



## Hearing Transcript

<b>Project:</b>	EN010142 - Tillbridge Solar Project
<b>Hearing:</b>	Compulsory Acquisition Hearing (CAH1) - Part 1
<b>Date:</b>	16 January 2025

**Please note:** This document is intended to assist Interested Parties.

It is not a verbatim text of what was said at the above hearing. The content was produced using artificial intelligence voice to text software. It may, therefore, include errors and should be assumed to be unedited.

The video recording published on the Planning Inspectorate project page is the primary record of the hearing.



## Hearing Transcript

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Produced by event.video

1

00:00:00.265 --> 00:00:02.965

Um, it's now 10 o'clock and time for this hearing.

2

00:00:03.025 --> 00:00:06.405

To begin, I'd like to welcome you all

3

00:00:06.405 --> 00:00:08.605

to this first compulsory acquisition hearing

4

00:00:09.025 --> 00:00:10.845

for the Till Bridge Solar Project.

5

00:00:11.025 --> 00:00:12.725

And thank you for coming along today.

6

00:00:13.825 --> 00:00:15.085

Can I just confirm that everybody in the

7

00:00:15.085 --> 00:00:16.165

room can hear me clearly?

8

00:00:17.995 --> 00:00:19.205

Good, Thank you.

9

00:00:19.945 --> 00:00:23.605

Uh, and can I also confirm with the case team that, uh,

10

00:00:23.605 --> 00:00:25.445

the live streaming of the event has commenced

11

00:00:25.865 --> 00:00:27.165

and the recording has commenced?

12

00:00:28.055 --> 00:00:31.325

Thank you. Thank you. Uh, my name is Nicholas Ely

13

00:00:31.345 --> 00:00:33.605

and I have been appointed by the Secretary of State

14

00:00:33.605 --> 00:00:35.645  
to be the lead member of the panel

15

00:00:35.645 --> 00:00:37.085  
to examine this application.

16

00:00:37.585 --> 00:00:38.845  
I'm now going to ask my colleague,

17

00:00:38.845 --> 00:00:40.605  
another panel member to introduce themselves.

18

00:00:42.195 --> 00:00:44.285  
Good morning. My name is Luke Simpson,

19

00:00:44.585 --> 00:00:47.845  
and I've also been appointed by the Secretary of State

20

00:00:48.385 --> 00:00:51.445  
as a panel member to examine this application.

21

00:00:52.455 --> 00:00:55.645  
Thank you, Mr. Simpson. Together we constitute the

22

00:00:55.845 --> 00:00:57.485  
examining authority for this application.

23

00:00:57.945 --> 00:01:00.365  
Uh, we are also joined by Mr. Cook, Mr.

24

00:01:00.605 --> 00:01:03.005  
Sedgman and Mr. Hurley of the Planning Inspector Case team

25

00:01:03.065 --> 00:01:05.245  
at the rear of the team who are handling the virtual

26

00:01:05.245 --> 00:01:07.405  
component of, uh, this meeting,

27

00:01:07.585 --> 00:01:09.285

but also can help with any queries

28

00:01:09.285 --> 00:01:11.645

or questions you can have during the break out.

29

00:01:11.645 --> 00:01:13.125

At the background hand corner of the My Room,

30

00:01:13.585 --> 00:01:16.525

we have the audio visual Team tv, TM Services, sorry,

31

00:01:16.525 --> 00:01:18.725

who'll be recording and live streaming the event for us.

32

00:01:20.625 --> 00:01:22.555

Sincere apologies. Now, I'm going to deal

33

00:01:22.555 --> 00:01:24.275

with a few housekeeping issues that for those

34

00:01:24.275 --> 00:01:26.995

of you who've been here all week, will probably be fed up

35

00:01:26.995 --> 00:01:29.115

with, but for those of you who have not been with us

36

00:01:29.115 --> 00:01:31.755

through early in the week, I'll go for, for your benefit,

37

00:01:32.775 --> 00:01:34.915

please can you set your devices to silent?

38

00:01:35.075 --> 00:01:36.715

I appreciate some people may need to take calls

39

00:01:36.715 --> 00:01:38.715

because of ongoing incidents in the Lincolnshire area.

40

00:01:39.055 --> 00:01:40.915

So if you do need to take a tour, if you complete, uh,

41

00:01:40.995 --> 00:01:43.235

a call, please exit the room and take your call outside.

42

00:01:43.785 --> 00:01:45.835

Toilets are outside with ladies on the left

43

00:01:45.835 --> 00:01:47.035

and gents at the far right

44

00:01:47.035 --> 00:01:48.235

and disabled facilities in the middle.

45

00:01:48.725 --> 00:01:51.195

We're not expecting or anticipating any firearm alarms

46

00:01:51.195 --> 00:01:53.915

today, but if the fire alarm does go off those doors, along

47

00:01:53.915 --> 00:01:54.955

that wall, there are the exit

48

00:01:54.955 --> 00:01:56.315

and we assemble in the carpark.

49

00:01:57.055 --> 00:01:58.435

Uh, and if you have any other needs

50

00:01:58.435 --> 00:02:01.555

that haven't been addressed by, uh, us on the call now

51

00:02:01.615 --> 00:02:03.875

or if you need us to do anything, please have a chat

52

00:02:03.875 --> 00:02:05.875

with the case team and we can pick up and help you there.

53

00:02:07.265 --> 00:02:08.995

This hearing is going to follow the agenda

54

00:02:08.995 --> 00:02:11.435

that was published on the National Infrastructure Planning

55

00:02:11.435 --> 00:02:14.075  
website on the 5th of December, 2024,

56

00:02:14.075 --> 00:02:18.755  
which is examination library reference EV 1 0 0 3.

57

00:02:18.895 --> 00:02:20.555  
So if you, uh, have a laptop

58

00:02:20.555 --> 00:02:22.595  
or something like that, if you wanna hand that one to hand,

59

00:02:22.615 --> 00:02:24.435  
but if you, I believe there are hard copies in the room

60

00:02:24.435 --> 00:02:26.635  
available if, uh, you haven't got a copy,

61

00:02:28.745 --> 00:02:30.315  
This agenda is for guidance only

62

00:02:30.655 --> 00:02:32.635  
and we may add other issues in as we go through,

63

00:02:32.695 --> 00:02:34.595  
but we'll try and conclude the hearing as soon

64

00:02:34.595 --> 00:02:35.675  
as it's convenient for the people here.

65

00:02:35.925 --> 00:02:39.315  
After we've heard all relevant contributions, uh,

66

00:02:39.375 --> 00:02:41.435  
if the discussions can't be concluded today,

67

00:02:41.435 --> 00:02:42.875  
it may be necessary for us

68

00:02:42.895 --> 00:02:44.355  
to rearrange the schedule slightly

69

00:02:44.615 --> 00:02:46.835  
or to fair other matters to future hearings.

70

00:02:47.575 --> 00:02:49.835  
All written questions. Uh,

71

00:02:49.835 --> 00:02:51.955  
likewise, if you feel that you can't answer a question

72

00:02:51.955 --> 00:02:54.395  
or want to ask further questions, there's an opportunity

73

00:02:54.655 --> 00:02:56.955  
for you to, uh, correspond in writing.

74

00:02:58.655 --> 00:03:01.005  
We will also aim to take a break possibly

75

00:03:01.005 --> 00:03:02.445  
during this morning's meeting, doing how it goes,

76

00:03:02.755 --> 00:03:04.245  
give you a chance to get a comfort and rest.

77

00:03:04.265 --> 00:03:05.885  
But if you do need, uh, us

78

00:03:05.885 --> 00:03:07.365  
to take a break, please let us know.

79

00:03:08.835 --> 00:03:12.085  
Today's hearing is being undertaken in a hybrid way, meaning

80

00:03:12.085 --> 00:03:13.445  
that we've got the people present here in the room,

81

00:03:13.585 --> 00:03:15.165



but there are also some people joining us

82

00:03:15.165 --> 00:03:16.445

online on Microsoft Teams.

83

00:03:16.835 --> 00:03:18.245

However you join us today.

84

00:03:18.265 --> 00:03:20.765

We want to make it, uh, as inclusive for you as possible,

85

00:03:21.035 --> 00:03:22.325

give you a fair and equal chance

86

00:03:22.325 --> 00:03:23.605

to put across your points to us.

87

00:03:25.045 --> 00:03:27.845

A recording of today's hearing is made available on the Till

88

00:03:27.845 --> 00:03:31.045

Bridge Solar Project website on the National Infrastructure

89

00:03:31.325 --> 00:03:33.645

Planning Site, uh, as soon as practical

90

00:03:33.645 --> 00:03:35.525

after this hearing is completed.

91

00:03:35.985 --> 00:03:38.365

And with this in mind, please, each time you speak,

92

00:03:38.425 --> 00:03:40.525

if you could, uh, speak clearly into a microphone.

93

00:03:41.185 --> 00:03:42.245

Uh, state your name and

94

00:03:42.245 --> 00:03:45.125

who you are representing each time before you speak.

95

00:03:45.585 --> 00:03:47.725

Uh, I believe there are microphones at the desk

96

00:03:47.725 --> 00:03:49.605

and a roving microphone in the room if you need it.

97

00:03:51.395 --> 00:03:52.605

It's important that you know that a link

98

00:03:52.605 --> 00:03:55.165

to the Planning inspector it's privacy notice was provided.

99

00:03:55.265 --> 00:03:57.205

Now, rule 13 notification letter

100

00:03:57.205 --> 00:04:00.645

that we issued on the 6th of December, uh, which is, uh,

101

00:04:01.125 --> 00:04:02.805

document reference PD 0 1 0.

102

00:04:03.145 --> 00:04:06.165

And we assume that everybody here today has familiarized

103

00:04:06.165 --> 00:04:08.165

themselves with this document, which establishes

104

00:04:08.165 --> 00:04:11.165

how the personal data of our customers is handled in

105

00:04:11.165 --> 00:04:12.645

accordance with the principle set out

106

00:04:12.805 --> 00:04:13.885

in data protection laws.

107

00:04:14.385 --> 00:04:15.485

So if you have any concerns

108

00:04:15.485 --> 00:04:17.165

or if you wish to speak, uh, in privacy

109

00:04:17.625 --> 00:04:20.325

or not be recorded, uh, please let the case team know

110

00:04:20.325 --> 00:04:22.165

and they'll try and, uh, accommodate that for you.

111

00:04:23.315 --> 00:04:24.685

Similarly, if you're speaking online,

112

00:04:24.745 --> 00:04:26.725

you don't wanna turn your camera on, that's fine as well.

113

00:04:27.825 --> 00:04:30.245

I'm now gonna go through the participants of today's meeting

114

00:04:30.265 --> 00:04:31.845

and ask you to introduce yourselves.

115

00:04:32.265 --> 00:04:34.285

And when I state your organization's name,

116

00:04:34.295 --> 00:04:36.285

could you introduce yourself, stating your name,

117

00:04:36.985 --> 00:04:39.885

who you represent, and which agenda items you may wish

118

00:04:39.885 --> 00:04:42.925

to speak on if you are not representing an organization,

119

00:04:43.225 --> 00:04:45.965

please can you confirm your name and summarize your interest

120

00:04:46.505 --> 00:04:49.285

and if you are an interested party or an effective person.

121

00:04:50.625 --> 00:04:52.005

Uh, thank you.

122

00:04:52.225 --> 00:04:54.365

If I'm going now, going to start with the applicant,

123

00:04:54.365 --> 00:04:55.525

please, sir.

124

00:04:56.425 --> 00:04:59.085

Uh, good morning. My name is Richard Griffiss

125

00:04:59.085 --> 00:05:00.685

of Prince Mason's, LLP,

126

00:05:01.265 --> 00:05:04.045

and I am representing the applicant's

127

00:05:04.045 --> 00:05:07.485

and I'll be leading, uh, today all of the items on today's,

128

00:05:07.585 --> 00:05:10.605

um, agenda, uh, and some of the agenda items.

129

00:05:10.715 --> 00:05:12.805

I'll be assisted by my colleague to my right, Mr.

130

00:05:12.985 --> 00:05:15.445

Tom Atkins, also of pencil Mason's, LLP.

131

00:05:16.465 --> 00:05:19.445

We have some of the applicant's consultants, um,

132

00:05:19.445 --> 00:05:21.605

either in the room or online.

133

00:05:21.825 --> 00:05:23.925

And should I need to ask for their contribution,

134

00:05:24.435 --> 00:05:26.445

I'll introduce them at that appropriate point.

135

00:05:27.215 --> 00:05:31.845

Thank you. My understanding is

136

00:05:31.845 --> 00:05:34.805

that today we have no local authorities with us on the room.

137

00:05:34.985 --> 00:05:38.965

I'm just checking the online feed. No, correct.

138

00:05:40.225 --> 00:05:41.445

Uh, and I'm now going to move

139

00:05:41.445 --> 00:05:43.125

to the interested parties in the room.

140

00:05:43.585 --> 00:05:47.365

Can I start with, uh, 7,000 acres on the left, please?

141

00:05:49.015 --> 00:05:50.045

Thank you, sir. Yes.

142

00:05:50.145 --> 00:05:53.405

Uh, Liz Garbo, 7,000 acres to be known as Ms. Garbo.

143

00:05:54.025 --> 00:05:56.245

Um, to my immediate left is Mr.

144

00:05:56.445 --> 00:05:59.085

Attorney Court from 7,000 acres to be known as Mr.

145

00:05:59.085 --> 00:06:01.685

Court, and, um, far left Mr.

146

00:06:01.815 --> 00:06:04.405

Derek Moffitt to be known as Mr.

147

00:06:04.965 --> 00:06:06.845

Moffitt, both representing 7,000 acres.

148

00:06:06.865 --> 00:06:09.325

And obviously we'll just generally speak throughout the

149

00:06:09.325 --> 00:06:10.565  
items if possible.

150

00:06:11.205 --> 00:06:12.725  
I was gonna say you are interested parties,

151

00:06:12.785 --> 00:06:14.005  
are you affected persons

152

00:06:14.005 --> 00:06:15.965  
or representing affected person? Ah,

153

00:06:16.425 --> 00:06:20.245  
I'm personally representing an effect affected person a

154

00:06:20.245 --> 00:06:21.485  
Mr. Nicholas Hill.

155

00:06:21.875 --> 00:06:26.395  
Okay, thank you. Um, I've just been notified

156

00:06:26.395 --> 00:06:28.155  
that apologies, um, I believe Bassett

157

00:06:28.155 --> 00:06:29.435  
Law District Council, uh, Ms.

158

00:06:29.435 --> 00:06:31.675  
Broadhead is, is online, is that correct, Mr. Broad?

159

00:06:32.495 --> 00:06:35.515  
Yes, that's correct. So I'm Mrs. Amanda Broadhead.

160

00:06:35.735 --> 00:06:37.635  
I'm the major projects manager at

161

00:06:37.635 --> 00:06:38.915  
Bassett Law District Council.

162

00:06:40.885 --> 00:06:42.235

Thank you. And have I missed anybody?

163

00:06:42.775 --> 00:06:44.355

Uh, other, ever any other local

164

00:06:44.355 --> 00:06:45.635

authorities or statutory parties?

165

00:06:45.695 --> 00:06:46.695

Online.

166

00:06:49.955 --> 00:06:52.925

Okay, thank You. Are there any other affected persons

167

00:06:53.265 --> 00:06:56.285

or interested parties who wish to speak at today's hearing?

168

00:07:00.315 --> 00:07:01.245

Okay, Thank you very much.

169

00:07:08.195 --> 00:07:09.735

Are there any affected persons

170

00:07:10.115 --> 00:07:14.115

or interested parties online who wish to speak today?

171

00:07:18.255 --> 00:07:19.965

Thank you. Okay, thank you very much.

172

00:07:20.025 --> 00:07:22.325

I'm gonna move on to agenda item two, which is the purpose

173

00:07:22.345 --> 00:07:24.885

of this heating, uh, this hearing, sorry, uh,

174

00:07:24.945 --> 00:07:26.845

let me briefly explain its purpose.

175

00:07:27.355 --> 00:07:30.285

This hearing is to examine the applicant's overall case in

176

00:07:30.485 --> 00:07:32.205  
relation to compulsory acquisition and

177

00:07:32.385 --> 00:07:35.445  
or temporary possession, in particular to ensure

178

00:07:35.445 --> 00:07:36.885  
that adequate examination

179

00:07:36.885 --> 00:07:39.365  
of the provisions within the draft development consent

180

00:07:39.365 --> 00:07:41.685  
order, seeking to authorize the compulsory requisition

181

00:07:41.685 --> 00:07:43.845  
of land and all rights over land,

182

00:07:44.985 --> 00:07:47.045  
it will assess whether the conditions relating to the land

183

00:07:47.065 --> 00:07:49.325  
and all rights being required for the proposed development

184

00:07:49.825 --> 00:07:51.165  
or required to facilitate

185

00:07:51.165 --> 00:07:53.925  
or be incidental to that development are met.

186

00:07:55.135 --> 00:07:58.245  
It'll assess where there is a compelling case in the public

187

00:07:58.525 --> 00:08:01.445  
interest for the land to be apart, acquired compuls early

188

00:08:03.065 --> 00:08:05.285  
to discharge the examining authorities' duty

189

00:08:05.385 --> 00:08:08.285



to hear effect persons affected by compulsory acquisition

190

00:08:08.305 --> 00:08:10.405

and or temporary possession, which are referred to

191

00:08:10.405 --> 00:08:13.965

therefore as affected persons who request to be heard

192

00:08:14.585 --> 00:08:17.285

and to cover any site specific issues for the applicant

193

00:08:17.345 --> 00:08:18.805

and statutory undertakers.

194

00:08:21.865 --> 00:08:24.285

The hearing is being held so that the examining authority

195

00:08:24.345 --> 00:08:25.485

and ultimately the Secretary

196

00:08:25.485 --> 00:08:28.725

of State can test the applicant's contentions in the context

197

00:08:28.825 --> 00:08:32.285

of applicable legislation, policy and guidance.

198

00:08:32.545 --> 00:08:34.685

And as the XA considers the requests

199

00:08:34.685 --> 00:08:37.605

for compulsory acquisition, we'll take into account not only

200

00:08:37.605 --> 00:08:38.605

what is heard today,

201

00:08:39.145 --> 00:08:42.125

but also all of the relevant associated information in other

202

00:08:42.125 --> 00:08:44.405

application documents, oral submissions

203

00:08:44.465 --> 00:08:46.445

and written representations we have received

204

00:08:48.285 --> 00:08:49.645

examining authorities, deliberations

205

00:08:49.705 --> 00:08:51.165

and decisions will also be guided

206

00:08:51.265 --> 00:08:53.325

by the relevant human rights legislation,

207

00:08:53.755 --> 00:08:57.365

including the European Convention on Human Rights Article

208

00:08:57.585 --> 00:09:00.885

six, the right to a Fair Trial or Hearing Article eight,

209

00:09:01.025 --> 00:09:03.485

and the Right to Respect for Private and Family Life

210

00:09:03.945 --> 00:09:06.845

and Article 14, protection from Discrimination

211

00:09:07.345 --> 00:09:08.925

and the First Protocol article,

212

00:09:09.065 --> 00:09:10.205

the Protection of People's Property.

213

00:09:11.545 --> 00:09:14.565

Can I ask if anybody has any comments on the agenda

214

00:09:14.565 --> 00:09:15.565

that I've set out to follow?

215

00:09:19.235 --> 00:09:21.825

Thank you. So I'm gonna move on to the main items, uh,

216

00:09:21.845 --> 00:09:24.385

the agenda item three, which is agenda item three A,

217

00:09:24.565 --> 00:09:27.865

the applicant's case for compulsory acquisition

218

00:09:27.885 --> 00:09:28.945

and temporary possession.

219

00:09:30.085 --> 00:09:32.865

Uh, I'm going to ask the applicant to go through a, a series

220

00:09:32.865 --> 00:09:34.905

of, uh, comments, if that's okay, to look at

221

00:09:34.925 --> 00:09:36.545

how they present and justify their case

222

00:09:36.605 --> 00:09:37.705

for compulsory acquisition

223

00:09:37.885 --> 00:09:40.465

and temporary possession by addressing the following points,

224

00:09:40.485 --> 00:09:42.345

the identification of the powers they sought

225

00:09:42.345 --> 00:09:46.305

and their purposes, the relevant draft relevant development

226

00:09:46.305 --> 00:09:49.465

consent order provisions, how the relevant statutory

227

00:09:49.465 --> 00:09:51.225

and policy tests under the Planning Act

228

00:09:51.765 --> 00:09:53.225

and Department for Communities

229

00:09:53.305 --> 00:09:54.585

and local government guidance related

230  
00:09:54.585 --> 00:09:58.625  
to compulsory acquisition are met The applicant's strategy

231  
00:09:58.805 --> 00:10:01.145  
or criteria for determining whether to seek powers

232  
00:10:01.145 --> 00:10:04.105  
for compulsory acquisition of land, compulsory acquisition

233  
00:10:04.105 --> 00:10:06.625  
of rights, or temporary possession of land

234  
00:10:07.005 --> 00:10:08.945  
and consideration of the alternatives

235  
00:10:08.945 --> 00:10:11.425  
to compulsory acquisition or temporary possession

236  
00:10:12.365 --> 00:10:14.185  
and also human rights considerations.

237  
00:10:16.175 --> 00:10:18.825  
Section 122 of the Planning Act states

238  
00:10:18.825 --> 00:10:23.265  
that compulsory acquisition powers may be authorized only

239  
00:10:23.965 --> 00:10:25.465  
if the following conditions are met,

240  
00:10:25.465 --> 00:10:28.545  
and these conditions are that the land is required

241  
00:10:29.485 --> 00:10:32.185  
for the development to which development consent relates

242  
00:10:33.725 --> 00:10:35.345  
is required to facilitate

243  
00:10:35.445 --> 00:10:37.345

or is incidental to that development,

244

00:10:38.085 --> 00:10:40.945

and that there is a compelling case in the public interest

245

00:10:41.005 --> 00:10:42.865

for the land to be acquired compuls early.

246

00:10:44.045 --> 00:10:45.265

So I'm now gonna move to the applicant.

247

00:10:47.005 --> 00:10:49.745

Can the applicant please briefly present

248

00:10:49.745 --> 00:10:52.225

and justify its case for compulsory acquisition

249

00:10:52.285 --> 00:10:53.385

and temporary possession?

250

00:10:53.725 --> 00:10:56.345

And in doing so, please explain

251

00:10:56.365 --> 00:10:58.505

how the proposal addresses the statutory

252

00:10:58.525 --> 00:11:01.745

and policy test set out under the Planning Act 2008

253

00:11:01.885 --> 00:11:03.505

and the guidance related to procedures

254

00:11:03.525 --> 00:11:04.625

for compulsory acquisition.

255

00:11:04.625 --> 00:11:05.985

For that. Thank you.

256

00:11:07.235 --> 00:11:11.865

Thank you. So the applicant is seeking,

257

00:11:12.365 --> 00:11:15.465

uh, powers of compulsory acquisition over, uh,

258

00:11:15.465 --> 00:11:16.745

different categories of land.

259

00:11:16.965 --> 00:11:18.745

So I'll start off with that as my starting point

260

00:11:18.745 --> 00:11:20.145

and then move into more of the detail.

261

00:11:20.685 --> 00:11:23.185

So first of all, we are seeking compulsory acquisition over,

262

00:11:23.965 --> 00:11:26.625

um, of the freehold land of certain plots,

263

00:11:26.625 --> 00:11:29.185

and that is shown in pink on the land

264

00:11:29.185 --> 00:11:33.265

and crown land plans, which is referenced as 0 4 0.

265

00:11:34.085 --> 00:11:36.465

The applicant is also then seeking compulsory acquisition

266

00:11:36.525 --> 00:11:40.505

of rights or the imposition of restrictions over lands

267

00:11:40.505 --> 00:11:42.425

that is shown on those plans in blue.

268

00:11:44.245 --> 00:11:46.745

The applicant, uh, is also authorized

269

00:11:46.745 --> 00:11:49.505

through the order draft order to take temporary possession

270

00:11:49.505 --> 00:11:50.745

of both the pink land

271

00:11:50.765 --> 00:11:54.885

and the blue land, as well as that the land that is color,

272

00:11:54.945 --> 00:11:58.405

um, tinted green on the land plans, the land tinted green,

273

00:11:58.825 --> 00:12:02.125

uh, only temporary possession can be taken over that land.

274

00:12:02.125 --> 00:12:04.125

So that is the structure of the land

275

00:12:04.125 --> 00:12:07.555

and crown land plans Schedule nine

276

00:12:07.655 --> 00:12:10.235

of the draft development CAS consent order sets out the

277

00:12:10.235 --> 00:12:11.835

purpose for which, uh,

278

00:12:12.015 --> 00:12:15.075

the rights may be compulsory acquired in that blue land,

279

00:12:15.075 --> 00:12:18.955

and that is broadly limited to, um, the rights to, uh,

280

00:12:19.025 --> 00:12:21.755

install the underground cable cable rights

281

00:12:21.755 --> 00:12:24.275

or access rights called access rights in that schedule.

282

00:12:25.175 --> 00:12:27.835

And then schedule 11 of the draft development consent order

283

00:12:28.115 --> 00:12:30.715

provides the purpose for which we may take temporary

284

00:12:30.715 --> 00:12:33.075  
possession over the Greenland.

285

00:12:33.375 --> 00:12:35.875  
Uh, and as I said earlier, that is on the Greenland.

286

00:12:35.895 --> 00:12:37.235  
We can only take temporary possession.

287

00:12:37.235 --> 00:12:39.195  
We're not seeking any other power,

288

00:12:40.095 --> 00:12:41.795  
and that temporary possession is required

289

00:12:41.795 --> 00:12:44.435  
to help facilitate the construction of the site.

290

00:12:45.975 --> 00:12:47.955  
Now, the purpose for which we require those policy

291

00:12:47.955 --> 00:12:51.395  
acquisition powers are set out in detail in the schedule

292

00:12:51.575 --> 00:12:55.075  
of negotiations and powers, um, um, negotiations

293

00:12:55.075 --> 00:12:58.235  
and power sort rep, uh, 1 0 1 7,

294

00:12:58.775 --> 00:13:01.755  
and that goes through all the plots identified in the book

295

00:13:01.755 --> 00:13:04.955  
of reference and sets out, uh, uh, by plots reference

296

00:13:05.215 --> 00:13:09.435  
and work number, the reasons why we need, um, the,

297

00:13:09.495 --> 00:13:11.275



the plot, uh, and the rights.

298

00:13:12.415 --> 00:13:15.355

Now in respect of the draft of under consent order, um,

299

00:13:15.355 --> 00:13:17.035

the relevant powers for the purpose

300

00:13:17.035 --> 00:13:19.755

of this compulsory acquisition hearing are Article 21,

301

00:13:19.885 --> 00:13:21.475

which is the actual compulsory acquisition

302

00:13:21.475 --> 00:13:24.555

of the freehold land, which is subject to Article 22,

303

00:13:24.665 --> 00:13:28.515

time limit and Article 23, uh, compulsory acquisition

304

00:13:28.515 --> 00:13:33.195

of rights and also Article 30 and Article 44, temporary use

305

00:13:33.255 --> 00:13:34.915

and statutory undertakers respectively.

306

00:13:36.455 --> 00:13:40.555

So is the relevant articles for today's hearing as, uh,

307

00:13:40.555 --> 00:13:41.755

the examine authority pointed out.

308

00:13:41.755 --> 00:13:45.315

Section 1 2 2 provides the legislative context for this

309

00:13:45.655 --> 00:13:48.155

and, uh, um, allows the authorization

310

00:13:48.255 --> 00:13:49.515

of compulsory acquisition.

311

00:13:49.975 --> 00:13:52.515

Uh, but the applicant needs to demonstrate, uh,

312

00:13:52.625 --> 00:13:55.155

that the plots are required for the development

313

00:13:55.155 --> 00:13:56.195

or incidental to it.

314

00:13:56.495 --> 00:13:58.355

And as I say, that is set out in the statement

315

00:13:58.355 --> 00:14:00.995

of negotiation to power sought in terms

316

00:14:00.995 --> 00:14:04.435

of the compelling case, uh, for, um, the acquisition

317

00:14:04.435 --> 00:14:06.075

of the land and the public interest.

318

00:14:06.585 --> 00:14:10.155

This is set out in detail in the statement of reasons, uh,

319

00:14:10.175 --> 00:14:12.315

rep 1 0 1 3.

320

00:14:13.215 --> 00:14:15.235

And in short, uh, the applicant considers

321

00:14:15.235 --> 00:14:16.595

that we have demonstrated, uh,

322

00:14:16.595 --> 00:14:18.515

there was a compelling case in the public interest given

323

00:14:18.515 --> 00:14:20.715

this is a nationally significant infrastructure project

324

00:14:21.655 --> 00:14:23.915

for a renewable energy scheme.

325

00:14:24.575 --> 00:14:28.435

And EN one N-P-S-E-N one clearly sets out the need

326

00:14:28.615 --> 00:14:32.435

to decarbonize the energy sector by 2035

327

00:14:32.655 --> 00:14:35.275

and to reach net zero by 2050.

328

00:14:35.935 --> 00:14:38.875

And the new government post general election then issued its

329

00:14:38.985 --> 00:14:42.795

path to, uh, um, clean power by 2030,

330

00:14:43.405 --> 00:14:45.235

which demonstrates that the country needs

331

00:14:45.235 --> 00:14:47.475

to move faster towards those goals.

332

00:14:48.255 --> 00:14:50.515

And the scheme's grid connection is set out in a grid

333

00:14:50.515 --> 00:14:53.765

connection statement is actually earlier than the consented

334

00:14:53.765 --> 00:14:57.045

schemes already in this area, and that is August, 2028.

335

00:14:57.185 --> 00:15:01.805

So this scheme can make a vital contribution to those, uh,

336

00:15:01.815 --> 00:15:03.805

government policy targets.

337

00:15:04.225 --> 00:15:05.525

So that is in short, uh,

338

00:15:05.525 --> 00:15:07.845

in summary the compelling case in the public interest.

339

00:15:09.545 --> 00:15:13.445

Now in terms of, um, uh, some areas

340

00:15:13.445 --> 00:15:15.085

of the scheme take particularly the cable corridor,

341

00:15:15.145 --> 00:15:17.205

we are seeking a wider area

342

00:15:17.205 --> 00:15:18.485

than it would actually be required.

343

00:15:18.875 --> 00:15:21.725

That is because detailed design has not taken place yet,

344

00:15:21.985 --> 00:15:25.365

and the applicant requires, um, uh, further detailed,

345

00:15:25.545 --> 00:15:26.645

uh, survey work.

346

00:15:26.785 --> 00:15:30.205

So micro sighting to identify where in the cable corridor

347

00:15:30.205 --> 00:15:33.165

or for example, the final cable, the cable will, uh,

348

00:15:33.165 --> 00:15:34.245

permanently be located.

349

00:15:35.065 --> 00:15:37.485

In general, that cord was a hundred meters wide.

350

00:15:37.985 --> 00:15:42.445

Um, the working width of the, um, of the, uh,

351

00:15:42.865 --> 00:15:44.565

uh, construction of that cable will be

352

00:15:44.565 --> 00:15:45.685  
around 40 meters wide.

353

00:15:46.265 --> 00:15:50.645  
Uh, and then finally, once the, um, cable, uh, has been the,

354

00:15:50.825 --> 00:15:53.565  
the, the location's been identified, the permanent easement

355

00:15:53.835 --> 00:15:55.725  
that will be sought through composite acquisition

356

00:15:55.725 --> 00:15:56.845  
will be 10 meters wide.

357

00:15:57.705 --> 00:16:00.005  
So it's an incremental staged approach along the cable

358

00:16:00.255 --> 00:16:03.165  
route, and the applicant will utilize the various powers in

359

00:16:03.165 --> 00:16:04.325  
the DCO to do that.

360

00:16:04.945 --> 00:16:06.325  
Uh, most likely start starting off

361

00:16:06.325 --> 00:16:09.245  
with a temporary possession of the cable corridor, um,

362

00:16:09.295 --> 00:16:12.205  
which allows us to go on the land, do carry out survey work,

363

00:16:12.425 --> 00:16:14.445  
and identify where the cable will, will, will,

364

00:16:14.445 --> 00:16:17.445  
will be located before then exercising the compulsory

365

00:16:17.445 --> 00:16:19.085  
acquisition powers, uh,

366

00:16:19.085 --> 00:16:20.925  
for the rights in order to install the cable.

367

00:16:21.195 --> 00:16:25.085  
That demonstrates the applicant's approach is proportionate,

368

00:16:25.265 --> 00:16:28.125  
as it means we're not compulsory acquiring more land

369

00:16:28.145 --> 00:16:30.885  
or more rights than we overland than we actually require

370

00:16:31.105 --> 00:16:33.965  
by excising the temporary possession power.

371

00:16:36.025 --> 00:16:38.245  
Now, in terms of alternatives that the applicants looked at,

372

00:16:38.425 --> 00:16:42.005  
um, in terms of the actual location, the, um,

373

00:16:42.235 --> 00:16:44.565  
application materials demonstrate, uh,

374

00:16:44.565 --> 00:16:46.725  
the site selection process the applicant has gone through,

375

00:16:47.025 --> 00:16:48.725  
uh, to identify the principal site

376

00:16:49.145 --> 00:16:50.925  
and the cable corridor has been, uh,

377

00:16:51.025 --> 00:16:53.685  
has been worked up in conjunction with the developers

378

00:16:53.705 --> 00:16:57.405

of the other, um, uh, uh, DCO projects.

379

00:16:58.025 --> 00:17:00.005

Uh, and the, that's all set out

380

00:17:00.025 --> 00:17:02.525

and justified in the, um, uh,

381

00:17:02.525 --> 00:17:04.805

design access statement planning statement, chapter four,

382

00:17:04.805 --> 00:17:07.445

the environmental statement, for example, in terms

383

00:17:07.445 --> 00:17:10.525

of alternative to compulsory acquisition, the applicant has

384

00:17:10.585 --> 00:17:13.645

and is continuing its negotiations, uh,

385

00:17:13.645 --> 00:17:16.965

through voluntary means with, um, uh, landowners,

386

00:17:17.905 --> 00:17:20.285

and I'll come onto this in in the next agenda.

387

00:17:20.285 --> 00:17:23.125

Item AT has secured voluntary agreements for the majority

388

00:17:23.185 --> 00:17:24.805

of the principal site.

389

00:17:25.025 --> 00:17:27.685

Um, and its continuing its negotiations on the

390

00:17:27.685 --> 00:17:28.765

cable corridor.

391

00:17:28.875 --> 00:17:31.485

It's not unusual for the cable corridor to take longer than,

392

00:17:31.825 --> 00:17:34.605

um, the main site, given it is a cable corridor

393

00:17:34.705 --> 00:17:37.165

and the cable is buried under underground.

394

00:17:38.025 --> 00:17:40.965

But in any event, even where voluntary agreement is reached,

395

00:17:42.035 --> 00:17:45.565

then, uh, the applicant will still retain the compulsory

396

00:17:45.565 --> 00:17:48.005

acquisition powers in the development consent order, uh,

397

00:17:48.185 --> 00:17:51.445

as a backup, uh, backup in the sense that, uh,

398

00:17:51.445 --> 00:17:54.445

even though you may have an option for lease, uh, should,

399

00:17:54.545 --> 00:17:56.925

uh, the landowner then fail to comply

400

00:17:56.925 --> 00:18:00.605

with their obligations in the lease, then the, um,

401

00:18:00.985 --> 00:18:02.445

it is expedient for the applicant

402

00:18:02.445 --> 00:18:05.125

to then fall back on the compulsory acquisition powers.

403

00:18:05.125 --> 00:18:06.445

That would be a worst case scenario,

404

00:18:06.785 --> 00:18:09.325

and that is the standard practice in all types

405

00:18:09.345 --> 00:18:11.205



of projects such as this.

406

00:18:11.205 --> 00:18:12.805

So that is why they won't, the,

407

00:18:12.805 --> 00:18:15.045

the course tion powers won't fall away should we

408

00:18:15.045 --> 00:18:16.165

reach when we reach agreement.

409

00:18:18.305 --> 00:18:21.085

Uh, and then finally, um, sections, uh,

410

00:18:21.225 --> 00:18:23.005

the agenda item did cover sections 1, 2, 7

411

00:18:23.025 --> 00:18:24.645

and one through eight, the Planning Act.

412

00:18:24.905 --> 00:18:27.045

Um, just briefly what those powers are.

413

00:18:27.625 --> 00:18:30.925

So section 1 2 7 is triggered where STA Street undertaker

414

00:18:31.745 --> 00:18:34.805

has issued, a relevant rep has issued a representation, um,

415

00:18:35.225 --> 00:18:38.005

and in that case, section 1 2 7 is triggered

416

00:18:38.265 --> 00:18:40.685

and compulsory acquisition powers in respect to the statute,

417

00:18:40.685 --> 00:18:44.165

undertaker's land can only be included, where, um,

418

00:18:44.665 --> 00:18:46.405

the ACT section state is satisfied.

419

00:18:46.405 --> 00:18:48.565

There's no serious detriment, uh, to

420

00:18:48.565 --> 00:18:51.845

that undertaker's undertaking or the, and the la

421

00:18:51.845 --> 00:18:54.325

or sorry, the land can be replaced by alternative land.

422

00:18:54.785 --> 00:18:57.165

Um, uh, so section 1 2 7 may

423

00:18:57.165 --> 00:18:58.565

or may not be triggered depending on whether

424

00:18:59.235 --> 00:19:01.685

whether a representation has been issued.

425

00:19:02.355 --> 00:19:05.685

Section 1 3 8 applies to statute undertakers as well

426

00:19:05.685 --> 00:19:08.005

as tele telecommunication code operators.

427

00:19:08.585 --> 00:19:10.565

Uh, and that in that power,

428

00:19:10.745 --> 00:19:12.845

the sector state may include the power

429

00:19:12.945 --> 00:19:14.925

to extinguish their relevant rights

430

00:19:14.925 --> 00:19:16.285

or remove their apparatus.

431

00:19:16.505 --> 00:19:18.765

If the sector of state is satisfied, um,

432

00:19:18.765 --> 00:19:20.645

that the removal is necessary, uh,

433

00:19:20.825 --> 00:19:23.325

to ensure the scheme can go ahead

434

00:19:23.825 --> 00:19:26.365

and the relevant plots to, to those statutory undertakers

435

00:19:26.925 --> 00:19:29.645

demonstrate why we might need to move their apparatus, uh,

436

00:19:29.755 --> 00:19:32.125

through the, um, in the schedule of negotiations.

437

00:19:32.755 --> 00:19:35.325

Effectively, if either those powers are triggered,

438

00:19:35.465 --> 00:19:37.525

the way the sector of state can be satisfied is

439

00:19:37.525 --> 00:19:39.445

through the protected provisions, uh, as

440

00:19:39.445 --> 00:19:42.645

that provides the security to those statu undertakers

441

00:19:42.645 --> 00:19:44.605

or telecommunication code operators.

442

00:19:45.105 --> 00:19:48.045

And we went through the state those protective provisions at

443

00:19:48.045 --> 00:19:49.205

yesterday's hearing.

444

00:19:50.605 --> 00:19:52.385

So in summary, the applicant considers

445

00:19:52.385 --> 00:19:53.385

for the reasons I've set out

446

00:19:53.385 --> 00:19:56.185

and in documents that, um, we, uh,

447

00:19:56.255 --> 00:19:57.985

require the Compuls acquisition powers

448

00:19:57.985 --> 00:20:01.105

to ensure the scheme can progress unhindered

449

00:20:01.285 --> 00:20:03.465

and in the appropriate timeframe, um,

450

00:20:03.655 --> 00:20:06.665

that the compelling case is satisfied due to the urgent need

451

00:20:06.725 --> 00:20:11.065

for renewable power as set out in policy, um, and that we

452

00:20:11.065 --> 00:20:12.825

therefore meet all the relevant statutory

453

00:20:12.845 --> 00:20:16.825

and guidance tests. Hope that was helpful.

454

00:20:17.195 --> 00:20:18.225

Thank you, Mr. Griffiss.

455

00:20:18.225 --> 00:20:20.625

It was, um, it is, um, uh, yes,

456

00:20:20.775 --> 00:20:22.345

it's a very comprehensive summary.

457

00:20:22.405 --> 00:20:25.465

In fact, you've, uh, eliminated a number

458

00:20:25.465 --> 00:20:26.465

of the questions I was gonna ask.

459

00:20:26.465 --> 00:20:28.665

So thank you for that because I was looking at the strategic

460

00:20:28.665 --> 00:20:30.145  
and critical discussion and also the

461

00:20:30.145 --> 00:20:31.185  
hierarchy of approach you've taken.

462

00:20:31.185 --> 00:20:32.465  
So you've explained all that. Thank you so much.

463

00:20:33.005 --> 00:20:35.505  
Um, I just wanted to touch a little bit on,

464

00:20:35.875 --> 00:20:38.945  
could you perhaps describe the approach that you've taken

465

00:20:38.965 --> 00:20:41.665  
to ensure that effective persons rights under the various

466

00:20:41.665 --> 00:20:43.705  
articles of the European conventional human

467

00:20:43.725 --> 00:20:45.065  
rights have been addressed?

468

00:20:47.745 --> 00:20:50.205  
Yes, thank you, sir. So, um, in respect

469

00:20:50.205 --> 00:20:54.645  
to the Human Rights Act, um, we have, uh, uh,

470

00:20:54.715 --> 00:20:55.725  
through the pre

471

00:20:55.725 --> 00:20:58.565  
before the application was submitted, the applicant went

472

00:20:58.565 --> 00:21:01.805  
through various, um, obviously consultation processes, um,

473

00:21:02.025 --> 00:21:04.765  
in both, uh, non statutory and statutory.

474

00:21:05.235 --> 00:21:08.805  
When the land, uh, was, uh, identified, uh,

475

00:21:08.805 --> 00:21:11.965  
the principal site and the cable corridor conversations were

476

00:21:11.965 --> 00:21:14.885  
then, um, started pre-submission of the application.

477

00:21:14.945 --> 00:21:17.885  
So, uh, a couple of two, three years ago, um,

478

00:21:17.915 --> 00:21:20.765  
with those relevant landowners to start talking about the,

479

00:21:21.785 --> 00:21:25.405  
uh, need to, uh, reach agreement on an either an easement

480

00:21:25.405 --> 00:21:29.085  
with the cable corridor or, um, uh, the, a lease

481

00:21:29.145 --> 00:21:32.405  
for the principal site, um, and in many,

482

00:21:32.405 --> 00:21:34.765  
and that actually those conversations actually helped inform

483

00:21:34.905 --> 00:21:36.765  
the final location of the principal site in terms

484

00:21:36.765 --> 00:21:39.165  
of the availability of the principal site itself.

485

00:21:40.265 --> 00:21:44.285  
Um, those conversations, uh, have been ongoing since

486

00:21:44.435 --> 00:21:46.365

that the site has been identified and,

487

00:21:46.505 --> 00:21:50.245

and the applicant continues to, um, liaise

488

00:21:50.355 --> 00:21:53.645

through its agents, um, uh, with those landowners.

489

00:21:54.025 --> 00:21:56.125

And importantly, this whole process, um,

490

00:21:56.155 --> 00:21:57.925

satisfies the human rights, um,

491

00:21:58.195 --> 00:22:01.925

test in their defective persons, um, have the ability, uh,

492

00:22:01.985 --> 00:22:04.045

to make representations in the process

493

00:22:04.425 --> 00:22:07.245

to attend this hearing, to attend any future hearings you

494

00:22:07.245 --> 00:22:09.605

may call, and to, um, uh,

495

00:22:09.905 --> 00:22:11.445

let the examination examining authority,

496

00:22:11.555 --> 00:22:12.925

know their position.

497

00:22:13.345 --> 00:22:17.605

So in that respect, um, uh, the human rights tests, uh,

498

00:22:17.625 --> 00:22:19.925

are met through the whole process that we have to go through

499

00:22:19.925 --> 00:22:22.725

and comply with, uh, in the Planning Act 2008.

500

00:22:23.455 --> 00:22:28.085

Thank you. Um, would any affected persons here today like

501

00:22:28.085 --> 00:22:29.525

to comment on this high level case

502

00:22:29.555 --> 00:22:30.805

that the applicant has made?

503

00:22:31.305 --> 00:22:34.445

Please note, we're not gonna delve into the detail

504

00:22:34.445 --> 00:22:37.205

of specific locations on the site by site basis

505

00:22:37.255 --> 00:22:38.685

until we get to item three C.

506

00:22:38.705 --> 00:22:39.725

So I'm really looking

507

00:22:39.725 --> 00:22:41.565

for commentary on the high level approach,

508

00:22:41.585 --> 00:22:44.605

the strategic critical need, and the hierarchy

509

00:22:44.625 --> 00:22:47.885

and approach that the applicant has taken and, uh,

510

00:22:48.385 --> 00:22:50.325

and the powers that the applicant is seeking.

511

00:22:51.345 --> 00:22:53.645

Yes, sir. Can I just confirm, are you an affected person

512

00:22:55.465 --> 00:22:57.845

or are you representing an effective person, sir?

513

00:22:59.455 --> 00:23:00.875



No, sir. Okay.

514

00:23:00.935 --> 00:23:02.715

I'm gonna exercise my discretion to hear from you,

515

00:23:02.735 --> 00:23:04.435

but, uh, yeah, I will hear from you, sir. Yes,

516

00:23:04.545 --> 00:23:05.545

Briefly.

517

00:23:05.795 --> 00:23:08.595

I, I would like to, um, point out that,

518

00:23:10.455 --> 00:23:14.275

excuse me, in the same way that, uh, till bridge is

519

00:23:15.575 --> 00:23:20.305

one of four, there are four cable corridors.

520

00:23:21.365 --> 00:23:22.945

So sorry, one cable corridor. Sorry,

521

00:23:22.945 --> 00:23:23.945

Sir. I just, did

522

00:23:23.945 --> 00:23:25.265

you, I think I missed, did you, I,

523

00:23:25.265 --> 00:23:27.105

did you actually identify yourself where you spoke

524

00:23:27.395 --> 00:23:28.465

Derek Moffitt. Sorry,

525

00:23:28.465 --> 00:23:29.465

Sorry, sorry, I missed the mark. Sorry,

526

00:23:29.465 --> 00:23:30.505

carry on. Go on.

527

00:23:30.505 --> 00:23:33.785

Apologies. Um, in the same way that that to bridge is one

528

00:23:33.945 --> 00:23:35.305

of four, which have to be

529

00:23:35.305 --> 00:23:38.505

therefore looked at as a whole, the cable corridor is going

530

00:23:38.505 --> 00:23:41.585

to contain cables from four operators.

531

00:23:42.005 --> 00:23:45.685

So we're not just looking at one little X meters wide,

532

00:23:45.895 --> 00:23:47.365

we're looking at four of them.

533

00:23:49.575 --> 00:23:52.085

Thank you, Seth. What I will say is, I'm, I'm being,

534

00:23:52.205 --> 00:23:53.525

I appreciate the cumulative effects

535

00:23:53.525 --> 00:23:55.605

that we previously discussed at previous meetings,

536

00:23:55.605 --> 00:23:59.885

but I am at the, my, my focus in this meeting is on the,

537

00:23:59.885 --> 00:24:04.615

this applicant's, uh, approach to the government to,

538

00:24:04.675 --> 00:24:06.135

for powers to do what they want.

539

00:24:06.355 --> 00:24:08.375

But whether the Secretary of State sees fit

540

00:24:08.395 --> 00:24:11.335

to allow those other free projects to do that is, is

541

00:24:11.335 --> 00:24:12.495

outside of our remit control.

542

00:24:12.495 --> 00:24:15.295

Thank you, sir. I, I, we will take into account cumulative

543

00:24:15.295 --> 00:24:16.775

impacts as we suggest,

544

00:24:17.075 --> 00:24:20.615

but this is very much looking at whether the applicant, uh,

545

00:24:21.275 --> 00:24:24.575

can demonstrate they have the, uh, justification

546

00:24:24.995 --> 00:24:28.815

to seek acquisition of a, the stretch of land as, as Mr.

547

00:24:28.815 --> 00:24:30.535

Griffiths described, you know, in a, in a,

548

00:24:30.815 --> 00:24:33.335

a diminishing hierarchy, depending when they finally decide

549

00:24:33.665 --> 00:24:35.375

where they may or may not put a cable.

550

00:24:35.715 --> 00:24:36.855

But thank you for your comments, sir.

551

00:24:36.985 --> 00:24:38.335

Would the applicant like to come back at all?

552

00:24:38.585 --> 00:24:40.575

Thank you. Richard Griffith on part, the applicant, uh,

553

00:24:40.855 --> 00:24:42.295

I can just touch on this now

554

00:24:42.295 --> 00:24:43.775  
or maybe more appropriate for later,

555

00:24:43.875 --> 00:24:46.535  
but, um, in respect of that, uh, yes,

556

00:24:46.535 --> 00:24:47.775  
there is a single cable corridor,

557

00:24:47.775 --> 00:24:49.135  
and that's actually important for this,

558

00:24:49.725 --> 00:24:52.855  
this acquisition hearing in that the, um,

559

00:24:53.515 --> 00:24:57.815  
the four developers, uh, early on, uh, in the process, uh,

560

00:24:58.085 --> 00:25:00.095  
discussed the cable corridor

561

00:25:00.555 --> 00:25:03.615  
and agreed that, uh, through a corporation agreement that I,

562

00:25:03.615 --> 00:25:04.775  
uh, uh, you have in front

563

00:25:04.775 --> 00:25:08.215  
of you in the application material, material that, uh,

564

00:25:08.215 --> 00:25:10.895  
they should work together to identify that cable corridor,

565

00:25:11.435 --> 00:25:13.415  
uh, primarily to minimize, uh,

566

00:25:13.415 --> 00:25:14.615  
not only environmental effects,

567

00:25:14.615 --> 00:25:16.695

rather than having four cable corridors

568

00:25:16.695 --> 00:25:19.135  
of a hundred meters wide, um, uh,

569

00:25:19.355 --> 00:25:22.375  
but actually one cable corridor, uh, first point.

570

00:25:22.435 --> 00:25:25.455  
And then secondly, that would also minimize the number

571

00:25:25.455 --> 00:25:27.575  
of people subjected to compulsory acquisition.

572

00:25:27.915 --> 00:25:31.575  
So in the whole process, uh, of this, the applicants as well

573

00:25:31.575 --> 00:25:32.895  
as the other developers have sought

574

00:25:32.895 --> 00:25:34.735  
to minimize impacts on environment and

575

00:25:34.875 --> 00:25:38.015  
or an effective persons as a result.

576

00:25:38.015 --> 00:25:40.975  
Um, uh, as 0.1, second point is in terms of the exercise

577

00:25:40.975 --> 00:25:45.655  
of those powers, um, uh, no one developer, uh, can't, uh,

578

00:25:45.765 --> 00:25:49.975  
implement the, um, the Tel, for example, cannot seek powers

579

00:25:49.975 --> 00:25:52.015  
to install the cable of the other three developers.

580

00:25:52.325 --> 00:25:54.615  
What it can do, and what this order does in the other order

581

00:25:54.835 --> 00:25:57.335

do, is that it can transfer the benefit

582

00:25:57.435 --> 00:26:00.015

of the compulsory acquisition power to another developer.

583

00:26:00.355 --> 00:26:02.735

So that's through the second corporation agreement

584

00:26:02.805 --> 00:26:04.255

that is currently being discussed.

585

00:26:04.555 --> 00:26:06.975

Should they agree that one developer, uh,

586

00:26:06.975 --> 00:26:10.735

whoever's gonna build first, um, um, they can implement,

587

00:26:10.735 --> 00:26:13.135

they, they will, I install the cable then

588

00:26:13.955 --> 00:26:16.775

and say it wasn't til Bridge it was another developer,

589

00:26:17.235 --> 00:26:21.535

we would transfer the power of our ca pads to developer A

590

00:26:22.075 --> 00:26:23.455

and they will then have the ability

591

00:26:23.555 --> 00:26:26.255

to install the cable til Bridge's cable, and

592

00:26:26.255 --> 00:26:28.815

therefore they would then open, um, uh,

593

00:26:29.075 --> 00:26:31.135

the detailed design would be done by the four developers,

594

00:26:31.395 --> 00:26:33.375

but one developer would open up the,

595

00:26:33.375 --> 00:26:36.175

the trench install the four cables through the transfer

596

00:26:36.175 --> 00:26:37.535

of powers have identified

597

00:26:37.675 --> 00:26:41.775

and close the, the cable up that, um, is, uh, is

598

00:26:41.775 --> 00:26:44.685

how the orders work together to minimize effects.

599

00:26:45.025 --> 00:26:49.405

Uh, and that is, um, that is, uh, um, promoted

600

00:26:49.405 --> 00:26:51.525

through the discussions we're having in the second

601

00:26:51.525 --> 00:26:54.125

corporation agreement, as well as the protective provisions,

602

00:26:54.265 --> 00:26:55.925

uh, that we have for the respective developers.

603

00:26:55.925 --> 00:26:56.805

That may be going into a bit more

604

00:26:56.805 --> 00:26:58.765

detail than I need to at this stage. The, of the agenda,

605

00:26:58.775 --> 00:27:00.565

Appreciate what might be helpful. Thank

606

00:27:00.565 --> 00:27:01.565

You. Uh,

607

00:27:01.565 --> 00:27:04.245

yes, uh, it's, uh, 7,000 acres.

608

00:27:05.455 --> 00:27:06.925

Thank you, sir. Uh, Liz Gar,

609

00:27:06.935 --> 00:27:09.845

7,000 acres speaking on behalf of Mr. Nicholas Hill,

610

00:27:09.895 --> 00:27:12.125

who's a landowner here, an affected person.

611

00:27:12.635 --> 00:27:15.005

Just picking up on one point, the gentleman said in terms

612

00:27:15.025 --> 00:27:17.085

of the, um,

613

00:27:17.905 --> 00:27:19.005

If, sorry, just one thing.

614

00:27:19.005 --> 00:27:20.805

If we are going to get into the detail

615

00:27:20.805 --> 00:27:23.685

of specific effective persons site, except if you,

616

00:27:23.745 --> 00:27:27.245

if you could mm, refrain from doing the location specific

617

00:27:27.685 --> 00:27:29.285

'cause we will deal in it with specific sites

618

00:27:29.345 --> 00:27:30.605

or specific effective person.

619

00:27:30.605 --> 00:27:32.965

Yeah, I'm looking at this overarching Yeah.

620

00:27:33.155 --> 00:27:34.005

Need, if, if you could

621

00:27:34.005 --> 00:27:35.445



constrain yourself to that for the moment.

622

00:27:35.545 --> 00:27:37.045

Yes, we will. We will get to, yeah,

623

00:27:37.205 --> 00:27:40.845

I, I understand it's a general point in that, um,

624

00:27:40.985 --> 00:27:45.125

the gentleman mentioned how all the cables would be, um,

625

00:27:45.635 --> 00:27:46.805

it's concentrated and

626

00:27:46.805 --> 00:27:49.045

therefore in their opinion, has less

627

00:27:49.065 --> 00:27:50.405

of a significant effect.

628

00:27:50.405 --> 00:27:53.925

However, because it is concentrated the effect on the people

629

00:27:53.925 --> 00:27:56.485

that it, they are seeking,

630

00:27:56.485 --> 00:27:59.325

compuls acquisition is more significant.

631

00:28:00.225 --> 00:28:02.605

So then we can go onto the personal example later on,

632

00:28:02.665 --> 00:28:04.325

but I just wanted to do a straight up point. Yes, thank

633

00:28:04.325 --> 00:28:05.325

You. I, I understand what you're saying.

634

00:28:05.325 --> 00:28:06.085

You're saying by,

635

00:28:06.225 --> 00:28:08.925

by coming together as a conglomeration mm-hmm.

636

00:28:09.185 --> 00:28:11.205

The impacts are greater for the individuals, correct?

637

00:28:11.205 --> 00:28:12.725

Yeah. Yeah. Thank you. Uh, sir.

638

00:28:12.725 --> 00:28:15.325

Sorry, Mr. Griff, Uh, Mr.

639

00:28:15.355 --> 00:28:17.325

Griffon part, the applicant's, I think that then comes down

640

00:28:17.325 --> 00:28:20.045

to compensation, and that's not for this hearing. Okay,

641

00:28:20.045 --> 00:28:21.045

Thank you. Uh, yes,

642

00:28:21.045 --> 00:28:21.725

sir.

643

00:28:22.715 --> 00:28:24.925

Tony Court for 7,000 acres, um,

644

00:28:25.875 --> 00:28:29.255

as the gentleman's just alluded to, um, til Bridge

645

00:28:30.235 --> 00:28:34.325

is the company that has the first connection

646

00:28:35.155 --> 00:28:39.045

date out of all of the four solar farms.

647

00:28:40.795 --> 00:28:45.655

So my assertion is that this cooperation agreement is going

648

00:28:45.655 --> 00:28:49.975

to end up as till bridge actually having to carry out

649

00:28:50.555 --> 00:28:55.375

all of the negotiations, the completions

650

00:28:55.595 --> 00:28:58.255

and the construction of the cable corridor,

651

00:28:58.255 --> 00:29:00.215

because you're also the furthest party.

652

00:29:01.515 --> 00:29:04.495

And so all of these requirements

653

00:29:04.515 --> 00:29:05.895

and the compulsory acquisitions

654

00:29:05.915 --> 00:29:07.775

and negotiations are going to be yours.

655

00:29:09.445 --> 00:29:12.345

Is the applicant aware of that?

656

00:29:12.725 --> 00:29:15.745

And in this cooperation agreement that you are negotiating

657

00:29:15.745 --> 00:29:20.145

with the other parties, do you recognize that that is going

658

00:29:20.145 --> 00:29:21.385

to be your responsibility?

659

00:29:21.565 --> 00:29:23.745

So all of these negotiations are going

660

00:29:23.745 --> 00:29:25.825

to be yours to carry out.

661

00:29:28.005 --> 00:29:31.065

Thank you, Mr. Gr. Thank you.

662

00:29:31.225 --> 00:29:33.505

Richard Grs on behalf the applicant in short? Yes.

663

00:29:34.655 --> 00:29:35.825

Okay. And, um, and

664

00:29:35.825 --> 00:29:37.385

that's the structure of the corporation agreements.

665

00:29:37.405 --> 00:29:39.945

I'm not gonna go into the commercial details of that. Okay.

666

00:29:39.945 --> 00:29:43.005

Thank you very much. I'm, I'm gonna move on now if I can.

667

00:29:43.305 --> 00:29:45.405

Uh, to the item three B, which is the,

668

00:29:45.465 --> 00:29:48.685

the applicant submitted a change request, uh, uh,

669

00:29:48.965 --> 00:29:50.365

previously, um, and I'd like them

670

00:29:50.365 --> 00:29:52.005

to explain the potential indications of

671

00:29:52.005 --> 00:29:54.605

that change request just in case any effective persons in

672

00:29:54.605 --> 00:29:56.925

the room, uh, hadn't caught onto the fact

673

00:29:56.925 --> 00:29:58.765

that there had been some changes in the

674

00:29:58.995 --> 00:30:00.205

land and order limits.

675

00:30:00.865 --> 00:30:02.525

Um, so with regards

676

00:30:02.545 --> 00:30:05.485

to the change rece request received from the applicant on

677

00:30:05.485 --> 00:30:07.845

the 27th of September, 2024,

678

00:30:08.335 --> 00:30:11.085

could the applicant please explain the implications of

679

00:30:11.085 --> 00:30:13.605

that request with regards to compulsory acquisition

680

00:30:13.605 --> 00:30:15.045

and temporary possession power sought?

681

00:30:15.615 --> 00:30:16.805

Thank you. Thank

682

00:30:16.805 --> 00:30:17.805

You. Richard GR will pass the

683

00:30:17.805 --> 00:30:18.245

applicant's.

684

00:30:18.345 --> 00:30:19.685

I'm gonna pass to my colleague to Mr.

685

00:30:19.825 --> 00:30:21.845

Tor Atkins, who will run through the change request

686

00:30:21.945 --> 00:30:23.245

for, for the hearing.

687

00:30:23.495 --> 00:30:26.405

Thank you. Thank you.

688

00:30:26.425 --> 00:30:29.925

Uh, Tom Atkins on behalf of the applicant, if it's helpful,

689

00:30:30.415 --> 00:30:32.765

might just give a very high level summary of the changes

690

00:30:33.025 --> 00:30:34.445

and then move into the applications.

691

00:30:35.145 --> 00:30:38.685

Um, so a total of 15 changes were sought, uh,

692

00:30:38.685 --> 00:30:40.285

through the change request, which was granted

693

00:30:40.385 --> 00:30:43.365

by the examining authority in October of last year.

694

00:30:43.825 --> 00:30:47.325

Um, those changes were to reflect, firstly, the outcome

695

00:30:47.325 --> 00:30:49.365

of negotiations with affected parties

696

00:30:49.905 --> 00:30:52.805

and also to further refine some minor extensive land

697

00:30:52.805 --> 00:30:55.885

that were already within the order limits due to some, uh,

698

00:30:55.885 --> 00:30:58.285

technical and design, uh, reconsiderations.

699

00:30:59.025 --> 00:31:01.045

Uh, so a total of 15 changes were made.

700

00:31:01.045 --> 00:31:04.365

As I said, these are set out in detail in the change request

701

00:31:04.385 --> 00:31:06.285

report, which was submitted by the applicant.

702

00:31:06.305 --> 00:31:09.965

That's examination might be reference as 0 6 5.

703

00:31:10.475 --> 00:31:13.725

Briefly, uh, changes one four

704

00:31:14.105 --> 00:31:17.445

and 6 7 8 were all reductions to the extent

705

00:31:17.465 --> 00:31:20.645

of public highway required, uh, for the alteration

706

00:31:20.645 --> 00:31:23.085

of street layout and for powers associated

707

00:31:23.115 --> 00:31:26.405

with traffic regulation measures, then changes two

708

00:31:26.405 --> 00:31:28.285

and three were reductions to the extent of land

709

00:31:28.285 --> 00:31:30.645

that is required for temporary construction

710

00:31:30.965 --> 00:31:32.365

compounds change.

711

00:31:32.445 --> 00:31:34.485

Five introduced two new, uh,

712

00:31:34.805 --> 00:31:36.645

construction access points off school lane,

713

00:31:36.705 --> 00:31:39.685

but importantly didn't alter the extent of the order limits,

714

00:31:39.985 --> 00:31:41.845

um, sought at that location.

715

00:31:42.315 --> 00:31:45.605

Changes nine to 14 all removed small areas

716  
00:31:45.605 --> 00:31:48.845  
of land from the order limits as a result of discussions

717  
00:31:48.845 --> 00:31:51.525  
with effective parties and change.

718  
00:31:51.525 --> 00:31:55.845  
15 related to a minor change to divert construction

719  
00:31:55.865 --> 00:31:58.245  
and decommissioning traffic from an existing access

720  
00:31:58.745 --> 00:32:01.365  
to another existing track as a result of discussions

721  
00:32:01.365 --> 00:32:03.965  
with the relevant landowner, again, with no change

722  
00:32:04.065 --> 00:32:07.365  
to the order limits now, all of these changes were

723  
00:32:07.955 --> 00:32:10.645  
reflected in the version of the land

724  
00:32:10.645 --> 00:32:12.205  
and crown land plans, um,

725  
00:32:12.215 --> 00:32:15.245  
which is examination library reference as 0 4 0.

726  
00:32:15.435 --> 00:32:18.445  
That was, uh, submitted alongside the change request

727  
00:32:18.825 --> 00:32:22.125  
and updated, uh, works plans as well, the latest version

728  
00:32:22.125 --> 00:32:26.405  
of which is, uh, rep 2 0 0 4 in terms

729  
00:32:26.405 --> 00:32:29.565



of the implications of those changes for the power sought

730

00:32:29.565 --> 00:32:32.685  
through the DC0 changes, one to four

731

00:32:32.865 --> 00:32:34.725  
and six to 14, as I said

732

00:32:34.725 --> 00:32:37.685  
before, all related to the discrete removal of limited areas

733

00:32:37.705 --> 00:32:39.485  
of land from the order limits,

734

00:32:39.485 --> 00:32:41.645  
following requests from affected parties

735

00:32:42.265 --> 00:32:44.245  
or as a result of further design iteration.

736

00:32:44.825 --> 00:32:46.765  
Um, these were all reductions to the order limits

737

00:32:46.865 --> 00:32:49.125  
and no additional, uh, interests

738

00:32:49.125 --> 00:32:51.685  
or rights were sought to be included within the order limits

739

00:32:51.745 --> 00:32:52.805  
as a result of those changes.

740

00:32:53.035 --> 00:32:55.285  
Therefore, there were no additional land interests

741

00:32:55.685 --> 00:32:57.005  
impacted changes.

742

00:32:57.195 --> 00:32:59.485  
Five and 15 didn't result in any

743

00:32:59.485 --> 00:33:00.725  
amendments to the odd limits.

744

00:33:01.095 --> 00:33:02.525  
These were just changes within the

745

00:33:02.645 --> 00:33:03.765  
internal layout of the scheme.

746

00:33:04.105 --> 00:33:08.005  
And to the extent that rights are required to give effect

747

00:33:08.065 --> 00:33:09.685  
to, for example, the new accesses,

748

00:33:09.855 --> 00:33:11.565  
those were already sought in the relevant parts

749

00:33:11.565 --> 00:33:12.965  
of the highway, uh, shown

750

00:33:12.965 --> 00:33:14.565  
as blue land on the on the works plans.

751

00:33:14.665 --> 00:33:17.365  
So there were no changes to those powers sought

752

00:33:18.185 --> 00:33:21.525  
to the extent that amendments were made to the draft DCO

753

00:33:22.105 --> 00:33:23.325  
as part of the change request.

754

00:33:23.325 --> 00:33:25.685  
These were all minor consequential amendments

755

00:33:25.685 --> 00:33:29.125  
to either update document references, update plot numbers

756

00:33:29.125 --> 00:33:31.005

where land was removed, um, and,

757

00:33:31.225 --> 00:33:33.645

and to reflect the addition of the new accesses.

758

00:33:34.025 --> 00:33:36.725

Um, as I mentioned before, all of these were to ensure

759

00:33:36.725 --> 00:33:38.125

that the draft DCO

760

00:33:38.125 --> 00:33:39.725

and the relevant schedules align

761

00:33:39.725 --> 00:33:43.485

with the updated land crown land plans, the works plans,

762

00:33:43.585 --> 00:33:46.565

and also the streets rights of way and access plans.

763

00:33:47.665 --> 00:33:50.485

Um, no changes were made

764

00:33:50.505 --> 00:33:52.725

to the actual compulsory acquisition

765

00:33:52.725 --> 00:33:54.725

or temporary requisition or temporary possession powers

766

00:33:54.725 --> 00:33:57.965

or rights sought through the DCO say, for the extent that

767

00:33:58.705 --> 00:34:01.165

the area of land over which those are sought has been

768

00:34:01.165 --> 00:34:04.325

reduced by approximately five factors in, in total

769

00:34:04.465 --> 00:34:05.485

as a result of the changes.

770

00:34:07.285 --> 00:34:09.385

In terms of, uh, the applicant's case

771

00:34:09.445 --> 00:34:11.185

for compulsory requisition

772

00:34:11.185 --> 00:34:14.545

and the implications of the change requests, uh,

773

00:34:14.545 --> 00:34:17.665

there was no need to update the funding statement, uh,

774

00:34:17.685 --> 00:34:18.985

or update the cost estimate

775

00:34:19.005 --> 00:34:21.265

to exercise the compulsory acquisition powers.

776

00:34:21.565 --> 00:34:22.785

As given the minor extent

777

00:34:22.785 --> 00:34:24.065

of the changes to the order limits.

778

00:34:24.645 --> 00:34:26.545

Uh, it was already sufficiently covered

779

00:34:26.545 --> 00:34:28.505

by the existing funding position set out

780

00:34:29.045 --> 00:34:30.385

in the funding statement,

781

00:34:30.385 --> 00:34:34.505

which is examination library reference a PP 0 1 8.

782

00:34:35.965 --> 00:34:40.205

And basically to summarize, given that these were all,

783

00:34:40.465 --> 00:34:42.365

to the extent there were changes to the order limits,

784

00:34:42.365 --> 00:34:44.085

they were all very minor reductions.

785

00:34:44.385 --> 00:34:46.885

No additional land was engaged, such that, uh,

786

00:34:46.975 --> 00:34:50.605

there was no need to consult, uh, with affected parties

787

00:34:50.605 --> 00:34:53.445

through the compulsory, uh, acquisition regulations.

788

00:34:54.185 --> 00:34:56.005

Uh, the reasons that Mr.

789

00:34:56.005 --> 00:34:57.605

Griffiths has already explained in relation

790

00:34:57.605 --> 00:35:00.925

to the previous agenda item in terms of the compelling case

791

00:35:00.985 --> 00:35:03.605

and the need for compulsory acquisition powers, uh,

792

00:35:04.035 --> 00:35:07.085

remains unchanged as a result of the change request.

793

00:35:07.465 --> 00:35:11.365

And the applicant maintains that the application continues

794

00:35:11.365 --> 00:35:14.085

to satisfy the requirements of the relevant statutory

795

00:35:14.265 --> 00:35:15.645

and policy tests, as well

796

00:35:15.645 --> 00:35:18.685

as considerations in the compulsory requisition guidance.

797

00:35:20.895 --> 00:35:21.365

Thank you.

798

00:35:25.995 --> 00:35:29.765

Similarly to the, uh, overarching hierarchy

799

00:35:29.765 --> 00:35:32.045

and high level approach before regarding

800

00:35:32.045 --> 00:35:35.805

that change request, are there any affected persons, uh,

801

00:35:35.835 --> 00:35:37.765

with any views on those impacts of

802

00:35:37.765 --> 00:35:40.245

that particular change request that,

803

00:35:40.265 --> 00:35:41.445

uh, the gentleman just gone through?

804

00:35:44.155 --> 00:35:47.125

Alright, Thank you. Okay, so moving on.

805

00:35:47.125 --> 00:35:50.045

Now I'm gonna move on to the site specific, uh, locations

806

00:35:50.045 --> 00:35:52.285

that are affected by the, uh, proposals.

807

00:35:52.905 --> 00:35:54.725

Uh, the applicant will be asked

808

00:35:54.725 --> 00:35:57.245

to provide an update on their progress with negotiations

809

00:35:57.245 --> 00:35:59.965

with effective persons and a timetable for their conclusion.

810

00:36:00.595 --> 00:36:03.245

Effective persons I'll then move to, will be briefly asked

811

00:36:03.265 --> 00:36:05.845

to set out any outstanding concerns they have in relation

812

00:36:05.845 --> 00:36:06.965

to compulsory acquisition

813

00:36:06.965 --> 00:36:09.085

or temporary possession for the land in which they have an

814

00:36:09.485 --> 00:36:10.445

interest that they feel hasn't

815

00:36:10.445 --> 00:36:11.485

been addressed by the applicant.

816

00:36:12.505 --> 00:36:14.565

Uh, and then we'll ask questions of the applicant

817

00:36:14.625 --> 00:36:16.645

and the effective persons about any negotiations

818

00:36:16.785 --> 00:36:18.325

and matters arising from written

819

00:36:18.425 --> 00:36:20.085

or oral submissions related to that.

820

00:36:21.025 --> 00:36:24.645

Um, so with regards to those effective persons

821

00:36:24.745 --> 00:36:28.005

who the applicant is still negotiating with, uh,

822

00:36:28.005 --> 00:36:29.325

can we have an update on the process

823

00:36:29.425 --> 00:36:32.125

of those negotiations now, please?

824

00:36:32.425 --> 00:36:34.645

And in particular, how the relevant articles, again,

825

00:36:34.645 --> 00:36:35.805

of the Human Rights Act have been

826

00:36:35.805 --> 00:36:37.165

protected for those individuals?

827

00:36:37.985 --> 00:36:39.725

It might be best as we go through this.

828

00:36:39.785 --> 00:36:41.885

If I'm happy, if you need to take time, if we could refer

829

00:36:41.885 --> 00:36:43.965

to the relevant land parcels, uh,

830

00:36:43.965 --> 00:36:46.245

and the book of reference for each specific case

831

00:36:46.425 --> 00:36:47.965

as depending on the number you have,

832

00:36:48.665 --> 00:36:49.765

uh, that we are discussing.

833

00:36:49.985 --> 00:36:51.485

Uh, and if you, if you have the ability

834

00:36:51.485 --> 00:36:52.845

to put down the screen, that would be great,

835

00:36:52.905 --> 00:36:54.125

but, uh, if not, don't worry.

836

00:36:54.655 --> 00:36:55.655

Thank you.

837

00:36:56.455 --> 00:36:58.405



Thank you, sir. Um, Richard Vos on behalf

838

00:36:58.405 --> 00:37:02.965

of the applicant, um, what I was proposing to do, uh, out

839

00:37:02.965 --> 00:37:07.005

of ease would be to go through the schedule of negotiations,

840

00:37:07.175 --> 00:37:10.125

which is rep 1 0 1 7.

841

00:37:10.865 --> 00:37:12.245

So rather than bring up the land plans

842

00:37:12.445 --> 00:37:14.685

'cause obviously, uh, which we can do, um,

843

00:37:15.065 --> 00:37:17.925

but it might be quicker and easier if actually we have on

844

00:37:17.925 --> 00:37:19.325

screen, um,

845

00:37:20.895 --> 00:37:22.715

the schedule negotiations if you're in agreement.

846

00:37:23.055 --> 00:37:24.395

Yep, that sounds fine. Okay.

847

00:37:24.395 --> 00:37:25.635

We'll get that up

848

00:37:26.975 --> 00:37:29.435

and we'll start up 1.1 of that

849

00:37:29.715 --> 00:37:30.715

Document.

850

00:37:35.055 --> 00:37:36.125

Sorry, could you just say the

851

00:37:36.125 --> 00:37:37.165

number again? I missed what you said.

852

00:37:37.385 --> 00:37:42.005

Uh, REP 1 0 1 7 is the thank You document

853

00:37:42.325 --> 00:37:43.325

Reference number.

854

00:37:44.295 --> 00:37:47.755

Thank you. Schedule of negotiations and powers.

855

00:37:50.705 --> 00:37:52.555

Yeah. Yep. So that's now on screen.

856

00:37:57.115 --> 00:37:58.055

Are you happy for me to?

857

00:37:58.275 --> 00:38:00.055

Yep. Thank you very much. So I'm just gonna go

858

00:38:00.055 --> 00:38:03.055

through certainly for 1.1, it's easier to go through this.

859

00:38:03.075 --> 00:38:06.295

We will be updating this document for the next deadline.

860

00:38:06.915 --> 00:38:10.975

Um, so in respect of, um, Alan edis

861

00:38:11.035 --> 00:38:15.215

and those plot numbers, uh, we've, it was removed all of,

862

00:38:15.395 --> 00:38:19.165

um, The, the MR edit's land.

863

00:38:19.165 --> 00:38:21.005

They've been removed. Um,

864

00:38:21.115 --> 00:38:23.765

however, apart from the plot number three plot numbers

865

00:38:24.125 --> 00:38:26.685

referenced, uh, here, uh, these plot numbers related

866

00:38:26.685 --> 00:38:30.085

to a track the applicant needs to utilize

867

00:38:30.345 --> 00:38:33.965

and, um, ownership of old property rights underneath

868

00:38:33.965 --> 00:38:35.350

that track are in existence.

869

00:38:35.905 --> 00:38:38.645

The applicant continues those discussions in respect of

870

00:38:38.755 --> 00:38:42.605

that, um, that track, uh, to agree the relevant, uh,

871

00:38:42.605 --> 00:38:45.565

voluntary agreement, positive discussions, um,

872

00:38:45.565 --> 00:38:48.325

have taken place and we expect agreement

873

00:38:48.345 --> 00:38:50.325

to be reached in the next few weeks.

874

00:38:51.705 --> 00:38:53.725

In respect of the next tranche

875

00:38:53.725 --> 00:38:55.125

of plot numbers under the heading

876

00:38:55.145 --> 00:38:57.085

of contact name Alan Pickering.

877

00:38:57.705 --> 00:39:01.925

Uh, unfortunately we were informed in December, um, of Mr.

878

00:39:01.955 --> 00:39:05.365

Pickering's passing. And, uh, we are

879

00:39:05.365 --> 00:39:08.885

therefore in discussions with the family's legal team, um,

880

00:39:09.025 --> 00:39:10.245

in respect of that.

881

00:39:10.825 --> 00:39:12.925

Uh, as you can imagine, it's obviously delicate time.

882

00:39:13.185 --> 00:39:14.965

Um, so, uh, I'll leave at that,

883

00:39:14.985 --> 00:39:16.085

at that, at there, at that point.

884

00:39:16.085 --> 00:39:17.685

But we are continuing those discussions

885

00:39:17.685 --> 00:39:18.885

with the family's legal team.

886

00:39:20.465 --> 00:39:23.925

Uh, in respect of the next tranche of plot numbers, uh, at,

887

00:39:24.105 --> 00:39:26.885

uh, contact name Maister Tatu, uh,

888

00:39:27.155 --> 00:39:29.285

probate still has not been granted

889

00:39:29.625 --> 00:39:31.565

and we cannot execute, uh,

890

00:39:31.625 --> 00:39:34.045

the relevant documents without probate.

891

00:39:34.465 --> 00:39:37.565

Uh, and so that is, uh, uh, in terms of timescale out

892

00:39:37.565 --> 00:39:39.725

of our hands until the probate has been issued,

893

00:39:42.265 --> 00:39:45.325

We now move down to the next, um, uh,

894

00:39:45.895 --> 00:39:47.645

Glentworth Scottish Farms Limited

895

00:39:48.345 --> 00:39:50.445

as all these ones have been exchanged.

896

00:39:50.865 --> 00:39:53.485

We keep moving down, just waiting

897

00:39:53.505 --> 00:39:55.085

for the screen. Okay, sure.

898

00:39:55.985 --> 00:39:59.365

Uh, Glenworth Scottish Farms Limited encroachments

899

00:39:59.585 --> 00:40:03.805

for the, uh, uh, option were issued in December, 2024,

900

00:40:03.945 --> 00:40:08.325

and we expect to exchange those documents, uh, imminently.

901

00:40:11.185 --> 00:40:13.805

If we now move further down to, uh,

902

00:40:14.935 --> 00:40:19.405

James Charles Stewart Edwards, Milligan man B um, we,

903

00:40:19.825 --> 00:40:22.685

uh, are very hopeful that, um,

904

00:40:22.825 --> 00:40:25.165

we will exchange those documents this month.

905

00:40:26.345 --> 00:40:28.365

May not be meet the deadline for,

906

00:40:28.425 --> 00:40:31.325

but certainly they are, um, in agreed form

907

00:40:31.545 --> 00:40:33.325

and, uh, should be exchanged this month.

908

00:40:34.505 --> 00:40:38.525

The next, um, contact name, um, Shepherdson,

909

00:40:38.555 --> 00:40:40.125

it's the same as I've just outlined.

910

00:40:40.265 --> 00:40:42.485

Um, exchange this month is anticipated.

911

00:40:45.665 --> 00:40:50.285

In terms of the next, uh, name John Stewart de uh, uh,

912

00:40:50.285 --> 00:40:53.045

everything is agreed and we expect exchange either January

913

00:40:53.185 --> 00:40:54.645

or February, 2025.

914

00:40:57.225 --> 00:41:00.925

And then in respect of, uh, contact name Webster, uh, uh,

915

00:41:01.215 --> 00:41:05.405

again, we expect to exchange, um, uh, this later this month

916

00:41:05.465 --> 00:41:06.725

or maybe early February.

917

00:41:08.625 --> 00:41:11.245

We then go down to Pamela Tatu.

918

00:41:11.665 --> 00:41:14.565

Uh, that is the same, um, update I gave

919

00:41:14.785 --> 00:41:17.645

before probate has not been granted, so, um,

920

00:41:17.905 --> 00:41:20.165

we cannot execute the documents at this point.

921

00:41:21.225 --> 00:41:24.285

Uh, next one down, Paul Marris contact name.

922

00:41:24.665 --> 00:41:26.845

Uh, that is respect of shooting rights.

923

00:41:26.985 --> 00:41:31.725

We are, uh, in active discussions, um, over, uh, the,

924

00:41:32.105 --> 00:41:34.685

uh, agreements not to exercise those shooting rights

925

00:41:34.705 --> 00:41:37.725

and recording that relevant, uh, restriction.

926

00:41:38.105 --> 00:41:40.405

Um, so those discussions are progressing well

927

00:41:40.585 --> 00:41:41.645

and, uh, um,

928

00:41:41.775 --> 00:41:44.085

we'll keep you the examining authority updated on that

929

00:41:46.635 --> 00:41:49.925

Next, uh, uh, Pickering again, uh,

930

00:41:49.925 --> 00:41:51.125

that's the same update I gave

931

00:41:51.165 --> 00:41:54.445

before the unfortunate situation circumstances there.

932

00:41:55.265 --> 00:41:59.005

Um, and then say, um, Samantha edis, uh, that's the same

933

00:41:59.005 --> 00:42:00.845

as Alan edis in regarding the track,

934

00:42:01.225 --> 00:42:03.245

and we are hopeful for relu, um,

935

00:42:03.885 --> 00:42:06.005

relevant voluntary agreements regarding that track shortly.

936

00:42:08.635 --> 00:42:11.765

Next contact name Simon Lloyd Greening, uh,

937

00:42:12.205 --> 00:42:15.045

exchange is expected, uh, in February, 2025,

938

00:42:15.045 --> 00:42:16.445

either later this month or February.

939

00:42:17.905 --> 00:42:19.845

And in respect of the wardens

940

00:42:19.845 --> 00:42:22.645

and assistance of Westchester Bridge, um, uh,

941

00:42:22.665 --> 00:42:24.965

and I know their representative was due to appear today,

942

00:42:24.965 --> 00:42:27.925

but we had a very good all parties meeting yesterday,

943

00:42:28.625 --> 00:42:32.045

and, uh, we are anticipating, um,

944

00:42:32.265 --> 00:42:33.685

eng engagements being issued shortly

945

00:42:34.105 --> 00:42:37.605



and exchange probably early February, uh, with the, um,

946

00:42:37.875 --> 00:42:39.645

with, um, the wardens.

947

00:42:41.225 --> 00:42:44.965

And, uh, that is that update. Thank you

948

00:42:44.965 --> 00:42:45.965

Very Much. In terms of

949

00:42:45.965 --> 00:42:47.845

the human rights, uh, I think the fact

950

00:42:47.845 --> 00:42:50.085

that we have discussed continually discussing

951

00:42:50.085 --> 00:42:53.005

with those relevant, those effective persons demonstrates

952

00:42:53.005 --> 00:42:55.805

that we are, um, uh, engaging with them according

953

00:42:55.945 --> 00:42:59.285

and meeting the human rights test, we then move on

954

00:42:59.285 --> 00:43:00.405

to the cable route.

955

00:43:00.525 --> 00:43:02.005

I don't propose to do the same for the cable route

956

00:43:02.005 --> 00:43:04.605

because that will take, um, yes, a long time.

957

00:43:04.945 --> 00:43:06.605

Uh, but I'll give you a high level summary.

958

00:43:06.825 --> 00:43:09.845

So in terms of the cable route corridor, um,

959

00:43:09.905 --> 00:43:11.605

we have exchanged heads of terms.

960

00:43:12.065 --> 00:43:15.325

We have exchanged, sorry, an option, uh, on one of the, um,

961

00:43:15.325 --> 00:43:17.365

with one of the affected persons that is done.

962

00:43:17.785 --> 00:43:21.565

Uh, we have 11 signed heads of terms, uh, for the,

963

00:43:22.065 --> 00:43:23.125

um, cable corridor.

964

00:43:23.745 --> 00:43:26.205

And, uh, four of those are with the, uh,

965

00:43:26.205 --> 00:43:27.445

have instructed the same lawyer,

966

00:43:27.505 --> 00:43:31.325

and we are agreeing a, um, master option with that lawyer.

967

00:43:31.345 --> 00:43:32.685

So as soon as that document is agreed,

968

00:43:32.785 --> 00:43:34.565

all four will then exchange, um,

969

00:43:34.705 --> 00:43:36.165

at the same time effectively.

970

00:43:36.905 --> 00:43:38.845

Uh, and then that leaves around 15 to 20.

971

00:43:39.305 --> 00:43:41.605

Um, head to terms where they're not signed,

972

00:43:41.955 --> 00:43:44.045

some are in agreed form, but not signed.

973

00:43:44.425 --> 00:43:47.045

Um, some are, uh, progressing well.

974

00:43:47.465 --> 00:43:51.845

Um, others, um, there are, um, either fundamental, um, uh,

975

00:43:52.585 --> 00:43:56.765

no, they will not sign, for example, um, uh, uh, Wilkinson,

976

00:43:57.105 --> 00:44:01.165

um, others we are in discussions regarding, um, uh,

977

00:44:01.335 --> 00:44:03.165

value, uh, compensation.

978

00:44:03.185 --> 00:44:04.565

And that's the only outstanding point.

979

00:44:04.985 --> 00:44:06.725

Um, and in respect of Mr. Hill,

980

00:44:06.725 --> 00:44:09.525

which 7,000 acres will shortly comment on, um,

981

00:44:09.625 --> 00:44:12.045

we are still discussing with, with Mr. Hill,

982

00:44:12.145 --> 00:44:13.765

and I'll, I can carry on at that point,

983

00:44:13.785 --> 00:44:15.845

or I can wait for you to listen to 7,000 acres

984

00:44:15.845 --> 00:44:17.605

and respond accordingly.

985

00:44:18.255 --> 00:44:20.525

Thank you. Um, Right.

986

00:44:20.525 --> 00:44:23.925

What I propose to do now is, firstly, I was gonna ask, um,

987

00:44:25.105 --> 00:44:28.845

for effective persons here present to express their point

988

00:44:28.845 --> 00:44:30.885

of view relating to what they've just heard, uh,

989

00:44:30.885 --> 00:44:32.125

and anything they would like to bring

990

00:44:32.125 --> 00:44:33.165

to the examining authorities

991

00:44:33.225 --> 00:44:36.325

and, uh, attention, please noting

992

00:44:36.595 --> 00:44:38.245

that we cannot consider elements

993

00:44:38.245 --> 00:44:40.245

of the compensation payments themselves

994

00:44:40.785 --> 00:44:42.965

or any elements of the compensation as this hearing,

995

00:44:43.105 --> 00:44:45.565

and it would be against section 94 of the Planning Act.

996

00:44:46.225 --> 00:44:49.405

So I'll, I'll break it down into similarly to the way Mr.

997

00:44:49.405 --> 00:44:52.005

Griffis has just done. I'll start with the principle site,

998

00:44:52.025 --> 00:44:53.885

the order limits for the principal site, uh,

999

00:44:53.885 --> 00:44:55.045

and then I'll move to the cable corridor,

1000

00:44:55.105 --> 00:44:56.725

and then I'll move to the, so firstly,

1001

00:44:56.745 --> 00:45:00.205

are there any affected persons for the principle site

1002

00:45:00.585 --> 00:45:02.525

who would like to make a comment about any

1003

00:45:02.525 --> 00:45:03.685

of the land parcels

1004

00:45:03.785 --> 00:45:06.245

and any specific locations we've just discussed?

1005

00:45:09.585 --> 00:45:12.115

Okay, thank you. I'll now move on to the,

1006

00:45:12.655 --> 00:45:13.755

no hands up on that note.

1007

00:45:13.985 --> 00:45:16.475

I'll now move on to the cable route corridor.

1008

00:45:17.015 --> 00:45:20.195

Are there any affected persons for the cable route corridor

1009

00:45:20.415 --> 00:45:23.595

who would like to discuss any of the specific, uh,

1010

00:45:23.625 --> 00:45:25.315

land parcels or negotiations that, uh,

1011

00:45:25.335 --> 00:45:27.835

Mr. Griffith just alluded to SEP as acres?

1012

00:45:28.015 --> 00:45:30.035

And if you could please state who you are representing.

1013

00:45:30.035 --> 00:45:31.675

Thank you again for the benefit. Thank you.

1014

00:45:33.735 --> 00:45:34.915

Yes, sir. Thank you very much.

1015

00:45:35.095 --> 00:45:38.195

Um, Liz Gar at 7,000 Acres representing

1016

00:45:38.735 --> 00:45:41.395

Mr. Nicholas Hill and Mrs. Hill.

1017

00:45:42.015 --> 00:45:44.835

Um, if I may, um, Mr. Hill

1018

00:45:45.655 --> 00:45:48.755

and Mrs. Hill in discussion with myself, have, um,

1019

00:45:49.355 --> 00:45:50.595

provided me with a lot of information

1020

00:45:50.895 --> 00:45:53.115

and would like me to read out a prepared statement.

1021

00:45:53.115 --> 00:45:55.875

And obviously this, this is endorsed entirely by them.

1022

00:45:55.945 --> 00:45:59.275

Yeah, thank you. Thank you. Um, Mr.

1023

00:45:59.295 --> 00:46:01.795

And Mrs. Hill are owners of agricultural land,

1024

00:46:01.795 --> 00:46:03.995

which is situated open countryside west

1025

00:46:04.015 --> 00:46:06.635

of the A 1 5 6 High Street Martin,

1026

00:46:07.375 --> 00:46:10.715

so I believe it's land plan sheet number 19 plot 19

1027

00:46:10.905 --> 00:46:12.035

dash oh nine.

1028

00:46:13.095 --> 00:46:15.475

The site sits within flood zones two

1029

00:46:15.475 --> 00:46:17.715

and three identified environment agencies flood

1030

00:46:17.735 --> 00:46:18.835

map for planning.

1031

00:46:19.575 --> 00:46:20.715

The background to this is

1032

00:46:20.715 --> 00:46:24.755

that Mr. Hill has held long term plans since the age of 18

1033

00:46:24.935 --> 00:46:26.435

to have an agricultural business.

1034

00:46:27.215 --> 00:46:30.475

Mr. And Mrs. Hill bought this 15 acre area of land

1035

00:46:30.495 --> 00:46:32.315

to realize this long held dream.

1036

00:46:33.105 --> 00:46:36.835

They also bought a further 23 acre field, um,

1037

00:46:36.895 --> 00:46:38.155

in the area in tandem

1038

00:46:38.155 --> 00:46:40.035

to help develop the agricultural business.

1039

00:46:41.175 --> 00:46:43.355

Mr. Hill is a fifth generation of his family

1040

00:46:43.535 --> 00:46:45.755

to live in the village and wants to remain

1041

00:46:45.755 --> 00:46:47.995

and grow the family business for his family

1042

00:46:48.015 --> 00:46:49.235

and future generations.

1043

00:46:50.655 --> 00:46:52.515

Mr. Hill has worked this land

1044

00:46:52.615 --> 00:46:54.595

to bring it back into food production.

1045

00:46:55.885 --> 00:46:57.955

Prior to Mr and Mrs Hill's ownership,

1046

00:46:57.975 --> 00:47:00.475

the land was not utilized For approximately a 10 year

1047

00:47:00.795 --> 00:47:02.475

period, Mr.

1048

00:47:02.575 --> 00:47:05.035

And Mrs. Hill's agricultural business is viable

1049

00:47:05.335 --> 00:47:08.435

and growing, moving forward, they want to develop

1050

00:47:08.495 --> 00:47:10.435

and expand their agricultural business.

1051

00:47:10.435 --> 00:47:12.435

Further to this extent,

1052

00:47:12.495 --> 00:47:15.555

Mr. Hill Hill sought planning permission for the erection

1053

00:47:15.555 --> 00:47:19.155



of two agricultural storage buildings alongside the access

1054

00:47:19.155 --> 00:47:21.435

to this field, to house machinery equipment.

1055

00:47:22.165 --> 00:47:26.075

These buildings each have a footprint of 64 square meters

1056

00:47:26.715 --> 00:47:28.555

together with a permeable hard standing

1057

00:47:30.385 --> 00:47:32.945

applying permission was granted in January, 2023

1058

00:47:33.605 --> 00:47:35.265

by West Lindy District Council,

1059

00:47:35.375 --> 00:47:38.665

application number 1 4 5 8 8 2.

1060

00:47:39.485 --> 00:47:40.625

In addition to this, Mr.

1061

00:47:40.625 --> 00:47:41.865

And Mrs. Hill intend

1062

00:47:41.865 --> 00:47:44.345

with the appropriate planning permission to apply

1063

00:47:44.365 --> 00:47:45.825

for other agricultural buildings

1064

00:47:45.825 --> 00:47:47.465

to develop their local business.

1065

00:47:48.315 --> 00:47:50.745

Their position is that they do not want the cables

1066

00:47:50.745 --> 00:47:53.305

for the four nip solar schemes on their land.

1067

00:47:54.335 --> 00:47:57.505

They want full ownership and enjoyment of their land now

1068

00:47:57.645 --> 00:47:58.785

and in perpetuity.

1069

00:48:00.005 --> 00:48:01.865

If the proposed schemes are granted

1070

00:48:02.165 --> 00:48:05.945

and the cables laid, they will be unable to build on top

1071

00:48:06.065 --> 00:48:07.585

of the cables, therefore,

1072

00:48:07.585 --> 00:48:10.185

detrimentally a material effect in their business plans.

1073

00:48:11.285 --> 00:48:14.505

The proposed cable routes will travel either side

1074

00:48:14.565 --> 00:48:15.705

of the approved bonds

1075

00:48:15.805 --> 00:48:18.465

and prevent any future developments in these areas.

1076

00:48:19.895 --> 00:48:22.905

Furthermore, they have permitted development rights of 15

1077

00:48:23.125 --> 00:48:25.865

for 1500 meter square agricultural building.

1078

00:48:26.805 --> 00:48:29.225

Due to positioning of the cables, the positioning

1079

00:48:29.225 --> 00:48:30.785

of this barn will be affected

1080

00:48:30.965 --> 00:48:33.025

and thereby the permitted development rights

1081

00:48:33.025 --> 00:48:34.225

are brought into question.

1082

00:48:35.135 --> 00:48:37.105

This in turn, will affect the viability

1083

00:48:37.245 --> 00:48:38.305

of the farm business.

1084

00:48:39.495 --> 00:48:42.025

Tillage solar are seeking an easement over

1085

00:48:42.025 --> 00:48:43.065

the landing question.

1086

00:48:43.735 --> 00:48:45.585

However, Mr. And Mrs. Hill argued

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00:48:45.585 --> 00:48:47.625

that if the proposed development is temporary,

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00:48:48.225 --> 00:48:50.785

albeit 60 years, then a way leave

1089

00:48:50.785 --> 00:48:52.585

or lease agreement would suffice.

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00:48:53.645 --> 00:48:56.065

Mr. And Mrs. Hill are unsure why the applicant need

1091

00:48:56.105 --> 00:48:57.345

a permanent easement agreement.

1092

00:48:58.425 --> 00:49:00.345

A lease or way leave would enable them

1093

00:49:00.345 --> 00:49:02.265

to have some long-term surety

1094

00:49:02.265 --> 00:49:04.865

that a land in question is returned to their ownership.

1095

00:49:06.445 --> 00:49:08.865

The presence and extent of the cabling

1096

00:49:08.865 --> 00:49:11.265

for all four NIP projects will prevent Mr.

1097

00:49:11.265 --> 00:49:13.785

And Mrs. Hill from carrying out their agricultural business

1098

00:49:13.785 --> 00:49:15.185

plans and use of the land.

1099

00:49:16.325 --> 00:49:18.745

Mr. And Mrs. Hill do not seek compensation.

1100

00:49:19.335 --> 00:49:21.905

They want the land to use and enjoy.

1101

00:49:23.165 --> 00:49:26.025

Mr and Mr. Hill believed their human rights will be affected

1102

00:49:26.085 --> 00:49:27.585

by the proposals and

1103

00:49:27.585 --> 00:49:29.865

that the applicant does not have a compelling case.

1104

00:49:30.745 --> 00:49:32.465

I just would like to add that Mr.

1105

00:49:32.485 --> 00:49:36.025

And Mrs. Hill, during this time while tried to negotiate

1106

00:49:36.025 --> 00:49:39.505

with all four applicants suffered a sudden

1107

00:49:40.125 --> 00:49:42.865

family bereavement of immediate family member and

1108

00:49:42.865 --> 00:49:46.585

therefore it's imp proved exceptionally difficult for them

1109

00:49:46.685 --> 00:49:51.145

to come and attend hearings, hence my presence for them.

1110

00:49:51.765 --> 00:49:53.065

So therefore, in many ways,

1111

00:49:53.175 --> 00:49:55.225

they feel their human rights have been affected

1112

00:49:56.455 --> 00:50:00.385

when they purchase the land at auction on in November, 2022,

1113

00:50:01.235 --> 00:50:04.505

there were no details of the post scheme and the land pack

1114

00:50:04.505 --> 00:50:06.105

and their solicitors did not inform them

1115

00:50:06.105 --> 00:50:07.385

of the post solar schemes.

1116

00:50:08.015 --> 00:50:10.025

Therefore, they had no prior knowledge

1117

00:50:10.025 --> 00:50:11.185

of the tillage solar project

1118

00:50:11.605 --> 00:50:15.825

or the, uh, further three nip solar schemes. Thank you.

1119

00:50:16.675 --> 00:50:17.905

Thank you. Uh, Ms. Gar.

1120

00:50:18.565 --> 00:50:20.185

Uh, I appreciate, I won't, if it's okay,

1121

00:50:20.225 --> 00:50:21.385

I won't ask you too many questions

1122

00:50:21.385 --> 00:50:22.985

because it's unfair to, um, ask you

1123

00:50:22.985 --> 00:50:24.105

to comment on their behalf.

1124

00:50:24.645 --> 00:50:26.385

Um, thank you for that statement though.

1125

00:50:28.675 --> 00:50:30.335

I'm just, uh, digesting it, if you like,

1126

00:50:30.355 --> 00:50:32.335

and thinking about some thoughts.

1127

00:50:32.335 --> 00:50:34.455

It's prompting my mind. I'm aware of the location.

1128

00:50:34.735 --> 00:50:36.415

I have taken a look at it, I have visited it

1129

00:50:36.435 --> 00:50:37.455

and to have a, have a look.

1130

00:50:37.875 --> 00:50:42.425

Um, I'm gonna pass to the applicant

1131

00:50:42.425 --> 00:50:44.305

and give him a little bit of chance to prepare a reply.

1132

00:50:44.805 --> 00:50:48.505

But my, my comments being that I'm aware of the, a, the, uh,

1133

00:50:48.565 --> 00:50:50.345

extent of cable root corridor, the source

1134

00:50:50.345 --> 00:50:51.385

around those sites, uh,

1135

00:50:51.645 --> 00:50:54.265

and I've seen Mr. Hill reply

1136

00:50:54.265 --> 00:50:56.345

that he would prefer a way leave rather than

1137

00:50:56.345 --> 00:50:57.585

the easement that's being proposed.

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00:50:58.085 --> 00:50:59.985

So if I pass to the applicant for reply,

1139

00:51:01.715 --> 00:51:03.745

Thank you, sir.

1140

00:51:03.885 --> 00:51:07.065

Uh, Richard Grs on behalf of the applicant, um,

1141

00:51:07.295 --> 00:51:09.665

just pick up on three points there.

1142

00:51:10.005 --> 00:51:13.905

Um, first of all, as um, uh, has been explained,

1143

00:51:14.165 --> 00:51:18.705

the planning permission granted for the barns can coexist

1144

00:51:18.705 --> 00:51:21.465

with the cables that, um, has, is all parties,

1145

00:51:21.585 --> 00:51:25.905

I think now agree with that, that the barn can coexist, uh,

1146

00:51:26.215 --> 00:51:29.385

with the cables regarding the use

1147

00:51:29.405 --> 00:51:32.305

of permitted development rights, the, uh,

1148

00:51:32.565 --> 00:51:34.825  
the scheme till bridge, um, scheme,

1149

00:51:34.825 --> 00:51:36.865  
and indeed the others do not prevent the use

1150

00:51:36.865 --> 00:51:39.505  
of those permitted development rights in the future.

1151

00:51:40.205 --> 00:51:42.985  
Um, what it does do is of course, that when the,

1152

00:51:43.465 --> 00:51:45.985  
wherever the detailed design, um, is done

1153

00:51:45.985 --> 00:51:48.545  
and the cables are located, then um,

1154

00:51:48.755 --> 00:51:51.225  
there will be a restriction on top of that 10 meter

1155

00:51:52.025 --> 00:51:53.305  
corridor for each cable.

1156

00:51:53.895 --> 00:51:55.545  
That goes to a value point

1157

00:51:55.655 --> 00:51:58.625  
that is a compensation point in terms of then

1158

00:51:58.625 --> 00:52:01.385  
that restriction and the impact on that business

1159

00:52:01.415 --> 00:52:02.505  
that is compensation.

1160

00:52:03.205 --> 00:52:05.225  
And then actually more importantly, the third,

1161

00:52:05.225 --> 00:52:07.825



which my third, third point is, I think there's a,

1162

00:52:08.455 --> 00:52:10.305

there's a slight misunderstanding here,

1163

00:52:10.445 --> 00:52:14.185

and I will, we can take this away and explain and clarify

1164

00:52:14.765 --> 00:52:16.865

and, and point to it in the documentation.

1165

00:52:17.875 --> 00:52:21.345

There is no permanent easement being requested here.

1166

00:52:24.245 --> 00:52:28.865

The documentation, uh, will be time limited to the life

1167

00:52:28.925 --> 00:52:32.265

of the scheme where the easements are drafted so

1168

00:52:32.265 --> 00:52:33.825

that when the option is exercised

1169

00:52:34.165 --> 00:52:39.145

and the easement is entered into, we will insert the term

1170

00:52:39.145 --> 00:52:42.265

of yes into that easement.

1171

00:52:43.005 --> 00:52:46.065

So I hope that provides some comfort, uh, to the,

1172

00:52:46.165 --> 00:52:48.985

to the effective persons that, uh,

1173

00:52:49.005 --> 00:52:50.825

it is time limited, it's not permanent.

1174

00:52:51.165 --> 00:52:53.905

Uh, then that, and, and I'm, you know, we'll take that away

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00:52:53.905 --> 00:52:56.745

and ask, and we can speak to, um, our colleagues

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00:52:56.745 --> 00:52:57.745

who are negotiating with them

1177

00:52:57.765 --> 00:53:00.065

to point the relevant clauses out in

1178

00:53:00.065 --> 00:53:01.385

the documentation to assist.

1179

00:53:01.765 --> 00:53:03.065

Um, but it's not permanent.

1180

00:53:04.615 --> 00:53:06.685

Thank you. I'm just going to follow up on that if I can

1181

00:53:06.685 --> 00:53:08.245

with a couple of questions that come to my mind.

1182

00:53:09.545 --> 00:53:11.725

Um, firstly,

1183

00:53:15.685 --> 00:53:18.435

Presumably you, you know, you are entering into negotiations

1184

00:53:18.435 --> 00:53:20.035

with Mr. Hill, uh,

1185

00:53:20.175 --> 00:53:23.795

and if you could come to a mutually agreeable negotiation,

1186

00:53:25.095 --> 00:53:26.285

these powers was, I,

1187

00:53:26.565 --> 00:53:29.725

I appreciate the applicant's seeking these powers in case,

1188

00:53:30.625 --> 00:53:33.725

uh, the negotiations cannot be agreed.

1189

00:53:34.865 --> 00:53:38.285

But if Mr. Hill were to come and meet and,

1190

00:53:38.305 --> 00:53:40.645

and meet the applicant and, and reach a mutually agreeable

1191

00:53:40.645 --> 00:53:42.045

negotiation, there would actually,

1192

00:53:42.345 --> 00:53:44.925

am I right in thinking there would be no need for him

1193

00:53:44.925 --> 00:53:47.325

to have some of the concerns that he's raising

1194

00:53:49.455 --> 00:53:52.875

or have this a situation at the point where that there,

1195

00:53:52.875 --> 00:53:54.195

there is no likelihood of a,

1196

00:53:54.315 --> 00:53:55.755

a mutually agreeable negotiation?

1197

00:53:58.075 --> 00:54:01.455

Uh, well, um, uh, my understanding is that, um,

1198

00:54:01.995 --> 00:54:04.735

the parties, I mean this, we're straying into compensation

1199

00:54:04.735 --> 00:54:06.255

because the, the main sticking point

1200

00:54:06.255 --> 00:54:07.535

between the parties is actually value.

1201

00:54:07.605 --> 00:54:08.975

Yeah. Okay. Thank you. That's fair enough.

1202

00:54:09.315 --> 00:54:12.505

Um, right,

1203

00:54:14.845 --> 00:54:18.265

and then the second question I have is I hear what, uh,

1204

00:54:18.565 --> 00:54:19.785

Mr. Hill, uh, and Mr.

1205

00:54:19.905 --> 00:54:22.945

Gilberts has stated on behalf on his behalf

1206

00:54:22.945 --> 00:54:24.265

regarding permitted development.

1207

00:54:24.525 --> 00:54:26.745

And I hear that again, we're potentially straying into a,

1208

00:54:26.865 --> 00:54:27.865

a financial issue,

1209

00:54:28.125 --> 00:54:31.465

but I just want to ex uh, exercise in my brain, if you like,

1210

00:54:31.545 --> 00:54:34.385

a bit of a fort experiment that if Mr. Hill has a barn

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00:54:34.805 --> 00:54:37.225

and his per legally permitted development rights are

1212

00:54:37.225 --> 00:54:40.025

that he can extend that bin barn by a set amount,

1213

00:54:40.965 --> 00:54:43.705

but now he cannot because you have put your cable there,

1214

00:54:45.545 --> 00:54:49.505

regardless of a financial loss, it prevents him from

1215

00:54:50.095 --> 00:54:51.825

extending that barn or growing that business.

1216

00:54:51.885 --> 00:54:54.505

So I'd like to hear, uh, you know, your view on that,

1217

00:54:55.395 --> 00:54:56.905

Which previous on behalf of the applicant's.

1218

00:54:56.905 --> 00:54:58.945

Yes, that is right. That's the same for any landowner

1219

00:54:59.045 --> 00:55:00.785

who could seek planning permission in five years,

1220

00:55:00.845 --> 00:55:02.305

10 years time for their land.

1221

00:55:02.685 --> 00:55:04.505

So whichever plot of land we go through,

1222

00:55:05.165 --> 00:55:07.185

anyone can raise the same argument about seeking

1223

00:55:07.415 --> 00:55:08.415

Well, here, Sorry. Secondly,

1224

00:55:08.415 --> 00:55:11.505

sir, um, I think it's important that the, sorry.

1225

00:55:11.645 --> 00:55:13.105

Um, but the, that, um,

1226

00:55:13.255 --> 00:55:17.025

that in the examining authority report for Cotton, um,

1227

00:55:17.525 --> 00:55:21.265

the examining authority concluded that no evidence was, uh,

1228

00:55:21.305 --> 00:55:24.625

a robust evidence was, um, submitted that would, uh,

1229

00:55:24.895 --> 00:55:27.145  
that indicated that this,

1230

00:55:27.325 --> 00:55:29.585  
the scheme would have an unacceptable impact on the

1231

00:55:29.585 --> 00:55:31.585  
viability of the farming business.

1232

00:55:31.815 --> 00:55:33.185  
That has already been concluded.

1233

00:55:33.445 --> 00:55:37.105  
And unless new evidence is being presented to us now, uh,

1234

00:55:37.105 --> 00:55:38.865  
and I have not seen that, um,

1235

00:55:39.095 --> 00:55:40.665  
that has to be the same position.

1236

00:55:41.245 --> 00:55:43.785  
Um, but this goes down to compensation, sir.

1237

00:55:45.455 --> 00:55:47.665  
Well, you, you were saying about if the applicant was

1238

00:55:47.665 --> 00:55:48.945  
to submit planning application,

1239

00:55:49.005 --> 00:55:50.865  
but I'm talking about permitted development, right,

1240

00:55:50.865 --> 00:55:53.425  
which is your right to do what you want without permission.

1241

00:55:54.085 --> 00:55:56.145  
So I'm, I'm, I'm interested in the fact

1242

00:55:56.145 --> 00:56:00.775

that there is an infringement of Right, without,

1243

00:56:00.775 --> 00:56:02.615

without consultation with any other party

1244

00:56:04.105 --> 00:56:05.535

Which agree on part the applicant.

1245

00:56:05.645 --> 00:56:07.695

Well, we are consulting with the party with the benefit

1246

00:56:07.755 --> 00:56:09.135

of those permitted development rights.

1247

00:56:10.985 --> 00:56:12.575

We've been consulting with them for a long time.

1248

00:56:13.275 --> 00:56:17.815

And, uh, uh, that is the, that is the basis

1249

00:56:17.875 --> 00:56:21.455

of the conversations that both the two consented schemes,

1250

00:56:21.795 --> 00:56:23.950

uh, that have, have secured their, already their,

1251

00:56:23.950 --> 00:56:25.650

their policy acquisition powers over the

1252

00:56:25.650 --> 00:56:26.805

plot have, have done.

1253

00:56:27.145 --> 00:56:31.405

And, uh, um, uh, we are as well, we are consulting, uh,

1254

00:56:31.405 --> 00:56:34.125

continually have and continually will, uh,

1255

00:56:34.315 --> 00:56:38.045

with the effective person regarding a voluntary easement.

1256

00:56:38.045 --> 00:56:40.805

That is our preferred option is a voluntary easement

1257

00:56:40.915 --> 00:56:42.805

that is not permanent, as I've said.

1258

00:56:43.385 --> 00:56:47.605

Um, and, uh, as I said, my, um, the latest position is

1259

00:56:47.605 --> 00:56:50.085

that unfortunately the parties are quite far apart on the

1260

00:56:50.085 --> 00:56:52.205

appropriate value for the land, which I, you know,

1261

00:56:52.285 --> 00:56:54.245

I will stop there because it's not a compensation hearing.

1262

00:56:54.475 --> 00:56:56.045

Yeah, thank you. I would just, thank you.

1263

00:56:56.145 --> 00:56:58.645

Um, no, I don't want to stray obviously into that

1264

00:56:58.705 --> 00:57:01.845

as you suggest, but what, what I'm trying

1265

00:57:01.845 --> 00:57:06.375

to understand again is moving back to the first

1266

00:57:06.935 --> 00:57:08.855

protocol of article, one of the Human Rights Act is the

1267

00:57:08.855 --> 00:57:10.455

protection of people's property and, and their,

1268

00:57:10.475 --> 00:57:12.135

and their privacy is

1269

00:57:15.145 --> 00:57:18.565



Mr. Hill has a right to exercise without consultation

1270

00:57:18.565 --> 00:57:19.605  
and permitted development right.

1271

00:57:19.605 --> 00:57:21.845  
In the future, you may not know what that is now,

1272

00:57:22.065 --> 00:57:23.565  
so it's difficult to negotiate that now

1273

00:57:23.825 --> 00:57:26.725  
and the fact that the location

1274

00:57:26.785 --> 00:57:28.605  
of a cable may impede on that.

1275

00:57:28.605 --> 00:57:30.565  
But I think, I think I hear what you're saying.

1276

00:57:31.065 --> 00:57:33.725  
Um, uh, I think I'm gonna leave it there

1277

00:57:33.885 --> 00:57:35.245  
'cause I wouldn't want you to stray into, uh,

1278

00:57:35.335 --> 00:57:37.245  
commentary on behalf of Mr. Hill, unless you

1279

00:57:40.255 --> 00:57:41.565  
Could you if possible, sir.

1280

00:57:41.785 --> 00:57:46.445  
Um, I have, um, had long discussions and, um, with Mr.

1281

00:57:46.555 --> 00:57:49.885  
Hell and I have, um, his full backing in terms of

1282

00:57:50.485 --> 00:57:51.525  
representing him in this regard.

1283

00:57:52.305 --> 00:57:54.565

Um, I'm sure he could corroborate in writing

1284

00:57:54.665 --> 00:57:55.685

if you, if you need that.

1285

00:57:56.665 --> 00:58:00.765

Um, but just in terms of the permitted, sorry, Liz Gart,

1286

00:58:00.765 --> 00:58:03.645

7,000 acres on behalf of Mr. Hill, uh, Mrs. Hill.

1287

00:58:03.865 --> 00:58:07.205

Um, just in terms of the permitted development rights,

1288

00:58:07.365 --> 00:58:11.165

I believe these were, this was confirmed in writing

1289

00:58:12.205 --> 00:58:14.365

recently from the local authorities,

1290

00:58:14.385 --> 00:58:17.525

so in the past six months or so.

1291

00:58:18.105 --> 00:58:20.165

So therefore that is now something

1292

00:58:20.165 --> 00:58:22.365

that subsequently evolved.

1293

00:58:23.065 --> 00:58:25.885

Uh, it is definitely something he would like to do

1294

00:58:25.945 --> 00:58:28.245

to develop this business and where the cables,

1295

00:58:28.515 --> 00:58:29.965

because there are four cables,

1296

00:58:29.965 --> 00:58:31.125

and it's going back to my original point,

1297

00:58:31.125 --> 00:58:32.125

we discussed earlier that

1298

00:58:33.675 --> 00:58:35.845

because there go sort of this side side

1299

00:58:35.845 --> 00:58:38.885

of the planning permission of the, the two ex two bonds,

1300

00:58:38.885 --> 00:58:41.485

that when the process is being built, um, it means

1301

00:58:41.635 --> 00:58:46.325

that in effect, um, the develop, the business cannot be

1302

00:58:46.875 --> 00:58:49.925

developed further as Mr. Hill wants it to be done.

1303

00:58:49.985 --> 00:58:54.605

So now, and in terms of, um, a farm shop and hard standing

1304

00:58:54.665 --> 00:58:56.685

and all, all sorts of things, um,

1305

00:58:57.915 --> 00:59:00.525

Okay, I need, sorry, I need lastly, in terms of the,

1306

00:59:00.985 --> 00:59:05.925

um, lifetime of the permanent easement issue, um,

1307

00:59:06.105 --> 00:59:08.605

Mr. Hill, you know, he sort of middle aged

1308

00:59:08.945 --> 00:59:13.205

and, um, I don't think he can wait 60 years to be able to

1309

00:59:13.725 --> 00:59:14.845

exercise his full rights.

1310

00:59:15.505 --> 00:59:17.205

Um, he wishes to be able

1311

00:59:17.205 --> 00:59:19.285

to exercise those within his lifetime

1312

00:59:19.905 --> 00:59:22.365

to then develop his farm business. Thank

1313

00:59:22.365 --> 00:59:22.605

You. Okay.

1314

00:59:22.705 --> 00:59:25.005

I'm, I'm I, I'll be honest. Um, thank you.

1315

00:59:25.255 --> 00:59:26.605

Thank your comment. Um, you,

1316

00:59:26.605 --> 00:59:30.245

you are talking about development now and, uh, rights

1317

00:59:30.245 --> 00:59:32.205

and sorts now, and, and I would expect both parties

1318

00:59:32.225 --> 00:59:33.885

to come together in negotiation regarding that.

1319

00:59:34.435 --> 00:59:35.445

I'll be honest, you know, that's,

1320

00:59:35.445 --> 00:59:36.565

that's not the bit that's interesting me here.

1321

00:59:36.585 --> 00:59:40.405

My, my interest here is in future human rights for Mr. Hill

1322

00:59:40.465 --> 00:59:43.365

or, or whomever may be a landholder at that address.

1323

00:59:43.865 --> 00:59:46.445

Um, so I'll leave it, I'll leave it there if I can. Well,

1324

00:59:47.025 --> 00:59:49.245

So if I just Richard on part of the applicant just on

1325

00:59:49.245 --> 00:59:50.485

that point, um,

1326

00:59:52.915 --> 00:59:56.205

this is a balancing act for the Secretary of State Yes.

1327

00:59:56.225 --> 00:59:57.925

Or yourself and then Secretary of State.

1328

00:59:58.465 --> 01:00:01.365

Um, you have, on the one hand, uh, as this,

1329

01:00:01.365 --> 01:00:02.645

this can be a generic example.

1330

01:00:02.865 --> 01:00:04.125

Uh, we have obviously an example here,

1331

01:00:04.125 --> 01:00:06.685

but for, um, all farmers, um,

1332

01:00:06.785 --> 01:00:09.125

our agricultural businesses have some form

1333

01:00:09.125 --> 01:00:10.445

of committed development rights.

1334

01:00:10.445 --> 01:00:14.045

This is not unique to, um, this one affected person

1335

01:00:15.635 --> 01:00:17.245

Committed Development rights apply

1336

01:00:17.245 --> 01:00:18.325

to our culture businesses.

1337

01:00:18.945 --> 01:00:22.645

Um, the, the use of those permitted development rights.

1338

01:00:22.645 --> 01:00:26.485

We've had a lot of if would like, yes, may

1339

01:00:27.065 --> 01:00:28.285

the Secretary of State has

1340

01:00:28.285 --> 01:00:31.605

therefore got to balance the, if would like to may

1341

01:00:32.105 --> 01:00:36.685

and balance that And balance those ifs

1342

01:00:36.855 --> 01:00:40.085

likes and Mays with a nationally significant infrastructure

1343

01:00:40.085 --> 01:00:43.725

project that is going to contribute in a vital way

1344

01:00:44.185 --> 01:00:46.405

to the government's clean part, clean power

1345

01:00:46.505 --> 01:00:49.325

and the national policy statement, EN one of 2035

1346

01:00:49.465 --> 01:00:52.685

and decarbonize, um, region net zero by 2050.

1347

01:00:52.915 --> 01:00:55.565

That is your balancing act of the, if like

1348

01:00:55.565 --> 01:00:58.845

and may of using those permitted earned rights versus the

1349

01:00:59.485 --> 01:01:00.565

benefits this project will give.

1350

01:01:00.625 --> 01:01:01.725

And my last point, sir,

1351

01:01:01.725 --> 01:01:03.925

and I know you want, you want to move on, is that this,

1352

01:01:03.925 --> 01:01:07.045

this cable corridor has received, um,

1353

01:01:07.115 --> 01:01:10.365

consent already under the two other schemes.

1354

01:01:10.625 --> 01:01:12.965

The Secretary State has authorized comp

1355

01:01:12.965 --> 01:01:14.165

compulsory acquisition powers.

1356

01:01:14.705 --> 01:01:18.645

Um, if you did not authorize compulsory acquisition powers

1357

01:01:18.645 --> 01:01:23.085

over this route, A you'll be prejudicing, um, that national,

1358

01:01:23.085 --> 01:01:24.725

this national significant infrastructure project.

1359

01:01:24.865 --> 01:01:28.045

But secondly, you are effectively asking the applicant

1360

01:01:28.045 --> 01:01:32.325

to then find a diversion that brings more people in may,

1361

01:01:32.515 --> 01:01:34.285

some of whom may have permitted development rights

1362

01:01:34.285 --> 01:01:35.925

themselves as well, um,

1363

01:01:36.185 --> 01:01:38.565

and create more environmental effects, which that

1364

01:01:38.565 --> 01:01:39.645  
that's the balancing act.

1365

01:01:39.645 --> 01:01:41.725  
You, that is before you. Thank you, sir.

1366

01:01:42.335 --> 01:01:44.845  
Thank you. Yes, I, I, I, I'm aware of that.

1367

01:01:44.925 --> 01:01:47.005  
I, I would just highlight not everybody has

1368

01:01:47.005 --> 01:01:48.205  
permitted development rights.

1369

01:01:48.235 --> 01:01:50.085  
Some people do have their permitted development rights

1370

01:01:50.085 --> 01:01:51.405  
revoked and removed, but thank you.

1371

01:01:51.745 --> 01:01:54.445  
Um, Mr. Simpson, did you wanna comment on Yes.

1372

01:01:55.185 --> 01:01:57.165  
Ms. Garbe, you mentioned that the,

1373

01:01:57.425 --> 01:02:00.925  
the council had confirmed permitted development rights.

1374

01:02:01.465 --> 01:02:05.925  
Um, could I just ask what form, uh, that confirmation took

1375

01:02:08.295 --> 01:02:09.295  
Ms. Gar 7,000

1376

01:02:09.295 --> 01:02:10.995  
acres on behalf of Mr. Mrs. Hill?

1377

01:02:11.055 --> 01:02:13.795



Um, I believe it took in writing. I understand.

1378

01:02:14.255 --> 01:02:17.955

Um, I could ask Mr. Mr. Hill to confirm this to yourselves.

1379

01:02:18.985 --> 01:02:21.085

Uh, yeah, I mean, that would be useful.

1380

01:02:21.265 --> 01:02:24.885

Um, is it a general, uh, confirmation

1381

01:02:24.885 --> 01:02:27.725

that PD rights exist on the land

1382

01:02:28.185 --> 01:02:31.405

or has a specific proposal been advanced

1383

01:02:31.665 --> 01:02:32.965

for which a certificate

1384

01:02:32.965 --> 01:02:36.885

of lawful proposed development has been sought and issued?

1385

01:02:37.905 --> 01:02:40.165

Um, so yeah. Yeah, if you could come back.

1386

01:02:40.355 --> 01:02:43.925

Yeah, certainly. So, Ms. Gar, um, 7,000 acres, Mr.

1387

01:02:43.925 --> 01:02:47.965

And Mrs. Hill, I believe it's for a specific, um, area

1388

01:02:49.485 --> 01:02:53.685

building per se, a 1500 meter square agricultural building.

1389

01:02:53.865 --> 01:02:58.285

So it's a specified, um, amount in an area

1390

01:02:58.655 --> 01:03:01.965

where the cable routes will be next to the access road.

1391

01:03:03.655 --> 01:03:07.625

Okay. I mean, there's a difference between a, an informal,

1392

01:03:08.125 --> 01:03:10.945

um, confirmation that PD rights exist

1393

01:03:11.005 --> 01:03:12.865

and a, the granting of a certificate

1394

01:03:12.865 --> 01:03:14.545

of lawful proposed development.

1395

01:03:14.645 --> 01:03:17.385

So yes, obviously if a plan has been submitted

1396

01:03:17.605 --> 01:03:18.625

and a certificate

1397

01:03:18.625 --> 01:03:20.945

of lawful proposed development granted on the basis of

1398

01:03:20.945 --> 01:03:24.025

that plan, then that's, um, different

1399

01:03:24.325 --> 01:03:25.585

to general confirmation.

1400

01:03:26.785 --> 01:03:30.505

I I, I, I can't advise you.

1401

01:03:30.545 --> 01:03:34.065

I, I'm, unfortunately, um, Mr hasn't advised me of that,

1402

01:03:34.065 --> 01:03:36.905

whether which it is, but certainly we could find out

1403

01:03:37.285 --> 01:03:39.385

and let you know if a certificate has been issued.

1404

01:03:39.605 --> 01:03:41.385

Yes, that would be useful. Thank you.

1405

01:03:42.245 --> 01:03:44.985

Um, could I make another point if possible,

1406

01:03:45.765 --> 01:03:46.465

Yes. If it's

1407

01:03:46.625 --> 01:03:47.625

Relevant to that site. Yes. Um,

1408

01:03:47.625 --> 01:03:51.145

in terms of alternatives, um,

1409

01:03:51.815 --> 01:03:55.105

just going back, if I may, I understand

1410

01:03:55.215 --> 01:03:59.985

that there was an alternative site, um, south

1411

01:04:00.175 --> 01:04:03.225

that may have been available south of Mr.

1412

01:04:03.605 --> 01:04:08.305

Hill's land that, um, was available at a certain time

1413

01:04:08.525 --> 01:04:12.865

and wasn't looked into as I understand it, by tillage solar.

1414

01:04:13.645 --> 01:04:15.865

Um, so in terms of alternatives,

1415

01:04:15.985 --> 01:04:17.665

I think there were some available.

1416

01:04:18.405 --> 01:04:22.425

Um, obviously I'm, I'm, I'm not the landowner,

1417

01:04:22.525 --> 01:04:23.865

so I can't give you the specifics,

1418  
01:04:23.865 --> 01:04:25.345  
but that's what I've been informed by Mr.

1419  
01:04:25.665 --> 01:04:27.425  
Hil some time ago. Thank you.

1420  
01:04:27.815 --> 01:04:31.785  
Okay, thank you. Richard can come back also, or,

1421  
01:04:32.245 --> 01:04:33.865  
Uh, Richard goes on part of the applicant.

1422  
01:04:34.085 --> 01:04:38.465  
Um, well, we've identified, we've, um, set out the, um,

1423  
01:04:39.255 --> 01:04:41.785  
process that we've gone through, uh, working

1424  
01:04:42.215 --> 01:04:45.105  
with the other solar developer operators

1425  
01:04:45.365 --> 01:04:47.825  
to identify the cable corridor route.

1426  
01:04:48.325 --> 01:04:51.585  
Uh, and there was a report submitted, which we all com.

1427  
01:04:51.605 --> 01:04:55.505  
Um, the all developers contributed to that form part of, um,

1428  
01:04:55.885 --> 01:04:59.145  
uh, I think it was gate, um, Burton's, um,

1429  
01:04:59.145 --> 01:05:00.945  
diesel two application, which, um,

1430  
01:05:01.385 --> 01:05:02.705  
identified the cable corridor or routes.

1431  
01:05:02.725 --> 01:05:04.745

And again, the priority has been

1432

01:05:04.805 --> 01:05:08.945

to minimize bringing more landowners into the, which is part

1433

01:05:08.945 --> 01:05:10.945

of the tests to minimize control competition.

1434

01:05:10.945 --> 01:05:13.345

It's also about, it's minimizing number of affected persons

1435

01:05:13.685 --> 01:05:14.985

and environmental impacts.

1436

01:05:15.085 --> 01:05:18.165

Um, so that has gone, that has been, that has gone through.

1437

01:05:18.305 --> 01:05:19.885

And the most appropriate route

1438

01:05:19.885 --> 01:05:20.965

doesn't need to be the best route.

1439

01:05:20.985 --> 01:05:24.325

It doesn't need, it's an appropriate route, uh, um, uh,

1440

01:05:24.325 --> 01:05:26.525

that the developers have landed on is this one.

1441

01:05:26.945 --> 01:05:29.805

And as we've agreed today, the bonds can coexist.

1442

01:05:29.805 --> 01:05:32.085

They have planning permission, uh, uh,

1443

01:05:32.185 --> 01:05:33.525

and set out the case

1444

01:05:33.525 --> 01:05:35.765

regarding why the sector state should authorize

1445  
01:05:35.765 --> 01:05:37.205  
compulsory acquisition over this LA

1446  
01:05:37.495 --> 01:05:38.495  
Thank you. Thank you,

1447  
01:05:38.495 --> 01:05:39.085  
thank you.

1448  
01:05:39.585 --> 01:05:42.885  
Um, if we, whilst we are touching on the subject of, um,

1449  
01:05:43.095 --> 01:05:46.685  
other site specific matters, uh, we noted at, uh,

1450  
01:05:46.685 --> 01:05:48.685  
the previous submissions that there were still a number

1451  
01:05:48.685 --> 01:05:50.605  
of unknown identified landholders.

1452  
01:05:50.785 --> 01:05:53.125  
Is there any update in relation to those, uh,

1453  
01:05:53.155 --> 01:05:54.725  
unknown landholders

1454  
01:05:57.065 --> 01:06:00.325  
or, uh, I'm assuming you've done your land registry search

1455  
01:06:00.325 --> 01:06:01.925  
and still got no, no further

1456  
01:06:02.395 --> 01:06:04.005  
Richard g on part of the applicant's?

1457  
01:06:04.005 --> 01:06:07.805  
Um, no. Where, um, uh, we've gone through the stand, the,

1458  
01:06:07.805 --> 01:06:10.445

the, the, the, the, the usual process of trying

1459

01:06:10.445 --> 01:06:12.485

to identify the landowners notices, um,

1460

01:06:12.885 --> 01:06:14.045

requests for information.

1461

01:06:14.545 --> 01:06:16.605

And, um, uh, unless, uh, anything changes,

1462

01:06:16.605 --> 01:06:19.045

obviously we'll keep updating the schedule negotiations in

1463

01:06:19.045 --> 01:06:21.125

the book of reference should name, uh, if,

1464

01:06:21.125 --> 01:06:24.485

should we identify people, but I've got no information, um,

1465

01:06:24.905 --> 01:06:27.445

before me to say that we've identified any more people.

1466

01:06:27.465 --> 01:06:30.285

So those are known to remain unknown at this point.

1467

01:06:30.755 --> 01:06:33.045

Okay. Thank you very much. Okay.

1468

01:06:33.265 --> 01:06:37.915

Uh, what I'm gonna do now is, um, yes, sir.

1469

01:06:39.945 --> 01:06:40.935

Could you state your name and

1470

01:06:40.935 --> 01:06:41.895

who you're representing please?

1471

01:06:42.045 --> 01:06:43.655

Tony Court, 7,000 acres.

1472

01:06:44.475 --> 01:06:48.015

Um, could I go back to your table of schedule

1473

01:06:48.075 --> 01:06:49.415

of negotiations please?

1474

01:06:49.415 --> 01:06:50.455

That you had on screen?

1475

01:06:57.655 --> 01:06:59.355

Is there a specific reference number there, sir?

1476

01:06:59.655 --> 01:07:04.635

Um, yes. It was the, the rep one 17 table. That's

1477

01:07:04.635 --> 01:07:05.635

It. Yes. Is there a particular

1478

01:07:05.635 --> 01:07:06.795

land parcel?

1479

01:07:06.795 --> 01:07:09.715

Yes, yes. Um, my point is that, um,

1480

01:07:11.225 --> 01:07:15.185

I am not convinced that the registered

1481

01:07:15.955 --> 01:07:20.805

contact name owners that are listed there specifically

1482

01:07:20.905 --> 01:07:25.565

for Kevin Simon Webster, James Charles Stewart Reynolds,

1483

01:07:25.565 --> 01:07:29.725

Milligan Manby, and John Anthony Schon

1484

01:07:30.265 --> 01:07:35.045

are actually the owners of the land that is quoted there.

1485

01:07:35.315 --> 01:07:39.605



Okay. Because they are actually trustees of c Nicholson,

1486

01:07:39.605 --> 01:07:43.845

number one settlement, which has now been sold to

1487

01:07:44.865 --> 01:07:47.645

Mr. Nicholson and til Bridge

1488

01:07:49.175 --> 01:07:51.595

as a tool, tool side as a company.

1489

01:07:52.375 --> 01:07:54.195

So I question whether

1490

01:07:55.135 --> 01:07:58.595

the actual correct land owners are

1491

01:07:58.595 --> 01:08:00.955

being documented here.

1492

01:08:02.335 --> 01:08:04.315

Um, and I will refer you to the fact

1493

01:08:04.315 --> 01:08:07.635

that we had the same situation in the cotton application,

1494

01:08:08.215 --> 01:08:10.875

and it was only at the 11th hour when the Secretary

1495

01:08:10.875 --> 01:08:12.235

of State got involved

1496

01:08:12.745 --> 01:08:14.675

that they actually transferred and changed

1497

01:08:14.695 --> 01:08:16.365

The information in the book of reference.

1498

01:08:16.655 --> 01:08:19.245

Thank you, sir. I'm, I'm assuming this is also, uh,

1499

01:08:19.665 --> 01:08:22.805

in reference to your, uh, relevant representation rep

1500

01:08:22.945 --> 01:08:24.725

to 0 2 7 where you went through

1501

01:08:24.725 --> 01:08:26.365

and listed where you thought the book

1502

01:08:26.365 --> 01:08:28.845

of reference correct may have had incorrect.

1503

01:08:29.035 --> 01:08:32.125

Correct, sir. Uh, landholder identity.

1504

01:08:32.825 --> 01:08:34.245

Um, would the applicant be able

1505

01:08:34.245 --> 01:08:36.005

to update us on, uh, that reply to that?

1506

01:08:36.305 --> 01:08:37.885

Yes. Thank you sir. Richard, give us on behalf

1507

01:08:37.885 --> 01:08:39.645

of the applicant if those are contact names.

1508

01:08:39.735 --> 01:08:41.285

Hence, you know, it doesn't say registered

1509

01:08:41.285 --> 01:08:42.365

owners, it's contact names.

1510

01:08:42.425 --> 01:08:46.885

So when the applicant con, um, made contact, uh, with, um,

1511

01:08:46.905 --> 01:08:48.685

the, um, land, um,

1512

01:08:49.025 --> 01:08:52.805

and we were given a name on whom to liaise with,

1513

01:08:52.855 --> 01:08:56.885

hence the contact name on the screen, um, we are, uh, aware

1514

01:08:56.905 --> 01:08:58.405

of certain contact names.

1515

01:08:58.785 --> 01:08:59.845

So they're not registered part,

1516

01:08:59.845 --> 01:09:01.645

we're not purporting 'em to be the registered parter.

1517

01:09:01.645 --> 01:09:03.885

That's the, that's the, um, the people we're dealing

1518

01:09:03.885 --> 01:09:06.485

with in terms of, um, where, uh,

1519

01:09:06.645 --> 01:09:09.005

contacts have changed, uh, we are aware of that.

1520

01:09:09.065 --> 01:09:11.245

We are talking to all of these, the, uh,

1521

01:09:11.525 --> 01:09:12.845

relevant people on all these plots.

1522

01:09:12.845 --> 01:09:14.405

Hence my update. And we'll,

1523

01:09:14.405 --> 01:09:16.525

we will be making various contact name changes

1524

01:09:17.145 --> 01:09:18.525

at deadline four.

1525

01:09:18.855 --> 01:09:20.485

Thank you. Okay, thank you very much.

1526

01:09:21.425 --> 01:09:23.725

Um, and as I would expect you would be obviously dealing

1527

01:09:23.725 --> 01:09:25.245

with the registered landholders going forward.

1528

01:09:25.865 --> 01:09:27.925

Um, thank you.

1529

01:09:28.145 --> 01:09:31.125

I'm going to suggest that we take a brief adjournment

1530

01:09:31.145 --> 01:09:32.925

for a bit of comfort break, uh,

1531

01:09:32.925 --> 01:09:35.925

and then we return, we'll start off with item 3D, which is,

1532

01:09:35.925 --> 01:09:38.445

uh, looking at potentials for statutory undertakers.

1533

01:09:38.785 --> 01:09:40.925

For those that are joining us virtually, uh,

1534

01:09:40.985 --> 01:09:42.085

you'll get a holding slide

1535

01:09:42.085 --> 01:09:43.845

and then you may have to refresh your, uh,

1536

01:09:43.845 --> 01:09:46.445

browser when we return in 15 minutes time.

1537

01:09:46.465 --> 01:09:50.285

So if we return at 1125, please. Thank you very much.