thing we have to get over the river between between the farm and that. And so, you know, tractors and things like that, we have to go down the main road, come out right out of our gate and right into that, because the sleeper bridge is a sleeper bridge. It's not a, you know, heavy traffic, heavy traffic bridge. And we can't obviously bring cars for for people to go over over something like that either.

00:39:06:07 - 00:39:38:24

So. So every day we have a visit, you know, of some description, whether it's a a vehicle, you know, car slash forth or whether it's whether it's a tractor in and out. And if we're spraying, for example, we'll need to go in and out twice with the tractor in and out. So we spray again, you know, to refill the sprayer again. You know, if we're picking grapes, for example, we're going to have, you know, perhaps 8 or 10 people, vehicles coming in to to go in there. There's no sort of set times after after the tours because obviously weather is dependent on certain operations.

00:39:42:10 - 00:39:43:24

Okay. Thank you.

00:39:49:13 - 00:40:06:19

The applicant dealing with the bridges. Point first. The arches. I'm sorry. Confirmed that we're not talking about the same arches. Mr.. The arches, nearer to the spacious property of the property, are further to the north of the arches that we're talking about.

00:40:06:24 - 00:40:11:05

Okay. And that'll become clear on the details you're going to submit anyway. Deadline for. Okay.

00:40:11:24 - 00:40:42:18

Um, the second point is in relation to the accesses. Um, so as has been highlighted, that was raised at the open floor hearings and we immediately changed the land plans away from acquisition. Um, and the ah philosophy from the start had always been to be able to maintained. We've also at the same time doing that we also updated the outline camp to make a specific commitment that we're cabling works take place along or across access track.

00:40:42:28 - 00:40:57:09

We will liaise with all parties who utilise those tracks prior to the work's taking place to confirm the proposed access arrangements for them whilst the works are carried out. We specifically made that commitment already. And um, coming back to.

00:40:57:11 - 00:40:59:08

Which is the key, just give me a reference for that please.

00:41:00:04 - 00:41:01:27

Outlined in the.

00:41:01:29 - 00:41:02:15

Actual paragraph.

00:41:02:17 - 00:41:04:01

Reference is table 310.

00:41:04:06 - 00:41:05:06

Table 310.

00:41:06:26 - 00:41:16:00

And what I'm proposing coming back to Mrs. Woody's point from earlier is that we would probably adjust that to also account for people properties immediately adjacent to

00:41:17:16 - 00:41:18:23

such work taking place.

00:41:19:07 - 00:41:22:26

Okay. So that's not in at the moment. So that's a possible adjustment. Yes. Okay.

00:41:23:15 - 00:41:38:02

But the point about routes works along access tracks. So Mr. Beamish is concerned that that commitment is already in there. So we are now committed through the DCO to that engagement to from the access arrangements. And.

00:41:40:07 - 00:41:48:15

Yeah. Think those are the two main points. I don't want to go over the history. We have sought to engage with Mr. and Beamish both pre and within the examination time period.

00:41:48:17 - 00:42:07:03

I think I've read responses from both sides on that. So that material in writing I've got on that is all we've got on that is sufficient. Mr. Beamish In terms of what Mr. Fox just said about updating the outline, what's in the outline, construction management plan and potential update to that. Maybe when you have when that's submitted, which presumably will be at deadline for.

00:42:07:06 - 00:42:07:27

Yes, although it is.

00:42:09:04 - 00:42:28:26

Already in slight adjustment to that, then if you've got any concerns following that, then obviously set those out in writing. I'm sure they'll be reflected too in your updated schedules and negotiations would go to that level of detail to actually mean.

00:42:28:28 - 00:42:29:13

Well, yes.

00:42:29:15 - 00:42:39:17

We'll be helpful to get an understanding from both of you as to what the position is once Mr. Beamish has looked at these things. Have you have you had a chance to consider what Mr. Fox has just said? Mr. Beamish?

00:42:40:01 - 00:43:15:05

Yeah. Do Obviously he's highlighted the bridge side of things, so we'll wait and see the plan. But the the access side of things again, you know, this is all very, um, excuse the expression, wishy, wishy washy. We're all, we're all talking about things that we don't actually really have any clear answers to and won't get any clear answers to for quite some time to come. But we're raising points on on factors that are affecting us. But this is 2 or 3 years where after a decision could, could or could not have been made in respect of this here.

00:43:15:07 - 00:43:46:02

And so I'm raising the point here to say I'm not happy to have our business affected because of this here on the basis that someone in three years time could book a tour or tasting, etcetera, or vineyard visit, etcetera, and then suddenly decide to to, to run a cabling through and give me a week's notice. And I have to say someone October, sorry, you can't come today because of X, Y and Z. You know, it's kind of like that at this moment in time because we have no real meat on the bone. As we see a lot of these things.

00:43:46:04 - 00:44:16:01

We're sort of given snippets all the way through. But until like the wording was used of the design detail, etcetera, has all been submitted, which seems very backwards. Coming forward, we then get to actually find out a little bit more again of what's going on. And I'm afraid to say that's seems to be the frustration for most people all the way through is this whole time frame not to put too fine a point on it, the cost of and unnecessary expense of all this must be going on.

00:44:16:14 - 00:44:47:15

Okay. Understand that. And if I would urge you to obviously look at the outline construction, environmental management plan and this is a point for everybody. We discussed this yesterday actually in the draft of consent order. Appreciate you weren't at that. But if there's any particular points you want included in order to protect your interests which aren't there at the moment, then you can you can raise them, you can raise them, and they can be considered by the obviously by the applicant. So yeah, yeah. Do, do do feel free to engage in that in that regard. Yeah. Thank you again John to come back on.

00:44:48:01 - 00:45:12:15

So I'm certainly going to say that for Mr. Freeman specifically what we're talking about here is, is only cabling works along the access tracks and once cabling contractors on board, they will have details. But the camp requires us to come to you and agree what the and confirm what the access arrangements are going to be. Um, not beyond that. Without a contractor on board, there's no much not much further. We can go.

00:45:13:02 - 00:45:44:06

No, but not all over Mr. Beaminstor to make any any comments if he wishes, as any party has any party can do. Okay. Thank you, Mr. Beamish. And obviously, if you've got further submissions in writing to what you want to make, you can do with me. This applies to everybody. When we do our written questions in August, on the 15th of August, then obviously we'll consider whether or not we want to ask any further details of any affected persons of your yourself. So do keep an eye open for those not saying it will be included for you, but there is a possibility of that.

00:45:45:03 - 00:45:47:07

Thank you. Okay. Thank you.

00:45:56:18 - 00:46:08:21

Right now, we're up to Mr. Birchfield. Thank you. Trevor Birchfield and Diane Parish Council. Compulsory acquisition of properties through the village.

00:46:08:23 - 00:46:52:16

Of Essendon was brought to the table shockingly, very late in the process and was not placed in the public domain at either of the two consultations held in Essendon Village Hall. We've already heard how shocking the correspondences between the applicant and almost every party relative to this process. The maps are not correct. Mr. Fox confirmed that this morning. Why has the applicant not been proactive and offered individual guidance and support? A £250 million project should surely have the budget to provide decent maps to all of the affected private individuals in Essendon.

00:46:54:08 - 00:47:26:27

I am incredibly well heartened to hear that negotiations with Network Rail are going well. Referenced the cabling route through Bridge 198. Although some other people might not be quite so heartened. Right. We would strongly request the removal of. The cabling route through the middle of the village on the eight six, one, two, one through the entire length of the village. You both gentlemen visited the village before you know how long the village is and the stress that comes with it.

00:47:27:10 - 00:47:35:27

Okay. Specifically to plot number 0287. That land is owned by Sandown Parish Council.

00:47:38:13 - 00:48:11:23

It is absolutely wrong that any private enterprise acquires rights over publicly owned land for commercial gain. Now due to some of the things that Mr. Fox has said this morning relative to roads and verges. Right. We are responsible for maintaining some of the verges outside of that property. So

to give us a decent map would certainly be able to focus our arguments better and probably waste less of this time within this inquiry.

00:48:13:27 - 00:48:52:09

Outside our property. There's some street furniture. There's a bus shelter, right. And there's an access gate to the play area. It's important for us as villages to know what's likely to happen to those now. I'm sure that Mr. Phillips across the road will tell us all about the future design plans, when that will all become more apparent. Okay. One of the important. Things with the play area that is on this land 0287 or borders 0287 is one of the access gates to the park.

00:48:52:21 - 00:49:19:24

There is a second access gate. It is a mandatory legal requirement to have two access gates available and freely open at all times within any play area. So we would like to know what the applicant intends to do once they have their cabling operators in position to ensure that we have two gates available at all time for any user of the play area.

00:49:23:17 - 00:49:24:14

Health and wellbeing.

00:49:24:16 - 00:49:39:18

Generically. I know that was poo poo yesterday by the applicant. Trust me, it's not to be poo poed. Compulsory acquisition added another layer of anxiety, pain and anguish to every property that borders the A6. One, two, one.

00:49:46:25 - 00:50:02:19

Mr. Fox said today that it is the preferred option to remove the A6 121 cabling route from the DCO. Like you, sir, I would very strongly request that that be done before the is submitted to the Secretary of State. Okay.

00:50:05:07 - 00:50:50:06

On the private individuals. Commitment to access their private property along the A6. One two, one should be in place. We've already heard from Mrs. Woolley, who doesn't live on the A6 one, two, one. But she needs constant access to her property, as do all of the residents that live along the A6. One, two, one and all of the roads that branch off of the A6 one, two, one. But more importantly, there are a number of people that live in properties that border the A6 121 that have some form of medical disability and or age related issue, which requires them the use of a vehicle, whether that vehicle be small or large.

00:50:51:04 - 00:50:58:06

And it is imperative that those people have free and unfettered access of their properties at all times.

00:51:00:03 - 00:51:01:23

That's all I have to say at this moment, sir.

00:51:08:14 - 00:51:15:02

Okay. Thank you. I've got no specific questions on that. So Mr. Fox would like to respond, please.

00:51:15:04 - 00:51:50:01

It's from the applicant. It's a variety of points there. Think on the need for optionality. I won't dwell on that because we made we made the points today and yesterday already. Um, in terms of access to the recreation ground, I think what we can do is make a commitment in the outlying camp that in the detailed camp that we provide to local authorities, we have to explain what we're going to do in terms

of access arrangements to that play area. Um, the, the point about access within the village more generally.

00:51:50:11 - 00:52:26:24

Um, we can't, we can't do any kind of traffic management in the village without that being approved by the local planning authority that is secured through the DCA. Um, and in terms of the plans, what I was reminded of in the lunch break is that we have and have for some time now had a very clear on the front page of the website on this point that we are not acquiring people's properties. Um, and the plans explain the position earlier and at the open floor hearing they are what they are because of what they have to show.

00:52:26:28 - 00:52:33:13

Technically the land plans which is tied to the land registry, not the Ordnance Survey.

00:52:36:23 - 00:52:51:22

Okay. Thank you. On the point about playgrounds. Presume in terms of proposed cable route that the applicants got a fair idea of how that will actually materialize and what what the effects must be.

00:52:53:13 - 00:53:23:21

Is it likely that the access, as described by Mr. Berthold in terms of the two access points, is it is there a likelihood that that would be, uh. Prevented by for any length of time. Or surely that the details are known now that it can be said or should be able to be said. Is that going to be prevented or not? Because cable route, as has been said, it's you know. Roads often have roadworks. Mr. Phillips said that. And. But is it likely that these works will result in.

00:53:25:02 - 00:53:32:22

The inability to access this playground for whatever length of time. The second question was, was also wanted to ask about the cabling works in general.

00:53:34:12 - 00:53:46:27

How long are they expected to take? Place. So for any disturbance that will take place, how long will that be for? And. And that information must be sort of known or even a general figure.

00:53:49:02 - 00:53:52:28

I think I can take that away. Think. Think. We're talking weeks.

00:53:54:21 - 00:54:05:11

If that don't, we'll confirm it. Right to the point on the the access to the to the park, the recreation space. Um.

00:54:07:07 - 00:54:20:26

I'm not, although I've been there. I'm not entirely clear from memory where the second access is. I think that I think the general position is that it would be unlikely that access will be prevented, but don't want to rule that out because we don't have.

00:54:20:28 - 00:54:38:12

To be looked at in a bit of detail now because it is a you know, I can see the I can see the concern. Obviously, that doesn't have to be closed for, I don't know, two weeks of time during summer holidays. Not, you know. But is that going to have to occur or not? Don't understand why that knowledge isn't available now. Well, I.

00:54:38:17 - 00:54:47:21

Think that it is just don't have it in front of me right now because I will think what I'm concerned about, sir, is just the reference to two access points and then both being available for.

00:54:48:12 - 00:54:56:05

Conversation with the world about this, because it strikes me this is one of the things that in a way could be resolved with some discussion between the parties.

00:54:56:07 - 00:54:57:00

Yes, absolutely.

00:54:57:15 - 00:55:02:03

So urge both of you to ask what you have or don't know who tried or whatever.

00:55:02:05 - 00:55:07:03

But so we remain fully available. But you've already heard today that. No.

00:55:07:09 - 00:55:07:28

Understand that.

00:55:08:13 - 00:55:09:27

The applicant is well.

00:55:09:29 - 00:55:15:26

Can ask us examine for that there is discussion on these points so they can seek to be resolved, at least.

00:55:15:28 - 00:55:18:12

Publicly available. It's on our it's on our.

00:55:18:23 - 00:55:24:06

Website cannot be put forward because it does seem as though this sort of thing could be happening to.

00:55:24:11 - 00:55:35:09

Absolutely just can't give the answer right now. But we will we will engage. And once we've before we come to you at deadline for, we will have the answer and the minutes. Mr.. Okay.

00:55:35:11 - 00:55:37:07

We'll have that as an action point. Thank thank you.

00:55:41:09 - 00:55:48:09

Right. Didn't you come to the end of your reply as well? So thank you. Um, and thank you, Mr. Birchfield.

00:56:01:01 - 00:56:31:13

And just for the avoidance of doubt. Mistake. I presume you're Mr. Berthold has made your representations. You're as one. Okay? Yes. Okay. Can just. In that case, because you're not actually an infected person. So just didn't think we have come to the end of dealing with all the affected people. But Mrs. Holloway said you had some points to raise. Whilst you're not as effective person, understand your position on that. Would you like to think now? Now we've dealt with the affected persons. If you'd like to make your points and I'll come to you in sustained me. That's okay.

00:56:32:20 - 00:57:07:28

Mrs. Holloway, speaking for my action group. Think it perhaps just highlights what Mr. Barfield has just said, that there hasn't really been a compelling case put forward in the public interest and sort of a concern coming out of this is where is the assessment of the impact upon these cabling routes of the different options? I can't find any information in any of the documents which looks at any of the impacts of further example for S9 would be actually the children crossing the road.

00:57:08:00 - 00:57:38:19

As Mr. Barfield pointed out, there's two bus stops. Unfortunately, there's no zebra crossing in ascending. So you add in cabling, works, traffic measures across the roads. What are the considerations in terms of the impact on the health and safety and wellbeing of children and obviously adults as well? So I would wonder whether there is a possibility of seeing the actual assessment of the impacts of the choices. That's one thing. Um,

00:57:40:12 - 00:58:11:21

blanket coverage, appreciating that they can't define the chosen route yet. But again were it to be through ascending why is there a need for blanket coverage either side of the A6 121 Surely they can run the cable up one side or the other. And again, I would ask that if that were possible, that the necessary changes were made in the DCO so that it wasn't left open to both possibilities if that were the case.

00:58:12:13 - 00:58:44:07

Um, I do want to further add that the consultation process has been. Hugely difficult and confusing for everyone. There has never been anything that has ever used the words compulsory acquisition rights tied up, anything to do with cabling routes through the A6 121. The most that anyone ever saw was a few words on a document saying an interesting land. And actually people didn't have a clue what that meant.

00:58:44:11 - 00:59:01:12

So through the process, people just have not understood what is going on. So I'll leave it at that. On the compulsory acquisition, but I do have some comments to do with Category three, which is also on, on this um, agenda point believe

00:59:03:10 - 00:59:05:13

data. Is that okay, you're.

00:59:05:15 - 00:59:06:21

Not a category free person.

00:59:06:23 - 00:59:52:00

You're well, this is a question I would like for some clarification, not just on behalf of myself, but on behalf of. Okay. A number of other people. Um, Category three, as I understand it, certainly, you know, Helen Woolley next to me, Mrs. Woolley, is a Category three person by virtue of the construction works that are going to be take place. So it is due to the construction operation and use of a development. Um, back in June 15th of June of last year during stage two consultation letters, a large number of letters were sent out to people that were identified as Category three interests.

00:59:52:20 - 01:00:38:13

Um, then seemingly when the application documents arrived, 17 of those entrance people that had been said that they were Category three were redacted. Now, can't say who all those people were there in alphabetical order. And I can see that I was one of the ones that was redacted. At no point was there any communication to tell these people why they had been redacted. Um, is it purely down to the applicant to determine a category three or can an individual self-determined themselves as a category

three interest? Because I would argue that I think that a lot of people have been potentially been removed that are still valid.

01:00:38:15 - 01:01:06:06

And in the case of Mrs. Woolley next door, it was only because we identified raised it that she became a Category three interest. I'm referring to Consultation Report App 029, page 335 onwards which lists all the negotiation, the dates, the negotiations, the letters. Um, so request some clarification on that. Thank you.

01:01:10:12 - 01:01:12:07

Okay. Thank you, Mrs. Holloway.

01:01:13:28 - 01:01:16:01

A few points, then. Mr. Fox, if you're able to.

01:01:16:23 - 01:01:47:02

Say Mr. Fox and half of the applicant. So in terms of all the concerns about traffic management and the works within the village of Deane, as I've said before, the we have to get the traffic management measures approved by the local planning authority so they will be able to consider all of those issues to make sure that we are considering them properly at that time. And as on the basis of that being the requirement that we didn't need to do a detailed assessment because all the measures will be able to mitigated pursuant to the standard measures in

01:01:48:23 - 01:01:54:09

all kind of cable works are done at any time in any environment in the country. The reason that we can't

01:01:55:25 - 01:02:35:09

reduce the scope of the amount of the road that is taken up within the land plots is because we don't know what's underneath the pavement or underneath the carriageway. There may be obstructions that we're just not sited on and it would be foolish really to to limit to one side of the road when there's a clear obstructions, whether it's a utility or any other, that means that we simply can't go any further forward. So that's why we can't limit it. Um, the point about the Category three name changed because tweaks to the red line boundary and the extent of works within the red line boundary, um, that meant that they were no longer considered to be category three interests.

01:02:35:24 - 01:03:04:00

Um, the point about category three is tightly defined in the Planning Act. In reference to Part one of the Land Compensation Act 1973 and Section ten of the Compulsory Purchase Act 1965, the latter being focused on things relating to access known access rights on other land as in property access rights. Um, so the question of Part One's, um, is, is the judgment that is made, um, by that.

01:03:12:07 - 01:03:22:28

Thank you. Can I ask one more question about the cable route for us and down in terms of people's vehicular access is onto their properties. Are they likely to be needed to be

01:03:24:16 - 01:03:25:16

temporarily

01:03:27:11 - 01:03:36:00

copied? The better word? Obstructed? Not Not able to be used. Um, so I think there's quite a few properties that have driveways.

01:03:37:29 - 01:04:05:03

So. Yes. Mean think if you think practically there would likely be a very short period of time where that may be the case, depending exactly where on the highway that's happening, whether it's in the verge or in a lane of the road. But, you know, the local authority will be very aware of that and would be, you know, in approving the TMP would. Require us to put appropriate measures in place.

01:04:07:25 - 01:04:08:20

Is there any?

01:04:12:17 - 01:04:21:23

Because it be useful for the local residents probably to be involved in that sort of at least have a chance to have a say in that process. Sometimes I get slightly worried that the local authority will get the

01:04:23:23 - 01:04:53:26

applications for consideration and where they have to do with appropriate consultation, but will actually be consulted. Will the residents be consulted on all these? Guess it's down to the local authority, I think, because it's not partly the requirements wouldn't necessarily set it in the requirements. It's probably something that local authority would do. But just a general wider point to pick up on some of these points where there might be some inevitable there's some disruption during a major infrastructure scheme. But is the I don't know. Some days, I think in the construction of a management plan.

01:04:53:28 - 01:05:25:01

But is there sort of scope for some sort of community liaison liaison requirement or. Detail or group. To sort of put things set things that could be set as part of this examination. And then these sorts of things can be sort of discussed with the community closer to the event when the details known because discussion can create a lot of problems, not create can resolve a lot of problems in that regard. So it's not know where the schemes that have done that.

01:05:25:03 - 01:05:34:17

And I'm beginning to think that maybe that might be a good idea for this as well. I'm not quite sure what your plans are for that. It might be your plans already, but I'm not sure if something's quite written in concrete into the in that regard.

01:05:34:19 - 01:05:35:04

Yes, sir.

01:05:35:06 - 01:05:36:24

So something to perhaps take away? I don't know.

01:05:36:28 - 01:06:10:28

Yes, sir. So the draft camp at the moment does have provision for community liaison and as see no issue with us looking at the wording of that in relation to this issue, that is in the context that cabling in streets happens all the time and that local authorities through normally the process which we're essentially replicating here deal with this all the time. Um, and this is a cabling works it's not the whole project here we're talking about cabling works in the streets and appreciates it's connected to an end tip.

01:06:12:01 - 01:06:15:05

But it is the same as any other cabling that happens on the other street in the UK.

01:06:15:07 - 01:06:32:16

But it could be other things that might want to be involved in two. In terms of, you know, we've talked about construction access vehicles and various issues this last week where that could be quite helpful. The Community liaison Group panel or some sort of interface that will actually help attempt to resolve some of these more detailed things.

01:06:32:18 - 01:06:33:15

We will definitely take that away.

01:06:35:09 - 01:06:36:11

Okay. Uh.

01:06:40:00 - 01:06:44:15

Mrs.. Mrs. Staines. But did you have anything you wanted to. At.

01:06:47:17 - 01:07:25:24

Thank you, Mrs. Staines. Be at Sandown Village Hall. My colleague, Mr. Birchfield, has covered a lot of the points that I had planned to mention, so don't see any point in there reiterating them. But I would say that throughout the process there hasn't been a great deal of of contact. And though we've used Mr. Field and the Parish Council as our means of communicating with the pass applicants, this has been incredibly difficult at times.

01:07:26:02 - 01:08:11:27

I just wanted to point out that village hall is the hub of the community. We don't have very much else in the village apart from the village hall and particularly during the Covid pandemic. Mental health issues were a massive issue and we did have the village hall available for all sorts of activities which would help to alleviate the symptoms of of the problems at that time. Um, so in my role as chairman, I speak to people on a daily basis and, you know, this is still an overwhelming concern, particularly with the possibility that these cables are going to go through the village And I.

01:08:12:20 - 01:08:44:27

Did some research to find that trenches need to be 850mm deep. Um, and at the end of the trenches, having been dug and cables buried, um, they also by law have to have some form of signage which shows the location of these cables, which is somewhat worrying since these could be located outside the fronts of people's houses and indeed the village hall, which we are also affected.

01:08:45:19 - 01:09:18:23

Um, we've talked about the potential traffic management. Um, the. I6 121 is also a route for high load vehicles because of some of the low bridge bridges on various other routes and these wide and heavy roads routes. Sorry, loads would be a difficulty along this route with the cabling being laid.

01:09:20:00 - 01:09:45:06

And um. I'm just trying to I don't want to repeat anything. Um, so we need to think about that. Um, at the moment, the only benefit I can see to cabling through the villages that we have a speeding issue. So it certainly helped to, to address that, but. The bookings at our village hall, as you would appreciate.

01:09:47:04 - 01:09:55:03

They are based on the fact that we can provide all the facilities that people want. And obviously during the.

01:09:57:07 - 01:10:22:09

Construction of the solar farm and the laying potentially of cables. We're going to have significant noise and disruption to the village hall. You will be aware that the access to the village hall is via Plover Road, which is the spine road into the estate of more than 75 houses.

01:10:23:24 - 01:10:24:09

Um.

01:10:26:15 - 01:10:33:07

Our village hall is also regularly used by, uh, businesses and, um.

01:10:34:22 - 01:10:35:19

Other such.

01:10:37:12 - 01:11:03:22

So I'm just trying to find the right information and other such organisations, including the NHS for meetings. And we do rely very heavily on good access and good connections, particularly with fibre broadband. So, you know, we would need assurances that these facilities will not be disrupted during any work that's carried out.

01:11:05:14 - 01:11:43:04

Um, we also, as a village hall, are an emergency command center in the event of a major incident in the village. And for anybody that has done their homework, they will be aware that we have had two major incidences during the 30 years that I've lived here, which have been related to a large scale fires on the industrial estate. So it is essential that there is always 24 hour access and good utility connection to to the village hall at all times.

01:11:44:14 - 01:11:44:29

Um,

01:11:46:17 - 01:11:47:24

currently not.

01:11:49:23 - 01:12:22:27

Deciding on which route is going to be used for cabling is exacerbating people's anxiety. And I think, you know, it would be beneficial for this decision to be made and then publicized as to to which is is going to be the route. Um, lastly, I'd just like to say please, can we have some attention to detail, particularly Mr. Fox, please at least take the time to make sure that you pronounce our village correctly.

01:12:24:01 - 01:12:25:13

That's all I have to say. Thank you.

01:12:29:01 - 01:12:31:15

Right. Thank you, Mrs. Dansby. Uh.

01:12:35:06 - 01:12:37:24

I think that's quite clear in terms of don't need to ask any questions.

01:12:39:11 - 01:12:49:05

Mr. Fox said. It's what some of the applicant think. We've already discussed the points that will be a response to that in terms of traffic management and liaison and everything else.

01:12:50:13 - 01:13:17:04

When we do the site inspection, we're obviously going to be in this location anyway. But I think we want to stop to have a good look around at all these issues that have been raised. So I'm aware of those things because I've been there. We've been twice already, I've been there twice already. But we're hearing they're hearing the representations that'll be useful to have a good look at the exact details of these things. So we'll make sure we have that in

01:13:20:12 - 01:13:24:18

before we go on to the next item. Uh, Mr..

01:13:27:07 - 01:13:27:25

Mr. Carr,

01:13:30:25 - 01:13:36:22

do you want to speak as an effect? You're an infected person. Are you wishing to speak in relation to your. Your land in trust?

01:13:39:02 - 01:13:43:04

Okay. Can you make it quite. Quite. Quite brief. In that case, please. Yeah, well.

01:13:43:06 - 01:14:10:20

You've gone past the point. Really wanted to bring it up. Okay. Think it was Mr. Robbins? Sorry if I've got your name wrong with British Network Rail. There is a fourth option. And about 300 yards from the dock of the viaduct. There's a bridge goes across the railway line, which comes from. One landowner to the other.

01:14:12:01 - 01:14:14:05

Is this the same option we heard about earlier on?

01:14:14:07 - 01:14:15:10

No, you've never mentioned it.

01:14:15:12 - 01:14:16:07

Different option.

01:14:16:14 - 01:14:16:29

The end of

01:14:18:21 - 01:14:20:14

one stroke, one bridleway.

01:14:21:09 - 01:14:30:00

If there is another option that you want to considered at because obviously we have to consider alternatives, it might be helpful just to set that out in writing at deadline.

01:14:30:09 - 01:14:36:12

Everything I've put out in writing, such as I've never replied to. So that's why I'm mentioning it now. If you do it.

01:14:36:14 - 01:14:40:03

As a deadline for submission, then they will they will probably respond to it what.

01:14:40:05 - 01:14:56:27

The question is. So I think that's the question is with the chair. Do they put a compulsory, compulsory acquisition on the railways? Because what we heard was negotiations, okay, not negotiation with the villagers. They just put the doing negotiations with the railway.

01:14:57:04 - 01:15:08:21

We have touched upon and we're going to talk about undertakers next, one of which includes network rail. So perhaps pick at that point then, although we've already discussed quite a bit about that. Rail But thank you for that question. Just one.

01:15:10:27 - 01:15:15:19

Miss Williams, can you be quite, quite brief because want to stick to the agenda and make sure we're finished by half? Three, please.

01:15:17:15 - 01:15:42:06

Just a suggestion wasn't present for all of the yesterdays one. Whether they should put up mockups of panels for the visual inspection site or you're going to do it might just assist everybody. For context, scale size. ET cetera. ET cetera. And it must be reasonably easy to string some scaffolding up with the panels there.

01:15:44:07 - 01:16:18:16

Okay. See your point, Mr. Fox? Is that what we've got? We have got photo montages. And certainly one thing that I might find useful, it might sound some a bit primitive, so don't know. But in terms of sometimes it is quite useful to get an understanding of when you're standing in certain places looking at topography to get to the standing actually how high things are. So this does sound very primitive, but for me it does work to a degree, although you might say your landscape, visual experts might have their hands up in horror, but sometimes it's quite useful to have a literally a pole is the height.

01:16:18:18 - 01:16:23:16

So you can actually sort of just gauge where the actual heights are, but maybe that is a little bit too primitive. I don't know.

01:16:23:18 - 01:16:30:03

But this doesn't mean we we'll we'll see what we can do. Making no promises.

01:16:30:05 - 01:16:33:11

I don't know about you don't know about Mr. Williams suggestion.

01:16:34:16 - 01:16:44:04

And think again. Think that might be difficult, but we've heard the request and will consider it.

01:16:45:01 - 01:16:48:06

Okay. Thank you. Just one very.

01:16:50:06 - 01:16:51:13

Okay. Going very quickly.

01:16:52:06 - 01:17:01:23

There might be an opportunity. I'll have a word with Mr. Beamish. I've got a suggestion as to how it could how that could be done to help. And he may have the the wherewithal to do it for us.

01:17:02:05 - 01:17:34:07

It does need to be treated with a sense of caution in terms of the visual assessments that have been done in the they are they are ones, but sometimes an indication can be helpful. Just one more point for

me, perhaps something to take away rather than need answer. Now, obviously we need to be satisfied with the sector statements. Be satisfied that all reasonable alternatives to compulsory acquisition have been explored. So in terms of if there are going to be different options for the railway crossing going beyond the end of the examination for our consideration, then the point will need to be sort of answered.

01:17:34:09 - 01:17:56:03

If it's not been properly answered already, I'm not sure. It's been absolutely clearly answered as to. Isn't the crossing the cross or the culvert crossing a alternative that should be that is advantageous above the going for rest and dying and how that should be considered as a Yeah, in terms of all reasonable alternatives having been explored.

01:17:57:11 - 01:18:02:10

And so just when you said the culvert crossing, the suggestion that we just had or. No, no, sorry.

01:18:02:12 - 01:18:30:10

No, no, the, the, the let's don't know if it's right to call it the preferred solution that you're negotiating with Network Rail. Yes. But that appears to be that appears as though that seems to be the preferential option. Yes. Environmental impact. The other thing to take into account, of course, but it'd be quite useful to actually have a submission on given the fact we've got to take account of alternatives and compulsory acquisition. And has that alternative been fully explored in the and one still stays in the DCO.

01:18:32:15 - 01:18:33:16

As you're proposing.

01:18:33:23 - 01:18:39:17

Sorry. Yeah, I get the point. Suppose I'm just slightly confused by what you mean by the culvert crossing. It's the preferred.

01:18:39:19 - 01:18:41:18

Option that you have with network Rail. Right.

01:18:44:08 - 01:18:46:17

But as compared to the option. Yes.

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

As a reasonable alternative, obviously, we've got to consider whether or not reasonable alternatives to compulsory acquisition have been explored. And obviously, there is an alternative to sometimes in terms of that requirement for us to look at that as part of our compulsory acquisition considerations. It would be helpful to get a submission on that. Just to clarify, because you may well ask because the question may be asked, well, why not just go for the Nonis and die option? The option you're negotiating with Network Rail as a as a that just seems to be a reasonable alternative now.

01:19:19:02 - 01:19:26:17

No, you've got reasons why you want to keep that in to the end of the examination. But just to deal with this point about alternatives. It'd be helpful to have a so.

01:19:27:21 - 01:19:38:24

So can either deal with that now or deal with that later on as a statutory undertakers, if you wish, because there are very good reasons why from an engineering perspective, why we're going down the route we are. Excuse the pun.

01:19:39:14 - 01:19:49:27

But I would also say so that essentially we have both options in because if Network Rail say no, they are the other two or the two options in that one. Right.

01:19:50:12 - 01:20:15:07

I understand that. But but that's why I think it's important as possible to try and get an agreement and get this finalised as much as possible before the end of the examination. Because if there are alternatives, then obviously we have to sort of consider if there's a better alternative for compulsory acquisition, then how should that be factored in? So a submission on that would be just helpful for my benefit. Mr. Cliff Both options are already in the application. Yeah. And, and what determines.

01:20:15:09 - 01:20:50:17

Whether or not it's the network rail option is network rail. And so we're negotiating with network rail to achieve that. So in terms of the alternatives, in the context of environmental effects and in the context of compulsory acquisition, they are set out in the application as submitted. So what we are now doing is doing the negotiations with Network Rail to be able to secure that and then hopefully that that will achieve what everybody is hoping for. But there's all we can do is keep putting the effort into those negotiations and hopefully we'll get there shortly with Network Rail.

01:20:51:02 - 01:20:51:17

Okay.

01:20:52:22 - 01:20:58:23

Okay. Thank you. Should we move on now to statutory undertakers? Which is item?

01:21:03:09 - 01:21:22:24

Is that item ten. Item nine is site specific matters which think we've covered the things that I was going to raise. So I've got nothing further to add on that. Well, I've got a question, but that could be left tourism questions because it's not so I don't think it's so highly significant. It needs to be discussed today. So statutory undertakers now, this is.

01:21:26:18 - 01:21:30:17

Mrs. Hewitson, are you on line?

01:21:32:29 - 01:21:34:00

Yes, I'm here.

01:21:34:27 - 01:22:06:19

Thank you. Thank you for your patience. We're finally at the item which will probably involve you or certainly will involve you as statutory undertakers. First of all, just going to ask the applicant to just very, very think we. As far as I'm concerned, think you really have already gone through where negotiations are, certainly with Network Rail. Think you've covered other ones too. I don't really want you to sort of go over that in any great detail whatsoever. Think maybe first of all, we'll just deal with Mrs. Hewitson and the Environment Agency. So perhaps if you could just focus on on that and then I'll ask Mrs.

01:22:06:21 - 01:22:16:14

Hewitson just to get for her her views on where the environmental agency currently are on the on the on the unresolved issues. It's the unresolved issues that I'm obviously interested in.

01:22:17:07 - 01:22:41:26

So we've had an email today, in fact, confirming that the environmental justice lawyer is happy that the agency's concerns will be able to resolve through the protective provisions. Um, we are separately

in correspondence with that same lawyer on those protective provisions, um, and subject to her response, think they are with her currently? Um, we should be in.

01:22:43:16 - 01:23:08:17

I'd like to think they'd be resolved by, um. I'd say that my thoughts be optimistic, but perhaps my deadline five because we have made good progress. There has been back and forth and during examination to the point that don't believe that there are any, um, paragraphs or any contention. Now, we just didn't sign off from the agency. Um, so I think we're in a happy place, just not, not quite, not quite over the dotted line. But we will be there very soon.

01:23:11:12 - 01:23:25:02

Excuse me. That relates to the protective provisions. And does that mean that the issues regarding the land interest rebate grant, Glen water transfer scheme and the other related issues are. What's the situation with those are those.

01:23:25:10 - 01:23:36:27

That's what that's what meant by the first sentence is that Mrs.. The environmental lawyer has confirmed that they're concerned in respect of those land interests will be able to be resolved through the protection provisions.

01:23:39:27 - 01:23:42:28

Okay. Thank you. Mrs. Hewitson, is that your

01:23:44:19 - 01:23:45:22

understanding as well?

01:23:48:25 - 01:24:10:21

It's basically my understanding, yes. I don't think I'm quite as certain as Mr. Fox in terms of resolution. We certainly met with the applicant on the 23rd of June, and unfortunately, our solicitor wasn't able to attend that meeting. But we after the following the meeting, we discussed the.

01:24:12:28 - 01:24:51:06

The applicant's intention for this land around the transfer pipeline. And our solicitor did think that protective provisions were the best way of resolving our concerns, which would enable them to retain the flexibility that they were seeking. But it would also give us the opportunity to comment on any detailed work plans that come forward in the vicinity of that pipeline. Now, the protective provisions that were included in the draft development consent order were actually an old version that the agency was in the process of updating.

01:24:51:29 - 01:25:24:19

And our solicitor has exchanged the newer version that we were looking to have put into the development consent order. But I think that draft will need some additions to it in terms of the water transfer pipeline because they are initially essentially focused on flood risk activity permits. So that's works around the the main rivers. So think there is perhaps some some more work to do in terms of the protective provisions and the water transfer pipeline.

01:25:25:15 - 01:25:35:22

So think think perhaps the deadline for a full resolution is rather optimistic. But but hopefully, you know, the principles of resolution are agreed.

01:25:36:17 - 01:25:49:09

Are there any major obstacles or is it more smaller niggles and what have you, that need to be resolved? Is there any did you feel as though resolution will be reached or do you have a sort of a real significant concern about anything?

01:25:49:17 - 01:25:53:01

No. Think resolution will be will be reached? Yes.

01:25:55:00 - 01:26:22:27

So if I can just come in, just to say on the in terms of that back and forth with the standard protective provisions that we got from the the agency essentially agreed 99.5% of it. Couple of minor comments that the lawyer will be able to take on board. Plus adding in this additional wording, as we just discussed, But think think we're all on the opinion that, as I said, it's definitely get done with no major obstacles envisaged at all.

01:26:23:16 - 01:26:40:11

Okay. And don't necessarily want to start talking about sort of the detail about protective provisions today or associated issues, But are you happy? Are you happy with that? Mrs.. Hewitson In that case, we don't need you don't need to raise any particular issue further today. Are you happy with what's been said and where you are?

01:26:40:24 - 01:26:42:10

Yes, I'm happy. Thank you.

01:26:42:26 - 01:27:01:04

Okay. Well, obviously, we will do endeavour to keep the examining authority updated. And obviously, the we look forward to getting the next iteration of the statement of common ground, which no doubt will provide either agreement or will still be presumed. We're talking Amber on this.

01:27:01:12 - 01:27:05:22

Think, think, think. Realistically. It will say they're almost there.

01:27:08:00 - 01:27:14:11

Okay. Thank you. Thank you, Mrs.. Thank you, Mrs. Hewitson. And thank you for your patience in waiting for the item to come up today.

01:27:29:07 - 01:27:44:06

Right. We go back to Network Rail. Is there anything. Obviously there's the point that Mr. Carr made earlier on is that any further updates regarding Network Rail and the position beyond what we've already talked about?

01:27:49:00 - 01:28:04:01

So I'm just going to clarify a couple of points. Risen If I may want Network Rail, Currently we are asking for compulsory acquisition powers over network rail as well, but we are trying to reach an agreement with them such that we will not need to exercise those powers.

01:28:05:16 - 01:28:36:13

And regarding just a general comment are not entirely clear what bridge we've been discussing a minute ago. But as a general principle, network Rail want to maintain their ability to upgrade railway lines, increase infrastructure along railway lines. They do not like rail cables going over bridges over the top of railway lines as a principle, as a first principle. They also don't like cables going under railways because they threaten the stability of the railway potentially.

01:28:36:17 - 01:29:01:02

That is why we are looking at going through an existing arch because it doesn't impact on the structural or the integrity of the existing railway. So whilst I appreciate the suggestions being made from a practical point, they will not fly with Network Rail unless there is any reason why the arch cannot go ahead. I hope that's helpful, but.

01:29:12:15 - 01:29:44:20

Okay. Thank you. I think we've had the discussion about Network Rail. Apart from that, so don't pursue. We need we need to pursue it any further. Today obviously has always been, as has been discussed, we will ask Network Rail for the questions on whether or not what their position is. And I think the position is clear from our point of view in terms of urging resolution, if that can be possible as quickly as possible on it. Any other statutory undertaking updates that you want to raise at this time? No, we don't.

01:29:45:05 - 01:29:46:15

Yesterday. So yes.

01:29:47:00 - 01:29:53:21

Because in terms of particularly the controls and powers, all the potential solutions for other sectors and sectors are now agreed.

01:29:55:16 - 01:29:56:07

Thank you.

01:29:59:10 - 01:30:14:07

And item B, which think you can take in fairly sort of short form is the applicant to summarize and whether the relevant test for the exercise of powers pursuant to Section 127 and Section 148 of the Planning Act should be met in the event that agreement is not reached with all statutory undertakers.

01:30:16:10 - 01:30:50:28

Well, it's a very remote possibility, I think, in the context of and we still don't want to go there because the Environment Agency, particularly because we we will be reaching agreement. But obviously our position would be we consider that it wouldn't cause a serious detriment there to their undertaking in the context of they would still be able to access the boreholes once we constructed the scheme and respect to network rail and mean their position obviously claims serious detriment and it would be for them to re-emphasise that point.

01:30:51:00 - 01:30:55:00

But think we would argue given we're passing under the railway

01:30:56:19 - 01:31:05:19

and have no effect on the operation of it, that that wouldn't be a serious detriment. But appreciate that my would dispute that. But that would be that would be our position. Yeah.

01:31:05:21 - 01:31:19:09

Well we will seek their their view on things. Okay. Thank you. And we've got no more statutory undertakers in the room or online, so there's no further submissions to hear from statutory undertakers.

01:31:23:03 - 01:31:35:01

Okay. Thank you. Before we go on to. Uh, we're not there any actions arising in next steps that any other relevant matters that anybody wishes to raise at this point?

01:31:40:17 - 01:31:41:07

Okay.

01:31:43:11 - 01:31:53:23

Thank you. Right. I'll just go over to my. Are you ready with the action points? I'll just go over to Mr. James just to review at today's. Action points.

01:31:56:26 - 01:32:17:23

Thank you. Just to recap the actions, all of which I believe are for the applicants. Just to confirm, my record is correct. And first of all, a comparison of land take and for the trees and landscaping for the proposed development, along with long field and other solar projects.

01:32:19:02 - 01:32:51:20

And so just just on that, I think it's important because the the mitigation and landscaping requirements, every project I'm going to be quite specific to each project, my name, everything is specific to each project. Um, but I think and actually what Mr. Williams said, which is that essentially the amount of landscaping you have you have relates is directly proportional to the amount of solar that you have. So I would propose that actually this comparison would be more in comparison directly of the solar land take.

01:32:52:23 - 01:32:58:21

Between the different and the proportions of said land take expert acres per megawatt.

01:33:01:21 - 01:33:16:09

I think it includes both. I think it includes both. It would be helpful. But take your take your point. It would be interesting. Think the actual solar solar and take would be interesting. But think have have if a table has been produced or whatever where you want to do it think having both would be useful as a comparison.

01:33:16:11 - 01:33:21:17

Yes you can do break down but think we would break down between the two. Think we'd break down between the two. Yes.

01:33:21:23 - 01:33:24:04

Rather than expect that as well. Absolutely. Okay.

01:33:26:00 - 01:33:47:22

Thank you. Second action. A note from the applicant explaining why Article 23 to see should be retained within the developed consent order, given that it was removed in the lung fields decision. My deadline for again, clarification from the applicants following the query from Ms.. Williams regarding the funding statement.

01:33:49:15 - 01:33:50:00

We

01:33:51:12 - 01:33:56:24

think that's probably happy. I'm happy with the short summary with the action point, but that's clear what that point is.

01:33:58:22 - 01:34:05:28

Take that to me. What is the impact of the restructuring within Canadian intelligence? Yeah, right.

01:34:07:26 - 01:34:25:14

Book of reference to a related following discussions again with with Mr. Williams in relation to the issue he raised with that, um, there was a commitment to a career timeline with Network Rail in relation to the progress with the cable routing.

01:34:27:13 - 01:34:38:02

Next one, confirmation from the applicants as to whether or not they are willing to write to all affected persons directly to clarify the position in respect of cable routing.

01:34:38:07 - 01:34:43:24

So think I can answer that now. The answer is no because we have a clear on the website.

01:34:48:00 - 01:34:48:24

Okay.

01:34:53:12 - 01:35:03:19

Our next one was to provide further details on the the option for cable routing over the railway that was in relation to which arch, etcetera, some plans that are going to be submitted that would clarify that.

01:35:05:00 - 01:35:07:27

Yes, I think you mean the option under the under the railway.

01:35:07:29 - 01:35:08:14

Apologies.

01:35:08:16 - 01:35:09:01

Yeah. Yeah.

01:35:15:07 - 01:35:48:24

Confirmation. If access to Mrs. Woodley's property would be impeded. I think there's enough there to review that and link to it. I think there's also an offer to consider updates the camp to address matters in relation to access to properties that relates to Mrs. Woolies land, Mr. Beamish land and also the play area in essence down and linked to that consideration of the role of community liaison to ensure that the community has opportunity to feed into that particular kind of dialogue.

01:35:48:26 - 01:35:52:27

And be a general community liaison point rather than just access.

01:35:55:15 - 01:36:29:09

I'm just taking a note of that and say, yes, and we'll take that away. Think the point on the vehicular access. I think the action is that we will look to update the camp, to have a general principle around vehicular access, which may or may not be related to community liaison, but that that will be a separate point. Um, I don't at this point would say that don't know that we're going to have the detail to be able to confirm to Mrs. Willey how exactly her access arrangements may or may not be affected.

01:36:30:04 - 01:36:37:25

Um, so I don't think we would be able to do that, but we can tie in the management of the impact through the updates to the management documents.

01:36:38:24 - 01:36:39:11

Thank you.

01:36:40:13 - 01:36:50:06

Um, there was a commitment to confirm as best as possible the time that access to the player would be affected with the cable routing.

01:36:50:08 - 01:36:50:23

Things.

01:36:51:14 - 01:36:54:10

And obviously to provide some further information on that.

01:36:55:02 - 01:37:03:18

So think again. That would be part of the general community liaison. Think we can in the summary, we can say how long we think overall the works would take.

01:37:06:11 - 01:37:14:16

Yeah. Think the community liaison thing as a community liaison going forward with all the construction matters, whereas that's something where it would be helpful to get clarity.

01:37:16:07 - 01:37:17:29

Now as part of the examination.

01:37:20:10 - 01:37:28:05

Okay. We'll take that away, sir. Yes, we'll take that away because I'm not entirely sure we able to do that. But if we can't, then it'll be commitment of some form.

01:37:28:17 - 01:37:34:20

Okay. Well, if you obviously, if you can't do any actual points, then then set out reasons why you can't. But hopefully.

01:37:37:24 - 01:37:49:23

And then coincide last couple. And the applicants consider the scope for the use of a call, a visual aid to demonstrate the heights of structures. The purpose of the accompany sight inspection.

01:37:51:17 - 01:37:52:24

And then finally

01:37:54:16 - 01:38:02:03

working towards agreement on protective provisions with the Environment Agency. Think you may refer to deadline five for that, Mr. Fox. Is that correct.

01:38:02:19 - 01:38:03:10

Sir? Yeah.

01:38:03:14 - 01:38:06:05

Thank you. That's that's the action points list.

01:38:07:29 - 01:38:42:04

Okay. Does that cover everything? Thank you. Just in terms of next steps, obviously, we've got the action points, as I've said a few times, that there needs to be some discussions offline as a few times today where I think that might be helpful. Then, you know, hopefully those will be pursued. We'll be asking further written questions in on 50, I think it's the 15th of August, it's mid August anyway. And some of those might include matters that have arisen today. So do what if you're an infected person, Just have a look at those and see if there's anything in particular for where we're asking questions of yourselves.

01:38:43:06 - 01:39:01:08

And we'll consider whether or not a further compulsory acquisition hearing is necessary in September. Depending on where we are in the examination with all these matters. Okay. Is there any more sort of housekeeping bits or anything that procedural bits about anything that we need to

01:39:02:24 - 01:39:05:10

consider or somebody wants to raise before we close?

01:39:05:12 - 01:39:23:13

It was only just to the conversation we had yesterday about the site inspection. Yeah. And the procedural decision on AC one. Um, and just to note, we have already decided to have conversations, Mr. Holloway, about making the day to be as efficient as possible in terms of the residential properties.

01:39:23:16 - 01:39:31:25

Okay, good. Thank you. Uh. Mr. Beamish, your hand is up. Is this something you wanted to raise?

01:39:33:03 - 01:40:06:10

Yeah. So just on the point of the community liaison officer, in fact, on the 16th of May, when we had our conversation with Sarah Price and other members of her team there, she did confirm actual fact because we were raised the comment about what would happen with things like trees, etcetera, that were failing and not, you know, not screening and things that weren't weren't, you know, sprucing and things like that to do with the site. And we were told categorically that there would be a community liaison or a site person that would would be able to be fed back to you by telephone or by email.

01:40:06:12 - 01:40:24:19

So I'd say very much so that there is provision that has been made supposedly by Windows slash crisis team, but obviously maybe that news hasn't filtered through to Mr. Fox. But but that's what we were told categorically, that there would be someone. So maybe that person needs to come forward a bit earlier on.

01:40:26:00 - 01:40:29:05

Okay. Thank you, Mr. Beamish. I'm sure that's been noted.

01:40:29:09 - 01:40:36:18

Sir. Sir. Yes, it's the point is, there is one in the camp. We just in response to your points today, we'll be beefing it up. Yeah.

01:40:36:20 - 01:41:07:13

Think a framework of a framework for it. Think would be useful from examining the properties point of view. Absolutely. Okay. If you've if you've spoken today with the sisters, if you could please provide a written summary of your submissions by deadline for which is the 25th of July. Uh. The recording of this hearing will be available. We're hoping early next week. And if you need to remind yourself of any particular point that's been raised.

01:41:09:04 - 01:41:16:03

And there's a transcript as well of these meetings, which I don't like looking at because it say quite a lot when look at them. So.

01:41:20:03 - 01:41:52:22

So thank you for everyone's participation today and also all to all those that have attended the whole week of hearings. That is much appreciated. We appreciate that many of you are taking time out from

your daily lives, etcetera. So we do appreciate that and your submissions, submissions of the applicants and responses to all our questions. So thank you everybody for that. That is helpful as we move forward. And as I say, further hearings are required. These will take place in the week commencing the 25th of September, and we will give the usual advance notification of these.

01:41:52:24 - 01:42:04:00

I'm sure we'll see some of you on the 17th of the 18th of August. Uh, so thank you. The hearing is now closed. Thank you. Thank you, sir.