

1

00:00:19,050 --> 00:00:21,990
Time's now, 1745. Welcome back, everybody.

2

00:00:23,840 --> 00:00:28,230
Could we begin with the bullet points under the heading

3

00:00:28,490 --> 00:00:33,190
degree of certainty for redevelopment of the existing W W

4

00:00:33,430 --> 00:00:34,263
T P site?

5

00:00:36,730 --> 00:00:37,563
Yes.

6

00:00:38,730 --> 00:00:42,590
Yes, sir. Thank you. Um,

7

00:00:46,930 --> 00:00:51,870
I'd like to start, if I may,

8

00:00:52,330 --> 00:00:56,190
by asking Mr. Call me to address bullets one and two together.

9

00:00:56,530 --> 00:00:57,390
Is that convenient for you?

10

00:00:57,690 --> 00:01:01,710
You, that's, that's fine. I ju I'd just like to make reference and hopefully Mr.

11

00:01:01,960 --> 00:01:06,790
Comey will pick it up. Um, there was an 18th of December, 2020,

12

00:01:06,890 --> 00:01:11,830
letter from Alex, plant of Ian Water Services this form,

13

00:01:11,830 --> 00:01:16,750
part of the section 35 correspondence to the Secretary of

14

00:01:16,750 --> 00:01:21,670

State. And he said that, well, sorry, I presume Mr. It is Mr. Plant.

15

00:01:21,690 --> 00:01:25,350

Is it Alex Plant. Thank you. Mr. Plant said,

16

00:01:26,450 --> 00:01:27,590

as explained in my letter,

17

00:01:27,600 --> 00:01:32,150

requesting a section 35 direction and you more to our under an

18

00:01:32,150 --> 00:01:36,830

obligation to deliver the Cambridge wastewater treatment plant relocation

19

00:01:37,010 --> 00:01:41,030

to enable housing development to start on the existing site from the

20

00:01:41,030 --> 00:01:45,630

31st of March, 2028. Um, when you,

21

00:01:46,130 --> 00:01:47,710

um, explain your opposition on this,

22

00:01:47,710 --> 00:01:51,230

could you also explain to whom that obligation

23

00:01:52,460 --> 00:01:56,870

sits the Ang Water obligation to, um,

24

00:01:57,330 --> 00:01:59,950

enable housing development from March, um,

25

00:01:59,950 --> 00:02:03,470

2028 and also what would happen if that date is missed?

26

00:02:04,840 --> 00:02:09,270

Thank you. I'll do my best, sir. Thank you, John. Call me the applicant. Um,

27

00:02:09,950 --> 00:02:14,310

I don't have the letter in front of me, but, um, the,

28

00:02:15,020 --> 00:02:18,790

what we're talking about here is the contract and the contract terms,

29

00:02:20,410 --> 00:02:24,830

Um, which was negotiated back in 20 19, 20 20.

30

00:02:25,370 --> 00:02:29,630

Uh, we signed the contract and just to be, uh,

31

00:02:30,640 --> 00:02:33,510

clear, we had two stages within that contract,

32

00:02:33,570 --> 00:02:36,550

the enabling stage and the delivery phase.

33

00:02:37,170 --> 00:02:39,710

We are still in the enabling phase, um,

34

00:02:40,200 --> 00:02:44,750

which ultimately is completed with the hopefully successful

35

00:02:45,320 --> 00:02:50,070

award of the D C O. That's essentially what that enabling phase phase was for,

36

00:02:50,730 --> 00:02:55,390

um, to move to the, uh, delivery phase. Um,

37

00:02:56,330 --> 00:03:00,140

we need to fulfill some of those conditions,

38

00:03:00,140 --> 00:03:03,780

which we will confirm to you. Uh, um,

39

00:03:06,010 --> 00:03:10,340

essentially to release the funding. We, we, we, um,

40

00:03:11,320 --> 00:03:15,780

uh, enter into the co obligation to Holmes, England,

41

00:03:16,000 --> 00:03:20,140

us and the city council to bring forward those housing dos.

42

00:03:20,880 --> 00:03:25,660

Um, as part of the enabling phase. We agree as yet

43

00:03:28,000 --> 00:03:31,140

the definitive timetable for that. That's still to be developed.

44

00:03:31,140 --> 00:03:34,300

That's part of what we've got to do and that will have to take on board the

45

00:03:34,300 --> 00:03:38,260

circumstances that existed at the time, as Peter Peter has explained.

46

00:03:38,840 --> 00:03:42,780

So whilst we have milestones within the enabling phase,

47

00:03:43,280 --> 00:03:47,380

the milestones in the indicative, uh, in the delivery phase are, are,

48

00:03:47,600 --> 00:03:50,180

are indicative at this stage need to be firmed up.

49

00:03:50,200 --> 00:03:54,380

And is is that City Council's landowner rather than as planning authority? Yes.

50

00:03:54,760 --> 00:03:57,380

Yes. I mean, I think we have to, within the hip agreement,

51

00:03:57,560 --> 00:04:00,300

the city council are landowners and the, and the,

52

00:04:00,320 --> 00:04:05,140

the responsibilities are clearly, uh, understood. And indeed, uh,

53

00:04:05,560 --> 00:04:09,540

the same applies in terms of of of of, of the, um,

54

00:04:11,440 --> 00:04:15,980

the a w landholding because ultimately the City council and Ireland have formed

55

00:04:16,100 --> 00:04:18,860

a joint venture that has the options of the land.

56

00:04:20,560 --> 00:04:24,340

So we need to divorce our statutory responsibilities as a, a,

57

00:04:24,460 --> 00:04:28,380

a wastewater undertaker from, from, from the land holding element of this.

58

00:04:30,400 --> 00:04:31,260

Um, so

59

00:04:36,610 --> 00:04:40,870

how do we secure those obligations? And that give you that certainty?

60

00:04:40,930 --> 00:04:45,390

That's done through the master development agreement that we have in place with,

61

00:04:45,500 --> 00:04:50,350

with Land securities. You and I, that's all been approved by,

62

00:04:50,850 --> 00:04:54,360

by, um, claims England.

63

00:04:54,750 --> 00:04:56,440

It's been done in conjunction with them.

64

00:04:56,630 --> 00:05:01,320

It's an important project document and that, that, that is how,

65

00:05:01,660 --> 00:05:02,020
how,

66
00:05:02,020 --> 00:05:05,600
how we ensure that what we're talking about is houses not some other
form of,

67
00:05:05,660 --> 00:05:08,280
of, of, of development, sorry, I should say homes not houses.

68
00:05:12,080 --> 00:05:16,570
What land securities you and I are obliged to do is get plan consent

69
00:05:18,010 --> 00:05:21,390
and then put in the infrastructure on a phased basis,

70
00:05:21,650 --> 00:05:25,750
and those plots will be released to ultimately and sold to, uh,

71
00:05:26,160 --> 00:05:30,110
individual plot developers in accordance with the design guide, et
cetera,

72
00:05:30,170 --> 00:05:33,990
et cetera, which is how we ensure that we, uh, uh,

73
00:05:34,260 --> 00:05:39,190
make that place that Peter was referring to, which is so important
to, to,

74
00:05:39,330 --> 00:05:44,150
to the success of this, this, this venture. And is that planning
consent,

75
00:05:44,210 --> 00:05:48,150
byline securities in the U S I or it wouldn't be issued by them.

76
00:05:48,150 --> 00:05:51,230
It would be Cambridge City County. It will be the, uh, my, um,

77
00:05:52,170 --> 00:05:56,990
is that a precondition to Anglia Water receiving the money? No. No.

78

00:05:57,030 --> 00:05:59,360

Okay. Holmes England, as Peter said, is, is,

79

00:05:59,420 --> 00:06:02,120

is taking the risk around that and the, and the,

80

00:06:02,180 --> 00:06:05,600

and the progress of the local plan and the a a p. Um,

81

00:06:06,260 --> 00:06:08,480

but as you are aware, um,

82

00:06:11,300 --> 00:06:14,120

you can put in a planning application at any time. And, and,

83

00:06:14,120 --> 00:06:18,960

and fundamentally what we're looking for is the results of this, this,

84

00:06:19,220 --> 00:06:23,160

uh, examination, um, which will allow us to, to,

85

00:06:23,340 --> 00:06:24,720

to submit that application,

86

00:06:24,860 --> 00:06:27,040

and we have better intention of bringing that course.

87

00:06:27,460 --> 00:06:32,440

So could it be the case that Holmes England pays 227 million

88

00:06:32,540 --> 00:06:37,320

pounds, the wastewater treatment plant is relocated,

89

00:06:38,340 --> 00:06:41,040

and planning permission is refused for the housing,

90

00:06:44,070 --> 00:06:47,720

that is a potential outcome? Yes, sir. Thank you.

91

00:06:47,950 --> 00:06:50,600

Most unlikely one would us all. Well, we're,

92

00:06:50,600 --> 00:06:53,360

we're not here to determine a future planning application. No.

93

00:06:53,360 --> 00:06:54,880

And we can't and we shouldn't prejudge it. No,

94

00:06:54,880 --> 00:06:57,800

we can't prejudge anything in our decision either. Um,

95

00:06:58,780 --> 00:07:03,600

our questions are centered around the degree of certainty at this time

96

00:07:03,630 --> 00:07:07,760

that we can, um, derive from any evidence presented to us.

97

00:07:07,940 --> 00:07:12,440

So on that point, um, you mentioned the development agreement.

98

00:07:13,420 --> 00:07:17,520

Are you intending to make that available even if redacted to the examining

99

00:07:17,520 --> 00:07:20,280

authority? We can do, we can do that as well. Obviously it is,

100

00:07:20,420 --> 00:07:24,720

it is a commercial document that has been negotiated and has certain

101

00:07:24,800 --> 00:07:28,480

confidential information in it. But, but yes, yes, please. Um,

102

00:07:29,020 --> 00:07:30,120

and as I said before,

103

00:07:30,120 --> 00:07:34,720

the fewer redactions the better so that we can understand the general structure

104

00:07:34,860 --> 00:07:37,920

of, of the document. That would be very helpful.

105

00:07:38,500 --> 00:07:41,560

And the final question on this point, you mentioned, um,

106

00:07:42,030 --> 00:07:46,680

that the timetables yet to be developed. Do you have a working item?
Yes.

107

00:07:46,760 --> 00:07:51,680

I mean, our target, um, the 2028 date was our initial target,

108

00:07:52,100 --> 00:07:55,360

and it remains our initial target. And as I speak at the moment,

109

00:07:55,870 --> 00:08:00,770

it's achievable. Um, it would be helpful if,

110

00:08:00,990 --> 00:08:01,710

um,

111

00:08:01,710 --> 00:08:06,690

you could come back to us with some more details on your working
timetable and

112

00:08:06,910 --> 00:08:11,250

Yes. Why you do consider it to be achievable. Yeah, yeah. Yeah.
Thank you, Mr.

113

00:08:11,270 --> 00:08:11,930

Corman. Well,

114

00:08:11,930 --> 00:08:14,690

there's still some uncertainty around the start date because we have
to get

115

00:08:14,690 --> 00:08:18,290

through this process, but, but that's, that's, that's the major
issue, I think.

116

00:08:18,360 --> 00:08:20,650

Yeah. Thank you. Um,

117

00:08:20,950 --> 00:08:23,770

are there any other points you'd like to make on those first two bullets?

118

00:08:26,290 --> 00:08:30,530

I think I've, hopefully I've given you certain the answers you were looking for.

119

00:08:30,740 --> 00:08:31,730

Thank you. Um,

120

00:08:32,150 --> 00:08:33,290

So could I just add

121

00:08:33,470 --> 00:08:34,370

Of course, that,

122

00:08:35,110 --> 00:08:37,570

Um, in the event which Mr.

123

00:08:37,740 --> 00:08:42,290

Corny described as unlikely that Cambridge City Council were to

124

00:08:42,390 --> 00:08:44,450

refuse a planning application,

125

00:08:44,640 --> 00:08:49,090

obviously assuming that all the proper process has gone through first,

126

00:08:49,830 --> 00:08:54,650

um, there would of course be the option to appeal under section 78

127

00:08:55,580 --> 00:08:57,480

and or conversely,

128

00:08:57,860 --> 00:09:02,680

if contrary to all these contractual requirements, um,

129

00:09:03,280 --> 00:09:05,600
somebody attempted to, um,

130

00:09:05,820 --> 00:09:10,320
get planning permission for something, which, which wasn't, um,

131

00:09:10,500 --> 00:09:14,240
of the, the sort of vision that, um, Mr. Cormier and Mr.

132

00:09:14,560 --> 00:09:18,720
Denton have spoken about. I don't know, something completely random,
uh,

133

00:09:19,620 --> 00:09:22,440
luxury mansions and, and a and a,

134

00:09:22,880 --> 00:09:27,760
a hotel for superstars or something. Um, and if very,

135

00:09:27,760 --> 00:09:31,880
very unlikely Cambridge City were attracted by that. Of course,

136

00:09:31,940 --> 00:09:35,600
the Secretary of State has calling powers under section 77.

137

00:09:35,810 --> 00:09:36,643
Thank you.

138

00:09:37,130 --> 00:09:40,720
Thank you. That just completes the circle, I think, from our point
of view.

139

00:09:41,410 --> 00:09:42,520
Thank you. Does, um,

140

00:09:42,520 --> 00:09:47,240
anybody else have any comments to make on what they've just heard
there in the

141

00:09:47,240 --> 00:09:49,040

room? Safe Honey Hill, please.

142

00:09:53,770 --> 00:09:54,603

C

143

00:09:55,290 --> 00:09:58,860

Conscious at times there is a running past this,

144

00:09:58,860 --> 00:10:02,380

and when it's around six o'clock, I'll be very brief. Um, my understanding,

145

00:10:02,380 --> 00:10:06,540

because I have seen a redacted version of the grant determination agreement,

146

00:10:07,160 --> 00:10:11,980

is that there isn't of an end date of 2028 in

147

00:10:11,980 --> 00:10:12,813

that agreement.

148

00:10:13,020 --> 00:10:15,820

I beg you. Sorry, I just didn't hear that point. That there isn't an

149

00:10:15,820 --> 00:10:20,620

End. No, there is an end date in that grant termination agreement. Clearly,

150

00:10:20,930 --> 00:10:24,100

it's, there is discretion on Holmes England to,

151

00:10:24,200 --> 00:10:27,540

to change that date within certain parameters, but that,

152

00:10:27,610 --> 00:10:29,820

that happens to be factually correct. I think, Mr.

153

00:10:37,670 --> 00:10:39,840

Well, you probably don't need to answer right now.

154

00:10:39,920 --> 00:10:41,880
I look forward to receiving that. It's,

155
00:10:41,880 --> 00:10:45,200
it's to be submitted to the examination and we can see for ourselves.

156
00:10:51,680 --> 00:10:53,250
Yeah. Thank you, Mr. Gilda.

157
00:10:54,150 --> 00:10:57,010
Is there anybody virtually who'd like to make any comments?

158
00:10:59,830 --> 00:11:03,810
No, thank you. Let's move on at pace to the, um,

159
00:11:04,120 --> 00:11:07,250
next bullet points, then. It's a few bullet points down.

160
00:11:07,310 --> 00:11:12,210
And it's whether the development trajectory in the N E C A

161
00:11:12,330 --> 00:11:15,210
A P requires any amendments and, um,

162
00:11:15,630 --> 00:11:20,090
the extent that the relevant authorities could meet any housing targets without

163
00:11:20,490 --> 00:11:24,010
re, um, without relocation of the existing wastewater treatment plan.

164
00:11:24,110 --> 00:11:26,970
So I think those two could be taken together perhaps.

165
00:11:27,700 --> 00:11:29,530
Thank you, sir. I'll turn to Mrs. Hunt for that.

166
00:11:29,860 --> 00:11:30,693
Thank you.

167

00:11:32,460 --> 00:11:34,160

Uh, thank you. Um,

168

00:11:34,980 --> 00:11:39,480

in terms of the housing trajectory that's included in the proposed submission

169

00:11:39,510 --> 00:11:42,800

area action plan, uh, that envisaged, um,

170

00:11:43,330 --> 00:11:46,800

first completions happening, um,

171

00:11:47,380 --> 00:11:51,640

in the period 2030 to 2035, um,

172

00:11:52,280 --> 00:11:57,280

a total of 400 dwellings in that, in that period. Um,

173

00:11:59,470 --> 00:12:03,650

the air action plan is made up by a number of parcels of land,

174

00:12:04,550 --> 00:12:05,383

um,

175

00:12:05,510 --> 00:12:08,850

and the Air Action Plan runs through those individually with the assumptions,

176

00:12:08,870 --> 00:12:13,610

but I'll, I'll, I'll stick to the site that is of interest today.

Um,

177

00:12:14,070 --> 00:12:18,650

but I think just to say in terms of the overall delivery from,

178

00:12:19,270 --> 00:12:23,770

uh, the area action plan site, uh, the, um,

179

00:12:25,510 --> 00:12:27,290

uh, the, uh,

180

00:12:27,290 --> 00:12:31,530

area action plan and also the emerging greater Cambridge local plan,
uh,

181

00:12:31,840 --> 00:12:36,770

were identifying a total of 8,340

182

00:12:36,860 --> 00:12:39,390

homes. As I said earlier,

183

00:12:39,410 --> 00:12:44,390

the vast majority within the area released by the, uh,

184

00:12:44,710 --> 00:12:46,630

relocation of the water treatment plant.

185

00:12:47,370 --> 00:12:51,470

And of those 3,900

186

00:12:52,250 --> 00:12:55,830

in the plant new plan period to 2041,

187

00:12:58,130 --> 00:13:02,920

um, we talked earlier about the,

188

00:13:03,340 --> 00:13:06,840

uh, challenges around water supply. Um,

189

00:13:08,300 --> 00:13:10,360

and, uh, as I said earlier,

190

00:13:11,100 --> 00:13:15,920

we will need to keep that under review as we prepare the new local
plan.

191

00:13:16,980 --> 00:13:18,720

Um, and it may be that there is

192

00:13:20,340 --> 00:13:24,980

possibly some refinement needing to be done to, to delivery

assumptions. Um,

193

00:13:26,080 --> 00:13:30,220

but, um, as Mr. Kelly explained earlier,

194

00:13:31,120 --> 00:13:33,980

um, we, we, you know, we, we,

195

00:13:34,050 --> 00:13:36,820

it's looking positive for there to be, uh,

196

00:13:36,820 --> 00:13:41,700

potential for substantial delivery from this site within

197

00:13:41,720 --> 00:13:45,060

the plan period, whether that trajectory needs some revision.

198

00:13:45,780 --> 00:13:49,900

I simply can't confirm at this point in time.

199

00:13:50,600 --> 00:13:52,580

Is it? I'm sorry. I sorry. Please go

200

00:13:52,580 --> 00:13:55,180

On. Um, sorry. I was, but, but we are talking about

201

00:13:56,700 --> 00:14:00,340

a variation on 3,900, so it's a substantial, it, it would still,

202

00:14:00,780 --> 00:14:05,620

I would suggest likely to be a substantial number of

203

00:14:05,670 --> 00:14:09,060

homes that will come forward, even if there needs to be any revision.

204

00:14:10,330 --> 00:14:11,980

When would we have clarity on that?

205

00:14:12,030 --> 00:14:14,300

Would that be before the end of the examination?

206

00:14:15,850 --> 00:14:18,780

Well, as, as Mr. Kelly indicated, we, uh,

207

00:14:19,600 --> 00:14:24,380

we are hoping to get clarity over the coming few

208

00:14:25,040 --> 00:14:29,940

months, whether we would be at a point where we have a confirmed

209

00:14:31,310 --> 00:14:34,660

local plan in the timescale of the examination, is one thing.

210

00:14:34,660 --> 00:14:39,660

But I think in terms of clarity on the likely delivery, um,

211

00:14:39,730 --> 00:14:40,620

from this site, I,

212

00:14:40,760 --> 00:14:45,660

I'd like to think that we would be able to give a reasonable degree of, um,

213

00:14:46,560 --> 00:14:50,180

of confidence, um, in the timescales around the examination.

214

00:14:51,090 --> 00:14:51,700

Thank you.

215

00:14:51,700 --> 00:14:56,480

And how many of those approximately 3,900 homes would be on the

216

00:14:57,320 --> 00:14:59,120

existing wastewater treatment plant site?

217

00:15:00,980 --> 00:15:03,000

Um, well, as I said,

218

00:15:03,580 --> 00:15:08,480

the majority of the homes that we're talking about in the whole of the

219

00:15:08,480 --> 00:15:13,400

Northeast Cambridge area are on the water treatment plant or the land

220

00:15:13,400 --> 00:15:17,600

around it that is currently, um, uh,

221

00:15:19,050 --> 00:15:22,120

preventing would prevent any residential development.

222

00:15:22,120 --> 00:15:26,000

So within the 400 meter safeguarding zone around the, uh,

223

00:15:26,000 --> 00:15:30,920

where odor constrained residential development. So, um,

224

00:15:31,220 --> 00:15:34,640

we can break that down by the water treatment works itself, but, um,

225

00:15:36,700 --> 00:15:37,470

in reality,

226

00:15:37,470 --> 00:15:42,040

it's the amount of development housing development enabled by the relocation of

227

00:15:42,040 --> 00:15:45,880

water treatment plant is more than just the site of the water treatment plant

228

00:15:45,880 --> 00:15:46,660

itself.

229

00:15:46,660 --> 00:15:51,280

And presuming that this, um, D C O is consented,

230

00:15:52,260 --> 00:15:56,480

are there any other steps that would need to be gone through particularly C P O

231

00:15:56,580 --> 00:16:01,240
to assemble that land around the site as well to enable those houses
to be

232
00:16:01,240 --> 00:16:02,073
delivered?

233
00:16:06,140 --> 00:16:10,620
I don't, I don't believe so, but I'm just hand over to Mr. Kelly on
that point.

234
00:16:13,740 --> 00:16:16,840
So there are a number of different land ownerships within the, um,

235
00:16:17,350 --> 00:16:22,200
parameter within the area action plan. Um, but there are, uh,

236
00:16:22,580 --> 00:16:25,080
and, um, at this moment in time,

237
00:16:25,080 --> 00:16:29,240
we haven't commenced C P O proceedings against any of those sites.

238
00:16:29,980 --> 00:16:33,600
Um, but the, uh, area action plan, uh,

239
00:16:33,660 --> 00:16:36,360
the emerging area action plan makes clear, um,

240
00:16:36,640 --> 00:16:40,120
a commitment to secure site assembly as part of, uh,

241
00:16:40,440 --> 00:16:43,320
admittedly it is not yet an examined document,

242
00:16:43,540 --> 00:16:47,160
but through a policy framework if necessary, there are,

243
00:16:47,630 --> 00:16:51,640
alongside a number of quite modest site components to that,

244

00:16:52,130 --> 00:16:56,040

there are nevertheless very substantial holdings, including angling water and,

245

00:16:56,300 --> 00:17:01,000

um, Cambridge City Councils, uh, but not solely. There's, there is a,

246

00:17:01,440 --> 00:17:04,760

a consortium around the station, uh, development with, um,

247

00:17:04,830 --> 00:17:09,280

another fairly substantial landholding capable of supporting additional

248

00:17:09,280 --> 00:17:14,120

residential units, um, ahead of, uh, potentially,

249

00:17:14,700 --> 00:17:17,960

uh, land assembly. Although, um, uh, as I said,

250

00:17:17,960 --> 00:17:22,240

we haven't yet engaged in a conversation around the delivery the delivery of

251

00:17:22,240 --> 00:17:25,680

those. Although there is no adverse, uh,

252

00:17:25,960 --> 00:17:29,240

responses that we've received from the engagement over the last 10 years,

253

00:17:29,310 --> 00:17:33,880

that implies a, um, substantial barrier in, in, in,

254

00:17:34,380 --> 00:17:38,120

in ownership terms to delivery of the outcomes in the area action plan.

255

00:17:38,460 --> 00:17:42,920

So could I note down from that, that the assembly hasn't been completed yet,

256

00:17:42,920 --> 00:17:47,160
land assembly and there is a, a potential for C P O,

257
00:17:47,580 --> 00:17:50,360
but that hasn't been determined yet?

258
00:17:50,780 --> 00:17:53,920
So the land assem, there are, um, the,

259
00:17:54,300 --> 00:17:58,720
the breakdown of the way of land ownerships in the site has a number
of

260
00:17:59,210 --> 00:18:03,880
small sites within a very particular, um, uh, off one of the roads,

261
00:18:04,100 --> 00:18:06,920
uh, in the, um, uh,

262
00:18:06,940 --> 00:18:11,400
in the area to be released. We haven't commenced,

263
00:18:11,780 --> 00:18:16,000
uh, a process to, um, acquire those.

264
00:18:16,780 --> 00:18:17,380
Um,

265
00:18:17,380 --> 00:18:22,280
but there are also very substantial landholdings capable of

266
00:18:22,280 --> 00:18:26,600
delivering. Um, uh, I would, I would,

267
00:18:27,460 --> 00:18:29,440
uh, I think we need to probably clarify this,

268
00:18:29,460 --> 00:18:34,200
but looking at the development parcels within the area action plan
in excess of

269

00:18:34,260 --> 00:18:38,240

the quantum of homes that we've quoted in terms of the housing trajectory within

270

00:18:38,300 --> 00:18:43,200

the plan period within those large parcels of land with indications of

271

00:18:43,200 --> 00:18:47,720

willing landowners in, in that process. But I think if we can clarify

272

00:18:48,230 --> 00:18:49,440

That would be helpful. And,

273

00:18:49,460 --> 00:18:50,360

Um, the breakdown that,

274

00:18:50,540 --> 00:18:54,360

And you say about the process to acquire sites, is that by negotiation first?

275

00:18:55,270 --> 00:18:55,710

Well,

276

00:18:55,710 --> 00:18:58,840

that would always have to be the process that you'd follow in terms of land

277

00:18:59,040 --> 00:19:00,920

assembly from the local authority or any other body.

278

00:19:01,140 --> 00:19:04,800

And have you investigated whether, for example, um,

279

00:19:05,620 --> 00:19:10,000

any leasehold occupiers have break clauses before 2028?

280

00:19:11,940 --> 00:19:15,280

We, we haven't done that. Um, for the, um,

281

00:19:15,670 --> 00:19:19,800

smaller land holdings, clearly the large land holdings,

282

00:19:19,890 --> 00:19:24,080

we're already seeing pre-application inquiries, uh,

283

00:19:24,140 --> 00:19:24,973

and requests,

284

00:19:25,230 --> 00:19:29,440

including from the applicants for pre-application advised through planning

285

00:19:29,440 --> 00:19:33,480

performance agreements as a means to bringing forward those sites.

286

00:19:33,620 --> 00:19:37,440

So we've not yet encountered an unwilling, um,

287

00:19:37,950 --> 00:19:39,680

site promoter in the, in the process.

288

00:19:40,250 --> 00:19:45,040

Thank you. So if we take that as an action point for clarification on that,

289

00:19:45,340 --> 00:19:46,360

and um,

290

00:19:46,830 --> 00:19:51,080

also we didn't touch on an action point for clarification on the trajectory

291

00:19:51,620 --> 00:19:53,440

for the local plan. Um,

292

00:19:53,860 --> 00:19:58,520

that's not necessarily urgent if you can't provide us with the

293

00:19:58,640 --> 00:20:02,360

information, but, um, during the course of the examination, we will need that.

294

00:20:02,540 --> 00:20:06,160

Um, or, or we would like it. Thank you.

295

00:20:07,170 --> 00:20:11,160

Thank you. Yeah, and sorry, there was a further point that I'm of like to make,

296

00:20:11,260 --> 00:20:15,520

if that's okay. Yeah. Um, so the, um, just just to be clear,

297

00:20:16,630 --> 00:20:18,080

some of the, um,

298

00:20:20,500 --> 00:20:23,560

the issues on land ownership that Mr. Kelly was talking about are in the,

299

00:20:24,060 --> 00:20:26,200

the majority of those are in the wider, uh,

300

00:20:26,270 --> 00:20:30,520

Northeast Cambridge area in terms of the water treatment work and the area

301

00:20:30,580 --> 00:20:34,680

around it, particularly within the city council's ownership, clearly, um,

302

00:20:35,350 --> 00:20:38,240

they are parties to, um,

303

00:20:39,420 --> 00:20:43,560

taking development partner and, and, and looking to bring the proposals forward.

304

00:20:44,020 --> 00:20:46,600

Um, so I don't think, but we'll clarify,

305

00:20:46,980 --> 00:20:49,960

but I don't think for that particular lamp parcels we are, we,

306

00:20:49,980 --> 00:20:52,320
we are talking about that being being an issue. If

307
00:20:52,320 --> 00:20:56,240
You could clarify, and, and I have in my mind the,

308
00:20:56,920 --> 00:21:01,880
a developer would want a clean title really on, on the site without,
um,

309
00:21:02,060 --> 00:21:06,120
you know, it might be extinguishment of easements, for example. Um,

310
00:21:06,700 --> 00:21:11,600
so if you could explain how they would get to the situation from a
land

311
00:21:11,620 --> 00:21:14,640
owning point of view that they would, um, commence

312
00:21:16,870 --> 00:21:19,280
Yeah, understand, understand the point, sir. Um,

313
00:21:19,450 --> 00:21:23,880
there is also a relocation study that supports the air action plan
that looks in

314
00:21:24,000 --> 00:21:27,160
more detail about some of the issues about actually delivery of the,

315
00:21:27,740 --> 00:21:30,280
of the plan. So we can, we can cover that off in, in,

316
00:21:30,280 --> 00:21:34,120
in that would impact report. Thank you. Um, I,

317
00:21:34,440 --> 00:21:39,160
I think you were also looking to, um, cover at this point, um,

318
00:21:39,420 --> 00:21:44,320
the extent to which the relevant authorities could meet any housing

319

00:21:44,390 --> 00:21:49,120

targets without relocation. Um, is, is now the time to cover that point?

320

00:21:49,540 --> 00:21:51,480

Uh, if, if you'd like to, yes, of course.

321

00:21:51,940 --> 00:21:56,080

Um, thank you. Um, you know, we, we talked about that to,

322

00:21:56,340 --> 00:21:59,120

to to some extent before, before the break. Um,

323

00:21:59,660 --> 00:22:04,400

but I think it is perhaps helpful just to, um, say a little bit now, um,

324

00:22:04,650 --> 00:22:08,760

about the process that we have gone through in, um,

325

00:22:09,650 --> 00:22:12,280

developing the strategy for the emerging local plan.

326

00:22:12,620 --> 00:22:16,680

And we can cover this in more detail in our local impact report, but the,

327

00:22:17,420 --> 00:22:22,320

uh, the process that we've gone through has been a very thorough assessment of

328

00:22:22,500 --> 00:22:27,480

all available development opportunities and locations for development

329

00:22:27,480 --> 00:22:28,960

within the whole of greater Cambridge.

330

00:22:28,960 --> 00:22:32,400

So that's everything from urban sites through to village expansion,

331

00:22:33,060 --> 00:22:35,520
to new settlements to Greenbelt on the edge of Cambridge. So it's,

332
00:22:35,520 --> 00:22:39,720
it looks at the whole range of possible locations. Um,

333
00:22:40,050 --> 00:22:43,240
we've looked at over 700 sites. Uh, we,

334
00:22:43,260 --> 00:22:46,680
we had a lot of sites put forward to us through our, uh, our call
for sites.

335
00:22:47,380 --> 00:22:48,840
But what I can say,

336
00:22:48,980 --> 00:22:53,120
and I say we'll say more about the process and the mechanism, but we
included,

337
00:22:53,860 --> 00:22:56,640
um, the Northeast Cambridge area within that assessment.

338
00:22:56,860 --> 00:23:00,760
We didn't just take it as, as a given, we had looked at it in that
context.

339
00:23:01,580 --> 00:23:03,400
And from the evidence that we've,

340
00:23:03,400 --> 00:23:07,480
we've undertaken from those guiding principles that Mr. Kelly talked
about,

341
00:23:08,000 --> 00:23:12,800
location is the biggest single factor that impacts on climate
emissions

342
00:23:14,190 --> 00:23:16,480
because the transport impacts arising.

343
00:23:17,380 --> 00:23:22,240

And from our, our evidence, it is clear that,

344

00:23:22,620 --> 00:23:27,120

um, uh, Northeast Cambridge, um, is,

345

00:23:27,740 --> 00:23:31,720

um, we say the most sustainable location within greater Cambridge,

346

00:23:32,570 --> 00:23:36,400

which recognizes its location within the urban area of Cambridge.

347

00:23:37,900 --> 00:23:41,880

Its proximity to all the, uh, high quality public transport, the station,

348

00:23:42,060 --> 00:23:46,960

the guided busway from St. Ives, um, cycleway across Cambridge and, and,

349

00:23:46,960 --> 00:23:51,040

and a range of other measures. Um, uh,

350

00:23:51,420 --> 00:23:55,200

so I I, I just wanted to set that in context, and therefore,

351

00:23:55,780 --> 00:23:59,520

whilst there are other sites we have looked at,

352

00:23:59,660 --> 00:24:04,560

and there'll be other sites we will look at as we look to see if

353

00:24:04,560 --> 00:24:06,200

we can meet our increased needs.

354

00:24:06,320 --> 00:24:09,600

I mentioned earlier that our needs have actually increased since our preferred

355

00:24:09,600 --> 00:24:10,840

options. Um,

356

00:24:11,670 --> 00:24:15,880

clearly in our position and according to our evidence,

357

00:24:16,380 --> 00:24:20,920

any other location would be less beneficial than the location

358

00:24:21,190 --> 00:24:24,200

here. And that's, that, that really is where, where Mr.

359

00:24:24,200 --> 00:24:25,920

Kelly was talk talking about earlier.

360

00:24:26,020 --> 00:24:30,880

But we can provide some of the evidence that leads us to those conclusions in

361

00:24:30,880 --> 00:24:31,713

our l i r

362

00:24:31,910 --> 00:24:35,640

That would be helpful. And albeit, we've got questions in the,

363

00:24:35,820 --> 00:24:38,760

the written questions that'll be coming out next week on this,

364

00:24:39,500 --> 00:24:44,040

did that exercise of looking at the sustainability, beg your pardon,

365

00:24:44,040 --> 00:24:48,240

sustainability of Northeast Cambridge take into account the sustainability

366

00:24:48,240 --> 00:24:53,120

implications such as embodied carbon and carbon in construction of the new

367

00:24:53,120 --> 00:24:54,440

waste water treatment plant.

368

00:24:58,880 --> 00:25:00,380

So the, um,

369

00:25:02,250 --> 00:25:07,070

the broad site selection and strategy choices were informed specifically around

370

00:25:07,250 --> 00:25:09,870

the location of sites. Um, so I,

371

00:25:09,990 --> 00:25:13,470

I chose my words carefully around the location of sites. Um,

372

00:25:13,970 --> 00:25:18,590

in terms of the carbon impacts, they are,

373

00:25:21,530 --> 00:25:22,363

um,

374

00:25:22,580 --> 00:25:27,110

matters that we would typically be able to only address at a relatively

375

00:25:28,020 --> 00:25:32,110

high level in a strategic plan making context.

376

00:25:33,170 --> 00:25:34,003

Um,

377

00:25:34,380 --> 00:25:39,150

what we have said in our sustainability appraisal is that as part of the,

378

00:25:39,250 --> 00:25:42,830

in combination effects with other plans and projects, um,

379

00:25:44,450 --> 00:25:49,110

the plan looks at the proposal for the relocation of the water treatment plant.

380

00:25:49,370 --> 00:25:52,350

As in, as part of that, in combination, uh,

381

00:25:52,390 --> 00:25:57,150

projects at the time of the preparation of the proposed submission area

382

00:25:57,250 --> 00:26:01,030
action plan, uh, beginning of last year,

383

00:26:01,030 --> 00:26:05,870
there was very limited information available, but it does make clear that, um,

384

00:26:06,930 --> 00:26:11,660
uh, if the D C O is granted and we look to move forwards,

385

00:26:11,660 --> 00:26:13,260
we would, um, uh,

386

00:26:13,610 --> 00:26:17,340
reflect on any updates that needed to be made to the sustainability appraisal

387

00:26:17,370 --> 00:26:18,203
that looked at,

388

00:26:18,250 --> 00:26:22,860
updated those in combination effects based on any further information that might

389

00:26:22,860 --> 00:26:23,560
be available through.

390

00:26:23,560 --> 00:26:28,020
And did that take into account the potential development of Greenbelt as a

391

00:26:28,020 --> 00:26:31,380
consequence of the, um, the relocation,

392

00:26:36,200 --> 00:26:39,980
Uh, as a separate point from the carbon point?

393

00:26:41,160 --> 00:26:42,180
Yes. Um,

394

00:26:46,570 --> 00:26:47,610

I need to check that point

395

00:26:48,210 --> 00:26:52,490

Explicitly. It'd be useful if you could direct us to absolutely complete

396

00:26:53,160 --> 00:26:56,090

explanation on both carbon and Greenbelt. And yes,

397

00:26:56,150 --> 00:27:00,170

the final question on that point is you said it may

398

00:27:01,440 --> 00:27:05,930

lead you to revisit the sustainability appraisal of the local plan.

399

00:27:07,780 --> 00:27:10,850

Could that then lead to, um,

400

00:27:12,220 --> 00:27:14,300

a rethinking of the development strategy?

401

00:27:14,520 --> 00:27:18,980

How can you be certain that taking account of impact such as those

402

00:27:19,700 --> 00:27:24,460

wouldn't tip the balance away from favoring the current development

403

00:27:24,780 --> 00:27:25,613

strategy?

404

00:27:28,720 --> 00:27:32,290

It's a, it, it's a really interesting and quite tricky question, isn't it?

405

00:27:32,290 --> 00:27:37,090

Because to bring forward any Brownfield site is likely to have

406

00:27:37,170 --> 00:27:40,890

implications because by definition it's had something on it before.

407

00:27:42,110 --> 00:27:45,450

So, um, there are, you know,

408

00:27:45,450 --> 00:27:49,210

there are inevitable challenges to be weighed in the balance with

409

00:27:50,410 --> 00:27:53,610

bringing forward Brownfield sites. Um, and,

410

00:27:53,670 --> 00:27:55,810

and I think it is looking at those locational

411

00:27:57,960 --> 00:28:02,680

benefits and merits, uh, alongside, um,

412

00:28:02,830 --> 00:28:04,720

perhaps the, um,

413

00:28:06,220 --> 00:28:09,120

the carbon impacts arising from that redevelopment.

414

00:28:10,140 --> 00:28:14,680

But I think we also need to think about the impact of

415

00:28:15,330 --> 00:28:20,160

other possible alternatives, because if it's not a Brownfield site, it sits,

416

00:28:20,160 --> 00:28:22,760

it remains brownfield, it's, it's not be, you know,

417

00:28:22,760 --> 00:28:26,440

you don't make best use of that beneficial site that has all these locational

418

00:28:26,450 --> 00:28:30,440

advantages. As an alternative,

419

00:28:31,720 --> 00:28:34,140

you take a precious green belt site on the edge of Cambridge,

420

00:28:34,800 --> 00:28:39,100

you take Greenfield land further away for a new settlement, you know, there,

421

00:28:40,400 --> 00:28:44,100

you know, with the high level of, um,

422

00:28:45,100 --> 00:28:48,460

economic growth and the housing needed to support that economic growth in this

423

00:28:48,460 --> 00:28:52,900

area, um, there is a need for development to come forward. So,

424

00:28:53,360 --> 00:28:58,140

um, it is, you know, it's important to see it in, in,

425

00:28:58,140 --> 00:29:02,940

in that context. Um, you know, we, I go back to, you know,

426

00:29:03,570 --> 00:29:05,340

this is a site that has had those,

427

00:29:06,750 --> 00:29:10,060

those benefits have been recognized for so many years. Yes,

428

00:29:10,120 --> 00:29:14,020

carbon weighs in the balance, uh, perhaps more than it did in our,

429

00:29:14,200 --> 00:29:17,340

in our consciousness, um, in, in, in the past.

430

00:29:18,240 --> 00:29:21,620

But there's still a lot of merit around bringing forward brownfield sites in

431

00:29:21,620 --> 00:29:24,060

urban areas. And, and you have to look at that in the round.

432

00:29:24,640 --> 00:29:26,100

But do you think that, um,

433

00:29:27,920 --> 00:29:32,260

not fully examining points such as carbon or greenbelt, let's look at Greenbelt,

434

00:29:32,260 --> 00:29:34,660

for example, in a,

435

00:29:34,680 --> 00:29:38,780

an assessment of a redevelopment of a Brownfield site, the consequences of it,

436

00:29:39,120 --> 00:29:44,080

do you think that justifies what some relevant representations have

437

00:29:44,080 --> 00:29:47,080

called, uh, development on Greenbelt by stealth?

438

00:29:51,600 --> 00:29:55,800

I think it's also worth looking at that in the context of, if not here,

439

00:29:55,800 --> 00:30:00,080

what are the other options? Because the other options available to us,

440

00:30:01,340 --> 00:30:01,760

really,

441

00:30:01,760 --> 00:30:05,480

when you get down to it for strategic scale growth in the greater Cambridge

442

00:30:05,480 --> 00:30:06,313

area,

443

00:30:06,420 --> 00:30:10,760

is either a substantial greenbelt release on the edge of Cambridge,

444

00:30:11,060 --> 00:30:13,320

or most likely a new settlement somewhere, you know,

445

00:30:13,460 --> 00:30:17,440

for that strategic scale of growth for those 4,000 dwellings in the plan period

446

00:30:17,440 --> 00:30:21,120

nearly and over 8,000 in the longer term. Um,

447

00:30:21,180 --> 00:30:25,040

you're not gonna do that within smaller sites within Cambridge or village sites.

448

00:30:25,110 --> 00:30:29,200

It's, you know, you've got to find other alternative strategic sites. Um,

449

00:30:30,720 --> 00:30:33,900

if you were to take a strategic scale site in the Green Belt on the edge of

450

00:30:33,900 --> 00:30:36,100

Cambridge, that, um,

451

00:30:37,120 --> 00:30:42,100

in terms of its green belt significance of impact on harm and the purposes of

452

00:30:42,100 --> 00:30:43,620

the green Belt, remembering this is a,

453

00:30:43,800 --> 00:30:48,220

the Cambridge Green Belt is all about the protecting the

454

00:30:49,180 --> 00:30:51,580

historic character of Cambridge as a compact historic city.

455

00:30:51,760 --> 00:30:56,660

And its setting and its setting of Cambridge is a key part of the

456

00:30:56,660 --> 00:31:01,460

purposes of the Cambridge Green Belt. And, um, you know, I'm not,

457

00:31:01,600 --> 00:31:06,540

I'm not downplaying the significance of, you know,

458

00:31:06,700 --> 00:31:10,820

a a relocation water treatment works into a green belt location, um,

459

00:31:11,140 --> 00:31:13,900

a little way or some way from the edge of Cambridge,

460

00:31:15,080 --> 00:31:19,700

but a possible alternative that we would have to consider if we aren't able to

461

00:31:19,700 --> 00:31:20,860

bring forward Northeast Cambridge.

462

00:31:20,930 --> 00:31:25,500

It's a strategic scale release of Greenbelt directly on the edge of Cambridge,

463

00:31:25,770 --> 00:31:27,620

much larger than the, um,

464

00:31:27,850 --> 00:31:31,380

area of greenbelt to be taken up by the water treatment plant. So, you know,

465

00:31:31,380 --> 00:31:35,900

there's, there, there's not an easy answer to, to the, you know,

466

00:31:35,900 --> 00:31:38,220

the challenges and questions that we are facing in this area.

467

00:31:38,830 --> 00:31:39,860

Thank you, Mrs. Hunt.

468

00:31:40,000 --> 00:31:43,900

Is there anybody in the room who'd like to come back on any points made by

469

00:31:44,170 --> 00:31:46,820

Cambridge authorities? Safe Honey Hill?

470

00:31:47,970 --> 00:31:51,950

Yes, thank you, sir. Um, again, I shall keep it fairly brief. Um,

471

00:31:52,700 --> 00:31:55,630

clearly we will be bringing forward in written representations,

472

00:31:56,090 --> 00:31:59,590

rather more detailed view of where else, um,

473

00:32:00,200 --> 00:32:03,270

sites could be released within the local plan period. Um,

474

00:32:04,050 --> 00:32:07,910

and that will, will serve to inform you as well as, uh,

475

00:32:08,850 --> 00:32:13,510

the l i r. Um, the other points, uh, is one that, um, Mr.

476

00:32:13,510 --> 00:32:17,990

Kelly didn't or touch touched on, but didn't I think answer fully,

477

00:32:18,410 --> 00:32:21,830

um, in our written rep rep in our relevant representation,

478

00:32:22,440 --> 00:32:26,950

we've made the point that there are what I guess local authorities would call

479

00:32:26,950 --> 00:32:31,310

hostile planning applications in some instances being made on sites

480

00:32:31,970 --> 00:32:35,310

within the Northeast Cambridge area action plan area. Um,

481

00:32:35,570 --> 00:32:38,830

I'm thinking particularly of the Brook Gate, um, development,

482

00:32:38,830 --> 00:32:40,880

which is subject to appeal. Um,

483

00:32:41,420 --> 00:32:46,200

now that's something which clearly the local authorities have, are opposing. Um,

484

00:32:46,540 --> 00:32:50,200

but it's before an inspector at the moment, and it involves a large gateway,

485

00:32:50,640 --> 00:32:54,720

involves essentially the Cambridge North Station gateway side. Um,

486

00:32:55,150 --> 00:32:59,440

obviously it's something probably for the local authority to, um,

487

00:32:59,860 --> 00:33:02,280

inform you further on in, in the l i r.

488

00:33:03,450 --> 00:33:04,680

Thank you, Mr. Gilder.

489

00:33:04,780 --> 00:33:08,880

Is there anybody attending virtually who's would like to make a comment at this

490

00:33:08,880 --> 00:33:12,640

point? No. Okay.

491

00:33:12,790 --> 00:33:16,640

Just move on to my last couple of questions then.

492

00:33:17,620 --> 00:33:22,520

Um, and this relates to contingencies for the, sorry. Oh,

493

00:33:23,180 --> 00:33:25,640

oh, sorry, Mrs. Ms. Cotton. Yes. Yeah,

494

00:33:25,910 --> 00:33:27,920

Just quickly respond to that, uh,

495

00:33:27,920 --> 00:33:31,520

comment about how awful it would be to be harming the Green Belt and how

496

00:33:31,520 --> 00:33:34,120

important it is to protect their historic setting of Cambridge.

497

00:33:34,200 --> 00:33:38,120

That is exactly our point, exactly our point.

498

00:33:38,600 --> 00:33:43,160

A sewage plant the size of Wembley with a digesters 20 meter high

499

00:33:43,190 --> 00:33:47,280

visible from all around destroying the very thing that the Fenlands is famous

500

00:33:47,420 --> 00:33:50,680

for, its big flat landscapes and wonderful skylines.

501

00:33:50,830 --> 00:33:54,000

That is exactly what we are here to protect,

502

00:33:54,500 --> 00:33:56,840

and apart from the fact that it's also, uh, uh,

503

00:33:57,060 --> 00:34:00,400

not an environmentally sound project to be demolishing something that already

504

00:34:00,400 --> 00:34:01,320

exists. Thank you.

505

00:34:01,730 --> 00:34:05,640

Thank you, Ms. Cotton. Um,

506

00:34:05,930 --> 00:34:10,160

let's move on to my final bullet point, which is, um,

507

00:34:10,190 --> 00:34:14,440

contingencies for the Water Beach Pipeline. And, um,

508

00:34:16,610 --> 00:34:17,443
Sorry,

509
00:34:19,160 --> 00:34:24,060
Mr. Andrew Pryor can deal with this. If you were unusually allow,

510
00:34:24,320 --> 00:34:29,140
if you would be sorry, if you would unusually allow him just to,

511
00:34:29,440 --> 00:34:33,980
um, do a tiny sketch for you. He can explain it in one minute Flat.

512
00:34:37,440 --> 00:34:38,000
Um,

513
00:34:38,000 --> 00:34:40,460
Can I give my questions first to see if, sorry,

514
00:34:40,550 --> 00:34:41,040
Sorry.

515
00:34:41,040 --> 00:34:45,500
See if it needs a sketch. Sorry. I would, I'd be happy if a sketch,
um,

516
00:34:45,590 --> 00:34:47,220
would help to explain them, but

517
00:34:48,280 --> 00:34:51,700
It never be said that members of my profession like to waste time.
Sorry.

518
00:34:51,980 --> 00:34:53,940
Thank you. The,

519
00:34:54,000 --> 00:34:58,900
the points I'd like to discuss are whether it's a separate and
divisible element

520
00:34:59,290 --> 00:35:03,700
from the D C O scheme. So we've,

521

00:35:03,960 --> 00:35:04,980

we see that, um,

522

00:35:05,000 --> 00:35:09,540

an application's being made for the wastewater treatment plant and the water

523

00:35:09,540 --> 00:35:12,700

beach pipeline, but in the event that the water,

524

00:35:12,960 --> 00:35:16,220

so in the event that the waste water treatment plant,

525

00:35:16,940 --> 00:35:18,700

D C O was not consented,

526

00:35:19,270 --> 00:35:22,780

would there still be a need for the Water Beach pipeline?

527

00:35:23,760 --> 00:35:26,180

And if so, how would it be delivered? And that,

528

00:35:26,200 --> 00:35:29,340

by that I mean through consenting processes.

529

00:35:31,550 --> 00:35:35,060

Thank you, sir. Uh, Andrew Pryor for the applicant. Um, I think the, the, the,

530

00:35:35,060 --> 00:35:39,560

the short answer to your, to your question is that if the, um,

531

00:35:39,880 --> 00:35:43,360

D C O application were not to, uh, be successful,

532

00:35:43,360 --> 00:35:47,600

there would be a need for the Water Beach pipeline to deliver the housing growth

533

00:35:48,060 --> 00:35:49,920

in Water Beach that is committed development,

534

00:35:50,260 --> 00:35:54,320

and that would be pursued through either permitted development rights or, uh,

535

00:35:54,720 --> 00:35:58,880

a planning application with if it were deemed to be e i a development.

536

00:35:59,100 --> 00:36:02,440

And what, do you have any indication of timescales for the,

537

00:36:03,220 --> 00:36:05,600

the need to serve that development in Water Beach?

538

00:36:06,060 --> 00:36:06,670

Uh, it,

539

00:36:06,670 --> 00:36:09,960

it's currently uncertain given the status of the housing market and the growth

540

00:36:09,960 --> 00:36:13,120

trajectory for Water Beach, which is why, um,

541

00:36:13,530 --> 00:36:15,720

there are a number of contingencies that that,

542

00:36:15,950 --> 00:36:18,640

that are there and different options for that pipeline,

543

00:36:18,870 --> 00:36:22,960

including options within the D C O to either take water

544

00:36:23,760 --> 00:36:26,320

directly to, uh, wastewater directly to Milton and then to the plant,

545

00:36:26,460 --> 00:36:28,960

or a spur off to the plant,

546

00:36:28,960 --> 00:36:33,040
depending on the time of the delivery of the D C O against the time
of the

547
00:36:33,200 --> 00:36:34,320
delivery of the Water Beach housing.

548
00:36:35,010 --> 00:36:37,440
Thank you. And, and finally, if,

549
00:36:38,820 --> 00:36:43,160
if the D C O was consented and, um, the pipeline,

550
00:36:43,180 --> 00:36:45,680
the Water beach pipeline was commenced,

551
00:36:45,700 --> 00:36:49,760
as I understand it's the first element that needs to take place,

552
00:36:50,210 --> 00:36:53,720
would that mean that the rest of the D c O scheme was, um,

553
00:36:53,740 --> 00:36:58,200
to use common parlance kept alive so that it could be commenced at
any point in

554
00:36:58,200 --> 00:36:59,033
the future?

555
00:37:02,660 --> 00:37:06,720
Uh, so you are saying that the construction of the Water Beach
pipeline would be

556
00:37:06,720 --> 00:37:11,160
used to keep alive the D C O Well, development in terms of
implementation, it,

557
00:37:13,650 --> 00:37:15,950
that's a D C O drafting issue, isn't it?

558
00:37:15,950 --> 00:37:18,790
Which I think we'll come back to you on. Okay. But it would be,

559

00:37:18,890 --> 00:37:20,630

if it was delivered under the PD rights,

560

00:37:20,630 --> 00:37:22,790

that would be a clearly a separate consent issue? It would,

561

00:37:23,210 --> 00:37:25,630

Yes. But this is a scenario if the,

562

00:37:25,890 --> 00:37:30,150

if you were implementing it under the D C O, so for example,

563

00:37:31,040 --> 00:37:35,870

could you implement the Water Beach pipeline and then if there was

564

00:37:35,870 --> 00:37:40,510

some type of delay in relation to the relocation of the wastewater treatment

565

00:37:40,510 --> 00:37:42,390

plant that would keep,

566

00:37:42,560 --> 00:37:47,270

would that keep the content alive beyond the usual five years

567

00:37:48,210 --> 00:37:51,750

so that you could implement that at a, a future date?

568

00:37:52,560 --> 00:37:56,350

We'll, we'll respond to that. So on the, on the specific D C O drafting.

569

00:37:56,440 --> 00:38:00,550

Thank you. Um, thank you everybody for your, and sorry,

570

00:38:00,620 --> 00:38:04,990

does anybody have any comments on that last point? It was a, um, texts. So very

571

00:38:05,420 --> 00:38:10,230

Briefly, Mr. Mail, if I can just give my seat to Mr. May,

572

00:38:10,370 --> 00:38:11,910

he can give you an answer on that. Thank

573

00:38:11,910 --> 00:38:12,743

You.

574

00:38:18,250 --> 00:38:22,350

Uh, thank you, sir. Um, Paul May for the applicant, uh, I,

575

00:38:22,470 --> 00:38:23,750

I think the, the,

576

00:38:24,520 --> 00:38:25,353

Sorry, just

577

00:38:25,360 --> 00:38:26,310

Sorry, beg you pardon.

578

00:38:33,970 --> 00:38:36,960

Thanks. Apologies for that, for checking something. No

579

00:38:36,960 --> 00:38:38,680

Problem, sir. Paul mail for the applicant. Uh,

580

00:38:38,760 --> 00:38:41,800

I think the way that the D C O is is currently drafted, yes,

581

00:38:41,800 --> 00:38:45,160

there is an obligation to commence within five years, clearly, uh,

582

00:38:46,200 --> 00:38:49,640

commencement of any sort, and we've discussed many sorts of commencement. Uh,

583

00:38:49,780 --> 00:38:53,240

the issue specific hearing this morning will be sufficient to, uh,

584

00:38:53,400 --> 00:38:58,360

satisfy that requirement. Um, what I would also say, uh, of course,

585

00:38:58,460 --> 00:39:01,960

is, uh, that that issue needs to be considered in the light of the contractual

586

00:39:01,960 --> 00:39:06,920

arrangements that Mr. Calley talked about, um, uh, in relation to the, uh,

587

00:39:06,940 --> 00:39:10,120

to the delivery phase earlier. Uh, and secondly,

588

00:39:10,120 --> 00:39:14,200

and purely d c o terms, uh, there is an obligation of course,

589

00:39:14,260 --> 00:39:19,000

that's related to the exercise of any compulsory acquisition powers, uh, in the,

590

00:39:19,000 --> 00:39:23,600

in the order, which, um, also expire after, after five years.

591

00:39:24,180 --> 00:39:28,880

So in, in the event that, um, uh, let, let's,

592

00:39:29,980 --> 00:39:33,000

for the sake of imagination, uh, say that the, uh,

593

00:39:33,000 --> 00:39:35,080

an element of the water beach pipeline was commenced,

594

00:39:35,340 --> 00:39:37,040

but nothing further than done,

595

00:39:37,250 --> 00:39:40,400

those compulsory acquisition powers would expire after those five years,

596

00:39:40,940 --> 00:39:45,320

But could they be exercised before the expiration of five years,

597

00:39:46,060 --> 00:39:50,000

um, with a view to the development commencing later?

598

00:39:53,400 --> 00:39:58,340

Thanks, sir. Um, again, I think hypothetically, uh, yes, they could be,

599

00:39:59,000 --> 00:40:03,340

um, but clearly, um, there is a, a deal of cost, uh,

600

00:40:03,660 --> 00:40:04,140

involved in that,

601

00:40:04,140 --> 00:40:06,900

and that goes back to the contractual arrangements and the funding arrangements

602

00:40:06,980 --> 00:40:08,140

I think that you spoke about earlier.

603

00:40:09,290 --> 00:40:10,260

Okay. Um, well,

604

00:40:10,260 --> 00:40:14,140

you'll understand that we can't take account of those contractual arrangements

605

00:40:14,640 --> 00:40:18,380

and we need to ensure that, um, sorry,

606

00:40:18,380 --> 00:40:23,060

you were just frowning there. Was there an issue you wanted to, to raise there?

607

00:40:23,810 --> 00:40:26,380

Well, uh, only sir, that, um,

608

00:40:26,450 --> 00:40:30,460

there's been discussion this afternoon around the certainty of delivery of the

609

00:40:30,460 --> 00:40:31,940

housing to which, um,

610

00:40:32,250 --> 00:40:36,060

obviously the contractual arrangements are relevant and the contractual

611

00:40:36,060 --> 00:40:37,980

arrangement relate to the, uh,

612

00:40:38,260 --> 00:40:41,060

delivery of the wastewater treatment works in order to, uh,

613

00:40:41,070 --> 00:40:44,460

facilitate the release of, of the existing site Yeah. Uh,

614

00:40:44,520 --> 00:40:47,620

for that housing development. So I I, I,

615

00:40:47,780 --> 00:40:50,420

I wouldn't necessarily agree that you can't take into account, sorry,

616

00:40:50,420 --> 00:40:54,700

I'll reword it. We can't link them to the D C O to the provisions in the D C O.

617

00:40:56,080 --> 00:40:58,980

So the point I'm getting to is,

618

00:40:59,990 --> 00:41:04,020

could we end up with a situation whereby, for example, um,

619

00:41:04,290 --> 00:41:08,780

it's commenced with the, the water beach pipeline, um,

620

00:41:10,040 --> 00:41:14,940

ca um, is exercised, compulsory acquisition is exercised,

621

00:41:15,440 --> 00:41:17,620

but then the development doesn't go ahead,

622

00:41:18,980 --> 00:41:20,920
the development of the wastewater treatment plant.

623
00:41:23,840 --> 00:41:27,320
I think we'll take that away and, and, and give you a note on that
in the round,

624
00:41:27,340 --> 00:41:29,600
sir. Thank you. That's probably the best way of dealing with that.
Thank

625
00:41:29,600 --> 00:41:32,880
You. Um, I'll just hand over to my other colleagues, um,

626
00:41:32,880 --> 00:41:35,040
In case they have any questions. Um,

627
00:41:35,460 --> 00:41:38,400
but that's the final question that I had.

628
00:41:39,850 --> 00:41:43,320
Helen, did you have any Thank you, Alex.

629
00:41:46,040 --> 00:41:47,480
I just, I just had one question.

630
00:41:47,480 --> 00:41:50,960
You said that you had a very brief answer for the, um,

631
00:41:52,600 --> 00:41:56,640
ASH Church versus Tewkesbury Bridge nowhere scheme. Um,

632
00:41:56,880 --> 00:42:01,560
I think we'd be interested in hearing your response to that on the
basis that

633
00:42:03,500 --> 00:42:07,840
in that scheme also it was the benefits were being put forward,

634
00:42:08,060 --> 00:42:11,680
but the adverse effects were not being taken into account,

635

00:42:11,900 --> 00:42:16,640

and you know, what the relevance of that might be to this proposed development.

636

00:42:19,900 --> 00:42:24,550

Yes, thank you, sir. Um, Very briefly,

637

00:42:25,330 --> 00:42:26,163

um,

638

00:42:26,300 --> 00:42:31,190

that was a case of a judicial review of a decision to

639

00:42:31,190 --> 00:42:35,790

grant or, or, uh, a grant of planning permission.

640

00:42:36,490 --> 00:42:38,590

And it related back, uh,

641

00:42:38,740 --> 00:42:42,390

also to the screening for e I A purposes.

642

00:42:43,050 --> 00:42:47,190

And what the local authority had done there was

643

00:42:47,850 --> 00:42:52,070

to direct themselves, um, not,

644

00:42:52,490 --> 00:42:56,950

not to take any account of the environmental

645

00:42:57,180 --> 00:43:00,390

effects of the, uh, development,

646

00:43:01,040 --> 00:43:05,750

which the bridge would eventually serve if

647

00:43:05,870 --> 00:43:10,430

all went ahead according to the bigger plan. Um,

648

00:43:11,580 --> 00:43:15,870
that case is distinguishable on its facts from

649
00:43:16,410 --> 00:43:20,230
our case, um, be because, uh,

650
00:43:20,690 --> 00:43:24,830
in the preparation of the D C O and particularly

651
00:43:25,730 --> 00:43:29,950
the, uh, environmental impact assessment of it, um,

652
00:43:30,660 --> 00:43:35,190
some assessment has been made. Uh, I can, um,

653
00:43:35,460 --> 00:43:38,390
give you references within the, um,

654
00:43:39,520 --> 00:43:44,270
cumulative chapter. And if you want more detail about that,

655
00:43:44,570 --> 00:43:47,470
and if you want to hear from Mr.

656
00:43:47,960 --> 00:43:52,350
Pryor who's an expert in these matters on the thinking that
underlies,

657
00:43:52,890 --> 00:43:56,470
um, the level of, of assessment, um,

658
00:43:56,580 --> 00:43:59,670
then we can certainly give that. Um,

659
00:44:00,210 --> 00:44:03,670
the ES chapter is, is chapter 22.

660
00:44:04,910 --> 00:44:07,710
Somebody could maybe assist me by giving me the, uh,

661
00:44:08,590 --> 00:44:12,910

examination document for that, uh, as 0 4 4. Thank you.

662

00:44:14,790 --> 00:44:16,730

Um, and

663

00:44:18,940 --> 00:44:23,320

The relevant pages are 52 to

664

00:44:23,450 --> 00:44:24,480

53

665

00:44:31,140 --> 00:44:35,360

And paragraphs 3.9 0.1 through two

666

00:44:36,230 --> 00:44:38,400

four. Um,

667

00:44:38,570 --> 00:44:42,640

there are one or two other references as well, but perhaps that's,

668

00:44:43,860 --> 00:44:47,920

um, the best one or the typical one.

669

00:44:50,040 --> 00:44:53,150

Um, there, there is a heading there,

670

00:44:53,150 --> 00:44:55,230

demolition of the existing works.

671

00:44:55,760 --> 00:44:57,870

There will be a need to demolish in the future.

672

00:44:58,380 --> 00:45:01,950

Currently no indicative timeframe or phasing, um,

673

00:45:02,510 --> 00:45:06,070

activity would be the responsibility of the developer, um,

674

00:45:06,370 --> 00:45:09,070

and so forth. Um,

675

00:45:10,920 --> 00:45:14,870
there is some consideration of, um,

676

00:45:15,810 --> 00:45:18,670
the degree of overlap, if any,

677

00:45:19,060 --> 00:45:24,030
between the project and between that work, uh,

678

00:45:24,060 --> 00:45:28,310
with the conclusion that any such overlap would be minimal.

679

00:45:29,530 --> 00:45:31,110
Um, the

680

00:45:34,560 --> 00:45:37,270
level of assessment, uh,

681

00:45:38,090 --> 00:45:40,600
which has been undertaken, uh,

682

00:45:40,630 --> 00:45:45,000
accords with and is informed by the planning inspectorate

683

00:45:45,220 --> 00:45:48,280
advice note number 17, um,

684

00:45:48,280 --> 00:45:52,040
because these elements fall into tier three,

685

00:45:52,820 --> 00:45:56,920
within that, uh, note, and, uh,

686

00:45:56,980 --> 00:46:00,080
the advice given, uh, paragraph 3.4,

687

00:46:00,080 --> 00:46:03,920
0.3 is that in those circumstances for tier three,

688

00:46:05,020 --> 00:46:09,360

uh, uh, types of activity, then, uh,

689

00:46:09,670 --> 00:46:12,960

only very high level or qualitative, um,

690

00:46:13,170 --> 00:46:16,160

assessment is likely to be, um,

691

00:46:17,080 --> 00:46:20,720

relevant or appropriate would be the better word. Um,

692

00:46:20,980 --> 00:46:22,840

that's as far as I can take it in,

693

00:46:23,020 --> 00:46:26,600

in detail and justification of approach Mr.

694

00:46:26,850 --> 00:46:29,880

Pryor can add to that. But, um,

695

00:46:30,420 --> 00:46:35,080

so the short point in answer on the the case is that the case

696

00:46:35,260 --> 00:46:37,680

is distinguishable because, uh,

697

00:46:37,680 --> 00:46:40,320

that was a very stark case of,

698

00:46:40,660 --> 00:46:45,560

of a deliberate putting out of the mind, uh, of,

699

00:46:46,180 --> 00:46:51,080

um, of those other matters at all. And that is not what,

700

00:46:51,380 --> 00:46:55,400

uh, has happened here in the, uh, environmental assessment.

701

00:46:56,790 --> 00:47:01,000

Okay, thank you. We may leave the rest of that for written questions,

702

00:47:01,020 --> 00:47:04,680

so we may have some questions, but yes, would you like to come in on that,

703

00:47:04,680 --> 00:47:05,513

please?

704

00:47:05,610 --> 00:47:10,560

Thank you. Yes. Um, safe, honey Hill does have a point on this, um,

705

00:47:11,580 --> 00:47:16,160

and considers that demolition site clearance and remediation and

706

00:47:16,480 --> 00:47:18,840

redevelopment of the existing site, um,

707

00:47:19,340 --> 00:47:22,880

should have been assessed in the environmental statement and not just in the

708

00:47:22,880 --> 00:47:26,160

cumulative effects chapter. Um, and I think Ms. Ellis,

709

00:47:26,490 --> 00:47:30,280

Casey put the point pretty strongly earlier today that, um,

710

00:47:30,740 --> 00:47:34,920

the redevelopment of the site is inextricably linked with, um,

711

00:47:36,200 --> 00:47:40,060

the, uh, relocation, um, and is,

712

00:47:40,120 --> 00:47:42,300

is really the reason for the relocation.

713

00:47:42,800 --> 00:47:46,540

So the few paragraphs in the cumulative assessment are, are really insufficient.

714

00:47:47,240 --> 00:47:48,900

Um, and, and save,

715

00:47:48,900 --> 00:47:53,420

honey Hill does rely on particularly paragraph 88 of,

716

00:47:53,480 --> 00:47:57,980

of ASH Church, um, which it will, um, it will come back to,

717

00:47:58,040 --> 00:48:02,780

but that refers to development clearly forming an integral part of an

718

00:48:02,930 --> 00:48:04,900

envisaged wider future development,

719

00:48:05,210 --> 00:48:09,980

without which the original development would never take place forming part of

720

00:48:09,980 --> 00:48:12,020

the same project. Um,

721

00:48:12,400 --> 00:48:17,260

and therefore say Honey Hill says they should be considered together in the

722

00:48:17,260 --> 00:48:19,140

environmental statement, uh, as a whole,

723

00:48:19,200 --> 00:48:20,940

not just in the cumulative effects chapter.

724

00:48:21,860 --> 00:48:26,720

Hmm. Okay. But they, they don't form part of the D C D C O.

725

00:48:27,100 --> 00:48:27,933

Um,

726

00:48:28,300 --> 00:48:33,200

so does the ES not relate to what is actually proposed as part of a D C O

727

00:48:33,200 --> 00:48:34,033
application?

728

00:48:36,090 --> 00:48:40,780
Well, we, um, didn't deal with the scope of the proposed
development,

729

00:48:40,940 --> 00:48:44,060
I think, but that we would have written submissions to make on that,

730

00:48:44,090 --> 00:48:45,060
that point as well.

731

00:48:46,650 --> 00:48:47,483
Okay, thank you.

732

00:48:50,630 --> 00:48:55,140
So, just to come back very briefly, um, the,

733

00:48:55,200 --> 00:48:58,700
the point I was making was that the, um,

734

00:48:59,040 --> 00:49:03,660
degree of assessment that has been undertaken, well, firstly,

735

00:49:03,660 --> 00:49:08,100
there has been, uh, some assessment undertaken.

736

00:49:08,800 --> 00:49:12,380
Um, it, it's been done in the cumulative, um,

737

00:49:13,010 --> 00:49:15,340
chapter that is appropriate.

738

00:49:15,920 --> 00:49:20,740
The level at which it's been done is appropriate because, um,

739

00:49:20,830 --> 00:49:25,340
there simply aren't any details of it yet. And as you've said, sir,
it's,

740

00:49:25,760 --> 00:49:30,580

um, the, it, it's not the project itself.

741

00:49:31,560 --> 00:49:33,660

Um, and finally, uh,

742

00:49:33,940 --> 00:49:37,300

I I was more asking a question rather than saying that's what I think necessary.

743

00:49:37,520 --> 00:49:39,380

Of course, of course. Um,

744

00:49:40,440 --> 00:49:44,460

but I'm adopting your premise and saying, um,

745

00:49:44,650 --> 00:49:48,980

that it's that, that that, that it's appropriate in this context.

746

00:49:49,560 --> 00:49:53,180

And the, the final point to make is that the, um,

747

00:49:54,060 --> 00:49:59,060

planning Inspectorate have looked at the environmental statement in deciding to

748

00:49:59,120 --> 00:50:03,190

accept the application and, um,

749

00:50:03,980 --> 00:50:05,710

have not raised this point.

750

00:50:08,780 --> 00:50:12,360

But if, if you would like to hear more from us in writing on that,

751

00:50:12,360 --> 00:50:15,320

please let us know when you issue your next set of questions.

752

00:50:16,020 --> 00:50:19,040

Yes, we may have some questions on that indeed. Um,

753

00:50:22,100 --> 00:50:25,550

okay, in that, that's, that's all the questions I had as well. So, um,

754

00:50:26,420 --> 00:50:29,880

I'll now hand over to Ms. Reky for the next agenda item.

755

00:50:32,450 --> 00:50:33,283

Thank you.

756

00:50:33,380 --> 00:50:36,120

I'm now going to run briefly through the list of actions which we have

757

00:50:36,480 --> 00:50:38,760

identified today and the deadlines for such actions.

758

00:50:39,320 --> 00:50:43,120

I have 11 actions which are as follows in the, uh, these are to be, um,

759

00:50:43,520 --> 00:50:47,560

provided at Deadline one. So to the applicant,

760

00:50:47,850 --> 00:50:49,720

check the planning statement, um,

761

00:50:49,720 --> 00:50:54,720

with reference as 1 28 and update references to NIPS as

762

00:50:54,720 --> 00:50:56,520

appropriate. Um,

763

00:50:56,980 --> 00:51:01,760

two to the applicant clarify who the proposed office building would be occupied

764

00:51:02,580 --> 00:51:07,400

by in terms of the staff and where they originate from three to the

765

00:51:07,400 --> 00:51:11,440

applicant to clarify whether the Secretary of State was aware that the proposed

766

00:51:11,440 --> 00:51:15,960

develop development would occupy a Green Belt location. Four,

767

00:51:16,350 --> 00:51:20,000

confirm in this is to the applicant to confirm in writing, um,

768

00:51:20,430 --> 00:51:22,160

that the applicant accepts that,

769

00:51:22,390 --> 00:51:26,440

that the proposed development would not exceed the thresholds set out under

770

00:51:26,440 --> 00:51:28,920

section 29 of the Planning Act 2008,

771

00:51:29,300 --> 00:51:32,520

and that the presumption in favor of development would not apply

772

00:51:34,340 --> 00:51:36,880

to the applicant and local councils. Um,

773

00:51:36,990 --> 00:51:41,880

your views on how does the examining authority avoid prejudicing the

774

00:51:41,880 --> 00:51:46,640

outcome of the local plan and a a p examination processes when attributing

775

00:51:46,640 --> 00:51:47,880

weight to these documents,

776

00:51:48,800 --> 00:51:53,160

bearing in mind any unresolved objections in relation to either the principle or

777

00:51:53,180 --> 00:51:55,160

detail set out within those documents

778

00:51:56,460 --> 00:52:01,200

To Holmes England to confirm if there is an obligation to implement,
um,

779

00:52:02,020 --> 00:52:03,520

any forthcoming, um,

780

00:52:03,650 --> 00:52:08,240

permission if the D C O were granted and to confirm if the
conditions of the h f

781

00:52:08,240 --> 00:52:10,440

funding can be shared with the examining authority

782

00:52:12,140 --> 00:52:16,840

to the applicant Holmes England and the city council to provide a

783

00:52:17,080 --> 00:52:20,560

document which sets out the H funding, uh, application,

784

00:52:21,020 --> 00:52:25,400

the agreed arrangements and conditions associated with the, um, uh,

785

00:52:25,460 --> 00:52:29,320

the agreements. And I had a question. Um, uh,

786

00:52:29,320 --> 00:52:32,360

the applicant refers to, um, the, uh,

787

00:52:32,440 --> 00:52:35,680

a master development agreement and could we have sight of that as
well as part

788

00:52:35,680 --> 00:52:40,600

of that document? Thank you to the applicant,

789

00:52:40,630 --> 00:52:44,480

provide details on the applicant's working timetable and
justification on how

790

00:52:44,480 --> 00:52:49,320

this will be achieved to the local councils, um,

791

00:52:49,430 --> 00:52:52,440

regarding the certainty of housing delivery. Please clarify,

792

00:52:52,440 --> 00:52:57,160

clarify whether C P o powers are required and whether this could prevent or slow

793

00:52:57,160 --> 00:53:01,880

down housing delivery across part or parts of the land covered by the A a P and

794

00:53:01,880 --> 00:53:05,280

provide, um, local plan housing delivery trajectory rates

795

00:53:07,960 --> 00:53:09,300

and to the local councils. Again,

796

00:53:09,940 --> 00:53:13,660

a response to the examining authorities question that in consideration of

797

00:53:13,660 --> 00:53:16,460

housing sites within the emerging local plan preparation,

798

00:53:17,040 --> 00:53:20,780

to what extent were carbon emissions and the use of green belt land considered

799

00:53:21,720 --> 00:53:25,760

and finally to the applicant a response to the examining authorities question,

800

00:53:26,140 --> 00:53:30,080

if the water beach pipeline were commenced or built and c p o powers were

801

00:53:30,080 --> 00:53:30,913

enacted,

802

00:53:30,970 --> 00:53:35,720

would it keep the remainder of the D C D c o alive indefinitely if granted and

803

00:53:35,750 --> 00:53:40,680

effectively could the D C O be implemented in part? Um,

804

00:53:40,980 --> 00:53:43,640

do these correlate with your, the list that you have?

805

00:53:54,600 --> 00:53:55,540

Yes. Thank you, madam.

806

00:53:55,550 --> 00:53:56,000

Thank you.

807

00:53:56,000 --> 00:53:59,020

And does anybody else have any comments or queries on the list of actions I've

808

00:53:59,020 --> 00:53:59,853

just read out?

809

00:54:00,360 --> 00:54:01,193

No.

810

00:54:06,360 --> 00:54:07,193

No.

811

00:54:09,430 --> 00:54:12,370

In that case, I'll now hand back to Mr. Hutson for agenda item seven.

812

00:54:17,050 --> 00:54:18,000

Thank you. Um,

813

00:54:18,030 --> 00:54:21,640

I've had no other matters notified to me under this agenda item that people wish

814

00:54:21,640 --> 00:54:23,160

to raise. Uh,

815

00:54:23,220 --> 00:54:28,200

are there any items that anyone wishes to raise after what they've heard today?

816

00:54:32,050 --> 00:54:36,780

Okay. No one in the room and no raised hands virtually.

817

00:54:38,380 --> 00:54:40,720

Um, in that case, I'll move to close the hearing.

818

00:54:41,570 --> 00:54:44,440

Thank you all for contributing so helpfully to this hearing,

819

00:54:44,440 --> 00:54:46,160

including virtual participants.

820

00:54:46,270 --> 00:54:50,080

It's been a long day and we really appreciate all of your input.

821

00:54:51,890 --> 00:54:52,210

Uh,

822

00:54:52,210 --> 00:54:55,270

may we remind you that the digital recording of the proceedings today will be

823

00:54:55,270 --> 00:54:58,950

made available as soon as practicable on the project page of the national

824

00:54:58,950 --> 00:54:59,990

infrastructure website.

825

00:55:00,930 --> 00:55:05,510

May we also remind you that the next stage of the process will be issue of the

826

00:55:05,830 --> 00:55:10,670

examination timetable and first written questions as soon as possible? Um,

827

00:55:11,270 --> 00:55:14,400
probably early next week. And deadline one,

828
00:55:14,400 --> 00:55:16,640
which is on the 20th of November, 2023.

829
00:55:18,130 --> 00:55:22,910
The time is now 6:40 PM and this issue specific hearing

830
00:55:23,050 --> 00:55:27,190
for the Cambridge Wastewater treatment plant relocation project is
now closed.

831
00:55:27,280 --> 00:55:27,710
Thank you.