



Meeting note

File reference	EN020001 – Hinkley Point C Connection
Status	Final
Author	Tayo Olaitan
Date	20 March 2014
Meeting with	National Grid
Venue	Room 4/07 4 th Floor Temple Quay House, Bristol
Attendees	<p>National Grid (NG) Nikki Suri (Lead Project Manager/Communications) Peter Bryant (Senior Project Manager) Jim Brown (Lead Project Manager - Engineering) Paul Cumpstone (Project Manager – Land Rights)</p> <p>Planning Inspectorate (PINS) Chris White (Case Leader) Siân Evans (Case Officer) Tayo Olaitan (Assistant Case Officer) Helen Lancaster (Environmental Services Team) Nicola Mathiason (Legal)</p>
Meeting objectives	Meeting between PINS and NG to provide a project update and discuss the presentation of documentation, and items concerning application submission and examination.
Circulation	All attendees
Absences	Apologies from Frances Russell (PINS); Richard Walsh (NG)
Duration	9.20 - 10.45am

Summary of Key Points Discussed and Advice Given

PINS advised on its openness policy, that any advice given will be recorded and placed on the PINS website under s.51 of the Planning Act 2008 (the Act) and also to note that any advice given under s.51 does not constitute legal advice upon which applicants (or others) can rely.

1. General Project Update

NG Confirmed that their additional consultation in the Southwick area, concluded on 10 March 2014. This was a targeted consultation in response to feedback from an earlier exercise, when an alteration to the proposed route in Southwick was suggested. Opinions were being sought on the preferred route in this area. 184 representations were received from the general public and Sedgemoor District Council and two parish councils also responded. Feedback on the exercise indicated that the additional consultation was welcomed. NG proposes to submit their application during May 2014, once the Southwick consultation responses have been analysed.

PINS advised NG to justify any changes to the project that arise from this additional consultation exercise in the body of the consultation report.

NG reported that they were happy with the current status of their s106 Traffic Management Agreements, however, they still have some way to go in relation to Statements of Common Ground (SoCG).

PINS advised NG to ensure that any SoCG are clear about which parties they are representing, especially where joint SoCG are being pursued. They were warned to be aware that not all parties to a jointly negotiated agreement would go on to accept the terms of any final document.

2. Explanation of National Grid's Approach to Plans

NG distributed examples of the type of plans they would be submitting in their application. They queried whether a project wide plan, depicting the length of the project, would be acceptable, as it was not to the prescribed scale.

PINS confirmed that this would be acceptable, for an informational plan of this nature.

NG showed how the plans would be represented in key geographical sections, A to G, along the length of the project, and confirmed that each section would have a corresponding volume in the Book of Reference (BoR).

NG advised that some of the work plans could be quite 'busy', with multiple types of work shown within one plan. Plans like this would need to be related to the associated work schedule, to gain a full understanding of what was being shown. They confirmed that where the order limits and the limits of deviation overlapped in parts of the project, they would be shown on their plans in multi coloured hatched lines. They offered to conduct a workshop for PINS staff, prior to submission of the application, to explain the methodology of their plans. PINS accepted this offer.

PINS confirmed that where the removal of hedges for access was needed, and those hedges had been identified by NG, that this should be reflected within the Development Consent Order (DCO); where hedges for removal had yet to be confirmed, NG might need to refer back to the appropriate local authority to gain permission to do so. The Environmental Statement should assess the worst-case scenario.

3. Book of Reference Updates

NG advised that the land plans were likely to be colour coded in the following manner to show their intended use:

- Green - permanent use
- Red – removal of infrastructure
- Purple – temporary use for construction
- Blue – access tracks – permanent right
- Yellow – access tracks – temporary right

Where the undergrounding of cable will occur, NG will be applying for a 65m working area, to accommodate the features of this type of construction work. NG also advised that the removal of Western Power Distribution's (WPD) overhead lines could be completed by either party, WPD or NG, and they would therefore, be seeking dual rights to do so in the DCO.

PINS advised NG to be very clear about any request for dual rights within the DCO, and to justify this in their Statement of Reasons.

PINS queried the use of the wording 'temporary acquisition/use of land' in the key of one the land plans shown. PINS pointed out that legally this term was incorrect and the land should either be labelled as temporary use or compulsory acquisition.

NG confirmed that all rights sought, would be reflected in the BoR.

PINS queried how NG intended to identify people outside of the order limits, but whose land may be affected by e.g. noise or dust from the project, and therefore, have a potential claim for compensation. NG was advised to be consistent in what ever approach they use, and to explain their reasons for adopting it.

NG advised that they are in the process of determining this at present, but would want to avoid adopting an arbitrary distance in this respect.

PINS requested that they remove an additional schedule from the BoR (extra Schedule 6, listing statutory undertakers who may be affected) as such schedules had caused confusion on other applications. The APFP Regulations did not require this additional information and DCLG Guidance advises that: "applicants should not add any further (non-prescribed) parts to a book of reference, for example schedules of statutory undertakers or other like bodies having or possibly having a right to keep equipment on, in or over the land within the order limits" (Planning Act 2008 Guidance relating to procedures for compulsory acquisition of land – September 2013).

4. Preparing for Application Submission and Acceptance

NG advised they will shortly be submitting two draft press releases concerning application submission and application acceptance to PINS for comment.

PINS stressed that once an application has been accepted, it was very important to ensure that anyone wanting to submit a relevant representation to participate in the examination, was directed to complete the prescribed form on the PINS website.

NG confirmed they would update their website with this information.

5. Venue Selection

NG suggested that the Winter Gardens in Weston-super-Mare would be an appropriate site to hold the examination. They advised that the choice of venues to hold open floor hearings was more challenging, due to size requirements, available parking and access to public transport. Portbury and Mark were given as examples of where this issue was particularly acute.

PINS suggested that choosing a mid way point between project work locations, would be a sensible compromise for open floor hearings, where the option exists to alleviate this type of problem.

6. Use of Site Visits

NG confirmed that they had conducted site visits, for which they had a set route with stop off points. They found this assisted in conveying the scale of the project, which because of its linear nature, was difficult to grasp from plans alone. NG advised that road access along the route was very limited in places, and that a Multipurpose Vehicle would be the maximum size vehicle that could be utilized.

PINS advised that a combination of unaccompanied and accompanied site visits was likely to be used. It was stressed that the purpose of site visits was to highlight the facts of a project, and was not an opportunity for parties to make representations. Therefore, the balance of site visits would probably be unaccompanied. PINS requested that NG provide a map of their usual route and stop off points as soon as possible.

7. Other Business

NG confirmed that provided their application was accepted, they would want to proceed to the Preliminary meeting as soon as possible. This was to enable the examination period to be concluded prior to the General Election in 2015, there by avoiding the purdah period, which would also affect local authorities, and could otherwise adversely affect agreement negotiations.

NG queried whether they would be able to use projector equipment to show plans of the project during hearings.

PINS advised this was not the norm, and that it was important to maintain the balance between the applicant and other parties contributing to the examination. However, the decision would be at the discretion of the Examining Authority, and NG was advised to have photo montages available, should it not be allowed.

PINS requested that if NG intended to distribute documents at hearings that they also notify PINS of all such documents electronically, and confirm the number of any associated attachments which accompany the message. PINS also highlighted a useful approach adopted by another applicant when submitting documents for examination deadlines; this involved sending a cover letter and schedule of all the documents being submitted, with a DVD containing all the specified documents, and then following this up with hard copy documents.

NG confirmed that they would send an updated project wide map as requested, and agreed to await confirmation from PINS of the exact date for the final meeting due to take place in April.

Actions and Follow up Required

NG

- To provide an updated project map
- To provide a route map of the accompanied site visits they had conducted; depicting any stop off locations

PINS

- To ensure that relevant staff are available to attend the NG workshop about the interpretation of their plans at the April meeting

NG/PINS

- To agree the date for the next meeting in April 2014