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FULL TRANSCRIPT (with timecode)

00:00:05:12 - 00:00:36:08

Good morning, everybody. And it's 10:00 and it's time for this meeting to begin. I would like you to welcome you all to this preliminary meeting for the Hinckley National Rail Freight Interchange Project. Can I first confirm that everybody can hear me clearly? Good. Thank you. I'm feeling thumbs up from the in the back back row of the of those bars Sitting behind the main square can also confirm the case team that the live stream and recording of the event event is committed. And again I'm getting a thumbs up from the back of the room.

00:00:36:10 - 00:00:57:04

So thank you. My name is Robert Jackson and I've been appointed by the Secretary of State to be the lead member of the panel to examine this application. I'm a chartered town planner and a member of the Chartered Management Institute and made a relevant declaration of my interest in respect of this project. I'm going to now ask my other panel members to introduce themselves.

00:01:00:05 - 00:01:14:09

Good morning. My name is Graham Salt. I've been appointed by the Secretary of State to be a member of the panel to examine this application. I'm a chartered town planner and have made a declaration of my interests in respect of this project.

00:01:17:06 - 00:01:28:18

Good morning. My name is Matthew Herron. I've been appointed by the Secretary of State to be a member of this panel to examine this application. I'm a chartered town planner and have made a declaration of my interests in relation to this project.

00:01:29:19 - 00:02:03:14

Thank you. Together, the three of us constitute the examining authority for this application. I'll now deal with a few housekeeping matters for those attending in person. Can you please? Everybody set their all devices, including phones and watches, to silent If you need the toilets. These can be found in the corridor. On this side item on my left hand side, your right. And there are no fire alarms due today. So if the alarm does go off, we need to treat it as the real thing and to leave calmly and quickly.

00:02:03:16 - 00:02:37:02

The master points are the hotel opposite to the entrance where you came in and the car park on the other side and the park over the other side of the road, as well as the three of us here today. There are members of the case team. Emery Williams is acting as case manager. Steven Parker is case officer and online Emily Davis is acting as case officer assisting those participating virtually. I have been informed that we do have people here today who wish to film the event.

00:02:37:04 - 00:03:07:02

If any individual or group wishes to use social media, report or film during today's meeting or any subsequent hearing, and they are free to do so. But please do so responsibly and with proper consideration of the other parties. This must not be done and disruptive and the material must be not be misused. The definitive recording is the one that is being made by the audiovisual company and will be published on the relevant Planning and Spectrum website. Does anybody have any questions over that?

00:03:10:00 - 00:03:10:23

Okay. Thank you.

00:03:11:23 - 00:03:52:05

Our aim is to keep the project proceedings focused and as efficient as possible. To do this, we issued Annex B to our letter which invited you to this meeting, the Rule six letter. That annex sets out an introduction to the preliminary meeting process. We trust that you've all read it in advance as it will. We will only be providing a summary now. You will find information about this application on the Planning Inspectorate's National Infrastructure Planning website. We would strongly encourage you to familiarize yourself with it because the examining authority will be using it to communicate to you and provide access to documents throughout the examination.

00:03:53:10 - 00:04:25:00

Today's meeting is being held in a blended way, meaning some of you are present here with us in the room and some will be voting virtually using Microsoft teams. We will make sure that however you have decided to attend today, you will be given a fair opportunity to participate. A recording of today's meeting will be made available on the national on the Hinckley National Rail Freight Interchange section of the National Infrastructure Planning website, as soon as practicable after the meeting has finished.

00:04:25:11 - 00:04:56:14

There will also be an AI generated transcript. With this in mind, please ensure clearly speak that you speak clearly into a microphone stating your name and who you are representing each time before you speak. For those with a microphone, you need to press the button to work. The red light indicates that the microphone is live. If you are if you are not at a table, then there are a couple of roving microphones. So please wait for one of those to be brought to you before you speak.

00:04:58:03 - 00:05:21:03

A link to the Planning Inspectorate. Privacy notices was provided in our Rule six letter. We assume that everyone here, whether physically or virtually, has familiarise themselves with this document which establishes how the personal data of our customers is handled in accordance with the principles set out in the data protection laws. Please speak to one of the case team if you have any questions about this.

00:05:23:02 - 00:05:42:10

This meeting will follow the agenda as set out in the Rule six letter. It would be helpful if you had a copy to hand in front of you. Copies of the agenda can also be obtained from the case team, and I was hoping somebody could be able to display that agenda item agenda on the screen now.

00:05:49:14 - 00:05:50:16

If it can't.

00:05:50:23 - 00:05:56:21

Hopefully there'll be enough paper. You paper copies in the room, stroke screens, and people will be able to work from there.

00:05:58:04 - 00:05:59:07

Something's happening.

00:05:59:13 - 00:06:13:15

Yeah, Super. Thank you very much. So today's agenda is relatively short in number of items. Thank you. I'm now going to pass to Mr. Sword. Briefly explain the purpose of this preliminary meeting. Mr. Sword.

00:06:15:12 - 00:06:51:08

Thank you. Purpose of this meeting's morning's meeting is to focus on the way in which this application is proposed to be examined on the basis we will only be inviting discussion about the procedural aspects of this examination. The purpose of this meeting is not to discuss either the merits or any concerns that you may have regarding this application. The merits or concerns can only be considered once The application of the examination of the application begins, which happens following the close of this preliminary meeting.

00:06:52:03 - 00:06:56:20

There are further hearings scheduled for any merits or concerns to be raised.

00:07:00:09 - 00:07:31:14

Before we go on, ask people who wish to participate today to introduce themselves. I'd like to say a few words about the venues for the examination. We are fully conscious that this venue in Leicester is some distance away from the application site. And thus perhaps less easy for attendance. While it is the responsibility of the applicant to find venue. We understand that given the constraints of finding a suitable date, there was not a more suitable and available local venue to the site.

00:07:33:11 - 00:07:47:10

The case team has been in contact with the applicant over the venues for future events and subject to the discussion today as the date, the applicant has procured a venue much closer to the application site for hearings held after this week.

00:07:49:01 - 00:08:24:24

Assuming the dates are confirmed. This will be at the Leonardo Hotel near Junction, one of the M60 nine, for the hearings and. In the evening, the first open floor hearing and the hearings on Tuesday. Traffic and transport. Wednesday. Environmental. Environmental matters and need. On Thursday morning, an open floor hearing. Unfortunately, due to prior bookings for the hearings on Thursday afternoon, second compulsory acquisition hearing and Friday draft development consent order.

00:08:25:07 - 00:08:31:18

These are likely to be online, but we consider these will be appropriate given the subject matter.

00:08:34:19 - 00:08:42:06

Hopefully this will allow those who wish to physically attend a hearing to do so. And of course, participation can be virtual.

00:08:44:20 - 00:08:49:09

The venue was one of the reasons why we aren't intending to hold an open floor hearing this week.

00:08:51:03 - 00:09:03:12

I would like to reiterate one point made in the Rule six letter, which relates to oral evidence, particularly at open floor hearings. This is that the Planning Act 2008.

00:09:06:01 - 00:09:12:04

Process is predominantly a written process. Thus, written evidence has as much weight.

00:09:13:21 - 00:09:23:24

As oral evidence. We have read the relevant representation representations submitted and there will be the opportunity for written representations.

00:09:25:18 - 00:09:42:08

It is also the case that we do not need to hear the same point repeated again and again. It's not about multiple people making the same point carrying more weight. Rather, whether the point itself is important and relevant to the consideration of the application.

00:09:45:02 - 00:10:22:04

I'm not going to ask those who are participating, participating in today's meeting introduce themselves. When? State your organization's name. Could you introduce yourself stating your name and who you represent and which agenda item you wish to speak on? If you're not representing an organization, please confirm your name and summarize your interest in the application and confirm the agenda item upon which you wish to speak. Please could everybody also state their title that you wish to be addressed? Mr..

00:10:22:12 - 00:10:24:18

Ms.. Ms.. Ms..

00:10:26:21 - 00:10:30:19

Can we start with the applicant and the advisors, please?

00:10:33:10 - 00:11:06:22

Thank you very much, sir. I'm Mr. Paul Male. I am a solicitor and partner at Eversheds Sutherland LLP. I envisage today that the applicant will primarily look to speak on items two, four and five and possibly six should there be any other relevant matters. I would expect primarily you would hear from myself and my colleague Laura Beth Hutton, who's to my left, and I'll let her introduce herself to you now.

00:11:10:16 - 00:11:29:02

Good morning, Mrs. Mrs. Laura Beth Hutton from Eversheds Sutherland. I am a solicitor and also a partner of the firm acting on behalf of the applicant. And as my colleague has said, we anticipate speaking on items two, four and five and anything else you may wish to hear from us.

00:11:36:19 - 00:11:37:09

Thank you.

00:11:39:06 - 00:11:50:17

Thank you. Can we now move on to the organizations and individuals that have given notice of the intention to speak? We will start with the local authorities led by district council.

00:11:52:17 - 00:12:06:21

Mr. Terry Richardson, Leader of Labour District Council. I've been waiting for your calls to respond. Under which agenda item should speak. So we gave you a couple and you were going to respond which agenda item you thought was most practicable.

00:12:11:04 - 00:12:20:21

But I'm happy to do it under three. It would seem an issue assessment of principal issues would seem sensible to me, but it's not clear from the agenda which agenda item was relevant.

00:12:22:18 - 00:12:29:04

Uh, Mr. Richardson would suggest you come to item three. We've got a place in the agenda. I'm trying to have a look where.

00:12:30:23 - 00:12:32:11

We've got a.

00:12:32:13 - 00:12:34:18

Sort of speaking list. We've got those. So think.

00:12:34:20 - 00:12:35:11

Yes.

00:12:36:04 - 00:12:38:18

Down item three. We'll do. I'm sure we can put you in there.

00:12:44:13 - 00:12:47:17

Are you the only person here from District Council who intended to speak today?

00:12:48:00 - 00:12:48:18

Yes.

00:12:53:17 - 00:12:55:12

Hinckley and Bosworth Borough Council.

00:12:59:06 - 00:13:11:05

Good morning, sir. My name is Mr. Mike Parker. I'm a planning consultant. I'm here representing Hinckley and Bosworth Borough Council. I hadn't expressed a wish to speak on any of the items, but I'm happy to respond if you require me to.

00:13:14:00 - 00:13:14:15

Thank you.

00:13:16:06 - 00:13:17:19

Leicestershire County Council.

00:13:19:06 - 00:13:26:04

Miss Julie Thomas, Head of Planning, Historic and Natural Environment at the County Council. We would like to speak on item five today.

00:13:32:20 - 00:13:39:09

Good morning, sir. Mrs. Rebecca Henderson, Leicestershire County Council in our role as local highway authority.

00:13:43:05 - 00:13:50:04

Good morning. Mr. Dan Robinson Wells of Maryland on behalf of Leicestershire County Council and again on item five. Thank you.

00:14:00:18 - 00:14:02:02

Warwickshire Council.

00:14:04:03 - 00:14:14:16

Good morning, Mrs. Joanne Archer. Warwickshire County Council would like today to speak on items three, four and five.

00:14:18:17 - 00:14:19:11

Okay. Thank you.

00:14:23:05 - 00:14:24:22

Barwell Parish Council.

00:14:28:16 - 00:14:30:24

Hello. Do you need my camera on as well?

00:14:33:22 - 00:14:48:23

I put it on. So. Yeah. Hello, Mrs. Denise Dayton. I'm the parish clerk for Barwell Parish Council. I don't have anything to speak about today. I'm just observing. But I will answer any questions if there is any relevant to me.

00:14:53:04 - 00:14:56:07

Okay. Thank you. Burbage Parish Council.

00:15:05:23 - 00:15:31:10

To David Bill, Chairman Burbage Parish Council and also a county councillor and former borough council member. I wish to speak on item three. This is the consultation. What we want to. Yes. You don't want to hear it now, but wish to wish to raise items. Items three and five. Thank you.

00:15:36:12 - 00:15:39:18

Thank you. And Honeycutt Parish Council.

00:15:47:15 - 00:15:48:22

No one from holding court.

00:15:51:11 - 00:15:53:16

Moving on national highways.

00:15:56:13 - 00:15:58:20

Good morning, sir. Mr. Ben SIM.

00:15:59:02 - 00:16:04:00

From National Highways and would like to speak on items three, four and five, please.

00:16:10:20 - 00:16:13:00

And for the members of Parliament.

00:16:17:00 - 00:16:36:15

Hello, My name is Miss Victoria Stapleton. I'm here to represent Dr. Luke Evans, who's a member of Parliament for Bosworth, covering Hinckley, Burbage, IL, Shilton, Barwell and some of the other local areas affected by the proposal. And I'd like to speak on items three, four and five, please.

00:16:39:21 - 00:16:40:22

Okay. Thank you.

00:16:41:21 - 00:16:42:21

And good.

00:16:42:23 - 00:17:01:14

Morning. My name is Mr. Charles Maddox and I am speaking on behalf of Alberto Costa, the MP for South Leicestershire, and believe I've got a speaking slot to speak in one go, but I'd like to speak on agenda items three and five, please.

00:17:06:18 - 00:17:12:12

Thank you. And for the Campaign for the Protection of rural England. Leicestershire.

00:17:20:03 - 00:17:26:11

Start Chair of Leicestershire. I have a question in relation to item three.

00:17:31:00 - 00:17:31:15

Okay.

00:17:31:21 - 00:17:33:20

Okay. Got it. I'm sorry.

00:17:37:02 - 00:17:37:17

Elm.

00:17:37:19 - 00:17:39:07

Elm stop stands together.

00:17:40:23 - 00:17:46:12

Good morning. I'm Catherine Bass. I'm a representative of stands together and I'd like to ask a question on item six.

00:17:51:12 - 00:17:54:06

And Stoney stand an action group.

00:18:01:09 - 00:18:07:16

Hello? Yes, I'm Dave Harold, representing the Stoney Stanton Action Group, and I'm here to observe today. Thank you.

00:18:15:16 - 00:18:16:06

Okay.

00:18:17:21 - 00:18:21:08

Any other people that wish to speak today?

00:18:29:20 - 00:18:31:05

Nobody virtually either.

00:18:41:14 - 00:18:42:08

Okay.

00:18:44:15 - 00:19:03:08

So if if anybody else decides that they wish to speak during the course of this morning, proceedings brings up all to make comments in response to representations made by other parties, You may do so.

Please raise your hand, either physically or using the function within Microsoft teams if you wish to speak.

00:19:05:03 - 00:19:10:05

Are there any other comments anyone wishes to make under agenda Item one.

00:19:15:16 - 00:19:23:00

If not, that concludes this agenda item. Thank you. I'll pass to Mr. Heron in relation to agenda item two.

00:19:25:03 - 00:19:55:22

Thank you, Mr. Saud. So in order to streamline the running of this event in Annex of our Rule six letter, we provided an introduction to the preliminary meeting and the examination process explaining how it will be conducted and how you can participate. For expediency, I'm assuming that everyone has read this and therefore do not propose to spend any time reading it out now. It is important that you are clear, however, in your understanding of the process and therefore, if there is anything you are unclear about or on which you need clarity, this is your opportunity to ask.

00:19:56:08 - 00:20:15:06

So on the basis of the information set out in Annex B, we would like to hear any questions about the way in which we propose to examine the application. If you have any specific points, however, to make regarding the draft timetable, please can I ask that these are raised later in the agenda under item five. So does the applicant have any observations at this point?

00:20:17:04 - 00:20:34:07

Thank you, sir. Yes, Paul Miles, for the for the applicant. It may assess that the applicant submitted a response to the Rule six letter dated the 5th of September. So most of the points you'll find that I'm making in response to these agenda items are contained in that letter.

00:20:35:24 - 00:21:12:05

We're conscious that the examination process set out doesn't include an early round of examining authority questions, and indeed, those questions are not anticipated until post the issue specific hearings scheduled for early November just in order to assist proceedings at those hearings, and primarily to make sure that the applicant has the correct people in the room. It would be helpful if any agendas that the examining authority sets for those meetings might err on the on the detailed side of the spectrum in order to assist.

00:21:12:16 - 00:21:22:18

Thank you. It is indeed our intention to provide more detailed agendas, setting out areas where we'll be particularly wishing to fill facilitate participation and discussion.

00:21:25:18 - 00:21:31:09

Bearing in mind that my colleague has already explained about the venues for hearings. Are there any other questions on this item?

00:21:36:05 - 00:21:40:05

Okay. I'll now return to Mr. Jackson then for agenda Item. Oh, sorry. Oh, I'm sorry.

00:21:40:07 - 00:22:02:08

Sorry. Katherine Bass sounds together. I know you've procured some other venues, but can we talk about the times in which the meetings will be held? Because Office times 9 to 5 aren't really suitable for most people. You know, it's really difficult to get out, and there's a lot of people that want to come

and have their say and look at things that are going on. So I think we need to look at possible evenings and weekends for meetings if we can at all. Thank you.

00:22:03:03 - 00:22:18:07

I understand. So open floor hearing one is for this purpose. It's a request to be heard on the 10th of October and the hearing will be heard on the 30th October in the evening. Of course, all the hearings can be watched on catch up and the opportunity then exists to submit in writing.

00:22:21:01 - 00:22:23:22

Are there any other comments to make on this item?

00:22:26:19 - 00:22:30:04

Okay. At this point, I'll return to Mr. Jackson then for agenda item three.

00:22:31:17 - 00:22:40:17

Thank you. Which is the initial assessment of principal issues. It would be useful to have annex of the rule six letter on the screen for this item, please.

00:22:55:06 - 00:23:30:03

Thank you. Um, if you're. If technology doesn't allow you to see the list on your screen, clearly you can find it as said as Annex C to our Rule six letter of the 11th of August 2023. The list will provide a framework of issues for the examination going forward, though it does not preclude us from amending the list by the removal or addition of issues at a later stage in the process. I would also say that it's an initial assessment of principal issues and we do not intend to publish a revised list.

00:23:30:05 - 00:23:45:08

It's more we will hear what you have to say and take it into account, into account as part of our process of the process going forward. But notwithstanding that, we do have first five people, five who request to speak.

00:23:48:05 - 00:24:02:18

And obviously what the ideal world was going to do was give other people other than the applicant, the first in order and then allow the applicant to respond. So that's the general order in which things are dealt with. So first National highways.

00:24:04:20 - 00:24:43:23

Thank you, sir. Mr. Benson, representing national highways and the matters we would like to raise regarding this is around 0.7 traffic and transportation, and that the operations of Strategic Road network should be considered separately from the rail network. In addition, another item should also be included into that list, which is the provision of access to sustainable transport. National highways is now subject to a new circular which has been published by the Department for Transport, one of 2022, which puts at the heart of of planning the vision led approach, which is a sustainable transport first approach in our opinion.

00:24:44:00 - 00:24:46:23

So therefore that's our submission for item three.

00:24:50:19 - 00:25:01:19

Thank you. We obviously were aware of that particular search and I'm sure the applicant is and will be anticipating a question or is at some point I would would hope next. Warwickshire County Council.

00:25:03:04 - 00:25:29:01

Thank you. Chairman Archer representing Warwickshire County Council. The same item as national highways on traffic and transport. And it's really around the fact that there are three different sets of models that have been used to try and understand the impacts the development might have on the network and think that would require a sort of a separate item or just an understanding of that process.

00:25:29:10 - 00:25:45:20

Thank you. We do have a question about that ourselves, which we're going to do in this item. But after we have heard from everybody else, think, think it's in this item rather than the next. But it's on it's in our in our agendas between ourselves for this morning. Thank you. Um burbage parish council.

00:25:49:13 - 00:25:50:03

And.

00:25:51:18 - 00:25:55:08

So could you wait for the microphone to come, please, sir?

00:26:03:08 - 00:26:44:18

As I said before, we we have got concerns over item, um, item three, which is the consultation. We, we can't understand, we can't understand how consultation can have been adequately carried out if the traffic impact figures are not available to the public. All the all the questions on many of the questions that were being put at the various consultative exercises were about, well, what happens to this junction? What happens to that? What happens to this road? And we were told that this will all come out in due course.

00:26:44:23 - 00:27:01:02

Well, as it hasn't yet come out, we really do need to know how the public can understand what is going on if they haven't been given any figures. That's that item. And the other item is on. That's okay. All right. Thank you. Okay.

00:27:01:07 - 00:27:31:17

Thank you, Mr. Mayor. Um, I'll let the I'll let the applicant respond in due course, but I think the general point is the applicant puts the application in in the form that it considers best. And it is our responsibility to make a recommendation to the Secretary of State based on that information. Clearly, if you have criticisms of the information, you're entitled to put that in front of us and we will consider it. It is a matter for the applicant. They sent that their risk of the state. They put the application at any point in time.

00:27:32:15 - 00:27:46:23

I'm sure Mr. Mayor will make a comment about that in due course. Um, next, the Council for the Protection of Rural England in microphone.

00:27:52:16 - 00:28:23:22

Thank you, Mr. Tony. Leicestershire. I've got a question in relation to item three, which links really to appendix E as well. You've listed climate change as one of the items quite rightly. What I'm not clear about is how that's going to be examined because it's not listed in any of the items for the hearings. So I'd like some clarification on that if might.

00:28:23:24 - 00:28:24:17

Thank you.

00:28:26:06 - 00:28:47:19

Thank you, sir. In general terms, climate change is considered with air quality. So it is it it's a weather. It should be considered a subset or whether it's an adjunct to I'll leave to others dispute, but

they're normally dealt with together and it would be our intention to deal with it under the air quality effects.

00:28:51:04 - 00:28:56:16

And finally, before go to turn to the applicant, Mr. David Moore, if he's here.

00:28:57:12 - 00:29:00:05

Didn't think he was from doing this from memory.

00:29:03:04 - 00:29:10:13

So having gone through all those would the before ask the sorry.

00:29:12:19 - 00:29:48:11

Hi, Victoria Stapleton On behalf of Luke Evans MP. Luke carried out his own survey of his constituents, to which he received over 1000 responses, and he's just asked me to highlight the issues which were most important to local people that he really wants to make sure are properly examined, which is the impact upon Burbage. Coleman The impact upon local infrastructure, especially the road network, the impact upon local countryside, both in terms of environmental damage and visually, and any proposed mitigation measures.

00:29:49:12 - 00:29:50:06

Thank you.

00:29:56:12 - 00:30:05:16

Thank you. Think you'll find all those issues are covered within. Within the list of principal issues. But we were very conscious of this. And thank you for this.

00:30:06:23 - 00:30:07:13

Yes.

00:30:07:24 - 00:30:11:04

You did say you were going to put me under agenda item three. Yes. Yes.

00:30:11:19 - 00:30:12:16

Yes. Do you want.

00:30:12:18 - 00:30:13:08

Me to go ahead?

00:30:13:10 - 00:30:14:00

Yes, please.

00:30:14:10 - 00:30:46:19

Mr. Terry Richardson, leader of labor District Council. I've just got a very short statement which predominantly covers 0.7. So as a district council, we've always been supportive of appropriate major development, as illustrated by the new village being built at the extension into Foss Retail Park and the development to Everard Meadows, amongst others. However, it is essential in all such cases that the determining body have all the information on which to make such a decision or recommendation. And as a democracy, residents feel they've been able to make their voice heard after due consultation.

00:30:47:03 - 00:31:25:09

In this case, it is clear that the highways information produced by the applicant is currently Leicestershire County Council for consideration is currently incomplete, which means that the

impacts of the scheme have not been properly considered and the mitigation required is unknown. I'm more than happy to elaborate here on these elements which have not been met, but I suspect you've probably got them in writing anyway. However, it must be noted, and this is unique, that the County Council twice has put a motion through full council, which has been unanimously and unambiguously passed, pointing out the deficiencies in this and the inability of the County Council to make comments.

00:31:25:20 - 00:32:02:24

Number two, even more importantly, the parties need to make appropriate representation, especially ourselves as elected councillors and most importantly, our residents. Businesses must have time to consider such information as part of a thorough consultation. To do otherwise would be to condone a completely flawed and undemocratic consultation process. In my opinion, therefore, you are left with only two options, namely one for the examination not to be formally opened and not to proceed. However, if due to procedural consideration, as you do open examination, it should be immediately paused once the highways position is finalised and the appropriate consultation takes place.

00:32:03:04 - 00:32:33:14

Or request the applicant to withdraw the application until such time as it can be represented in the correct manner. For those of us involved in public life and that's a lot of us here, we always ask to consider how we work under the Nolan principles and how an ordinary person in the street would view any process in which we operate. And on every level, this process is incomplete and flawed, and I would therefore urge you to request the application, the applicant, to withdraw this application, which is why haven't

00:32:35:06 - 00:32:59:14

gone to look at talking about some of the other items, timetables, because I see no way in which this can proceed and be seen to be a fair and democratic process based on such flawed information and lack of consultation. And surely in a democratic society, people's versus voices must be able to be heard based on accurate information. In fact, any information will be useful.

00:33:06:19 - 00:33:20:12

Thank you. Obviously, when I'm about a subject to anybody else saying that they wish to raise their hand, I'm not seeing any hands online either. Was next going to turn to the applicant. So I'm sure the applicant will want to respond to those comments along with the other points that have been raised so far.

00:33:21:19 - 00:33:22:09

Yes.

00:33:22:11 - 00:33:23:01

Thank you, sir.

00:33:23:03 - 00:33:24:23

Paul Male For the applicant.

00:33:25:24 - 00:33:47:05

Firstly, in terms of the sort of the general thrust of issues that were requested to be added to those set out within Annex, no objection to the applicant, as you would expect to, to any of those. We thoroughly expect you to examine the application in a robust way, covering all matters that you that you deem necessary.

00:33:48:24 - 00:33:56:06

If I could pick up on comments that generally were aimed at the adequacy of consultation.

00:33:56:20 - 00:33:57:14

Of course.

00:33:59:20 - 00:34:09:18

The length of time that this scheme has gone through in the in the pre-application phase is substantial. Um, the amount of.

00:34:11:08 - 00:34:51:09

Consultation material that was produced as part of an extensive pre-application consultation exercise was extensive. And of course that material is based upon information that is available at the time and is characterized as preliminary environmental information. It is not the it is not the complete exercise which of course finally forms into place when the application is submitted. So in terms of the adequacy of the consultation exercise, the applicant clearly sticks by the exercise that is undertaken, as is detailed in the consultation report, which form part of the application.

00:34:51:11 - 00:35:12:15

And that of course is a decision which has already been made in terms of that exercise being adequate because the application has been accepted for examination. Now the substance of whether the information in the application is adequate for the purposes of determining the scheme or not is clearly a matter that you wish to examine over the course of the next six months.

00:35:17:20 - 00:35:49:13

I think that yes reiterate the point is the as made a few minutes ago, it is the point to put the application in as they think they feel it meets all the relevant standards. If you feel as a consultee or somebody who is interested in the application that you feel that it is deficient, you have an absolute right to point out why you think it is deficient and put that in front of us and then we can examine that point. Clearly, if it transpires that the information is deficient, well, we have to set that into account in our recommendation to the secretary of state.

00:35:51:13 - 00:36:07:00

So we it is a matter there is, however, before we move on to other matters in this matter, we do have a matter we would like to deal with, which relates to the environmental assessment and whether it has robustly considered the proposed development by utilising what is known as the Rochdale envelope.

00:36:08:20 - 00:36:26:21

By way of background, to those who are less familiar with the terminology, the envelope comes from two High Court cases around the turn of the century relating to the assessment of environmental effects. And I've taken the following from the Planning Inspector's advisory Note nine entitled Rochdale Envelope.

00:36:28:09 - 00:37:00:06

The key propositions are that the environmental assessment should be based on cautious worst case approach. Such approach will then feed through to the mitigation measures envisaged. It's important that these should be adequate to deal with the worst case in order to optimise the effect of the development on the environment. Secondly, the level of information required should be sufficient information to enable the main or the likely remain likely significant effects in the environment to be assessed and the mitigation measures to be described.

00:37:00:23 - 00:37:40:11

Thirdly, the need for flexibility should not be abused. This does not give developers an excuse to provide inadequate descriptions of their projects. It would be for the authority responsible for issuing the development consent Secretary State and through us and us to him to decide whether it is it is

satisfied given the nature of the project in question, that it has full knowledge of its likely significant effects on the environment if it considers that an unnecessary degree of flexibility and hence uncertainty as to the likely significant environmental effects has been incorporated into the description of the development, then it can require more detail or refuse consent.

00:37:43:15 - 00:38:22:18

The advice note goes on, quoting the Cyclopedia of planning law and practice to say the application documents should explain the need for and the timescales associated with the flexibility sought, and this should be established within clearly defined parameters. Clearly defined parameters established for the proposed development must be sufficiently detailed to a neighbour, a proper assessment of the likely significant environmental effects, and to allow for the identification of necessary mitigation if necessary, within a range of possibilities. The assessment in the ES should be consistent with the clearly defined parameters and ensure a robust assessment of the likely significant effects.

00:38:23:12 - 00:38:46:01

The DCO must not permit the proposed development to extend beyond the clearly defined parameters which has been requested and assessed. The Secretary of State must choose to may choose to impose requirements to ensure that the proposed development is constrained in this way. The more detailed the relevant consult order application is, the easier it will be to ensure compliance with the regulations.

00:38:48:16 - 00:39:24:02

In this regard, we are grateful if the applicant can set out its overall approach to the environmental assessment of the proposed development in light of the status of the light of the so-called Rostral envelope. We are particularly interested ensure that the worst case scenarios have been assessed, given the range of potential employment set out in Chapter seven of the Yes, which as an examination library. 106. We have a range of 8400 to 10,400 in paragraph 7.214 or even up to 12,900.

00:39:24:04 - 00:39:54:05

Set out in paragraph 7.324. The lowest of these three employment levels. That is the 8400 has, as we understand it, been used for determining particularly traffic levels. Paragraph one of the transport assessment app, 1.38 and several references within the other chapters indicate that that the traffic figures used there have been used for assessing the associated environmental effects.

00:39:54:12 - 00:40:19:04

So what? Could you please confirm whether you believe that the potential employment level is likely to have been assessed or likely to be? So what is the potential employment likely to be? And thus whether the appropriate worst case effects have been assessed, i.e. the 8400 that is set out as the base for those environmental effects.

00:40:22:22 - 00:40:51:01

Thank you, sir. Happy to do that. This will inevitably go into some technical detail. So what obviously the applicant will do will provide a technical note off, off of the back of this discussion, which sets out the points that I'm about to raise. Also, there is a risk that some of this might go beyond the procedural in in into matters of substance which might be relevant to the examination.

00:40:51:04 - 00:40:55:04

Appropriate. We can do this tomorrow, but we'll see what we can see if we can try keep it today.

00:40:55:09 - 00:41:30:07

But I'll make I'll make a start and you can and you can let me know how it's going. So I think the basic premise is that the employment numbers and the. Traffic generation Figures have been generated from two different sources using two different methodologies. And so we don't believe that

there is an inconsistency between them. And I'm now going to explain how those two sets of numbers were derived.

00:41:30:09 - 00:42:01:04

So I'll start with employment. Now the development in the applicant's view is likely to accommodate a mix of what's known as national distribution centres and regional distribution centres. The exact split of that we don't know at the moment. Obviously now there's an employment density guide that's published by the Homes and Communities Agency which advises that for national development centers,

00:42:03:07 - 00:42:39:19

an area of 95m², gross external area should be used per worker and for regional development centres, there's another figure of 77m². So the simple sort of maths of it is, is that an assumption has been made. If it's all national distribution centres and another assumption has been made that it is all regional distribution centres and then there's been an allowance for a vacancy rate.

00:42:39:21 - 00:43:16:00

And applying those two calculations is what gets you to a figure of 8400 to 10,400, depending on whether the development is taken up by national or regional centres. Now those are on site jobs, as I understand. So the higher 12,000 figure that you're referring to, I understand, is all jobs associated with the proposal, right? So that's how employment numbers are calculated.

00:43:16:02 - 00:43:48:00

Now in terms of the trip generation rates, which then inform the transport, air quality and noise chapters of the as I understand, those are based on gross floor area calculations and not on employment, not on the employment calculation that's in the the employment chapter. And again, I'll explain how those have been used and then come back to the interface between the two, if I may.

00:43:49:11 - 00:44:27:15

So it's standard practice within transport planning to use gross floor area to derive a trip rate for heavy goods, vehicles and light vehicles. That approach is in line with other assessments, including West Midlands Interchange, Northampton, Gateway three and East Midlands, Gateway. And so all of those have used gross floor area to derive those trip rates. And in addition, additional work was done for Hinckley to determine intermodal trips, for trains to heavy goods, vehicle trip rates.

00:44:28:22 - 00:44:34:03

And the trip rates that those chapters have used have been derived from each of those

00:44:35:22 - 00:45:10:18

assessments. And ultimately, they relied on on surveyed flows from the two and from another development called Swan Valley in order to arrive at those trip rates. Now document Reference app 141 sets out further details of this. That document was agreed by the members of the Transport Working Group at the back end of 2021.

00:45:11:02 - 00:45:48:07

I understand. And it's those figures that have derived the 24 hour traffic flows that have then been taken forward into those transport, air quality and noise chapters. So in the event that you see employment numbers referred to in those transport, air quality and noise chapters, they haven't actually been used for the purposes of the assessment. The assessment has been done on the basis of the trip rates calculated within the gross floor area and apologies if there's any confusion.

00:45:48:21 - 00:46:05:08

So I have a couple of questions from that. Are those numbers FTAs or are they because they are the employment levels? Is that correct? Yes, sir. Right. Because obviously the the traffic

00:46:06:21 - 00:46:07:11
one.

00:46:08:09 - 00:46:09:07
Is.

00:46:10:00 - 00:46:34:17
Has X number of movements associated with them. 2.5 ftS ten will have more than that one person because of the nature of commuting. So therefore it's not quite a straight match of FTAs. But in simple terms, what you're telling to me telling me is that the 8400 figure in the transport assessment is incorrect.

00:46:36:19 - 00:46:38:20
Well, yes, in terms of how it's influenced.

00:46:39:24 - 00:46:50:22
So that's that's the fundamental point is you're saying that there is an error in the environmental statement in that chapter by saying by using the figure of 8400,

00:46:52:12 - 00:47:05:14
because you are actually saying is that the the traffic information is based on the as you've explained on the trip rates rather than based on a number eight rather than an employee number of 8400.

00:47:05:16 - 00:47:20:06
Yes. And think it's the applicant's view that the environmental statement does not say that it is based on 8400 jobs. But if that's I.

00:47:20:24 - 00:47:27:05
Think it could be interpreted, it could be interpreted. And I suspect looking at those around the table and at the back, they have so interpreted it.

00:47:27:10 - 00:47:32:20
If that's confusing, we again apologise, sir, and we can make that absolutely clear.

00:47:32:23 - 00:47:57:07
I would that's obviously that's something we can have a chat about tomorrow. But think what we are saying that I think most people would probably think that there may need some clarification may be needed in that relevant in the transport assessment. Right. I've heard. Thank you. Thank you very much, Mr. Neil. Does anybody else have any questions or comments they want to make in light of what has just been said, a

00:47:59:05 - 00:48:04:23
full, full time equivalent, which is a rights to employment jobs?

00:48:06:20 - 00:48:07:14
Does anybody.

00:48:27:04 - 00:48:37:24

Thank you, sir. Mr. Benson, National Highways. In light of the questioning line of questioning, that was a question on a question that we want to take forward, as well as national highways just in terms of discrepancies. So thank you for raising that.

00:48:38:01 - 00:48:38:23

So now.

00:48:39:02 - 00:48:43:19

Clearly there was an issue because had it been transpired that

00:48:45:16 - 00:48:46:12

the.

00:48:48:03 - 00:48:48:18

The.

00:48:48:20 - 00:49:19:17

The transport assessment had been based on a higher number, then we had a problem because the environmental assessment may well have been deficient and we may not have that. We would have had to have a conversation and an adjournment as to how we proceeded. But in the light that the in front of us of the information is the in the traffic transport assessment is polite shall we put it could be misunderstood. It is probably being a very, very polite way wrong being a slightly slightly slightly stronger version of the same.

00:49:20:12 - 00:49:22:24

Now think we've got the information we need on that. Yes. Thank you.

00:49:23:13 - 00:49:40:06

Catherine Thorpe stands together. I think the fact that most of the people that are looking at this application are laymen and don't understand all the terminology. It is quite misleading that the figures are that wrong because all of the people that you're asking to the consultation to give their opinion are looking at what you've documented. Thank you.

00:49:41:05 - 00:49:42:08

Okay. Thank you.

00:49:43:10 - 00:50:13:24

Okay. In light of that, we will examine the application on that basis. But before we move on. So that's okay. But before we move on to the next one. Can I ask the applicants understanding of the situation in the event that we or as part of our consideration of the application come or that come to the conclusion that we or the Secretary State, as part of our understanding of the application, come to the conclusion that the assessment has not been robustly undertaken.

00:50:14:01 - 00:50:37:21

For example, the traffic generation figures aren't accurate enough and thus would have the effects on the noise and the air quality and the other environmental effects account from. Do you have a point of view on that? Should we conclude that the Is deficient is part of the examination?

00:50:39:22 - 00:50:41:01

Well, I think if.

00:50:41:14 - 00:51:06:02

If you were to conclude that the yes was deficient during the course of the examination, then you, of course, have the procedure available to you under Rule 17 of the EIA regulations to request effectively an update or a revision to the year so that you're in the position where you're content that the information is adequate. In terms of the the assessment that's before you.

00:51:07:12 - 00:51:17:06

Clearly that if we do that, then may or may not be time to allow it allow the examination to be completed with the six months that we have. So obviously, the applicant, as I said earlier, the applicant is at risk in this regard.

00:51:19:22 - 00:51:26:05

Yes, that's understood. Mean the applicant will be explaining why it thinks it is. Or obviously.

00:51:28:01 - 00:51:31:13

No, absolutely. I do understand that very point. Does anybody else want to make any comments?

00:51:32:20 - 00:52:01:03

That's kind of just ask a procedural question of yourselves. I mean, we've already commented on the fact that the highways information is incomplete and isn't there, and therefore no mitigation has been put forward, can have guidance from yourselves of at what point will the public be able to see such mitigation and how is it going to be consulted on and how are you going to ensure that the public understand what is being suggested? Because you can't suggest mitigation. Do we understand what the problem is?

00:52:02:06 - 00:52:42:13

We will wait. We will. It isn't the applicant's job to submit the information to us. Then you then have the opportunity between the various deadlines. You've seen that the draft examination timetable, which we will come to in a few minutes, which gives gives the opportunity to respond to the information as is put in. Anybody who is irrelevant or interested party or an infected person has the ability to put in representation should they want to at any point during the examination, during the six months we ask that it comes in as soon as possible at the relevant deadlines simply because of managing the information flows and to allow us to.

00:52:42:15 - 00:52:46:14

If there are then questions, move on to asking questions on the information supplied.

00:52:50:01 - 00:52:51:10

Okay. Thank you.

00:52:51:18 - 00:52:52:08

Anybody else?

00:52:52:10 - 00:52:53:13

Any questions?

00:52:55:06 - 00:53:01:14

No, nothing online either. I have a question. There is a hand up online, so I'm not quite sure who it is.

00:53:01:16 - 00:53:07:07

So I'm a resident within Burbage and don't.

00:53:07:09 - 00:53:37:17

Know these procedures and a lot of the technical things that you're talking about. But I do have, I suppose, questions. I've not heard anybody really raise around. No, We talk about trip counts and those kind of things. And average floor space is being used to determine how much traffic we'll see. But I suppose the questions I'd like to try and get answers to is in terms of the amount of lorries we're going to see balloon within the local area as a result of development.

00:53:37:19 - 00:53:57:08

We've already seen quite a a number of warehouses and local sort of areas and companies that have sprung up around the area where we've now got quite a lot of lorries around the area. Just want to work out where that fits within the trip Council and those kind of technical conversations.

00:53:59:07 - 00:54:12:16

Um, and also the impact on quality of life of residents that are within the vicinity of the developments being proposed. Where does that fit within these, these considerations that we're looking at for the examination?

00:54:14:14 - 00:54:46:15

Thank, thank you. I've only got with apologies for calling you Andrew, because it's the only name I've got on the on the screen. It is the aim is that we would receive the information and make a pull it all together in making our recommendation to the Secretary of State. The applicant should provide the information to allow us to understand it. And we have the question. We have the ability to ask questions. Should we do as I say, It is published on the plan.

00:54:46:17 - 00:55:22:09

Every submission is published on the relevant website and there are alternative methods for those without internet access or with a slow internet access at public venues to allow them to view information should they need to. Hopefully that will allow those who wish to. And absolutely we as you if you've seen the timetable, one of the issues that we need to we are anticipating having a hearing on is traffic and transport.

00:55:23:06 - 00:55:42:22

And as part of our our final balancing of we will be pulling together all the it all the various technical issues into finding a final planning balance, which we will make our recommendation to the secretary of State. Hope that answers the question.

00:55:44:03 - 00:55:45:07

Nothing. So thank you.

00:55:46:09 - 00:55:46:24

All right.

00:55:48:13 - 00:55:49:03

Right.

00:55:50:22 - 00:55:52:03

Right. Um.

00:55:54:12 - 00:56:04:09

Right. Everybody. Um. Right. Think that's that from that. So think that concludes item. Agenda item for. So I'm going to now ask.

00:56:04:11 - 00:56:05:05

Excuse me, sir.

00:56:05:12 - 00:56:06:02

Sorry, sir.

00:56:06:07 - 00:56:24:13

I'll ask a question, please. Mr. Rick Henson, Leicestershire County Council. The applicant has just stated that they intend to provide a technical note on the trip generation proposals. And could we please ask when we are likely to receive a copy of that technical note? Thank you.

00:56:25:06 - 00:56:25:21

Mr. Mayor.

00:56:27:15 - 00:56:50:12

Thank you, sir. Well, I'd also envisage that note will be provided as part of the summaries that we have to provide in respect of the hearings that are currently being held. I believe the deadline for that is deadline one. Obviously, we can provide that ahead of that deadline as soon as it's necessary, sorry, as soon as it's available. Um, to, you know, all relevant parties.

00:56:52:15 - 00:57:25:10

We would as an examining authority, encourage there to be continuing discussions between the applicant and the various statutory bodies and if documents can be provided before deadlines so that you get early sight of them, that there is no harm in that. Clearly, obviously, if subsequently the applicant makes an amendment to in the final submission to us, they need to highlight, they need any changes that have occurred so that the so those who get price like know they've got the they know what the latest information is.

00:57:25:23 - 00:57:26:14

Thank you.

00:57:30:05 - 00:57:30:20

But that.

00:57:31:11 - 00:57:32:01

Somebody at the.

00:57:32:03 - 00:57:32:18

Back.

00:57:32:20 - 00:58:00:12

Hello. I just want to know if you've been on site visits or will there be site visits? Because I would like somebody to come down to Narborough when there are two trains due and watch what it is to the traffic as it is now. And imagine what it would be like with freight trains, long ones going through because we have had some ridiculous suggestions. It only takes two minutes for the train to go through and it won't make any difference to the village.

00:58:00:24 - 00:58:03:03

Thank you. I didn't catch your name.

00:58:04:05 - 00:58:05:11

Julia Pritchard.

00:58:05:18 - 00:58:45:14

Thank you. Um, the. We have already been on a an unaccompanied site inspection. The note of that is available on the examination library. I think it's five, but I'm doing that from a mistake. May be incorrect. Um, not with that. And we did as part of that, we did go to Narborough railway station. We did see a number of cycles of trains through there. So we are aware of the situation there and clearly the applicant will have seen the relevant representations will have, will be fully aware of The issue is in front of us.

00:58:45:22 - 00:59:05:08

It is up to we haven't yet had their response to the relevant reps and it is a matter for them so far as to how they do. And I don't want to put words in their mouth, but I'm sure they were aware of that of the issue. And that will will I suspect we want him to respond to it. But you don't need to say anything now, mister, unless it's something you pacifically do. Shaking his heads. Thank you.

00:59:12:11 - 00:59:14:00

But on the subject side, can.

00:59:14:02 - 00:59:15:05

I have you. Can I have your doctor?

00:59:15:07 - 00:59:49:01

Barbara Lee's representing herself and as an individual resident of Emsworth for 32 years and also Save Burbage common. I know that you have done a site visit on burbage common road, but don't think that you've actually done any site visits on the common itself. And there are several areas which are very close to the development, namely Mendel's Field and Elms, Thorpe Plantation, and also the green area that leads into Burbage. Would would would you be undertaking a site visit actually on the common itself?

00:59:49:20 - 01:00:06:01

Please put those requests in writing to us. What? That's fine. What what we've asked is that if anybody has got any additional places that they would like us to visit, please put them in writing to us for. Assuming we go with deadline one, deadline one,

01:00:07:16 - 01:00:39:07

and we will then see where they all are. Those which we can go and see on an unaccompanied basis, we will do. It is only if we need to go onto private land. We will arrange for what's known as an accompanied site inspection, which we get the applicant to organise, but we'll work out where we need to go. Should we need one? It may or may not be that we need one. I know lots to Dr. Costa to wanted to visit. Bear with us on one of those site inspections. It may or may not be one.

01:00:39:11 - 01:00:56:14

In reality, we'll find out once we've got the suggestions in. And he is very welcome to make a suggestion as to additional places he would like us to look if there are any. And and we will we will. Then we will go from what that list, that long list is and work from there.

01:01:04:17 - 01:01:20:00

Can I just have it? Make a call? We've had a request from people. Could you please make sure that you speak directly into the microphones, if you have one in front of you, just so that they make sure they can be picked up? Because I'm getting comments from the back that people are having difficulty hearing. Thank you. Um, right.

01:01:39:22 - 01:01:40:12

Me.

01:01:43:17 - 01:01:47:05

So think that. Oh, we have another. Another request. Sorry.

01:01:50:24 - 01:02:16:16

Hello, my name is John Marriott from Leicestershire. I just want to know what you're going to use to judge the achievement of sustainable development. And I'd also note that the final decision is by the Secretary of State for Transport. And yet the panel seems to be consisting of planners. And I just wonder who's going to provide the essential transport

01:02:20:08 - 01:02:21:24

information and evidence to the.

01:02:22:01 - 01:02:22:22

Secretary of state.

01:02:22:24 - 01:02:23:14

Thank you.

01:02:24:06 - 01:02:55:06

Thank you. One of the things about the training of planning inspectors is that we become very good at being generalists and covering very wide areas. We also you know, we get good at asking questions. So and seeing where information is less good than perhaps it might not be. We also have previous experience. It's very much in the public domain that this is my the fourth national infrastructure examination that I've done.

01:02:55:08 - 01:03:38:10

I'm sure you've all looked them up. All the three previous three have been roads. So I'm fully aware of how the road technologies work. My colleagues in either side have different levels of experience of of planning, but we do have a knowledge of and the inquisitorial skills to ensure that those sorts of topics are looked at fully. And part of it is the fact that we will have the the relevant highway authorities will be able to make comments on the applicants and they will have have people who have many, many years of experience and are highly qualified in those areas in which to point out if there are any deficiencies with the applicants.

01:03:38:20 - 01:03:44:16

I'm not saying there are what those deficiencies are. I hope that helps, Mr. Bell.

01:03:48:19 - 01:04:38:17

Just going back to the point that you raised about the transport modelling and it seems to be, as I've understood it, that the traffic movements in the environmental statement are based on a certain floor area for the site, but the employment figures are based on some statistics to do with national and regional rail freight terminals. So is the applicant saying that in effect the real employment level could be calculated based on the floor area calculations they're using for the transport modelling? And will people have the opportunity to see what the numbers of employment would be involved in that calculation? Because think it's a bit confusing for people.

01:04:40:01 - 01:04:41:21

Mr. Mayor, would you like to respond to that?

01:04:44:11 - 01:04:59:08

And it's probably slightly in danger of getting into the substance again rather than the procedure. Um, I could, but I'm hesitant to because I'd really like the relevant experts to explain this.

01:04:59:10 - 01:05:26:10

It is something which would be examined as part of the examination. Yes. Think that's the short answer. Um, so that we will be able to, you know, I know the applicant have been, you know, you heard that they were submitting a new further technical documents to us for and talking with the highway authorities on that very point so that therefore we'll be able to look at those responses and they will be made into the public domain.

01:05:26:16 - 01:05:47:08

I think my point is that there's a lot of people who want to participate in this process who are not experts. And, um, it would be good if they could see the information up front about exactly what employment levels we are talking about. So they know what what they're going to be commenting in on before the deadline.

01:05:48:01 - 01:05:49:18

I think.

01:05:49:20 - 01:05:50:23

What. Mr..

01:05:52:20 - 01:06:12:13

Well think in its rudimentary point, the number of jobs created are not necessarily the same as the number of people who might be driving toward from the development site. So that, in its basic terms, is why there is a different approach to the assessments. Now, again, we'll get into the detail of that in due course.

01:06:14:02 - 01:06:25:09

Yeah, but you've said at one stage that there's could be 8400 or 10,400 on site and 12,000 in total. Obviously that 2000 difference is quite a big one.

01:06:26:11 - 01:06:47:15

What this is more for later from the examination which we will be discussing. But essentially what they're saying is that the traffic figures are separate, have been separately calculated from the employment figures and the reference to the 8400 employees in the transport assessment is incorrect.

01:06:50:03 - 01:06:58:04

The base figure of the traffic was not based on that 8400. He was based as essentially as a calculation in a different way.

01:07:01:22 - 01:07:11:16

It will be good if people wanting to comment on it could know the exact employment numbers that it was based on to help them with their representations.

01:07:12:23 - 01:07:22:08

I'm sure we can. Once we get the examination going, we can ask the applicant to produce appropriate paper within short order and will allow everybody to make representations should they desire.

01:07:29:21 - 01:08:02:03

I think think we'll probably make sense now to have we've been going for just over an hour. And what we're most conscious is those people who are watching online who do have who may well get video fatigue from staring at a screen for too long. I'm going to suggest we adjourn until 20 until 1120, when we can resume it and continue on with agenda item four. So just to say this preliminary meeting is adjourned until 1120.