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Created on: 2023-09-14 10:54:52

Project Length: 00:35:44

File Name: Hinckley Rail CAH_1 14 Sept PT2.mp3

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00:00:05:13 - 00:00:22:10

All right. It's 11:10, so the hearing is resumed for confirmation that the live stream has resumed as well, please. Yes, Thank you very much. Can we have sheep? Three of the lands plans put up, please?

00:00:37:10 - 00:00:50:24

And if you could go into the bit of which is special category land and it should be. It's got to be if it's further north than that.

00:00:53:05 - 00:00:54:03

There we go.

00:00:56:27 - 00:00:58:29

We'll get there eventually. It takes a bit of time.

00:01:01:09 - 00:01:04:03

It's a special category. Thank you.

00:01:06:01 - 00:01:24:16

Mrs. Hutton, could you assume you're leaning on this? Could you please present a justification, justify your case for compulsory acquisition of that part of a special boat? Common a special category of land, in particular, the interaction with Section 132 of the Planning Act 2008.

00:01:26:09 - 00:02:03:28

Thank you Laura Bretherton for the applicant and the justification for the power sought in relation to the common land. Our for ease of reference set out within paragraphs 8.5 to 8.14 of the statement of reasons. In summary, the the DCO includes the provision of a new bridleway into a bridleway connection into burbage common as shown on the access and rights of way plans, which is document 2.3 AA0 17 and that's within work number six.

00:02:04:23 - 00:02:23:29

The connection is intended to link an existing bridleway within the common with the new Bridleway to be provided within the main site. The order limits therefore extend slightly into the common in order to include that physical connection.

00:02:25:27 - 00:02:42:19

The part of the common on which the works to provide the bridleway connection comprises an area of approximately 950m² and that land is the two plots which are on the screen at the moment described as plots 120 and 121.

00:02:44:04 - 00:02:53:15

The area of land, however, which is required to contain the permanent connection, will ultimately be less than 200m².

00:02:55:10 - 00:03:43:01

The whole of plots 120 and 121 are shown shaded pink and the land plans as to as as land which is proposed to be permanently acquired. However, the applicant's intention is to only acquire permanently that part of the land which will contain the physical bridleway connection. And that area is the area which will be less than 200m². The reason that the remainder of those plots are included within the the pink land is simply due to the fact that the ultimate final location of the physical connection is not yet determined and will be determined through detailed design and as part of the public rights of way strategy.

00:03:44:19 - 00:04:00:22

Once that has been identified, the remainder of the land will only be used temporarily pursuant to Article 32 of the order in order to physically carry out the works. And no permanent acquisition of that working area is intended.

00:04:02:27 - 00:05:01:15

The applicant is of course, aware that compulsory acquisition of any common land is subject to additional restrictions under the Planning Act 2008, Section 131 in particular has the effect that which authorises compulsory acquisition of common land would be subject to special parliamentary procedure unless the Secretary of State would be satisfied that one of various subsections were to apply. And that fact is recorded in the DCO. The applicant's view is that section 1315 would apply because the land authorised to be compulsorily acquired permanently does not exceed 200m² and this fact is contained within Article 23 two of the DCO, which specifically restricts the the applicant from acquiring more than 200m².

00:05:06:09 - 00:05:08:03

The applicant's view is therefore

00:05:10:03 - 00:05:37:05

that given the very small area of land in comparison with the with the common itself, the the the the land when burdened with the new, the new interest would be no less advantageous for those who use the common. And just to confirm as well the applicant considers therefore no exchange land would be necessary because of that limited impact.

00:05:42:11 - 00:06:13:05

Give me something. Does anybody else here wish to make any comment on this at this point? Do have some questions for myself. But anybody else want to make any comment? Okay. Um, as far as we're aware, the drafting which has been used in article an Article 2023 is novel. We're not aware it's been used anywhere else. Now, clearly we may be incorrect in that and was wondering whether you were aware of a precedent for this sort of drafting.

00:06:13:23 - 00:06:26:11

Um, in other, in other preferably developed consent orders or similar legislation which we could be seen to have because clearly as a matter of law, whether it can be constructed in this way.

00:06:28:23 - 00:06:54:02

Laura Beth Hudson for the applicant. We will take that away and confirm. I am aware of other DCS which have included the acquisition of Common Land. However, I do believe that did exceed the limit and so the same approach may not have been taken. I know there was, for example, common

land in the A14, Cambridge to Huntingdon Improvement Scheme, but I believe that was over the threshold. But we'll take that away.

00:06:54:06 - 00:07:01:20

Yeah, it's the 200m square metres limit within it. There have been plenty of other consent orders where

00:07:03:15 - 00:07:22:09

there has been more special category. Land has been acquired and replacement land has been delivered, which we're not aware of or ourselves. That is of any case where the 200m² limit has been put in. Clearly it's a matter of law.

00:07:24:18 - 00:07:31:06

If we were of the can, can you provide us and

00:07:33:17 - 00:07:57:24

grateful to respond to the proposition that if we and all the Secretary of State are satisfied that Section 1315 does apply? There may be no need for section that Article 3023 two, because if it is less than 200, you don't need the provision. I'm not saying that's necessarily position may hold. I'm just making making the proposition to you.

00:08:00:04 - 00:08:26:18

Laura Beth Hudson for the applicant. Yes. We'll take that away. Clearly, the intention of having the restriction on the face of the order is to have absolute clarity that that is the intention. And this is purely because the applicant, of course, accepts that what is shown on the plans and actually in the book of reference does exceed that threshold. And so the limit is thought to be necessary, but we will take that away as well.

00:08:26:20 - 00:08:42:17

Thank you. Um, and as this is a matter of law, as you will understand, should the Secretary of State consider that the limiting the amount of common land proposed to be utilized in this way cannot be secured? Could the applicant confirm that his content for the special party mandatory procedure to take place?

00:08:45:27 - 00:08:47:24

Laura Bretherton for the applicant.

00:08:49:12 - 00:08:57:14

We'll take that away as well. Although in that circumstance, don't think the applicant would have much choice in the matter, but we will come back. Yeah.

00:08:57:23 - 00:09:03:15

What I'm saying is you're, you're. You're creating yourself at the risk of this. Understood.

00:09:03:17 - 00:09:04:02

Yes.

00:09:04:22 - 00:09:35:09

There is an alternative which is on or even if on or without prejudice basis of providing alternative drafting, showing no more than 200m² actual land to affected by the proposed. And that may be that you have to revise the land plans and or special land plans or and we may and may alternative drafting for the development consent order. So as just as a matter of if the method that you have proposed here. The secretary of state because it would not be lawful.

00:09:35:24 - 00:09:45:06

Is there enough is there a fallback to avoid special parliamentary procedure for you to avoid? If you don't if you're not if you don't want to go on the special parliamentary route?

00:09:46:18 - 00:10:02:24

Laura Bretherton for the applicant think that is most likely a sensible fallback and we'll take that away and consider whether or not the further detail on the on the public rights of way strategy can be refined at this point in time to clarify that and perhaps reduce the the risk.

00:10:03:20 - 00:10:28:12

One of the things we were also going to ask you to do is could you could could not speak today, obviously, but could you provide a plan to demonstrate that you can achieve the proposed development on no more than 200m² of common land? We appreciate there may be more than one way to actually do that, but it's reasonable for the Secretary of State through us to be satisfied that there can be achieved in 200m².

00:10:31:19 - 00:10:34:15

I'm being reassured that we can do that. Yes. Thank you.

00:10:34:19 - 00:10:50:23

This is a it's a bit like in a housing scheme. If you wanted to put 100 houses, it is reasonable to ask can you show how you would get 100 houses? We appreciate it's not it would be an illustrative plan as to how it would be done rather than a definitive, but it would at least show that it could be done. Which is more the point. Thank you.

00:10:52:19 - 00:11:07:12

And want to come on to Natural England's relevant representation. Relevant Rep 0974 believe I asked for that in page nine. Could that be put up, please?

00:11:14:05 - 00:11:16:01

Can you get down to page nine?

00:11:16:15 - 00:11:17:24

Just take a bit of time to get there.

00:11:22:08 - 00:12:06:03

Thank you. It's in essentially that bullet pointed list in the middle. One of them is says is matches to is the second bullet point. The second bullet point is sort of the one which up a bit. Sorry, up a bit. It's one it says measures to be implemented. It's access to the more sensitive areas of the policy. Now we'll separately be asking questions about the nature of those restrictions, extent timings if part year or permanent as they do not appear to be mentioned in the Woodland Access Management plan, which is appendix 12.4 of the is a 200.

00:12:07:17 - 00:12:54:21

And obviously that would allow asking questions for interested parties to comment on them and the to judge whether those restrictions are justified. For what I'm concerned about for today's hearing is when the physical extent of any restrictions that are on the Commons and and whether they would mean that whether there any of that of that land in the sea is common land and thus any restrictions would would increase the amount of land that was going to be a special category land that was going to be affected more than the 200m² you've already identified and thus take you outside the 1315 potential route.

00:12:56:14 - 00:12:57:06

Is that clear?

00:12:58:08 - 00:13:04:00

Laura Bretherton For the applicant, I don't believe that that is the case. I'm looking at our landscape and

00:13:06:09 - 00:13:11:09

consultant think think. If we take that away and come back and confirm that position.

00:13:11:11 - 00:13:46:12

But clearly it's for another day. But how the restrictions in the Woodland Access management plan, if they were to include restricting access, how they would be secured, are they would they need to be a planning obligation, etcetera, etcetera, etcetera. That's for another day. But what we've what we want to know for these purposes is, is any of the land in question going to be common land and thus special special category land, which then in itself needs to be dealt with as part of this these provisions?

00:13:47:23 - 00:13:58:14

Understood. And we will double check. But as I say, it is understood that the common land is identified as only those two plots, 120 and 121. And so that.

00:13:58:23 - 00:13:59:08

You've.

00:13:59:10 - 00:13:59:27

Seen will take.

00:13:59:29 - 00:14:43:16

It away. It says there and it's simply not clear as to whether the the the the areas to be restricted access in the sea are common land. It just can't we can't tell from the information in front of us. So we need that clarified please. Okay. Thank you. Um, before we move on to the next one, we want to move to the applicant view of compulsory acquisition of those parts of the railway and how they mean to interact with section 1273 of the Planning Act 2008 insofar as it relates to National Rail as a statutory undertaker and the extent that land can be purchased and not replaced without serious detriment to the carrying on of the undertaking.

00:14:43:24 - 00:14:45:14

Do you have any comments on that?

00:14:47:06 - 00:15:19:12

Laura Bretherton For the applicant. Um, as mentioned yesterday, the applicant is in extensive and advanced conversations with Network Rail in respect of all technical matters, including land and rights arrangements. Um, the applicant will also be, as mentioned yesterday, progressing their protective provisions with Network Rail, which will also deal with compulsory acquisition and powers sought and land and rights agreed.

00:15:19:26 - 00:15:37:22

And the applicant understands there is no objection on a 127 basis from Network Rail. Um, and so doesn't envisage any submissions in that regard. I don't know whether our rail consultant has anything else to add to that.

00:15:41:05 - 00:16:15:02

Thank you Lord. David Baker. Baker Rose The position with Network Rail is the applicant is not intending to acquire any of the operating railway. The boundary between the operating railway and the scheme will change and that is in discussion. And the point that the area where the points coming from the main lines will also change. And so there will be some land swaps and various other changes and there's also going to be the need to acquire air rights, but none of that is going to obstruct or make the railway inoperable.

00:16:15:18 - 00:16:21:26

And we are in detailed negotiations not only in terms of the land, but also in terms of the construction. Of all of those features.

00:16:25:12 - 00:16:34:04

Thank you, Mr. Reagan. Um, is there an alternative? Is there? I was trying to remember whether there's anybody here from National Rail at this point in Wisconsin. I think there is

00:16:36:02 - 00:16:36:17

others.

00:16:37:03 - 00:16:38:11

Yes. Yes.

00:16:38:13 - 00:16:40:01

Thank you. Do you have any comments on that.

00:16:40:13 - 00:16:44:21

Mr. Robinson, from Dennis? No, No comments. And that that was mute?

00:16:46:07 - 00:16:47:03

That shouldn't be.

00:16:50:02 - 00:16:51:13

Can you hear me now? Shouldn't be on mute.

00:16:53:04 - 00:16:54:17

And can't hear you.

00:16:59:03 - 00:16:59:27

Another way.

00:17:00:04 - 00:17:03:28

Probably disconnecting any connect and give it give it a minute.

00:17:10:03 - 00:17:11:24

Is that any better at all? Yes.

00:17:11:26 - 00:17:13:00

Thank you. We can hear you now.

00:17:13:10 - 00:17:38:06

Sorry. I'll start to get in case nothing came through at all. So. Yeah. Chris Robinson Dentons on behalf of Network Rail, the everything that's been said there reflects the ongoing discussions that are currently being had between the respective parties with draft documentation has been going

backwards and forwards, as well as several meetings that have been had and will be had as well going forward. So yeah, nothing further to add from our point of view.

00:17:39:00 - 00:17:51:07

Thank you very much. Um, similarly, are there any comments in relation to section 127 three in relation to land where national highways is a statutory undertaking?

00:17:53:16 - 00:17:55:14

Laura Bretherton For the applicant,

00:17:57:01 - 00:18:33:03

the same position applies really. The the applicant has been in discussions with national highways explaining the the the relevant parcels of land which are subject to the proposed acquisition powers and much of the intention to acquire any interest also relates to discussions which are being had with the County Council in terms of what interests or what what land physically is required upon dedication of the new highway.

00:18:33:11 - 00:19:09:01

Um, right at highway land and the highway works specifically on the B4 six, six, eight Leicester Road. I think there are a number of very complicated land registry titles where whilst the adopted highway is a county highway and therefore the highway works will be delivered pursuant to protected provisions with the county. And some of the subsoil interests are owned by national highways and therefore dependent upon whether or not the County Council would be seeking full freehold land with with a dedication.

00:19:09:06 - 00:19:22:26

Um, that clearly impacts the applicant's land acquisition strategy. And conversations are ongoing with both of the authorities in that regard to to seek to resolve and clarify what is required.

00:19:23:19 - 00:19:27:29

Because any of those lands which for whatever expression have been left white.

00:19:29:16 - 00:19:31:06

There are lots of white plots which.

00:19:31:21 - 00:19:38:12

I'm thinking the ones where when the county council is running the road. But the national highways have the subsoil.

00:19:38:19 - 00:19:56:28

In that in those in that scenario, the those would be pink plots simply because the applicant needs to ensure it can deliver the freehold to the county. The intention would be to to do that through voluntary agreements. But in the absence of having those concluded, those plots are pink at the at the moment.

00:19:57:03 - 00:20:02:02

Thank you. Um, does the representative from National Highways wish to make any comments on this?

00:20:04:05 - 00:20:07:00

Similar to national highways. Nothing at the moment. Thank you.

00:20:07:02 - 00:20:41:21

Thank you very much. Okay, that concludes that item. So we move on to item four, which relates to Crown land. Grateful if the applicant present and just if it's case for compulsory acquisition of Crown land and set out to the latest position where there is consent, obtain consent from the Crown under section 135 of the Planning Act 2008. As we understand it from the Book of reference, there are two crown bodies who have interests in land the Secretary of State for Environment, Food and Rural Affairs and the Treasury solicitor,

00:20:43:21 - 00:20:52:17

the former being related to rights and that Latin in respect of dissolved companies otherwise known as bond for county land. Ms.. Hutton Mrs. Hutton.

00:20:54:04 - 00:21:47:20

Thank you, Laura. Beth Hutton for the applicant and the examining authorities is quite right. There are a few plots with different Crown interests. These are explained or the approach to Crown land is explained in paragraphs 8.1 to 8.4 of the statement of reasons and the if can deal first with the the different interests, if I may call them that. These are plots 36 and 53 Um, in relation to these, these plots, the applicant's land references have identified the Department for Environment, Food and Rural Affairs as being the, the government body having the benefit of particular rights over these plots.

00:21:48:06 - 00:22:06:22

Um, having written to Defra to obtain the crown the necessary consent. Um, this has actually been passed over to a different government department, so the applicant is pursuing that, but the update is the consent is formally yet to be, to be granted. And

00:22:08:28 - 00:22:51:17

to clarify, the applicant is not seeking to acquire specifically the Crown interest, but clearly there is full acquisition of of the freehold of one of those plots which is plot 36. Um, in respect of plot 53, this is adopted highway land. It's a, it's a white plot. There is no compulsory acquisition sort of that particular interest. Um, and then in relation to the various bona Vacanti plots, if you like, where the, the, the previous subsoil owner company had had gone into liquidation and the applicant has been seeking the necessary consent from the Treasury solicitor.

00:22:51:19 - 00:23:10:19

However, the applicant's view again is there are no there is no compulsory acquisition powers sought in relation to any of those plots that are all adopted highway. And so the approach has been out of sort of an abundance of caution to to seek that consent. But there is no compulsory acquisition required.

00:23:13:09 - 00:23:15:20

Does anybody else want to make a comment on any of that?

00:23:17:10 - 00:23:35:18

Um, I'm just the obviously the bone of acacia. And there is the possibility that the crown disclaims freehold ownership and you then end up with and look at some of it looks like it might be and it then becomes this cheat land. Does that what's your approach to be, should that occur?

00:23:37:12 - 00:23:46:15

I believe that may be about to occur, But we'll we'll take we'll take that away and update the examining authority at the next at the next deadline.

00:23:47:10 - 00:23:54:04

Thank you. Thank you very much. As you appreciate, we obviously need to make sure we're absolutely clear as to where where we are when we get to that point.

00:23:55:24 - 00:24:13:05

Does anybody else have any other comments on that? No, I think that completes that. So we can now move on to item five for statutory undertakers. So could you update us the latest position of operational land of statutory undertakers other than the two we've mentioned already, national highways and

00:24:16:20 - 00:24:25:06

network rail and national highways and whether it's obtained agreement to the land to be acquired and whether there are and what are other outstanding matters, if any, there are to be resolved.

00:24:26:22 - 00:25:11:12

Thank you, Laura Bretherton for the applicant. And we discussed yesterday the status of protective provisions with the various parties cadent, gas, national grid, electricity, etcetera. And the reality is that those protected provisions will deal with the land and rights required in respect of any such apparatus or land to to be subject to any powers. And the applicant is confident that the position with regard to any any necessary interests will be finalised and agreed as part of those protected provisions in the coming weeks and certainly during the course of the examination and doesn't anticipate any any need for the exercise of compulsory acquisition in relation to those rights.

00:25:13:09 - 00:25:26:20

Thank you. Um. I'm trying desperately to remember whether any of the land for compulsory acquisition is is the freehold is owned by any of the statutory interests? I don't think it is, but could you just confirm?

00:25:27:25 - 00:25:35:08

I don't think it is either. But the book of reference is a very long document. So if if you'll let me just reconfirm that. But that is that.

00:25:35:10 - 00:25:50:24

Would it would be useful just because obviously we then have to if it were to be, then there are different slightly different provisions that we have to say and can just go back to the Crown land. I would can I strongly advise a lot of pressure is put on the crown because they are notorious for being slow in response.

00:25:51:03 - 00:25:53:06

Absolutely. And that's appreciated. Thank you.

00:25:53:09 - 00:25:59:09

I think that deals with item five. So we're now going to move on to item six. And I'm going to hand over to Mr. Sword.

00:26:01:19 - 00:26:32:00

Thank you, Mr. Jackson. Um, we are mindful of changes in the economy over the past two years. We would therefore be grateful if the applicant could update us as to the latest position in respect of funding. Just to note, the funding statement was drawn up in December last year, and paragraph 4.4 makes reference to data from December 2021. In addition, Section 4.4 sets out the funding position of the applicant.

00:26:32:22 - 00:27:04:07

Um, it mentions unsecured bank finance, public bonds, private loan notes and green bonds to £1.7 billion. However, only two £212.9 million has been secured. We would be grateful if that could be contextualized in terms of the debt of the funding position and whether the unsecured, whether it is unsecured funding or funding that has been obtained but isn't secured against assets.

00:27:06:29 - 00:27:31:09

Thank you Laura Bretherton for the applicant, and I'll pass over to Mr. Wallace in a second to, to give a bit more context and just to say as indicated yesterday, the intention is to submit an updated funding statement which will update all of the relevant matters just mentioned, including updated accounts. But I'll pass it over to Mr. Wallace to give a bit more context and update.

00:27:34:20 - 00:27:36:20

Thank you, Jonathan Wallace, the applicant.

00:27:37:08 - 00:28:08:07

So we confirm that we propose to submit an updated funding statement with updated accounts appended and to reflect revised funding estimates detailed in the statement. The accounts demonstrate that big Box Reed PLC has a portfolio value of over £5 billion in terms of the cost estimate of funding, funding the development. This will be updated to reflect changes in the market and most notably increased construction costs. The applicant's current cost is estimated at 805 million.

00:28:08:15 - 00:28:35:15

The applicant's land acquisition costs are related to market value and following further negotiations with landowners, the applicant's revised estimates for funding any potential compensation for interests described in the statement is £3.46 million. The revised sums result in an overall increase of approximately £51 million, but this does not affect the applicant's ability to fund the delivery of RFI as evident from the group portfolio value.

00:28:38:28 - 00:28:47:23

Thank you. Does it also include realization of increase in interest rates as well?

00:28:57:24 - 00:29:03:05

That is that is taken into consideration in those figures. So Jonathan Wallace.

00:29:04:06 - 00:29:04:21

Thank you.

00:29:08:06 - 00:29:33:03

The funding statement refers to current near-term and future pipeline development activities of the company. Has this position changed in respect to any of the pipelines set out and can the applicant confirm these commitments will not hinder the delivery of the project either. Not those projects aren't. Being relied upon to fund this one.

00:29:47:21 - 00:29:52:07

Laura Beth Hudson for the applicant. We'll come back on that in writing when we update the funding statement.

00:29:53:24 - 00:29:54:21

Okay. Thank you.

00:30:01:00 - 00:30:12:24

Can the applicant confirm or comment on whether there are any business extinguishment costs involved as part of this project and whether they have been factored into the funding statement?

00:30:19:18 - 00:30:25:05

Laura Beth Hudson for the applicant, there are none that the applicant has needed to deal with.

00:30:29:21 - 00:30:30:20

Okay. Thank you.

00:30:37:02 - 00:30:57:17

Okay. Finally, Section seven provides a cost estimate of £755 million for the development. As you may expect, we would be grateful if we could provide a date of the estimate breakdown of costs, which will come back in the the the the realigned figures. Um.

00:31:00:29 - 00:31:06:13

Other ongoing arrangements to review the costs as we go through the project as well,

00:31:08:23 - 00:31:16:08

so that the the funding is bang up to date as we progress. It's an iterative process, basically.

00:31:18:19 - 00:31:36:21

And Jonathan Wallace for the applicant. We so so the revised figure that I quoted earlier in my response of 805 million, that is the updated figure to the 750 that you just referred to. So that's first of all. And secondly, I can assure you that we update our numbers on a very regular basis.

00:31:38:09 - 00:31:39:01

Okay. Thank you.

00:31:40:22 - 00:31:44:17

Does anyone else wish to make any comment on this item?

00:31:49:08 - 00:31:53:01

Thank you. I'll hand back Mr. Jackson to bring this meeting to a close.

00:31:53:03 - 00:32:05:00

Well, firstly, I'm going to ask Mr. Heron, who's been keeping a list of action points, if he's run through those, as we did yesterday, just to make sure that everybody's understanding as to where we are. Thank you, Mr. Aaron.

00:32:05:13 - 00:32:40:08

Thank you, Mr. Jackson. Just a few action points for the applicant to be submitted as part of post healing submissions. So in general terms, we have the submission of a schedule on the implications of forthcoming legislative legislative changes, including the levelling up bill. We have an update to the appendix for the statement of reasons in relation to plots 101 122, including why they are sought. What they are sought for and the rationale for their sizes. We have an update in relation to the interactions with regard to human rights considerations.

00:32:41:22 - 00:33:06:07

A few action points again for the applicant in terms of special category land. These include the consideration of precedent in terms of the drafting of Article 23, a response to the proposition that if we and or the Secretary of State are satisfied that Section 1315 does apply, then there is no need for the proposed Article 232 at all.

00:33:08:07 - 00:33:17:00

The submission of a plan to show how you can achieve the development on no more than 200m of common land.

00:33:19:21 - 00:33:29:12

Further consideration in terms of whether or not any of the relevant land in burbage wood and Aston firs. Triple C is common land with particular regard to comments from natural England.

00:33:32:14 - 00:33:38:21

In terms of crown land. We have an update in terms of the scenario where the crown disclaims freehold land.

00:33:41:00 - 00:34:00:06

And in terms of statutory undertakers, we are to have a note, I believe, on whether the applicant has obtained agreement for land to be acquired in relation to statutory undertakers. And lastly, in terms of funding, we are to have an updated funded statement, funding statement, sorry, in due course. Thank you very much. Back to you, Mr. Jackson.

00:34:00:23 - 00:34:07:27

Thank you. Does anybody else have anything else they wish to raise before we close for today's proceedings? Yes, Mrs. Allen.

00:34:08:12 - 00:34:18:25

Thank you, Laura Bretherton, for the applicant. Just in terms of the funding statement, submission, is that envisaged Deadline one deadline to.

00:34:19:04 - 00:34:48:16

That deadline, one would be good. And as I say, I think the nature of the discussions we've had earlier and then another revised version of the funding statement probably be probably deadline eight, I would suspect the penultimate deadline think is probably the next is probably think desperately trying to remember the examination timetable in my head think think there was think there's a ninth one which essentially two responses to the to the last submissions but so it's the penultimate one whichever one that happens to be. So that would be good. Thank you.

00:34:50:12 - 00:35:24:11

In which case anybody else? Anything else they want to raise? Which case can thank everybody for your attendance here today and throughout the week? Um, the next set of hearings are scheduled for the week, commencing the 30 30th of October, I think it is, which is the Monday of that week with an open floor hearing in the evening at the Leonardo Hotel with hearings the rest of that week up to and including Friday lunchtime. We hopefully in which case look for thank you for your participation over the last few days.

00:35:24:13 - 00:35:40:15

Thank you for your inputs so far. Thank you for the inputs that are coming in the near future and we'll see, I suspect the majority of people again in October and November. Today's compulsory acquisition hearing is closed.