

# TEXT\_CAH2\_Session1\_20042021

Tue, 4/20 11:43AM • 1:25:48

00:12

Good morning.

00:14

Good morning, everyone. Can I just confirm? Good morning? Can I just confirm that everybody can hear me clearly?

00:22

Yes can hear you. Yeah, thank you.

00:26

Can I also confirm with Miss pattern that the live streaming of this event has commenced?

00:34

Yes, I can confirm it's commenced. Thank you very much. For those people watching the live stream Can I also advise you that should we at any point adjourn proceedings this morning will will have to stop the live stream in order to give us clear recording files. As a result, at the point at which we recommend to meeting in we start to live stream you will need to refresh your browser page to view the restarted stream or reminds you of this again should we need to return

01:06

the time is now 10am in it is time for this hearing. To begin. I would like to welcome you all to the second campus requisition hearing for the application made by highways England for the a one in Northumberland. More Perth to L engine. Development proposed comprises two parts, with Part A being the widening of the existing single carriageway to a dual carriageway for approximately 12.6 kilometres of the existing one between more Perth and Feltham.

01:40

It includes approximately 6.5 kilometres of online widening in 6.1 kilometres of new offline why highway.

01:50

Part B involves the widening of the existing co carriageway to a dual carriageway for approximately eight kilometres of the existing a one between a Nick and L engine.

02:03

Thank you for attending this virtual meeting. My name is Andre Pinto and I am a chartered town planner in planning Spectre employed by the planning Inspectorate. I have been appointed by the Secretary of

State to be a member of the panel for the examination of this application. I am now going to ask my fellow panel member to introduce himself.

02:26

Good morning. My name is Kevin Gleason. I too am a chartered town planner and planning inspector employed by the planning Inspectorate and have been appointed by the Secretary of State for housing Communities and Local governments to be the lead member of the panel to examine the application.

02:44

Together, we constitute the examining authority for this application. And we'll be reporting to the Secretary of State for Transport with the recommendation as to whether the development consent order should be made.

02:58

You will have all already spoken to in HUD from Candice Patton who is the case manager for this project. Misperton is being supported today by James Bunton in George Harold, who are other members of the case team. If you have any questions or queries about the examination process, or technology we are using for virtual events, this should be your first point of contact.

03:22

their contact details can be found at the top of any letter you've received from us, or on the project page of the national infrastructure website.

03:33

This meeting is being held on the Microsoft team's platform is being live streamed. In order to minimise background noise, can you please make sure that your phone is switched off or turned on silent in that you stay muted unless you're speaking?

03:51

I must also apologise for any background noise you might hear coming from me, as I am aware of some construction work that is being carried out close by. But if you cannot hear me clearly, at any point, please do let me know

04:06

is this is a virtual meeting. we've structured it in such a way that questions or points that you might wish to raise can be done to suit at relevant point in the proceedings.

04:17

When we get to those points, I'd ask you that if you want to speak please use Microsoft Teams handset to function in please wait to be invited to speak or asked to speak at the appropriate time.

04:30

Can I also remind people that the chat function on Microsoft steam won't work. So please don't try and use this to ask any questions or post comments.

04:41

I also don't think that we have any telephone participants today. But if we do, you should clearly state your name. If you wish to make a comment once you have indicated that you wish to speak in please wait to be invited before making your contribution.

04:58

Please speak louder.

05:00

And clearly, if you don't manage to ask your question or raise your views at relevant point in time,

05:07

there will be an opportunity at the end of the meeting for you to do so under item six on the agenda under any other matters. Because of the digital recording that we are making, are retained in published their form of public records that can contain your personal information in which the general data protection regulations applies to planning spectris practice is to retain and publish recordings for a period of five years from the Secretary of State's decision. Consequently, if you participate in today's hearing, it's important that you understand that she will be live streamed and recorded in the digital recording will be published.

05:51

If you do not want your image to be recorded, you can switch off your camera.

05:56

We will only ever ask for information to be placed onto public record that is important in relevant to the planning decision.

06:05

Therefore, to avoid the need to edit digital recordings, what we would ask is that you try your best not to add information to the public record that you wish to be kept private or that it is confidential. If you feel that personal information is necessary, please provide this in a written document that we can redact before publication.

06:30

Does anyone have any questions with regards to this matter?

06:39

Now I'll take silences No, so I will move more forward.

06:45

The purpose of this examination is for the examining authority to examine the information submitted by the applicant interested parties and affected persons. As a result, we would like to reassure you

06:58

that we would like to reassure you that we are familiar with the documents that you have sent in. So when answering a question you don't need to repeat at length, something that has already been submitted, if you want to refer to information already submitted, would be grateful if you could give the appropriate pins examination Library Reference.

07:20

As already mentioned, each time you speak, could you please introduce yourself in if you are representing someone who they are? Furthermore, the first time you see an abbreviation or an acronym, can you give the full title

07:34

as there will be people here today who are listening on the audio that may not be familiar with the application or documents is you are

07:43

whilst we accepted the majority of the discussion will be undertaken by those parties that have requested to speak. This is a public examination in the fall even if you haven't indicated that you wish to speak. If there is if at any point you want to to speak and make a contribution. Please feel free to indicate that it's relevant time that you wish to contribute.

08:07

The hearing today will be a structured discussion, which will be led by the examining authority based on the agenda that has already been published. The purpose of this hearing is to enable you to answer any questions that we might have in to ensure that all of the information that we need that we have all the information that we need, in order to make our recommendation to the Secretary of State.

08:28

The agenda for this campus requisitions hearing was published on the planning spectris national infrastructure website on the 13th of April, and it may be useful to have a copy of that to hand.

08:41

I will also share now on my screen, the key headline items included in this agenda. If you just bear with me for one second, please.

09:05

The substantive items on this agenda are as follows. And the item two will consider site specific issues to be addressed by the applicant. item three will cover such specific representations raised by affected persons in item four. We will consider any statutory undertakers land issues. The agenda is for guidance only. We may add other issues focus situation as we progress

09:37

will seek to allocate sufficient times.

09:42

Oh, apologies. I have just been

09:46

informed that there might have been

09:50

an issue with the agendas just bear with me for one second.

10:19

Can I please ask now to confirm that the agenda that I am sharing now is titled campus requisitions hearings to please, those correct. Thank you very much. For the sake of clarity, I will repeat them the items that I have just mentioned before

10:38

I shared the agenda. So, as I mentioned on my speech and apologies for sharing the wrong agenda, the substantive items on this agenda are as follows. And the item two will consider site specific issues to be addressed by the applicant. item three will cover site specific representations raised by affected persons in item four, we will consider any statutory undertakers land issues. As I mentioned before the agenda is for guidance only in we may add other issues for consideration as we progress

11:14

will seek to allocate sufficient time to each issue to allow its proper consideration. We propose that they will be split into three sessions each have approximately an hour and a half. At completion of the session at around 1130. We'll have a break of half an hour before resuming at 12 o'clock and continuing until 130 should we need it to final session of desire will take place between 230 and four o'clock. We will however be flexible about these timings.

11:45

We will conclude the hearing as soon as all relevant contributions have been made and or questions asked responded to. This may mean that we don't need all three sessions. But if the discussions can't be completed in are likely to take longer than anticipated, it may be necessary to prioritise matters, and defer others to further written questions and offer the compass requisitions hearings.

12:10

Before we will begin asking our questions. It is also appropriate to to record that the examining authority has asked two rounds of written questions which both included campus requisition matters and also help campus requisition hearing one, which addressed a number of questions of principle as well as matters of detail.

12:31

As a result, we don't need to pursue matters where they have been satisfactorily addressed. Finally, it is important that we get to the right answers to the questions we are going to ask. As I have mentioned, this is predominantly a written process. Therefore, if you can't answer the question that are being asked

or require time to get the information requested, then rather than giving a restricted potential Wrong answer, in the interest of smooth running of the examination, can you please indicate that you'll need to respond in writing? And we can then defer the question to the next round of written questions, or intellect to hearing.

13:11

So before we move on to deal with the items detailed in the agenda, are there any questions at this stage about the procedural side of today's hearing or the agenda?

13:26

No questions. I assume silence means no questions. So I'll continue. So I would like now to take the names of those who wish to speak at the hearing today. In please do not forget to state your name and also if applicable, who you represent.

13:44

May I start with the applicant please?

13:48

Good morning, sir. My name is Michael Greg. From DLA Piper solicitors representing the applicant.

13:57

Along with me today, the principal likely participants will be Mr. Henry Jeffries, who is also from DLA Piper

14:09

Mr. Paul Hein from the valuation office. And Mr. David model from w SP consultants. There are others

14:20

which we may call on but those are the principal lately participants.

14:27

Thank you very much for that information.

14:33

Mr. Gregg.

14:36

I also think that we have Mark Stoneman from highways England, is that correct?

14:44

That is correct, sir. He is available if required.

14:48

Okay, thank you very much. And I'm assuming that you will introduce any additional speakers that might be on the line. Now, but that you have not mentioned as

15:00

When If required, that's absolutely right, sir. Okay, thank you very much.

15:07

So, may I now ask

15:11

Miss Robbie to introduce herself please.

15:15

My name is Katherine Robbie,

15:18

town planner with Northumberland county council. I don't expect to be to need to speak today but I'm just here in case there's any questions for the council to answer. Okay, thank you very much. Also, I believe we have Mr. fell from Brookfield consultancy is that case?

15:39

Yes. Good morning. Yes, I'm here.

15:42

Mr. fell. Would you like to just confirm who you're representing please? Yes, Louis fel.

15:49

offers corporate thought consultancy, writing for a number of landowners along the scheme. North Atlantic.

15:56

Thank you very much, Mr. fell. And I believe that we also have Mr. Horse.

16:03

Yeah, good morning.

16:05

Marcos representing Northgate farm, I would just like to reserve the option to speak if necessary.

16:13

Such certainly Thank you very much, Mr. Horse.

16:17

In addition to the people that I have asked to introduce themselves, is there anyone else that is on the call that would like to speak during the proceedings today?

16:34

I'm assuming sounds means now. So I will take this item is concluded. So thank you very much. So this addresses the first item of the agenda, which is welcome introductions in arrangements for the hearing. Are there any questions of an introductory or preliminary matter nature that you would like to ask now?

16:57

Now so I am going to then pass over to music Listen, to lead on item two of the agenda today. Music listen.

17:09

Thank you, Mr. Pinto. So item two on the agenda is headed. The examining authority will ask the applicant to provide a brief update on the progress of negotiations with affected persons and the timetable for the conclusion. Examining authority may ask questions of the applicants about matters arising from written and oral submissions.

17:35

So throughout this hearing, it may be helpful to have to hand copies of various documents. The key documents are listed in the agenda under as follows.

17:46

We have the book of reference, which is

17:51

change requests version. Rep. 4050. The funding statements

17:58

a PP o 19.

18:01

statements, reasons change request version, rep five or 36.

18:08

compulsory acquisition schedule

18:11

rep 521 which is the tracks version

18:15

to start trying to take his lands and rights

18:19



which is rep one oh 38 starts trying to take his rights in operators rep one oh 39

18:28

temporary possession powers. Rep one oh 40.

18:34

ca affected persons and effects on Human Rights Report 56.

18:40

Draft development consent order

18:43

to change requests version five or 34 and the applicant sources chested number of additional documents, namely the land plans for change requests, rep follow 35.

18:57

Works plans for change requests for 36

19:02

General arrangement plans, five double oh three. And the landscape mitigation plans, Part A change requests with folio 60 and pork pay for change requests for Oh 53.

19:20

South Africans need to go through any of those in much detail but if we do those diversions of documents that we will be using.

19:36

So I'd like to begin by asking the applicants confirm if there are any changes to book a reference. So said the latest version which was submitted was us we find that scrap five oh 36 to accommodate the change requests. Mr. Gregg, would you like to begin on this please

19:59

was

20:00

As as you know, we regularly review the position on land ownership and update the broker reference as required. As I understand the position, the current version of the book of reference that you have is the up to date version.

20:21

Please, sir.

20:23

And we are currently looking at that and planning on resubmitting further version deadline six, which will have a few additional updates.

20:35

Thank you. That was my expectation. There's been no changes. We have had a request in the last couple of days. Communication received on the 14th of April from Mrs. Catherine Golightly informing us that she's moved into to Warner's cottage on 19th of March. The previous owner of that property was Mr. Ellis Davidson, who now lives its Capri lodge nearby.

21:05

Mrs Golightly asked us to update our records and to reflect this. And also stated she emails highways England to ask for an update of records but hadn't heard back from the applicant.

21:19

Subsequently, we've received formal requests for Mr. And Mrs. kaliteli to become interested parties.

21:27

And we've considered that requests

21:30

being that they're within one or more of the categories set out in Section 102 B of the Planning Act 2008. We've identified and notified Mr. And Mrs. Golightly that they have become interested parties. And details of that are now available on the project website. They've gone up in last couple of days if you if you haven't seen them.

21:54

So can I just check that you

21:58

had the applicant seen that correspondence from Mr. Mrs. Golightly? And can you confirm what the position is?

22:06

With a property and also with

22:11

respect to to war in his cottage in respect of CIA and temporary possession?

22:20

until

22:22

October recently, we were not aware of the position with the Mr. And Mrs. Google lately. So we are following up with them? Currently, so.

22:33

Okay, and presumably you'll pick that up at deadline six with revision to the statements of reasons. Correct. That would be okay. Thank you.

22:43

Next, then, could you explain the changes that were made the statement of reasons, which was updated? It's at line five?

22:57

The

22:59

the change request version, which is web five, Oh, 36. I, I think the only change related to East cottage and child knows, farmhouse but if there are any others, you want to comment on this page? That would be helpful. I think that's right, sir. I think from from memory, the only other Obviously, we've what we have currently are effectively to two versions, I suppose of Yes, the statement of reasons, one for the original proposal and one for the change request. So I think there there has been a there's a tweak, I think to the the change request version of the change of the statement of reasons to reflect the particular justification for the acquisition of the additional land.

23:47

But other than that, I think the the change that you've mentioned, is this the only other change. Okay, thank you.

24:04

So the other key document then is in terms of CA and CPS funding statements, and no update has been provided to that since the application version. So that was a PPO 19. No update was provided in respect to the change request submit submission, which I think we found to be slightly surprising on one hand and given that it is covered by regulation five of the CA regs and

24:41

whilst we have accepted that change, requests submission at this stage, I think for completeness, we'd like the applicant to confirm that the funding is available for the compulsory acquisition of the additional lands required

25:00

As part of the change request,

25:02

I'm sure you'll appreciate it's a very minor points, which, given the amount of additional land isn't going to make a large amount of difference, but for completeness, as I say it would be helpful to have that updated and confirmed either as a change that documents itself or as an addendum. Could be.

25:23

Yes, we could we could we've no doubt we can cover that point at the next deadline, sir. That's great. Thank you so much.

25:41

So then if we move on to the ca shedule, compulsory acquisition shedule, which shows the current status for negotiations with landowners.

25:52

So the ca shedule was prepared, originally in response to

25:59

our first question ca 1.1, and has been updated as subsequent deadlines, latest version being rep five oh 25 or 21 track change version.

26:13

So this now identifies a range of progress. And if we could ask the Atkins provides a general overview and comments on those cases within the table, where matters aren't yet agreed.

26:32

We don't need a lot of detail, but I think probably at this stage of the examination, it is worth going through almost line by line just to check into 40 cases

26:45

41 lines in total,

26:50

some of them have reached the stage where

26:54

they are identified as being

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heads of terms of greed. So not much need to dwell on those. If you could take us through the

27:06

progress outlining current expected deadlines for conclusions and any issues where there is a problem. Mr. Gregg could ask you to search through that place and then I'll ask

27:20

affected persons to respond to any of the applicants comments and the next item on the agenda? Yes, I think it's probably best if we asked Mr. Mr. Paul hain from the valuation

27:34

valuation service to take us through their through these Miss has been involved in direct negotiations. So Mr. Hains, if you could maybe

27:44

take us through those as the as the inspectors asked and obviously, as an established server, looking at that higher level, in terms of where we stand with these tools, and whether or any issues outstanding. Thank you very much. Yes, certainly. Good morning, sir. It's Paul hind from the valuation office on behalf of the applicant.

28:06

First of all, I think just a general overview of the state of play. I think negotiations are progressing well. And as expected,

28:17

there are very few areas of concern.

28:20

Most of the issues focus around valuation matters and just agreeing the correct sum of money,

28:26

which is something that we will we will get to at some point, you have the shedule in front of you. There are a few additional landowners where we've now agreed heads of terms, we've agreed values and they are either with the legal department for for completion, or they're just in the process of backwards and forwards an email is ready to be to be submitted.

28:52

If we work through the shedule, the first section there Mr. Pilots, clients, they are all now agreed.

29:00

And at various stages of of signing on submission to the he legal for completion.

29:07

Mr. McKee of George F ytc. has a number of clients. We have had as as written their broad discussions on value. We have a framework of values that are that are just about agreed. Mr. McKee is continuing to prepare his claims ready for submission. I have not yet received them once I do. I don't foresee there being any real issues with any of those clients.

29:36

Certainly not in terms of valuation. I think they are the only exception there is the Mr. Hall's claim who is who is on the line. And I think rather than a valuation matter, there are there are other issues at play there. Which we'll we'll come on to later I'm sure.

29:53

I think for the other clients, it will just be a case of receiving those claims from Mr. Mickey and then some some minor disc

30:00

And getting those agreed. I understand they are almost ready for submission to me.

30:06

Next is using Mr. Bruce, again of Young's he has a number of clients similar position and that we've we've had sort of just before you go on to that then so you're talking then you've moved on to objects number 14, I take it.

30:26

He Yes, I'm in 14 fm. Mr. Bruce, before you do that, can I just check then on 13 which is Davidson

30:37

McDonald's, because that seems to be the one there where there is the new owner to go light leaves. So that's kind of

30:46

just looking at the notes.

30:51

So originally purchased from Mr. Stevenson, so then, must be Mr. Davidson sold it on fairly quickly after that. No, that's that's not quite right. So, so Miss Mr. Davidson lived in Warner's cottages and Mr. Stevenson was in Capri lodge Mr. Davis and bought Capri Lodge and moved out of Warner's cottages.

31:12

The Golightly family have now moved into Warner's cottages. So they are two separate properties. Okay. So we we are in discussions with James McDonald. He has recently begun representing Mr. Davidson. We had a meeting on site with MIT's Mr. Davison at the beginning of the year, and we have just agreed to meet I think it's on the sixth of May, with Mr. Davidson and Mr. McDonald on site again,

31:40

not really any big issues in terms of valuation, this is more to do with the access. The PMA access around the back of Warren is and how that works with how the interaction works between the horse family and the Davidson family. So that's the main sort of contention at the moment. valuation matters. There's this I think we'll be okay here. Sir. I don't really foresee any problems in terms of agreeing that before we can agree it we need to understand exactly what is happening in terms of the access requirements and who will have rights where, okay, so, will you be having discussions with Mr. Mrs. Golightly? Absolutely, yes. I and I knew from Mr. Davidson this sale was taking place now. Now we have that information and he didn't give me any party details. Now, we have that we can make contact and begin those discussions. The Golightly on a slightly different position and that they don't have any lantic

32:40

we will we will obviously be discussing with them the scheme and the access their access will remain largely unchanged in that they still have the right of access to the rear of the property they will come in on the new PMA rather than directly off the rear one but no actual lantic from from that party.

33:01

I understood that there was land take

33:07

from that let me just find where I picked that up from there will be an interference with whether they have a right of access over it over the rear of the track but they do not own the access as I understand it, sir. So we will we will replicate their current right that they have to the rear of the property. Okay, the reference I've got is paragraph 6.1 point four of the statement of reasons says the Capri Lodge is plot one nine a is a residential property with only the garden affected. So presumably that's that's the neighbouring property not that's that's a horrendous outage. Three lodges Mr. Davidson which is the nearest one there is lantic therefore the PMA and for some construction work. The Golightly family in Warrens cottages do not have lantic just a change of their rights at the rear. Okay, that's helpful. Thank you.

34:07

Okay, so we can move on to the properties

34:12

are the owner's representative by Mr. Bruce. Mr. Bruce. Yes, sir. Again, not really a lot of progress since the last update the written update. We had telephone conversations we've discussed values back and forward. And we're in that process now of a bit of a negotiation. So there's a few correspondence back and forward and in honestly, we're not too far away.

34:37

some minor tweaks here and there to some of the figures on on individual parcels. I certainly feel it's it's a set of clients that we will agree very soon.

34:48

The exception there is for the Milhouse developments land. Yes. So obviously we've had I understand there's been some correspondence in route

35:00

guarding the planning status.

35:04

It really is. I think should its evaluation matter? And, you know, the lantic is is what it is. The planning position is one between the claimant and Northumberland county council that will, that will determine what the value of the land is.

35:22

I think at the moment, Northumberland county council are of the opinion that the planning is not extent, various headings were not completed at the time. Milhouse believe that they have a case for planning consent on the land? And it really is that will determine what the value. I've had some broad discussions with Mr. Bruce, on what can we do just to get this done? Is there a figure that's acceptable to all parties? So we we are looking at that in the background in terms of what the value might be?

35:55

We are still some way apart in terms of numbers, I think, but we are we are progressing the discussions.

36:02

Okay.

36:04

Since we focused on that property, we have got a couple of questions. Yeah. Because as you say, there

36:12

have been a number of

36:15

comments made about this, and we examine the 31st questions about the mill house developments. property. So let me just go to that. So

36:34

we asked the question Gen 2.8.

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Which

36:42

I think, yeah, the Milhouse developments responded at rep five Oh, 46. explaining their position,

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including recent correspondence, prepared by kleidung code has been submitted to the council. In support of that planning application case the planning application has been lawfully implemented. Clearly it's not a matter for

37:12

take something authority to get involved in

37:17

fee issue of whether or not



37:21

to determine whether or not permission is extant. But what I just want to fully understand and maybe it's bringing in someone else from the applicant here as well as the Kansas Council.

37:33

If the F Milhouse

37:38

establish the position and the council accepts that that consent is extent.

37:47

Where does that leave highways England's in influencing the scheme? Given the comments about

37:55

the access? I think that describes it has been contrived. So if they were going to go ahead and implement this scheme, how would that be accommodated with your proposed development?

38:10

Sir, maybe if I initially

38:12

answer that it may be Mr. Murrell has some points to work as opposed to raise I don't know if it's helpful for sir, maybe that I think that the general arrangements plans might might be a good place to start.

38:28

I think it's

38:30

probably best shown on sheet eight.

38:34

You have that to hand.

38:37

Okay.

38:40

So we know what we're actually talking about.

38:45

So I think we can see on the left hand side, the Bardwell road extension,

38:53

you have that so

38:55

just because he's feet eight, yes, cover now. So yeah, we'll go to extend Bible road extension following up adjoins on to the joins on to the link road that leads up to the west viewer. junction.

39:13

You'll see there that there's an access track. You access track off by well roads, private land, I think that's that's the that's the road to talking about.

39:24

Roads through from the applicants perspective. It's certainly not intended that that would be as described in the submission as an agricultural produce purely for agricultural use. There's there's no reason why that would necessarily be the case.

39:41

In terms of the position, generally, obviously, at that last hearing, we have to bear in mind this is obviously what we're looking at is the extent to which should be possible to accommodate their development, along with development proposed and in that context,

40:01

Initially referring back to the evidence that you already heard in relation to the general need for the scheme and its national importance and the justification that Lester bassford set out at the last compulsory acquisition hearing for compulsory parents, so we have to bear that, that advice. We also have to bear in mind, the purposes of this, each one of which is to restrict access is on to the one to try and restrict that to the limited number of grid separator junctions and setup. The reason for that is road safety. So, again, it's important to be that in mind,

40:45

now, as regards the development we're talking about here,

40:50

the the extent of the planning permission, where it exists, and we agree with the position that NCC have put forward that we similar to them, we don't accept that it has been lawfully implemented. But hypothetically speaking, if it had been the difficulty, sir, is that the the extent of that development goes underneath the carriageway, which has to be constructed as part of this development, you'll see particularly this is actually quite a constrained area in terms of where the carriageway to go can go, because on the northeast side, obviously, so you'll see the airfield. So there's there's no space to move further in that direction. So the only place that they're currently can go is frankly, where it's been

41:48

stalled. exhibition position is accepted that there is a national need for the the further development than frankly, the Atlantic is required to be the Atlantic that set out here and that means that it would not be possible to

42:10

for the development with the hypothetical planning permission to be built out in the way for which planning permission was hypothetically granted.

42:20

That said there is still access being provided into the site. So it may be possible for some other form of development over more restricted nature to be provided there. And the access is continues up to the grid separated junction at West mirror, which was reasons I've explained. Okay, so the private tax or the new access track of by well roads to private land, as indicated there. That would be

42:56

to facilitate any future development that might occur. But you're saying that if the scheme if the the a one improvements, which go ahead, then the scheme has claims by Millhouse developments to

43:13

have commenced, couldn't be fully implemented anyway, as it is? Correct. Okay. Understand that now. Thank you.

43:22

Miss Robbie, is there anything you want to add to that? As I said, I understand that there has been a submission made by the applicants or sold by mail house.

43:36

And the submission by Clyde and CO, which I have looked up and not in considerable detail, because I don't think it's necessary for us to do so. Is there any updates you want to provide on that?

43:49

Um, no. So there's there's there's not our position is as set out by

43:55

in our statement that we believe that the permission hasn't been implemented.

44:02

And so therefore, is an extend. And we've advised Milhouse, that in order to establish that they would need to submit a certificate of lawfulness, which they haven't done. So that's really the only method of establishing that we've given them informal advice.

44:19

But it doesn't it does sort of stand as, as our final position, because it hasn't been hasn't been considered as a certificate of lawfulness. Understood. Thank you. That's helpful. Okay, thank you.

44:33

Good. That's all I had on that particular matter then. So we can go back. Mr. Hein can go back to

44:43

the shedule. Let me just

44:46

make sure I've got that in.

44:51

So that was item 22. On the shedule if you can carry on taking us through

45:00

matters then please. Yes, certainly, sir. So I think that the next day in number 23, Mr. Milner, we've now agreed the acquisition of that land, head to terms have been signed. And that's now with with legal for completion.

45:18

Moving on. So Mr. Henry, Jesse Greer's there, I've arranged a meeting for tomorrow, actually to talk about land values with the land agent. We had some early discussions, and this is a follow up meeting to hopefully get a bit of flesh on the bones there and try and get that one agreed.

45:37

Again, there's nothing controversial there. It's agricultural land on the fringe of a field. And it's just a case of a green green, the right numbers.

45:49

practicin, again, is another Tim Mickey, we're just waiting for the claim coming through

45:55

26 and 27. Henderson and Scott are both represented by Mr. Brown.

46:02

Today, there's been a lot of server work down there, we focus primarily on getting the access and agree in payments for those servers. We've had some very, very high level discussions on value, just recently with Mr. Brown, and that will continue.

46:20

There is in the change request there. There is a little bit of additional land required from Scott. So we've had we've had a discussion around that Mr. Scott is going down to the land just to have a look at it on the ground and see how that might impact on their use.

46:36

We don't foresee any real difficulties it again, it will just come down to agreeing a sum of money. Okay.

46:45

Moving down through so we're now not on the northern section north.

46:50

So these are predominantly Mr. Fells clients.

46:54

We've I think as discussed at the last hearing, we've we broadly agreed a framework of values for all of the landowners.

47:03

We, we know where we're at in terms of figures, Mr. Fell, I understand is currently preparing the claims ready for submission. Once we have those, because we've got the framework in place, I don't think there's going to be any any real issues in terms of getting those agreed. just the sheer number of claimants it's it's taken a little while.

47:26

Moving down to rock estates is Mr. Fell again, Graham's law is Mr. Foul.

47:33

Number 31. Hester.

47:36

Again, that's the blight case. That's that's all agreed heads of terms. I've now got approved by the applicant. So there'll be issued for signing this week. So they'll be going to Mr. Thompson and Mr. Fell this week to get signed.

47:53

So I'm just checking on because

47:59

suppose

48:01

you're talking Hester? Yes. So that was that was the house. That's where we read it last time. I don't know. I've sent the heads of terms internally through the applicant to get those agreed. And I've got those prepared ready to issue to Mr. Phelan, Mr. Thompson. The next one number 32. Again, Bill is the blade case. Mr. Fell has now taken over representation of the bill family. We've had some discussions with Mr. Foul, we've shared a breakdown of the land areas and just yesterday, we received evaluation from Mr. Foul, which I will now consider

48:39

it's pleasing to see actually though the devaluation for Mr. Fell is very close to our role where we are not very far apart at all. So at last week, we should be able to make some some useful progress there. So

48:53

thank you.

48:56

33 Armstrong, again, that's that's a Mr. McKee one same position where we're awaiting the claim but we have broadly discussed values.

49:05

Western anglers, anglers, again, Mr. Bruce, same same position we are we are sort of back and forward in terms of numbers were not not too far apart.

49:17

University of Newcastle again, that's a it's a new one picked up by Mr. Mickey. We had a site meeting with the guys and just discussed the impact and Mr. McKee is preparing the claim. I expect to have them imminently so thank you

49:34

Purvis again, it's a Mr. foul. Robinson is Mr. foul.

49:40

Shell. It's the same with Mr. Mickey. Thorpe is Mr. foul.

49:47

And we have Mr. Giddings, who is newly represented by Tim Mickey a Westmore house.

49:55

We have a site meeting again, which was which was productive. We talked about some accommodation Mark

50:00

As which the scheme are now considering fencing and the likes and how we can we can protect their property.

50:08

I've had some broad discussions again with Mr. McKeon value, and he is preparing the claim.

50:14

And the final one Vikon. Really, Matthew Williamson, this is the river colcord area for the bridge.

50:22

We've actually been discussing the additional land that's required, which is accepted by Vikon readily. They have no objections to the additional land. And we received documentation from them just recently to say that they do have an agreement with the change. And we just now need to agree valuation.

50:43

Thank you.

50:47

And that's so yes.

50:50

Carry on. It's just saying i think that you know, that that comes to the end of the landowners, broadly speaking of the Easter holidays of not in absolute thing down a little bit, but I would certainly expect in in the next few weeks, if I get those claims in from Mr. McKee and Mr. fell, we should see, you know, a huge percentage of those will be agreed for the next time we talk. Okay, that's encouraging news. Are there any that you think are

51:22

troublesome that matter of principle, you can't agree it's

51:28

not likely to be agreed by the end of the examination? That's, that's the key issue. I think she's the only one I currently have any concerns over is the middle house, which we've just to talk, because it really hinges on the position of the planning into obviously, that confers value. Yes, if there is a planning in place, that gives a different value to one that isn't that we'll just then be some agricultural land with a bit of hope value. So we really need to try and get to the bottom of that that planning position. As you've said, it's not really one for for the inspector. It's more for us to deal with outside of outside of this. And so that's, that's the only real area of concern, I think. Okay, we picked up on one two, which we'll come back to subsequently with other parties. Yeah, just the shedule itself, then. So you've got two new

52:19

rows there. 1441. Which ones on the earlier version? 14 has been added because the new owners Westmore house, that's right. Whoa, where was the previous owner of the property? So that was a Mr. Bennett and and I think it was just an admin aerator that would have been missed off the shedule. Although we had been in discussions with Mr. Bennett, we'd we'd been out on site and we'd we'd met with him and we pegged out on the ground, what the new the new road would look like, where it would come to. So it was it was purely an admin.

52:55

Sort of error there. So. Okay, so

53:00

can you reassure us that won't be any other admin errors? It's quite fundamentalist pieces of lands that are going to be compulsorily acquired,

53:12

or identified in the shedule absolutely said it erupts. You right, it's fundamental. And as far as you know, I can assure you, if the city give you this assurance, we've we've we understand that we are in negotiations, and everybody is now one that shedule

53:28

you know, human error does happen. And I would hope that, you know, if anybody does come forward, we're certainly in a position to take that forward quickly. As it stands, I'm not aware of anybody that we aren't interacting with, and that should be added to that list. Okay. And then the final one, then added to the list was by Ken Ridley, that was added, because it's the additional lens for the change requests. Is that the case that that's right, sir, so this this, some for the bank stabilisation works to some additional additional land required in there.

54:05

We are in discussions with them about that additional land and as I've said they've written in to say that they're, they don't have any objections to that additional land being included within the application. Okay, so

54:19

the important point at this stage is that that was the reason why didn't have Objective Number 41 on the list was because it related to change request, not to the previous proposals.

54:32

I believe that's right, sir. Yes. Okay. That's fine. Thank you.

54:36

That's helpful. Thank you. So

54:40

just to

54:43

summarise, then the position with

54:49

fire finalising matters then. So you've said a number of certainly the early ones and hopefully,

54:56

a number more

54:58

will be progressed.

55:00

to the stage where heads of terms have signed to resolve matters with the applicant,



55:07

just so that the examining authority can be clear about this and Secretary of State's ultimately as well.

55:14

We'll have your confirmation as the applicants, that's matters are tied up, completed and resolved. Whether you be submitting

55:28

written confirmation from landowners or agents that the matters has been concluded.

55:35

With I can't resist saying that I did. The examining authority does not need to see the sign headset terms,

55:44

matters private matters between Newlands, the landowners, but what we do I think need to see is that the landowners, and the agents representing them can confirm to us that the maths are agreed. Yes, I think that's certainly something we could provide you with. As you say, I wouldn't wish to submit all the heads of terms to you. But we can certainly put a shedule together, perhaps an email confirmation from from the land agent that we have agreed manners and scientific terms. With that something we can progress.

56:18

Yes, but what I'm saying is, can that be submitted by the land agents in each case or landowner, rather than just coming from you?

56:28

You have to follow up on this one, because the same thought had been occurring in my mind. Before you asked the question. Obviously, you want to be satisfied that the representation point raised in the representations have been satisfied to the result? Yes, as far as the person is made representation is concerned. So we will we will take the answer. And it shouldn't be too onerous. 3041 cases and probably would involve half a dozen, maybe 10 agents, just to confirm that all their clients are happy if that is the case. So it's not as onerous as some

57:06

and sips turned out to be in terms of CIA, I think it would be helpful then to

57:12

provide the final resolution. We can be reassured.

57:17

Okay.

57:19

Respect you Okay, that

57:21

that's perfectly fine. So we'll, we'll get on that. Thank you.

57:26

Okay, let's move on then.

57:35

So the comments about

57:45

Northumberland estates,

57:48

Mr. Himes has commented on that already, but just wanted to pick up

57:54

expensing further. Going back to the question we asked ca 2.2.

58:00

Asking for an update with respect to the

58:04

66 kV cable.

58:07

That was a particular issue we raised we considered the last ca hearing. The African replied five oh 23.

58:18

saying that the applicant expects to be in the position to provide more substantive updaters deadline six. This will be recorded in the ch shedule. submitted at that deadline. Is there anything further you want to add now? Mr. Greg on that score, Thomas time

58:36

ticking the specs of that cable.

58:40

I'll come back to Mr. Phil. Next item agenda if he wants to comment on that. Yeah, as I understand that, sir. The the discussion on essentially the discussion on the C cable is tied up with the discussion wider discussion on value.

58:57

With Northumberland estates, which is still under discussion. I don't know whether Mr. Hein can add anything further on that.

59:07

Yeah, just to confirm that that is the case. I think we've we've heard from Northumberland states that they agree that the cable should be within highways England land rather than the the farmer's land. So that's a positive.

59:23

I think they are still of the opinion that perhaps the lantic is excessive and that's where the discussions now now centre that said, if we can agree a sum of money they they are prepared to do a deal to get that done. So it continues the discussions with Mr. fel, we will take that forward and we will try and progress those discussions. I'm sure we'll hear from Mr. fel shortly. Who will who will confirm the position. Thank you Miss time that's helpful.

59:56

So are there any other

1:00:00

Comments anyone wishes to make under item two

1:00:04

from the applicant side?

1:00:07

Not from us, sir. I think we've we've covered the points. Thank you very much. So that's let's move on then to item three, which is site specific representations by affected persons.

1:00:20

So the agenda specifically says the examining authority will ask affected persons to briefly set out having outstanding concerns in relation to ca and temporary possession for the land which they own handle occupy, that have not been addressed by the applicant. The examining authority may ask questions of effective persons about matters arising from written or oral submissions. And the applicants will be provided with a right of reply

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to any parties wish to the affected by compulsory acquisition or temporary possession wish to speak at this point? I'll come to Mr. Fell first, I'm assuming you wish to say something was to fail.

1:01:03

Yes, please. Thank you for that.

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The

1:01:08

did you want to talk about the responses to what

1:01:12

Mr. Hein was just talking about in terms of the negotiations now? Yes. If there's anything you want to add to any of the comments he made, take us through the schedule and add anything you wish at this point, please. Yeah. Okay. Just to Yeah, just to confirm regarding northenden Estates, the discussions,

1:01:33

backup will pull us certain that the principle of the cable being located in the permanent land take so as to avoid any unnecessary additional rights over adjoining land to access the cable route is agreed.

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I think, as Greg said, that we are

1:01:55

is part of the discussions over value. So that is something that we'll we'll we'll pick up accordingly. We've had we've had

1:02:05

we've had a good we had a good sight meeting off a covenant when it was time and probably remember that a few weeks ago, where we had a proper walkthrough, Mr. Stone and subcontractors, so looking at more things practical on the ground, and what the land take was

1:02:22

including the compound ariat. Atlantic as well, which which, which was involved in that. So we walk through all the all our clients from from Annika, up to Alan Jim,

1:02:36

looking at the more practical things, so. So that's going to help us I think

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there were one or two issues outstanding. And regarding to overhead cables.

1:02:48

I think we just need to understand, from the landowners perspective, where the diversion is happening, does that mean there's gonna be more operators on the land?

1:03:00

Etc.

1:03:03

I've been speaking northern power grid a bit about that.

1:03:06

We weren't sure who was dealing with the Northern powergrid. We certainly had no discussions with him directly. But there are a few overhead cables that we ought to just understand whether they're going to be put underground or whether we're going to have more operators in the middle of field. It's just practical things like that. Yes, yes. We also had a discussion with North understates about an access to one of the settling ponds, I can't remember how it's referenced on the plan. But the access currently is of what we call the old day one. And there was some discussions about whether that might

1:03:38

happen or whether there'll be some different access arrangement, Davis's. It's quite intrusive, it's quite a long way. And it's probably not as an easier construction point as we originally thought it thought it might be. So

1:03:55

I think there might be some discussions on that. And I'm not sure maybe Mr. Stoma might have a bit more of an update on that. I don't know.

1:04:04

In regards to the other matters, yes, I agree with sign that we've we've agreed a broad

1:04:11

sort of spectrum for values. So we're just preparing those claims. I think the land take side is probably the easiest element of it. Perhaps the severance and injurious affection is maybe going to be more of a difficult valuation exercise, but they are matters of valuation.

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But I think that's probably going to be where the the differences may may lie. But But

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you know, I hope that we can have a sensible discussion get those matters agreed.

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We've

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we had some good practical discussions with the with the contractors, and highways England and valuation office over combination works as well for a lot of the people that having land severed or

1:05:01

More difficult access arrangements. So those will will well received by the landowners or the occupiers and looks positive. So hopefully those those should happen. As Mr. Hyde mentioned, there's been a lot of activity over ground investigation works, it's been taking a bit of time up over the last is late lately.

1:05:21

The message bill, I suppose, are the ones we perhaps ought to just touch on a wee bit.

1:05:28

And you'll see that be instructed to pick that up and make Yes, eight representations and that's on their behalf. So

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I think as time said, we've submitted a claim for the land take to start with and hopefully we can maybe get that resolved and start to move forward.

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It is obviously

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a tricky situation for them. Mr. Mrs. Bill senior living the farmhouse. They are they are elderly. And and as a result, it's it's a pretty

1:06:04

I don't think they were perhaps expecting to have to relocate

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out of the farmhouse or certainly not, not further away. So we, we need to find alternative accommodation for them, which is going to be

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more tricky. And there's discussions about

1:06:23

we're progressing with a planning application for a construction alternative dwelling on the farm, but obviously, from the point of view of timescales and construction, that is unlikely to happen. So that there will be a period of time in which they will effectively need to move into alternative accommodation before they can return back to the farm, assuming we can get the planning do kills.

1:06:47

So there is an element of of an ethnic comes, in my opinion, and I suspect Mr. Hein will confirm that is a matter of disturbance. And that it that we should be able to cover that we've had some sensible discussions about how that might happen. Hopefully, that we can, we can get the result but but the same also applies for the fact that their farm yard and their caravan storage, businesses all being

1:07:13

will all disappear effectively. And so there is quite a lot of disturbance from that point of view of relocating.

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I like to that there is obviously they own land on all four sides of the intersected road there.

1:07:31

And I'm sorry, day one. So it is.

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Obviously Bly notes been serviced and served and accepted. And the areas have now

1:07:42

been qualified. So it's just it is, from their perspective, a huge upheaval to their whole life and business and something that they've known and lived with is gone. There are some slightly tricky discussions over perhaps the airstrip as well, because there is a grass airstrip there, which will become redundant as a result of the land take.

1:08:03

So

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it is from that from their side, it's

1:08:08

emotionally, it's difficult for them.

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Yes, it has been going on a long time. So our remit is to really try and get something resolved and give them some certainty that enables us to enable them to move forward.

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And hopefully, we can progress that with the valuation office and agree claims. Perhaps some of them won't be able to agreed until works

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are underway. But but they're clearly you know, from a point of view of of

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the disturbance to Mr. Mrs. Bill senior and in particular, the sooner we can get on and find alternative accommodation for them to be able to move our fear supposes that they are of an age that moving twice is going to be pretty traumatic for them anyway. So just looking at some other options around that as to you know, don't really I don't think moving them twice is ideal, really given their age and

1:09:07

ability. So, so, you know, Mr. Bill is very focused on trying to make sure that that doesn't cause too much upset and aggravation for his parents as well.

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So I would say that, I would hope that

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perhaps by the end of May, we've got

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things agreed with the valuation office, I would I would hug

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it. There's obviously a lot of

1:09:39

things to discuss. There's there's a lot of uncertainty to for them and timings i think is now I think it's a bit more reasonable to sort of crystallised things a bit more by having a better indication as to when the likely land take is going to happen and construction start.

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And I suppose our focus is to try and make sure that they are

1:10:00

In a position that they can sort of relocate, and we know he's just practically not going out to relocate just once, they're gonna have to relocate twice gonna have to have some temporary accommodation, yes, whether it's for the yard and all the rest of it before.

1:10:15

Before, you know, if it's only a year away, it's it's, you know, it's gonna be very difficult to get the planning and get everything constructed and services put in and etc, etc. So we had a, we had a good discussion with

1:10:29

the contractors castagne, highways designer came out and talks about how we can get access as one of the things as bad actually accessing the balance of the land for the new location of the yard and the setting. But I think I think there's a side that that works, which is good, but it's just all

1:10:49

quite tight. It's quite a small areas. And so therefore, just trying to make it workable for the future as well. It's gonna be native, I thought, okay, that that's very helpful summary. Thank you, Mr. fell, and

1:11:04

certainly appreciate you outlining the human factors involved in this. the difficulties of moving

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elderly people and moving them from their homes to home.

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Each said something about some agreements may not be possible until

1:11:28

construction is ready to commence.

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I think what I meant by that was really more of a disturbance claims Yes, might not not be able to be quantified before. And I think our preference is probably to try and get a solution that enables them to be able to make some decisions as to what they do. I mean, there are some practical issues from them. Yes, the sheep farmers. So,

1:11:55

you know, if the land is going to be taken in this time next year, I think I think it's probably the timescales that, you know, unless they've got accommodation, it's gonna be difficult for them to be lambing because they're not slides and stuff like that. So I think we've got a better idea of the timescale stick to where they're going to be, then I think we should be able to, I hope be able to agree with Mr. Hein some disturbance claims up front. So it's, hopefully then you could agree principles with the applicants, even if the detail is not worked out, rather than being in a position where at the end of this examination, six months period

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matters are

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unresolved, and no agreement has been reached. appreciate what he's saying that fine detail about the farm workings and disturbance would still need to resolve after that. But that's that's approach is applicable to some of the other aspects of a highway scheme anyway. Yeah. Yeah.

1:12:59

Something could be achieved. Yes, we've been working on actually I've been working on with with them. They've been lambing for last month, but that we had a good discussion on Friday, we just been working on trying to identify what the disturbance items will be. So hopefully, we could maybe try and put some element to them. But for example, if we need to find some temporary accommodation, it all depends on how long it would take to then construct the replacement yard. Yes, everything like that. And so it's difficult to say, well, it's definitely gonna be only for 12 months, because it might be 18 months.

1:13:33

Yes. And goodness knows what is available locally to be able to find alternative accommodation, whether it's residential, or even agricultural wise. So. So I think what I agree, I think what we would like

to do is agree with the valuation highway office and highways England, what those heads of terms would be for the disturbance element, and then we can hopefully,

1:13:59

some, if some can be agreed upfront, that's great. If something needs to be sort of flexible, as matters progress, and that might be what we need to agree.

1:14:09

Thank you.

1:14:15

Was there anything else you wanted to add simulations for the clients then? Mr. Phil?

1:14:20

I don't I don't think so. I think we were obviously. So we had we had a very good meeting with housing, land valuation offers and castagne. And I think on the back of that,

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it was reassuring for the land owners and occupiers of the

1:14:43

combination works that are going to be provided. So I think a lot of the

1:14:51

landowners and farmers are really sort of looking a bit more now at the details of where water troughs will be where fencing is going to be this sort of special

1:15:00

vacation on, right. And those elements which are important factors to them, because obviously, the better they are left with longer term is is how the scheme will look like it after, after it's all the construction works happen. So I, you know, there are three site, there's there's issues over water, you know, on on a few of them sort of where drainage goes, drainage is a big issue. You know, as I mentioned last time that when the road is put in whenever it was

1:15:30

the cause a lot of drainage issues which have sort of surfaced of late in the last

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10 years or so. So that the drainage, you know, I've had a discussion, Mr. Hein about that.

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And how we go ahead with that. And obviously, we we want to make sure that the land either side of the new carriageways are

1:15:55

a well, you know, our drain to a good standard, a lot of it is low line,

1:16:00

grounded. So it is very important. That's one factor that they will always focus on. And obviously, they've had a bit of issues in the past, which which causes causes aggravation from their point of view. So they don't want to see that replicated. And I know modern construction techniques now are much more focused on ensuring that the drainage systems work well. And so I think we've had a discussion about how we would ensure that we are confident that the schemes will work and interact with our own drainage consultants.

1:16:31

So I,

1:16:33

you know, it's it's something that we work in progress, but it is something that, that we we do, you know, obviously, it's a big part of, of us being able to be retained the productivity of the land in the future is making sure the drainage system does work. I mean, obviously, hopefully, I think historically, a lot of the water is also caused by surface water from the current Awan

1:16:58

ending up on the agricultural fields. So from the new schemes point of view, that's all going to be collected in the new settling ponds. So it's just making sure that the, the movement of water naturally from one side to the other side of the carriageway is is picked up appropriately and put into the

1:17:18

discharge points. So, yes, yeah.

1:17:23

It's, that's helpful to have a perspective. Thank you, Mr. Phil.

1:17:27

I'll ask applicant to respond shortly, but

1:17:32

also, any other people who wish to speak on this item item three. Mr. Hawes, and you're the only other affected person here to do sensing.

1:17:45

Yes, Miss toes,

1:17:48

either. Yes. If you don't mind, please. Just crank it back down again, please.

1:17:58

Okay, that's fine.

1:18:01

Yes. So as far as status is concerned, it is very much as already summarised by Mr. Hein, in that

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there's ongoing discussions as far as claims concerned, but there's a potential change there. That might

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mean a different curve to be submitted. So that's partially the reason why there's a delay

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in from Mr. McKeon making that claim,

1:18:28

right.

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So we need to, I would imagine the meeting, Mr. Hein, on the sixth of May, might ultimately give us to go ahead and to decide on what was the preferred option after that.

1:18:44

Okay, so meeting sixth of May, which is going to be fairly

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crucial for you in deciding your way forwards then.

1:18:55

Sixth, nine, still gives us two months of the examination to resolve any matters that arise out of that activity. Yes, that's correct. Good, thank you. So I don't think I need to explore that further.

1:19:11

You Mr. Mickey and Mr. Hein will have that meeting and then could pull back at the substance of the next deadline as the way forward. Good. Anything else? Mr. House, just to highlight that I very much appreciate it. So we had a good meeting last week.

1:19:30

Yeah.

1:19:31

Outstanding queries, which is very useful, and also the next reassurance from the meeting, that the applicant is giving extra attention and care over ensuring to protect as many troops as possible by the acquisition in Woodland in particular.

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Unfortunately, you're not able to resolve my outstanding concerns related to the PMA access rule, which obviously is the reason why the land acquisition is required. But nonetheless,

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We should be your extra care to chicken.

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Thank you. That's that's good to know that's progressing as well.

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So are there any other affected persons who wish to speak before?

1:20:18

No.

1:20:21

Mr. Gregg, Mr. Hein, do you want to respond to any of the comments made by Mr. Fell? And Mr. Hawes

1:20:33

first have to remember to unmute myself, I can do that.

1:20:38

Just just in relation to Mr. fail, obviously raised a couple of points regarding issues about overhead cables and access to a settling point, settling point, rather, those points are currently being considered. And obviously, it may be that

1:20:56

some further discussions are required to see if those can be resolved.

1:21:01

So the other comments from from Mr. Feller are welcomed in terms of they very much I think we're singing from the same hymn sheet, so to speak, in terms of where things currently stand

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in relation to the bills.

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Obviously, this is really quite difficult and sensitive for the affected, affected

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people.

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We do seem to be moving to a position really where

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it is a question of of, of valuation, as opposed to the principles of art of our position. And Mr. bassford addressed you at the last hearing in terms of the consequences of the service of the late notice. And the acceptance. There are no words, these are in terms of the questions that you asked earlier, that you'll be looking to try and get this resolved. Again, obviously, I think there's perhaps more of a degree of sensitivity, I think, for this particular objection, and we need to

1:22:09

need to be cautious of that contempt. So that the approach here and and really where it matters to take the course. I think, Mr. Phil's

1:22:17

really sensible approach and and timeline and hopefully that will lead to resolution.

1:22:25

Very much. So sensitivity is the key here. That definitely, yeah. So I mean, on that basis.

1:22:34

Clearly, the applicants been providing an update to the CH schedule or teach deadline anyway. But I think

1:22:44

as some of those issues, get resolved, we're left with one or two outstanding matters. And clearly the bills is one of those, it may be that they could ask that

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you provide a fuller explanation of what's happening.

1:23:02

For two reasons, one, one,

1:23:05

due to the sensitivity of this

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property holding and the, the owners themselves. And secondly, because time is aching ways was the examination is concerned. So

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completes, although more comprehensive

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updates from yourselves, which I think would be helpful.

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Right, so we have noted that.

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And then in relation to domestic laws, obviously, again, his comments are very welcome. And

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hopefully, we're moving towards some degree of resolution there as well. And that are, as referred to, there are ongoing discussions. And hopefully that, again, will be resolved prior to the end of examination. Again, we'll update you on that.

1:24:00

Good, thank you.

1:24:04

So are there any other issues then under item three? Anyone wants to raise?

1:24:12

No. Okay.

1:24:16

So the only other substantive item is item four. There's a lot to do on this. And then we just got

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so final three items, which summing up effectively, I think,

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actually, I've got some item on other matters, which could take 1015 minutes. So I think well, what I'd like to suggest even though

1:24:45

I don't think the next session is going to take too long, I think we will have a break rather than running on completely into item for so it's now 25 past 11 if we have a break from now until Friday

1:25:00

To 12 resume at that point, and then I would think we'd be over within certainly within an hour. Maybe a lot less than that, I think is appropriate to proceed on that basis. Is everyone happy with that? I didn't want to make comments about that.

1:25:20

I'm happy with that, Mr. Gleason. Okay, that's good. Thank you, Mr. Pinto. So let's proceed on that basis. 25 past 11. Let's adjourn then until five to 12. Thank you very much, however, that I should say.

1:25:33

Cameras off microphones off, but stay

1:25:37

logged in. Please. Thanks very much.