

TEXT_PrelimPart1_Session1_11122020

Fri, 12/11 12:27PM • 1:27:54

00:05

No, excellent.

00:08

Well, good morning, everybody. It's now 10 o'clock, and it's time for me to open this preliminary meeting. Before I begin can ask Mrs. Hanlon, please to confirm that not only am I coming through loud and clear, but the live streaming has commenced.

00:25

Yeah, we can hear you find in the live stream things commenced. Thank you very much. Now, before I begin, I have a small apology to make and that is that this very morning at this very time, the local electricity company has decided to dig up the road outside my house. So apologies if you

00:49

apologies if you are unable to hear me or if you can hear the Diem of an angle grinder going off behind me, I will try and hope it doesn't disrupt the meeting at all.

01:03

For those of you watching the live stream, can I also advise you that you should there should we break at any point during these proceedings this morning, we will have to stop the live stream in order to give us a clear recording file. And as a result at the point in which we recommend the meeting and restart the live stream, you will need to refresh your browser page to view the restarted stream. I remind you of this again, should this occur.

01:32

So good morning and welcome to this preliminary meeting which precedes the examination of the M 25. junction 28 improvement works proposal. My name is Richard Allen and I'm a charter town planner and I'm employed by the planning Inspectorate and I have been appointed by the Secretary of State to be the lead member of the panel and to examine this application.

01:55

I think that there is some issues with my colleague, Mr. McCarthy, you cannot hear me Is that

02:06

right? Okay.

02:12

Well, I should carry on and perhaps when if Mr. McArthur is able to us to sort out the volume, I will ask him to introduce himself at the appropriate point.

02:26

So in the arrangement conference, which preceded the start of the preliminary meeting, you will already have spoken to Paige Hanlon, who is the case manager for this project. She is supported by Lily Robbins and Ed Maudsley from the case team at the planning Inspectorate.

02:42

Now, before we consider the items on the agenda this morning, we will need to deal with a few housekeeping matters, and general observations and I will try to get through these as quickly as possible. The Firstly, I must say a few words on the general data protection regulations or the GDPR, as I'm going to refer to it here on in, you will note that the examining authorities letter of the 12th of November 2020, which we'll refer to as the rule six letter from now, this event is being recorded, as well as being live streamed to interested parties who requested this, the digital recordings are retained and published. And as such they form a public record that can contain your personal information and to which the GDPR rules apply.

03:28

The planning inspector has practices to retain and publish recordings for a period of five years from the Secretary of State's decision on this application. Consequently, if you participate in today's preliminary meeting, it is important that you understand that you will be recorded and that you there for consent to the retention and publication of the digital recording. We will only ever ask for information to be placed on the public record that is quite important and relevant to the planning decision. It will be in the rarest of circumstances that we might ask you to provide personal information of the type that most of us would prefer to keep private or confidential.

04:10

Therefore, to avoid the need to edit the digital recordings, what we would ask to do is that you try your best not to add information to the public record that you wish to keep private or confidential.

04:25

For those participants joining us for Microsoft Teams, which I believe is most all of the persons here today, you should have the facility to turn off your camera and your image will therefore not be recorded.

04:39

Is there any Can I just get a quick notification. Is there anybody that doesn't want to have their image recorded if they speak?

04:50

Nope. Okay.

04:52

Before I begin, Mr. McArthur is your audio now fixed and do you want to introduce yourself

05:02

Thank you, Mr. Allen. My audio is now fixed and apologies for that. And everybody. Good morning. My name is Rob McArthur. I'm a chartered architect. I've been appointed by the Secretary of State to be a member of the panel to examine this application.

05:18

Thank you.

05:19

Now I hope you will have a copy or have access to our rule six letter dated the 12th of November 2020. Our rule six letter, this contains an agenda and it is our intention to stick to this in the order as set out, I must thank those interested parties for their submissions at procedural deadline a in response to the rule six letter and for providing advanced notice of the comments on the contents of it. As such, we have a list of those persons present here today, and on the items you wish to speak against an actual return to that in a few seconds. I'll just say a few words on how this meeting is going to run. Once we have introduced the agenda item and made any comments we wish to make, we will firstly invite the interested parties whom have registered to speak against this the item in question. After that, we will ask any of the interested parties here if you wish to speak. And if you wish to do so it would be helpful if you could use the Microsoft team's hand raising function. So I can come to you and allow you to speak. If that function is not available to you then please draw our attention in another way. Once we have heard from you all we invite the applicant to make any final comments before moving on to the next item.

06:41

We do not anticipate that this meeting would take too long however, should time tick by we will need to make regular breaks in order to avoid video conferencing fatigue. And should we still be going we would look to take a mid morning break at around 1115 and lunch at 1245.

07:01

Now you're all here today, or watching via the live stream because you either the applicant or representative of the applicants, you represent the host or other local authorities, you represent bodies of the statutory parties, you have you have sent in a relevant representation and thus become an interested party. You are an individual body affected by the application for compulsory acquisition of land or rights over land. Or perhaps you're a combination of all of these or there may be people here who have not been covered by any of those descriptions above. Whichever we are all very welcome. And let us explain why we're here today.

07:41

We are here to focus on the way in which we intend to examine this application. We will be discussing only the procedural aspects of the examination today, much as it may be tempting to do so, we are not taking any evidence at this meeting. And we are not discussing the merits or any concerns you may have regarding this application. Those discussions will be considered once the examination of the application begins, which follows the close of the preliminary meeting. And hopefully by the end of this

meeting, you will all be comforted that there will be sufficient opportunities for you all to express your views and for questions to be asked during the examination period.

08:26

This meeting is the first of two preliminary meetings. When matters are concluded. Today, we will adjourn. The reason for the need for two preliminary meetings as opposed to one is set out in the rule six letter and I do not intend to repeat those here. But on Monday the 25th of December 2020, we have set a procedural deadline, where you will all have the opportunity to submit any written comments on the matters discussed today. And this is particularly aimed at those persons watching the event by live streaming. Although it is open to everyone.

09:00

Having had the opportunity to consider responses, we will then resume the preliminary meeting at 10 o'clock on Thursday, the seventh of January 2021. To discuss any of those comments before we close the preliminary meeting and upon on which case the examination can begin.

09:19

This is a working meeting and in running it we intend to temper efficiency with fairness and mean to allow all of you to have your say if it is relevant and if it's relevant and to allow you to inform us of what you need to at this stage. However, we will endeavour to make sure that your and our contributions are as to the point and focused as possible, so that we may make the best use of time available and allow everyone who wishes to speak an opportunity to do so. We hope that you will support us in this endeavour.

09:52

The recording of this preliminary meeting will be published on the planning Inspectorate website as soon as practicable after the Germans have this preliminary meeting.

10:01

Please bear in mind as well that this is the only official record of these proceedings

10:06

to be published tweets, blogs, and similar communications arising out of this meeting will not be accepted as evidence in the examination of this application. Thank you. As I stated earlier, the examining authority has a list of interested parties who have registered to attend this preliminary meeting. And those have requested to speak against each item. As you have all introduced yourself already in the arrangements conference, I'm not going to ask you to do that again. Instead, I'll just read out who I can see is present at the meeting. And we'll go from there. Now, at the moment, I can see that the applicant is here represented by or there are four persons from the applicant side, but being represented by Miss Anita waterton. And you wish to speak against items 234, and five. What I'm proposing to do miss Walton is any questions that we have for the applicant will be directed to you. And if you have if you need to bring in your colleagues, presumably you can do so at that point.

11:10

I assume that's acceptable.

11:14

Thank you. So I don't know if you can see me or not, my name is Mark chalice. I'm a solicitor and founder of b2b pitmans acting for highways England. Could I ask that questions be directed at me in the first instance, please? Absolutely. Yes. Thank you. Thank you very much. That'd be very helpful. Yes, Miss Janice will do.

11:33

I can also see Mr. Daniel Douglas from the London Borough of hearing is here and wishes to speak against items three and four. I can also see that joining links was sent to Jane Allen, a resident Rebecca Evans from Grove farm. Harry Lim be representing Karen lambros. And Matthew reinberg. From

11:54

from Transport for London. And

12:00

I can see all are here barring Mr. limpy. I know the joining instructions were also sent late yesterday to Essex County Council. And I can see that Gary McDonnell and Mark wood are here representing the county.

12:15

I can see there's a

12:19

there is a Mr. Charles, can you lower your hand, please? I think you've left your hand raised unless there's something that you wish to interject at this point.

12:28

could could you lower your hand please?

12:32

And can I just check from Jane Allen just how you wish to be addressed?

12:41

Just Jane

12:43

Okay, I can just change. Okay, I'm from Woodstock, haven't you? That's fine. Okay. You don't want you're not Mrs. Allen or Mazatlan or anything like that. You just plain Jane Ellen. endo. Yes. I have. Okay. Yes, I have I've made a note of that. Thank you very much.

13:06

We have no persons joining by telephone.

13:09

And I also know there are a number of individuals representing organisations or themselves watching via the live stream.

13:17

So for the purpose of the recording, if you do speak, could you please before you say what you need to say just state your name and whom you represent. And if you are a local residence, you can just say local residents.

13:29

Thank you. Are there any comments on the agenda? And before I move on to the item one?

13:39

Nope. Just two things. Firstly, I just want to perhaps get some skin. So

13:46

on the agenda on the how are we going to conduct leasing isn't an error is I don't know if I should bring up now but I've spotted an error on NSC, which is very significant. Okay, we're going to come to annex c i believe. So perhaps at that point in the in the agenda, if you could just hold that then and you can certainly bring that up at that point. Okay. Is that okay? Thank you can I just I would just like to

14:18

get some pronunciation corrections here if I may, in referring to I was hoping that someone from from the local area be able to just confirm to me the parish council that have written in is that pronounced in gainst and and frightening parish Council. Can somebody is somebody local from Essex or someone can confirm that it is engaged in Ingatestone in gatestone. So the the stresses on the in Okay, thank you.

14:47

And the river in question is that pronounced ingar. Born

14:52

in Gribble, it's really is the era that it is in grabon. In Gribble. Okay.

15:00

That's very helpful. So I know for the future, thank you very much indeed.

15:06

So if there's no other comments on this part, then we'll move on to item one on the agenda, which is the examining authorities remarks about the examination process, and that is annex B of the rule letter, it was six letter. And here you will see that the examining authority has made written comments on how it intends to carry out the examination. Now, you'll be all pleased to know that I've no intention of reading these out statement out verbatim. But I would however, like to just draw on a couple of key points please.

15:41

As we have alluded to, in our rule six letter, the covid 19 pandemic has led the planning Inspectorate to have to adapt the way in which applications are examined. Due to the restrictions on travel and public gatherings caused by the pandemic. The examining authority has had to make the procedural decision to hold all events virtually, we acknowledge that this might not be particularly palatable or may present difficulties for interested parties to participate. But there is simply no other way in the current circumstances of carrying out the examination safely. The decision to hold virtual events has been made by the government and the planning Inspectorate. So, therefore, if any concerns are raised as to the appropriateness or otherwise of virtual events, they must be addressed in writing to the planning Inspectorate via the case email address set out in the letter.

16:35

For the same reason, the examining authorities had to make the difficult decision at this stage to discourage the accompanied site inspection. As such, it is not planned for relied upon in this examination, you will see from the draft timetable that the provision is made for an accompanied site inspection if it is safe to do so, and the examining authority feels it necessary to conduct one having undertaken its unaccompanied site inspection. And we will undertake at least one on accompanied site inspection. And suggested locations for us to visit can be made in writing at procedural deadline be on Monday, the 21st of December 2020. Mr. McArthur will be saying a few more words on this in a little later on.

17:24

That's all I wish to say on this item on the agenda. I have not been made aware of any written comments that have come in that particularly have made any comments here. And no party has indicated that they wish to speak against this item. So I will ask interested parties if you could raise your hands. If you wish to ask any questions on item one.

17:52

Mr. Challice, you still got your hand raised is that a new hand raised or

18:02

I apologise for that trial, make sure the hand doesn't isn't raised when it shouldn't be.

18:07

But Africa at this part of the agenda, we don't have any comments to make other than perhaps to say that we are going to provide you as you have requested with a list of places that we think it will be helpful for you and Mr. McArthur to see during your unaccompanied site inspection so that we'll be with you. By procedural deadline be as requested.

18:30

Thank you. Well, I won't I won't tread on Mr. MacArthur's toes here cuz I know he wants to talk about that a little bit later on. So

18:39

if anybody else wants to wants to say anything on on the first item on the agenda? Yes.

18:46

Jane? Yes, sorry. I'm obviously living in the area. And having lived here pretty much when I I just, I don't really understand the difference between a company to another company site visits. And it kind of concerns me, because this is such a major issues for local residents, but has the possibility of using drones been considered to give a bigger perspective on a slightly wider area rather than just junction 28 because the impact on his project is massive on our local community.

19:21

Thank you for that, in all,

19:25

the difference between an unaccompanied and an accompanied site inspection and unaccompanied would be Mr. McArthur and myself going out on our own to look at the site and as I say, I don't wish to trade on what

19:37

Mr. McArthur will say later, but we will be looking to as part of that unaccompanied site inspection to visit certain sites that we will need to get access to an aisle as I say, Miss Mr. coffin we'll come back to that later on. And the company site inspection is more formal, and it is it will be attended by the examining authority, but also

20:00

So the applicant, and any interested party, that wishes would wish to come on that visit, usually we would all get in a minibus or too many buses and we would be driven around, we would follow an agenda. And it's it's a bit more of a formal

20:18

prescriptive site site inspection.

20:21

That is going to be very difficult to do in the current circumstances. Now, obviously, we will, we have made provision for it in the timetable, in case things change. But for the moment, we've taken, as I say, the difficult decision that we can't hold it in the current circumstances, what we can do is the next best thing, which is to if we were to go out on our own, but to allow you to make suggestions of where you wish us to go and see the sights from from particular locations, and we will certainly, we will certainly do that. So that's the difference between the two. The second part of your question, I think, was on. Sorry, can you just remind me the second about drones? drones? That's right, yes.

21:09

I have to confess Yes, I have I did consider asking the applicant to,

21:16

to provide drone footage.

21:19

I was without going into too much detail. There is quite a lot of problems with that. Believe it or not, because drone footage can fall foul of the GPR regulations. If the drone footage flies over someone's house or someone's garden, and it's too close, then essentially, you're invading someone's privacy. So there is it's not as simple unfortunately, to ask for drone footage, believe it or not. And on that basis, we were not able to ask for it. If the applicant provides it, that's that's a matter for them. But there there has to be a has to comply with the regulations, unfortunately. And, Stan, that but I'm very cannot start in this business about a company site visits, does this apply to all your projects? Or is this just something you're doing for junction 28? And 25? I can't speak for other projects. That will be up to the examining authority. It I know there are a number that haven't haven't done them? No, they're not. It doesn't it's not to say they're not doing a site visit. It's just that they can't do an accompanied one. I think that that is the situation we're in.

22:34

So I do understand that. But I'm very concerned about that. And I I know, certainly my immediate and residents would be very concerned that you're not getting the full picture. Okay. Well, I know, junction gallows corner down to the one to seven, there's like a triangle here. And I would have thought that the examining authority and the highways England would have been wearing up because of the amount of people that commented and and the issues generally. Right, I just want to reinforce that that I am concerned that you're not doing a company site visit

23:16

understood. And all I can urge you to do is to dead procedure deadline be is to certainly set out in if you can set that that concern aside for just a moment. And if you can set out where you would like us to, to go and see. And we will go and see those sites. And can we publish, I should say this as well, before I move on. We do publish an unaccompanied site inspection notes, after where we've been where we detail everywhere where we've been, and what we've looked at. So you will be able to see that. And of course, if you if from that note, you still feel that there's something we haven't seen. There's nothing to stop, Mr. McArthur and I are going to see that that particular area again. So that's all that's all I can say at the moment. Unfortunately, I can't, I'm going to Sorry, I'm gonna have to stop you. I can't that that's our decision

24:10

at the moment because of the pandemic.

24:13

So if you are very happy to see the site she wanted for us to go on, but we cannot do an accompany site inspection, the current time and I do know your concerns on that.

24:25

Thank you. So if there's nothing else on agenda item one, we'll move on to agenda item two, the initial assessment of principal issues. Mr. McArthur.

24:36

Thank you, Mr. Allen. Can I ask you to please stand to annex c through six letter if you have it to hand

24:44

this annex sets out the examining authorities initial assessment of principal issues

24:49

which we are required to do under Section 88 of the Planning Act.

24:54

We will be showing a list of principal issues on screen which I've just seen has come up

25:00

This is the same list of headings that can be found in annex C with accompanying detail. Can I just ask at this stage, whether anybody cannot see the screenshare.

25:15

I'm taking silence as a good sign.

25:20

I'll move on, I'll briefly highlight a few points within annex C.

25:25

The principal issues have been compiled alphabetically and not in order of importance. annex C of the rule six letter is neither comprehensive nor an exclusive list of all principal issues. It acts as a framework of issues for examination, but it does not determine the whole scope of the examination. It will almost certainly be the case that other issues will arise during the course of the examination, which appear to be important and relevant.

25:51

Those other issues will be considered and examined thoroughly when that happens. Equally, issues currently shown on the list may turn out to be less important than they appear to be at this stage.

26:02

It should also be noted, excuse me that a number of the principal issues have an interrelationship and overlap, and this will be reflected in our examination.

26:14

interested parties are still able to submit further detail as well as suggestions for items to be considered as principle issues. And if you wish to do this, please submit suggestions in writing to the examining authority by procedural deadline B, which is Monday the 21st of December.

26:33

Now, the zoning authority have not received any comments that procedural deadline a from persons not present at this preliminary meeting. And we as we have also not received any requests from interested parties to speak on this item. I will now ask Mr. Chalice on behalf of the applicant. If you would like to respond to any items that have arisen under this agenda item today. And Kai also asked

at this stage for the applicant to briefly summarise the points that they've raised at procedural deadline a and then move on to anything further that they would like to add. Mr. Chalice, sir, thank you as regards the list of principal issues in your initial assessment of we've, as we've said in our letter to you of the fourth of December, we don't have any comments to make upon it. We think it's a perfectly good list. And we understand that as the examination unfolds. No doubt points will be raised, as you see fit, and things may change. So we don't have anything further to say but perhaps just to anticipate Jane Ellen's point, I think the there is a an era under traffic and access. I think that should be Woodstock Avenue and not Woodlands Avenue, which I expect is the point that

27:45

Jane Ellen is making. But

27:48

beyond that, we don't have any comments upon the list.

27:54

Thank you.

27:58

I don't have any other points or questions on this agenda item.

28:04

I understand that that Jane? Ellen would like to speak. So I will invite her to to speak now at this stage.

28:19

James Jane, Ellen, are you still with us?

28:23

Sorry, I didn't press the button. So sorry. You must. I'm not used to this.

28:29

Yes, that wasn't my point. Thank you. The Chalice that was it is Woodstock Avenue. And please could we have the postcode put in under the traffic and access section. And also, I would like Woodstock avenue to appear under people and communities in the section above where you've highlighted Malins golf course and grow farm, because certainly the residents in our road are as equally important and are as much affected as

29:01

those two sites, which obviously, are business sites. But you know, we are residential, but I would like us to be put in there with our postcode, please. Okay. Was there it? Was there anything else? There was only one thing that I, you know, I've I've tried to read as much as I possibly can. But I can't remember the detail, but under the landscape and visual impact. I do recall reading a comment. I think it was the London borough hearing. They made a comment about something to do with the photographs and the the way they've been submitted given some sort of false, I don't know, impression

of the, the landscape the way it would look at it. I'm not sure if it was a true impression. I can't remember the details. So perhaps someone could,

29:54

you know, advise on that. But I think it's important that

30:00

information that is submitted, formerly, for this process is transparent and is. And he's honest, and he's not giving a false positive, we see a false negative impression

30:14

of certainly what it's going to look like out the back of my garden, you know, in five years time, I can hopefully give you some reassurance that we are aware of the issue that's been raised. And

30:28

we'd like to reassure you that that will factor into our examination. So we will look into the the issues that have been raised. And

30:38

we'll be asking the appropriate questions at the appropriate time. Could you just quickly refresh me? Because I'm a bit obviously a bit? I can't remember the detail just briefly what it was. I think it was something to do with the visual impact assessment. I'm not not at this stage, because we're here to discuss the the, how the examination will be carried out not, not the examination itself, that that will come and it will come early in the new year. But But that's not what we're here for today. No, it was just to make sure that everything's aboveboard, clear, transparent. And, you know, we are aware of the relevant representation from from hearing and the points that they've raised, and they will absolutely factor in into our examination. Lovely, thanks very much. No problem at all. Thank you. And could I also just ask you to lower your hand,

31:30

your virtual hand.

31:33

And then before we move on, can I then just come back to Mr. Chalice? Just Just to finally let me know if there's anything else that you have anything you'd like to respond to this that's come up?

31:47

So I don't think so. Thank you very much. No, I think it was me. Thank you very much.

31:53

I have no more points or questions on this agenda item at this moment. If there are any other matters that anybody needs to raise. Now that we've we've kind of gone through that. But if there are any other items, please do. Raise your hand now. Specifically on the initial assessment of principle issues, before we move on.

32:17

And again, I'm seeing no hands raised. So we will move on. If anything does arise. Now that we've moved on, please do put this in writing to us by procedural deadline B, which is Monday, the 21st of December.

32:31

And we will now move on to agenda item three, which is a summary of procedural decisions made by the examining authority. And this item will be covered by Mr. Allen.

32:42

Yes, thank you very much. Just before we do just to apologise for the type of graphical error on the, on the last item, that was just a typo, I can assure the interested parties that we were well aware of the road name and where it sits. So

33:03

yes, so just just to just to apologise for that.

33:07

Okay, um, could I just ask Jane to just lower your hand please, if you could, for the moment,

33:15

if you can hear me.

33:20

So if we could move on to item three now this is the procedure decisions and if you can turn to annex D, of our rule six letter. And this sets out the examining authorities procedural decisions that we have taken between our appointment by the Secretary of State to examine this application and the publication of the rule six letter. They may there are many. And and it's the theme of today, I don't wish to intend to read the all these procedural decisions out. But just to draw on a few key points. As already said the covid 19 pandemic requires that any events for the foreseeable future to be held virtually, or be it that the examining authority will continue to review this in light of the current government advice, and that the relevant point in time and if we can move back to a physical event or hold some sort of hybrid event, then we will certainly look into that.

34:15

We wish to stress the importance of the request for the CA schedule in the examination and to allow the examining authority to monitor the progress of discussions with affected persons. A Guide to the application will also ensure an accurate record of up to date documents is maintained.

34:34

We have set out those plans that we feel will need to be available for the hearings, we may not need to refer to them, but they may provide a useful reference for all interested parties during the discussion. The request for screen resolution is twofold firstly to allow ease of loading, and secondly to ensure no flashing images.

34:54

The examining authorities accepted a number of submissions from the applicant since the acceptance of the application

35:00

And in deciding whether to accept, reject or consult on the acceptance of documents we have had at all times regard to the guidance in paragraphs 109 to 115 of the mhclg Ministry of housing Communities and Local Government guidance for the examination of applications for development consent, dated March 2015. And in this case, in the case of the changes we have just outlined, we have found that though they are minor, and did not change the nature and description of the nationally significant infrastructure project, as set out in the draft develop consent order and the associated documentation. Consequently, we were content to accept those changes into the examination, and satisfied no one be prejudiced by us doing so.

35:45

Since the publication of the rule six letter we have received a request from Suffolk County Council dated 24th of November 2020. To become an interested party, having consulted the Planning Act, and in particular sections 56 and 102. Examining authorities concluded the Suffolk County Council is captured by the definition of a local authority and as a de authority, and thus is an interested party and the examining authority has made a decision procedures decision to accept them into examination as an interested party.

36:18

We also will be making it wish to make an oral procedure decision today for the applicant, if they are able to do is to send to us by deadline one on Thursday, the 14th of January 2021, two copies of the works plans, please at a one size as we are unable to get those for ourselves.

36:39

And

36:41

that's all I wish to say on that. Again, I've not received any responses are aware of any responses or procedural deadline I have any particular comments to be made.

36:53

That from those who are not attending, I'd see we have we do have two registered speakers

36:59

who wish to speak against this item. Mr. Douglas from the London Borough of hearing and the applicant, but I think I'll miss Douglass's points, I think there's some overlap with the applicant in in respect to our request for a statement of common ground to be signed between the applicant and historic England. Mr. Douglas, perhaps I could ask you to

37:22

respond particularly on these points and perhaps just set out

37:26

rights or really where where historically been sitting

37:30

in in this whole process. And perhaps and then I'll ask Mr. Chalice, if you could press afterwards. You could come back on that. It's Douglas.

37:40

Thank you, sir. Yes, historic England, provide London borough hiring with archaeological advice.

37:49

And I note in annex D that the examining authorities requested for statements of common ground to be agreed between historic England and the applicant.

38:03

haven was approached by historic England

38:07

a few weeks ago concerning this. And they've requested that archaeological heritage matters

38:18

relevant to London Borough of haven be included as part of hiring zones thinking of common ground with the applicant, London Borough of hiring is happy with with that approach. And as per our submission, procedural deadline one, we've requested that the matters that were set out in annex D in relation to a statement of common ground between historic England and the applicant

38:47

are incorporated within hirens own statement of common ground with gamitin.

38:53

Thank you, Mr. Douglas. So can I just be clear that that you're referring only to the hearing area? Correct, which I appreciate is the majority of the proposed development. So just so that I can be absolutely clear on this.

39:08

When when we come to write our report, the examining authority can advise the secretary of state that any agreed statement common common ground between the applicant and your sales, none of our hearing on historic matters also reflect the views of historic England. That is correct, sir. Thank you very much indeed. Mr. Charles, do you want to add anything to that?

39:33

Well, so as you rightly said, our point overlaps with the point that has just been made and we concur with the approach it seems to us to be

39:43

much more efficient to do it in the way that has been suggested. And therefore incorporate the matters in the statement of common ground with favouring and not have a statement of common ground with historic England. So if you are content with that will proceed on that basis.

40:01

Yes, Mr. Chanin, that's that's fine. Just to how do you intend to deal with historic matters then on the elements of the scheme outside of hirings area?

40:12

I think I think it's probably what we should do. I think so just confirm with historic England, they don't want to

40:20

contribute anything as regards,

40:23

breadboard and perhaps we can just confirm in writing by the second procedural deadline be that that's the case. Hopefully, that would then put the matter to rest so far as you're concerned, and as far as we're concerned.

40:39

Thank you. Do you anticipate there for any statement of common ground with Brent woods or Essex, including any sort of statements on on historic environment?

40:52

So I don't think we do. But I'm happy to confirm that. Okay. Thank you.

41:03

Does any before I ask Mr. tries to talk about the other statements of common ground? Does anybody here want to make any comments particularly on

41:13

the historic England issue?

41:17

Jane ask, I see you still put your hand up. But is that a I'm assuming? That's not a new hands? That's that's? And actually, ladies, I apologise, then what would you like to say, to take this all in as a lay person and the comments that have just been made about historic England? It sounds to me like working in tandem with London borough behaving. But there doesn't seem to be that relationship between historic England and Brentwood when there are significant historic, you know, sites in areas I don't understand how that can. That can also always be an out.

41:55

It's if it's part if it's privy to the London borough high ring business, how can it not be part of the the the Essex County county particularly the Brentwood area, you know where this is going on? Well, I think you you may have slightly hits on

42:13

the point of my undermine underpinning the question that I asked Mr. Chalice just then. I think that's a question that that the examining authority would want answered as well. I'm going to give Mr. Chinese the chance to the address that at the next deadline, but there will of course, be written questions coming in the new year, a whole host of them. And no doubt we will be if if that point isn't addressed at that next deadline? You can you can bet there will be a question on it. So somebody from Essex County Council here this morning, isn't there somebody here on this panel? Now? There is? Um, they I've invited? I don't know. Maybe well, because

43:02

there welcome to chip in here if they want to, but they're not obliged to if they don't want to. Maybe they, as I say will will no doubt the applicant will want to speak to

43:14

to ethics in due course.

43:18

Now, Mr. Woodall has put his hand up. Mr. What did you want to do? Do you want to respond?

43:24

Thank you very much, sir, for the opportunity. Just to clarify this matter for you.

43:29

Essex County Council relies on its on a company called Play Services, which is an umbrella company Essex County Council to give advice on historic matters and read in the matters in relation to archaeology. So whilst those offices may well consult with

43:45

heritage England, we will make our own decision based on our on our on our staff in plot Play services as the impact of the development on historic matters in relation to Essex County Council. And I hope that clarifies nicely.

43:59

It does. So it suggests then that any statement of Common Ground signed between yourselves and the applicant willing include an assessment on an agreement or presumably on historic matters, as far as impacts the matters in relation to sex.

44:16

Yes, thank you very much, indeed. Thank you.

44:21

If there's no other matters on the historic issue, if I could ask those participants to lower their hand again,

44:29

so much I just my hand is still up. I think I haven't learned it. I just wanted to let you know that so far as I understand it, there are no heritage assets outside hovering, that are affected, but I of course entirely understand why you ask the question, and that you will require confirmation of the position which we will provide. Thank you. Thank you very much indeed.

44:54

Right, I'm going to move on then.

44:58

Jay Allen. Enjoy

45:00

Your hand is still up.

45:04

I mean, assume that is that because you want to say something else or?

45:09

No, I'm going to move on then. So Mr. Charlie's, you've also registered to speak against this item on other matters. So do you would like to just raise those plays? Yeah. So if I may, just on statements of common ground and the list that we've been provided with, again, this is covered in a letter to you of the fourth of December, which is on the website. But as regards the Greater London Authority, hitherto, the authority has not engaged with this application in any substantive way. And therefore, we don't think a statement of Common Ground is needed,

45:48

as it will be of no assistance to you.

45:51

Of course, that could change in which case, a statement of Common Ground might become appropriate. But as things stand at the moment,

45:59

we are not proposing with your permission to produce one. So that's our position on that.

46:08

We've covered historic England. Similarly, as regards the Forestry Commission, they have confirmed and so we've submitted the correspondence to you with with the letter that I just refer to that they have no issues they want to raise. And again, we are hoping that

46:25

we have your blessing not to produce a statement of common ground with the Forestry Commission.

46:33

And lastly, as regards internal drainage boards, and lead local flood authorities, as regards the latter, we are proposing because they are the relevant authorities, we will simply deal with those

46:47

flood issues, if I can describe them in that way with the statements of common ground with those authorities.

46:54

And there are no internal drainage boards of relevance. And so no statement of Common Ground is needed.

47:02

Otherwise,

47:05

we think the list you've produced is appropriate. And we will of course, produce statements of common ground at the regular intervals that that you have requested that we do, but we're hoping that you will concur with our view that we don't need to produce statements of common ground as regards the parties I've mentioned.

47:23

Thank you, Mr. challenged, I think with God's the GLA and the ID bees. I think your your comments are noted. I've no further no further questions on that. I do have a question in respect to the Forestry Commission because, of course, they're involved with crown land. And of course, you require the consent of the crown in order to to to gain the land in question of I think it's about three or four plots.

47:54

So irrespective of what will be questions coming your way on plot on the plots four onwards, which I won't go into now, is it not appropriate that a Forestry Commission statement Common Ground is signed particularly given as their consent is potentially needed for the for the release of crown land?

48:16

Thank you so much trellis for highways England.

48:19

We appreciate that. Their consent is needed, whether that needs to be encapsulated in a statement of common ground or whether a rather more straightforward document or just a simple letter is needed.

48:32

I'd have thought the letter would suffice.

48:35

Okay, plenty if you particularly want us to put that in a statement of Common Ground then then then we will do so but but I'd suggest it's not. It's not necessary just for that.

48:45

Thank you, Mr. chalice.

48:48

And

48:49

so I've got nothing further on this item I've got

48:55

this is very confusing when people don't put their hands back down. So I'm assuming that Mr. Woodruff and Jane and they've got points to make on this item. Is that correct? Right. Okay, what would you like to say? Incorrect from my point of view, so nine, Chevy is down. Okay. Jane, Ellen, what would you like to say? It's just the regarding the flood matters. I I don't fully understand obviously, the the details about clog ball drainage boards and things like that. But as what I do recall, is attending to presentation presentations at the Holiday Inn in Brentwood. I think it must be four years ago, three years ago, and I spoke we spoke from our household to members of highways England at the time, because we were very concerned about the flooding on the roundabout going up to Brentwood on the a 1023. And I know this is what this is the detail but it isn't really I just want to make sure that the whole flooding issue

50:00

On that roundabout is fully considered because the the comments that were given back to us from highways England were, this is not our business. This is Essex County Council. And this is one of the the issues that really worries me about this project because you've got, you've got Essex County cannot. So you've got London Borough of Haven, you've got TfL, you've got highways, England, it's where there's overlap. And this is on the cusp of, of TfL of London borough hiring of Brevard County Council. And I think the flooding issues are really important on that roundabout, and on the 12th leading up to it on slip road. So I just want it to be highlighted, please. That is for local residents. Anyone Travelling is a big issue in this area. Well, let me reassure you that there will there is the first stage in the examination when it opens is written questions that will be published. I think it's on the ballot or on or around the 14th of January. And I can reassure you now there will be questions on flooding. And it will include a question on the matter you've raised. Thank you so much.

51:15

And now I'm pretty sure Jane, when you see the questions, you will see what a rigorous process this this will be.

51:23

Yeah, I'm not trying to be difficult. This, this is went out of my comfort zone. And I'm trying to sort of get a grip of it, where it's very legal. It's a lot of acronyms, you know, terminology doesn't sit comfortably with me as a resident, but I'm trying, I'm just trying to keep it lay, you know, from a lay person's

perspective that these really are the issue is and I know we're not talking about the details, but I think it's important that they're emphasised when

51:54

we've had sort of negative comments at these presentations. Well, let me read again, I can only reassure you that this is a rigorous process, we we as the examining authority will be examining every point of this application, we will be asking very challenging questions of it. So it isn't, it isn't going to be washed

52:18

upon but washed over. We will be asking some very challenging questions and and flooding and drainage is certainly an issue that will be raised in the questions. So if I can just ask you to have Have some faith. And

52:35

wait, when the when the questions are out. As I say too early in the new year, you will see all the questions we were going to be asking. There will be quite a few of them. I'm sure the applicants expecting that anyway. So and hopefully you'll look at that and think Oh, yes, that this is being examined properly. So

52:57

no problem at all. Mr. Chan has any final word from you?

53:03

So not on that point? No, but thank you for for asking. No problem at all. Okay, well, that's let's move on to the next item on the agenda, which is an agenda item for the draft timetable. Mr. McArthur.

53:20

Thank you, Mr. Allen. Can I now ask you please to turn to annex II of the rule six letter, which sets out the examining authorities draft timetable for the examination.

53:32

Sticking with the theme of this morning, I don't propose to read out the timetable verbatim.

53:38

But I will nevertheless draw on some key dates in the summary.

53:42

In addition, we'll share a version of our draft timetable on the screen now, which I hope you all can see.

53:51

Again, I'll just give a moment for anybody to tell me that they can't see it.

53:56

And then I'll move on.

53:58

So startling with procedural deadline B. We've made a request for suggestions of locations for the examining authority to visit during an unaccompanied site inspection. We've not yet fixed a date for the unaccompanied site inspection but anticipate doing so early in the new year.

54:15

The examining authority notes that as a minimum, we will require access to grow farm, the gardens of peace sites and maylands Golf Course during our on a company site inspection.

54:27

And we request that the applicant arrange access to these areas as well as any other areas that may be suggested at procedure or deadline B and to notify the examining authority once access is confirmed. We also have to be notified if the applicant anticipates any issues around gaining access to any of these areas.

54:45

Once you've carried out or on a company site inspection, a note will be added to the application page on the national infrastructure website.

54:54

As soon as practicable after the start of the examination, we will issue a rule eight letter which will finalise the title

55:00

For the examination, at the same time, as Mr. Allen has has touched upon already, we will also issue our first written questions on the application. As the examination progresses, we may issue further rounds of questions and you will see from the draft timetable that we have lead time for further rounds of questions should they be needed.

55:18

We can also issue a specific request for information from named parties at any point during an examination if we consider it necessary. That this request is known as a rule 17 letter.

55:31

coming on to deadline one, which is currently timetabled for Thursday the 21st of January 2021.

55:37

On deadline one, we will be expecting to receive written notifications from those people or organisations who wish to speak at an open for hearing or compulsory acquisition hearing. We also expect to receive local impact reports from relevant local authorities written representations to the applicant to the application from interested parties, and progressed statements of common ground.

56:00

Although not published in our rule six letter at deadline one, we also expect to receive any written requests from statutory parties who are not currently registered as interested parties, but who wish to be

56:12

other information that we expect to receive by deadline one is set out in the draft timetable for the examination.

56:19

deadline to is currently timetable for Thursday, the fourth of February. At this deadline, we will expect responses to the examining authorities first written questions, responses to local impact reports, excuse me, and responses to written representations from interested parties.

56:35

Other information that we expect to receive by deadline to be set out in the draft timetable for the examination.

56:48

In addition to the items listed as required at deadline three on Thursday, the 18th of February, we propose to reschedule our request for the applicants suggested draft itinerary for an accompany site inspection.

57:00

We intend to move this request from deadline eight on Wednesday, the ninth of June two deadline three. We will then seek responses to this draft itinerary at deadline for on Tuesday the 16th of March.

57:13

The date reserved for the company site inspection itself will not change. And this does not indicate a shift in examining authorities view within a company site inspection should not be held in the current circumstances.

57:28

The draft timetable for the examination sets eight further deadlines where the examining authority requires information to be submitted. I don't propose to go through these in detail now. But I do ask the interested parties review all of the deadlines in the draft timetable, and submit any comments in writing by procedural deadline be on Monday the 21st of December.

57:48

I will ask the applicant to make any immediate comments in a moment. But before that, I will move on to the subject of hearings.

57:55

We've made it clear at this stage that we're planning that all hearings during this examination will be held virtually, and our draft time table takes this into account. If government guidance and public health

advice relaxes sufficiently before the end of the examination, we may make a decision to hold some or all subsequent events in the more traditional face to face manner.

58:16

If this happens, we will give as much warning as we possibly can. So please do keep an eye on the national infrastructure website for any announcements to this end.

58:26

Possible hearing dates that have been scheduled ours have been scheduled as follows. We've set aside time during the week commencing the first of March for open floor hearings, compulsory acquisition hearings and issue specific hearings if these are required.

58:42

In addition, we've set aside further time in the week commencing the 10th of May, for any further hearings should these be deemed necessary.

58:50

If any individual or organisation wishes to participate in an open floor or compulsory acquisition hearing, notification of this must be received by deadline one on Thursday the 21st of January.

59:04

On Wednesday, the 19th of May we intend to issue a report on the implications for European sites and the examining authorities proposed schedule of changes to the draft development consent order.

59:14

If the examining authority considers that it is necessary and safe to hold an accompany site inspection, we will also issue notice on the state of our intention to hold it in the week commencing June the 14th.

59:28

The Planning Act 2008 requires the examining authority to complete his examination within six months. This sets the latest date for the closer examination as Wednesday the seventh of July 2021.

59:40

If the examining authority believes that we've examined the proposed development fully before this time, we may seek to close the examination before this latest date of the seventh of July.

59:51

Before I ask for any immediate comments, I would like to take the opportunity to just highlight the importance of ensuring that information is submitted in accordance with the deadlines.

1:00:00

will be set. Whilst examining authority has the ability to accept late submissions into the examination This is at our discretion. late submissions should only be considered considered in exceptional circumstances as they restrict the ability of other parties involved in the examination to respond effectively, and can therefore jeopardise the examination timetable.

1:00:20

It's important to note that if you do submit something late, there will always be a genuine possibility that it will not be accepted into the examination.

1:00:30

Now, we have received one request to speak on this agenda item today, and we will hear this shortly. The examining authority may ask questions, and I will also give the applicant a chance to speak at the end of the agenda item. May I remind you that by inviting us to speak at this time, we're only asking to hear about any additional issues, which any interested party would like to raise due to their belief that such issues might or should affect or draft a timetable for the examination.

1:00:58

With that in mind, I now invite the submission from Mr. Douglas London Borough of hearing. And please do remember to unmute yourself.

1:01:07

Thank you, sir. I just wanted to take the opportunity to to raise with the examination panel, a couple of points

1:01:16

in relation to to this item. The first one was just to make the examined panel aware that

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hiring is a is currently a host bearer for two schemes

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that are being that are going through the development consent order process. At the moment, there's obviously the junction 28 scheme that we we the procedure which we're discussing today, we're also a host bearer for the lower Thames crossing project that's currently at the pre application stage.

1:01:53

And whilst there's there's a degree of uncertainty at the moment, as to as to the the the ongoing process for that scheme, and when to when it will progress to the pre examination and examination stage. There's the possibility that the examination stage for this scheme will overlap with the pre pre examination stage for the low attempt crossing project.

1:02:23

And I appreciate that's not a that's not a concern necessarily for the examining panel or the applicant. But I just wanted to to make you aware that that's

1:02:33

hiring as a host bar for those two decio projects. And

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that can that can bring potentially resourcing challenges internally.

1:02:44

The other point that I just wanted to bring to the the panel's attention was the issue of the the Merrill and Greater London Authority elections that are due to take place on the sixth of may 2021.

1:02:59

These were elections that were due to be held last early on this year. But we're delayed because of the the the the the restrictions, and they'll now be taking place on the sixth of May. And there'll be a period of perder preceding that for about

1:03:17

about six weeks. Now, we haven't been issued with any formal guidance in relation to perder.

1:03:24

I don't necessarily consider it will

1:03:28

impact upon the examination from hirings perspective. But I did want to bring that to the attention of the panel. Thank you.

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Thank you, Mr. Douglas.

1:03:39

Both of those points are noted as you picked up the the application for lower Thames crossing,

1:03:47

has has not, has not entered the the application process, or at least it did enter briefly and by but he's no longer within within the process. We would hope that there's some some comfort in the knowledge that when the LTC project does re enter, which we assume it will, there will be considerably less overlap, then if any at all than then there would have been had entered when, when originally sheduled.

1:04:15

But we know your points and your concerns on this. With regards to PR that

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we have it would be helpful I think for these eminent authority to be made aware if if the proposed development has been identified as politically sensitive within hearing

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and whether that might have any effect on your ability to to

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to do the work that you need to do in association with this application.

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And whether any of that work

1:04:45

would constitute something more than normal council business and, and whether it would be seen or potentially would not be seen as fair and reasonable by the public and those standing for office. If you were to be involved

1:05:00

It's not necessarily a question that you need to answer No. But if if you believe that any of those things are genuine concerns, then please do put them down in writing to us. As soon as you can. By all means, if you'd like to respond, though, please, please do.

1:05:16

Thank you. So I'll take that point away, and confer with our monitoring officer and respond to a procedural deadline be. Thank you very much.

1:05:26

And now before I move on to ask the applicant for any comments, can ask if there are any comments from any other attendees.

1:05:35

Specifically on this agenda item? Jane, Ellen, you would you'd like to say something?

1:05:44

And a reminder that you will need to unmute yourself.

1:05:48

Thank you.

1:05:51

Yeah. And it's just Could I ask that when you do your other company site visit that you do actually include Woodstock Avenue, as well as maintenance golf course and growth on knees?

1:06:03

Absolutely.

1:06:05

We we have asked for, for all areas to be submitted by procedural deadline, be any areas that you'd like us to visit, I'm happy to take this stage this this request.

1:06:20

And we will include that in our in our list. But But, again, I would stress that if there are any areas that any interested party would like us to visit specifically, please to to let us know, by procedural deadline, the 21st of December, what those what those areas are? More likely for that you want us to write in?

1:06:43

Please, yes. Okay. And it's just another couple of real issues. It's just a fact that I know locally, we've attended, many of us have attended

1:06:57

presentations, on multiple occasions, we filmed in multiple questionnaires, we filled in the same kind of questions online. And it's just to be reassured that all the effort that has been put in by local residents to make our points that they will all be considered because most of the business we've done so far, the feedback as believers gone to highways, England, I want to be, I'm just a bit anxious that not all the all the information is getting transferred across to your examining authority. And I like to be recorded at his place, of course, we

1:07:40

there will be opportunities through the process for you to to challenge the information that we have the the all of the documents that have been submitted to the examining authority, as part of this application are online, I appreciate that an enormous amount of information and, but but we are, we are processing it, and we are considering all of it, and it all forms a part of the examination, there will be opportunities throughout the process for you to raise any any aspects of the examination or any any points that you believe have been raised previously, but have not have not made it through into the examination, there will be opportunities for you to raise those through the course of the examination. And again, coming back to Mr Allens earlier points. Once you see our first written questions, that that should give you a very strong guide as to what information we have seen what we've considered, and where we believe that to be gaps. And you will have the chance to respond to those questions as well. I do understand that. But I do also understand that when I have disabilities myself, and to actually partake in this is a lot of effort for me. And I know, there are residents who one don't have access to it. You know, it's to get this far, I think I've done pretty well, to keep up with it, knowing what I've got to deal with, you know, personally and it's it is difficult because I keep seeing deadline deadline deadline and it worries me that it's it's it's an enormous effort. Certainly for me. And I know for a lot of other people in this in this area. You're just saying the same things were saying about the wildlife was saying about the flooding was saying about the congestion. And, you know, I think it's kind of getting to the point of it's quite onerous for local residents now to to feel that we've got to keep repeating ourselves to feel that we're getting the message across because I don't feel competent that we have I again, I understand I understand your concerns. The examining authority is very well aware of the impact of this type of application on on the local community and and the amount of work involved.

1:09:52

We would ask you to bear bear with us we are the period for examination is legally limited to six

1:10:00

months. So it's a fairly short amount of time to get through a substantial amount of information. That is why we set pretty strict deadlines. And if you can bear with us for the remaining six months,

1:10:13

this is when all of all of all of the issues that you raise all of the concerns that you have, this is your chance to put it before the examining authority. And for us to consider it as evidence. When we make our recommendation to the Secretary of State, it could it could out so basically, you're saying we've got to do the same thing that we've already done highways England, filled in all that, that you're asking for us to share the information that we've already the points concerns that we've already raised with highways England with yourselves. So make no No, no, not at all. If you have made those points, and they fact they they factor in the examination to date or the pre application process that we've gone through to date, we are aware of them. If If you find as we enter into the examination, that there are important points that you've raised, that you believe we have missed, or have not made it through into the examination, then please, then you should make us aware of those. But anything that you've said so far, either in relevant representative representations to us, or within the consultation process, anything that is within the application has come through to us. I think, to be perfectly frank, most people in our area

1:11:25

don't really know the difference between really dealing with high res England or whether we're dealing with with the planning spectrum, it's quieter just to understand this beer. Right. Could I come? Sorry, can I just do my me interjecting just know that this point perhaps?

1:11:41

Yes, any any comments you'd have had up to now will of course been with highways England because of course they that was a pre application process that they were required to do. This is a obviously now a formal application that highways England is making to the Secretary of State to do the works that as a set out. We that is Mr. McArthur and I as the examining authority are an independent and impartial

1:12:09

examination process of which we will look at this thoroughly and independently and make our own recommendation to the Secretary state as to whether he should allow this or not allow this to go ahead. So whilst I appreciate you, you have done a lot of all this already, because this is the examination process you you do need unfortunately, too, if there's things that you think have not been addressed by highways England, up in their application, then we need we would like to hear about it, we would like I would like you to to present those to us. And there is your written representation, I think is deadline one, I'll come back to deadlines in just a moment. But if you can set those out to us, we can then take those forward, we can then examine those issues and put those to the applicant and get responses from them. If we are dissatisfied with those responses, we can certainly follow it up with questions. But ultimately, it comes to the point when we come to out make our recommendation if we are dissatisfied that this scheme

1:13:13

doesn't has environmental harm, and the benefits don't outweigh that harm, then we are and have done in the past made recommendations to the Secretary state that the order is not made. Now obviously the secretary states will make his own judgement in that respect. So I just wanted to reassure you that we as an independent body, we do examine the issues, we do look at everything. And we do ask very

pertinent questions to the applicant. So please take that away that this will be rigorously examined. And yes, unfortunately, deadlines, they look harsh, they look horrible. But it's the only way we can we can keep everybody on track. And we can get all the responses in and we can get the applicant and others to respond to the responses. And we can then move the application forward. So yes, that is how the process works. I know it's a bit overwhelming, particularly for residents. I've done a few of these Now, I know I know the impact he does have but if you can, sorry, it is if I can is

1:14:19

when when you've got good health and you know life, but when when you when you struggle to do this or, or thing, even though you might not think I'm struggling, it's actually I've gone to a lot of effort and to you know, can I suggest Can I suggest that you contact Mrs. Hanlon after this or any point during or after this. Certainly perimeter meetings over Mrs. Hanlon will certainly help you in navigating what needs to be done and by when

1:14:51

it just I just did last lot of comments which were literally the same comments that we've been saying for the last four plus years. I can't remember if that went to

1:15:00

highways England. Yeah, see what the Inspector? I can't remember.

1:15:06

It's on. But that just one more little thing? Because it is, you know, you're asking for this to come in again, could could you write to all local residents and with a very short statement and suggest that they do link up with this email because I only came across that so that you can get notifications in your inbox as they, as they kind of like get released. You know, it just, I can't read all of them, but it's just, I can scan them. And I think, Oh, that looks a bit relevant. You know, I just think people locally might need a little reminder that this process is still going on. And we still need to feed the examining authority, not just put all our energies as we've all done so far into highways England. I think this is more important, actually.

1:16:04

Yes, sorry. Yes, Miss Miss Jen, we will, we will make note of that. And take that comment on board.

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I think you're right, we do once, we do want to be sure that the local residents are as fully engaged as possible.

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So we will take that comment on board at this stage. Thank you.

1:16:28

Thank you.

1:16:30

Thank you very much.

1:16:33

Moving on, can I ask the applicant if they'd like to respond to any of the items that have been that have arisen under this agenda item today? Or whether they have anything further to add? Mr. Chalice? Thank you, sir. I've got no response to the comments that have been made. But as regards to the draft timetable, we have looked carefully through that and we are contented with it, we're not going to ask you to consider any changes. We're happy with it as drawn. I could perhaps mention now or there might be something for the next agenda item that we are proposing to put in two documents a procedural deadline B. But if you wish, I will come to that in a moment.

1:17:21

And thank you, please do then we can we can move on.

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So just one quick scan to check with anybody else has anything else that would like to add.

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And I will move on.

1:17:40

So whilst we don't undertake to make any adjustments to the draft timetable today, and I don't believe any significant I'm suggesting, so we made that we should, we will consider the points that have been raised. As I've already said, when we finalised the timetable for our rule eight letter.

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And with that said, I'll hand you back to Mr. Allen for any other matters.

1:18:02

Thank you very much. Indeed. Now I am conscious that it is 11. It's gone. 1115. We are drawing the meeting to a close. But I believe the African has a couple of matters to raise here.

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But I'm conscious that everybody here has probably been in the arrangement conference since about harpaz. Nine? And

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what is the general consensus that we

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that we we carry on and look to finish, I suppose in the next five or 10 minutes or so? Or would Is there any party that would welcome or need a short break?

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I'm going to look for hands if people want to have a break?

1:18:49

No, I'm assuming everyone's happy to just carry on so we can we can draw the meeting to an adjournment? Okay, well, I will do just that then. So if we can turn to item five is now any other matters. The examining authority is noted that the applicant has raised two matters it wishes to discuss here

1:19:11

and set out in the letter a procedural deadline a and these relate to notification of an intention to make a change request, and as well as supplementary information at the submission of supplementary information on transport.

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Mr. Charles, do you do want to say anything further on our add to on the matters you've raised in your letter? I think so it depends if you want me to. I mean, we've set out in our letter, as you say that we intend to make a change request, which we intend to put in no later than deadline three.

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And if you want me to elaborate a little more on that I'm happy to do so.

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The other point to make is about a proposal that we submit a

1:20:00

Transport assessments supplementary information report

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add procedural deadline be. And we think it would be useful for you and Mr. McArthur and everybody else involved with the examination to have that supplementary transport assessment sooner rather than later.

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But we appreciate you might prefer we only put documents in it that deadlines. But if you're happy for us to put it in a procedural deadline be we think it will be ready when it will be ready by then.

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And I think it will be useful for everybody concerned to see it, it will deal with things like the effect on traffic flows of changing the sequencing of the traffic signals on the circulatory. It looks at certain high and low growth assumptions and factors in our latest thinking on construction traffic management.

1:21:01

So if you are content that we put that document in procedural deadline B, we will do so if you're rather we didn't and waited to deadline one, then we could do that. Although, as I've said, I think it probably will be better for it to be seen by everybody sooner rather than later.

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Yes, I don't know if I've got a particular

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view

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as to whether it's I think if it's if it comes in at a deadline, or B, then I think it gives the opportunity to the examining authority to ask any questions on it. So I think on that just just on that, I think it would it would be beneficial. Certainly, if that came in procedure deadline B. I don't have a particularly strong view either way, I think on that boat. So if it's ready, then then I think to put it in. Yes, that's our thinking too. So we will do that. in respect of the change request. I just I'm just to show that for the benefit of everybody here. You're not at this stage seeking a change request that it is simply a notification of an intention to do so. Deadline three. Yes, that is correct. This is the first part of the process the informal notification with the actual change requests being made by deadline three. So it by that we mean no later than deadline three, the 18th of February.

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And as part of the process, we are proposing to carry out a non statutory targeted consultation to explain the changes to

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the relevant people. And we have put a bit in our letter and you may want to respond now, or you may want to respond in writing.

1:22:49

Later as to precisely how we might carry out that consultation. We are preparing a consultation brochure. We are intending to give access to it to those mentioned in the letter. We are not proposing newspaper notices or site notices. Because we don't think that is necessary. But of course you may disagree. And if you do, then we will obviously take the necessary steps. Well, I have to say, Mr. Jones, I don't think it would be wrong for the examining authority to make comment on this stage, particularly on something that's intending to happen. I think we will have to respond at the moment you make that concept that that change. And and we would look at everything in the round at that at that moment. What I would say is perhaps to add some guidance is,

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of course, we will expect to see the change request supported by statements and evidence particularly whether the change has any bearing on the scope and assessment of the environmental statement and evidence of discussion with an agreement with the affected persons for plot 111

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which which we from the book of reference appears to be Cleveland's estate, Thames water and cane gas. Now, we will probably if we have any particular questions on that attention or directions that we

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that we would expect to see and I think we would probably set these out in written questions

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which should tie in with your with your submissions anyway. Yes, thank you. I mean, just just on our consultation exercise, I don't think it can wait until you receive the formal change request. What what we're asking for is guidance if the examining authority wish to give any guidance as to how we carry out our targeted consultation. And as you will know sometimes examiners will give guidance as to how the proposed changes are consulted upon. Okay, we've set it out in life how we propose to do it. If you have concerns

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As the examining authority, then no doubt you'll raise them

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noted, noting this challenge, as we do intend to that consultation process will run from early January to early February. So I suppose what I'm really saying is that we need to know, shortly if you're not content with what we propose.

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Thank you. And I'd know your comments. And I will give them some thoughts. Thank you very much.

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Does anybody have any comments?

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on what's just been discussed?

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I'm not seeing any hands up.

1:25:34

And is there any other

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item that anybody wishes discuss? That's under any other business?

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gain? No hands up.

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So I should now come to a to adjourn the minister so but I did I did not have my hand up. And I think I don't, I felt sorry for you. Right. That's, that's a that's a new hand rather than I apologise. Just just to ask and you may be coming to this anyway, is it your intention just to produce a list of actions following this sort of formal list of actions so we can ensure that you've got everything that you need from us?

1:26:16

Yes, if there is a if there is action points arising out of this, we Yes, we will publish those as soon as as soon as possible after the after this, a German. Good, much appreciated. Thank you. Okay.

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So that brings me to,

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to white to round things up. Just to say thank you very much all for your contributions this morning.

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To remind you, please that notes

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and the audio recording of this proceedings will be made available as soon as practicable practicable after the after this meeting are on the inspectors website. Can I remind you that the next stages of this process will be the procedural deadline of Monday the 21st of December 2020 to provide any comments you have on this preliminary meeting.

1:27:09

Any notes that you subsequently think of you want to get in and the next is the resumed preliminary meeting to take place on Thursday, the seventh of January 2021 10 o'clock, where we will report on any of those changes and round up the premier meeting so that the examination can begin. So just to say thank you very much. Again, it is now just approaching half past 11. And until Thursday, the seventh of January 2021 at 10 o'clock, this preliminary meeting into the M 25. junction 20. A project is now adjourned. Thank you very much.