

WEBVTT – This file was automatically generated by event.video

0

00:00:12.675 --> 00:00:15.405

Okay, it's now 1 45 and I shall resume the hearing.

1

00:00:17.015 --> 00:00:19.755

So we're currently looking at the outline water policy

2

00:00:19.755 --> 00:00:22.115

monitoring plan, which is rep 2 28.

3

00:00:25.345 --> 00:00:29.655

Madam, just before we, um, plow back into detail, um,

4

00:00:30.075 --> 00:00:32.095

may I raise two logistical matters?

5

00:00:32.995 --> 00:00:36.775

Um, one is, is to ask, um,

6

00:00:37.035 --> 00:00:40.695

you collectively ask the chairman what if,

7

00:00:40.755 --> 00:00:44.655

if there is a revised, realistic estimate for programming,

8

00:00:45.235 --> 00:00:47.175

um, for the rest of the of the day

9

00:00:47.175 --> 00:00:51.735

because, um, certainly it,

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00:00:51.755 --> 00:00:55.175

it would assist us enormously to, to know about that.

11

00:00:56.235 --> 00:01:00.135

Um, and the other is to say that we

12

00:01:01.155 --> 00:01:04.255

are a little concerned that we haven't given, uh,

13

00:01:04.795 --> 00:01:06.575
as complete answers as we might have

14

00:01:06.575 --> 00:01:07.655
wished on water quality.

15

00:01:07.755 --> 00:01:10.135
And it, it may be that, um,

16

00:01:10.185 --> 00:01:12.815
there will be more opportunities in the questions you are

17

00:01:12.815 --> 00:01:15.935
about to ask, but certainly, um, uh, Ms.

18

00:01:16.265 --> 00:01:20.575
Annel Buchanan, uh, we feel could assist you, uh,

19

00:01:20.815 --> 00:01:23.735
a little more with some supplemental material, um,

20

00:01:24.125 --> 00:01:25.575
from, from this morning.

21

00:01:25.715 --> 00:01:29.935
So, uh, if you would like to hear that now, um,

22

00:01:30.235 --> 00:01:33.815
or if you would like us to weave that into some of your, uh,

23

00:01:33.815 --> 00:01:37.135
answers to your other questions, um, I'm very happy.

24

00:01:37.335 --> 00:01:38.815
I don't think it'll take terribly long

25

00:01:40.735 --> 00:01:42.425
With regard to timetabling.

26

00:01:42.445 --> 00:01:44.385

Um, it's difficult to say.

27

00:01:44.505 --> 00:01:45.705

I mean, I'm hoping that we're going to

28

00:01:49.535 --> 00:01:52.755

get down to at least greenbelt, um,

29

00:01:54.535 --> 00:01:57.805

which would only leave noise and vibration and odor.

30

00:01:57.985 --> 00:01:59.685

And there's only a few questions on those,

31

00:01:59.905 --> 00:02:02.595

so it's difficult to say.

32

00:02:03.255 --> 00:02:04.195

It depends how we get on.

33

00:02:08.185 --> 00:02:10.425

I mean, with regard to historic environment, landscape

34

00:02:10.425 --> 00:02:12.505

and visual and greenbelt, I don't envisage that taking up

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00:02:13.345 --> 00:02:14.785

a huge amount of time either.

36

00:02:15.715 --> 00:02:17.265

Right. That's comforting.

37

00:02:17.265 --> 00:02:20.905

Certainly because, uh, uh, Greenbelt, um,

38

00:02:21.645 --> 00:02:25.025

we would imagine is likely to be, uh, a,

39

00:02:25.265 --> 00:02:26.745

a longer topic perhaps.

40

00:02:27.245 --> 00:02:28.665

Um, yeah, certainly I

41

00:02:28.665 --> 00:02:29.865

Don't necessarily envisage it to be,

42

00:02:29.985 --> 00:02:32.145

'cause we have in previous hearings we've dealt with

43

00:02:33.495 --> 00:02:35.145

what you consider to be the benefits

44

00:02:35.485 --> 00:02:37.385

and sort of weight we can attach to those.

45

00:02:37.525 --> 00:02:40.305

So I don't have going through all that again,

46

00:02:41.325 --> 00:02:44.265

it was mainly some points of clarification, um,

47

00:02:45.085 --> 00:02:47.905

and sort of ways that you've

48

00:02:48.455 --> 00:02:49.745

Certainly, so Mr.

49

00:02:50.605 --> 00:02:55.265

Bowles has been working very hard to prepare himself, um,

50

00:02:56.425 --> 00:03:00.485

particularly to deal with your question at bullet 0.4

51

00:03:00.825 --> 00:03:03.045

or the topic at bullet 0.4.

52

00:03:03.045 --> 00:03:05.645

Obviously we don't know how the question's going

53

00:03:05.645 --> 00:03:08.005

to be framed, um, but it's,

54

00:03:08.005 --> 00:03:10.165

It's basically framed as is written right in the

55

00:03:10.165 --> 00:03:11.165

Agenda. But

56

00:03:11.165 --> 00:03:13.805

he, he certainly has, uh,

57

00:03:13.885 --> 00:03:15.765

a full answer which he would like to give on that.

58

00:03:15.785 --> 00:03:18.725

And clearly it's a, an extremely important part of our case,

59

00:03:19.505 --> 00:03:23.885

uh, and we want to, um, do the very best

60

00:03:23.885 --> 00:03:25.845

that we can to, to help you.

61

00:03:26.265 --> 00:03:29.925

You've obviously got continuing questions in your mind about

62

00:03:29.925 --> 00:03:34.085

it and, um, it, it, it, it is essential for us

63

00:03:34.265 --> 00:03:38.125

to a address those, um, properly and fully.

64

00:03:38.305 --> 00:03:40.485

I'm not suggesting that for one moment that Mr.

65

00:03:40.505 --> 00:03:42.525

Bowles is going to ramble quite the reverse,

66

00:03:43.065 --> 00:03:46.085

but he has a fair bit to say, uh, in answer to that.

67

00:03:47.525 --> 00:03:50.535

Okay. That's noted. Thank you very much, sir.

68

00:03:52.135 --> 00:03:55.505

I Mean, in the interest of timing, getting

69

00:03:55.565 --> 00:03:58.425

to the green belt subject, if you, if you wanted to save

70

00:03:59.015 --> 00:04:00.585

what the applicant's got in terms

71

00:04:00.605 --> 00:04:03.025

of the extra information on water resources

72

00:04:03.025 --> 00:04:06.825

and water quality, it could wait a deadline for, um, but

73

00:04:08.275 --> 00:04:10.155

I think, I think it'll take about three minutes.

74

00:04:10.785 --> 00:04:14.355

Okay. If I, if I could ask Mr. Buchanan to do it now,

75

00:04:14.375 --> 00:04:16.115

and it might help to set some context

76

00:04:16.295 --> 00:04:17.475

for your remaining questions.

77

00:04:17.785 --> 00:04:18.785

Okay.

78

00:04:21.985 --> 00:04:25.445

Now, bu canon for the applicant, um, we wanted

79

00:04:25.505 --> 00:04:26.525

to just refer you

80

00:04:26.585 --> 00:04:30.005

to the environment agency's catchment data explorer

81

00:04:30.905 --> 00:04:34.685

in which they state the water framework directive status

82

00:04:35.865 --> 00:04:38.565

and parameters in each of the rivers

83

00:04:39.065 --> 00:04:40.445

and including the river cam.

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00:04:41.065 --> 00:04:43.725

And highlight that the parameters of concern

85

00:04:43.745 --> 00:04:48.165

to them in the river cam is phosphorus and ammonia.

86

00:04:48.545 --> 00:04:49.765

So if you read

87

00:04:49.985 --> 00:04:53.245

and, um, listen to Mona's statement from this morning

88

00:04:53.545 --> 00:04:57.405

and from the reports appended to the application,

89

00:04:58.665 --> 00:05:02.365

um, in that context, it would,

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00:05:02.845 --> 00:05:06.405

I would highlight why she kept referring to the phosphorus

91

00:05:06.665 --> 00:05:10.965

and Ammon nitrogen in terms of being improvements and why,

92

00:05:10.965 --> 00:05:14.845

therefore the impact and improvement is significant.

93

00:05:19.205 --> 00:05:21.775

Thank you. The,

94

00:05:22.035 --> 00:05:24.935

Um, outline Water quality monitoring plan considers water

95

00:05:24.935 --> 00:05:26.535

quality monitoring at various stages

96

00:05:26.535 --> 00:05:27.535

of the proposed development,

97

00:05:27.535 --> 00:05:29.855

including pre-construction and construction.

98

00:05:30.285 --> 00:05:34.175

However, requirement 22 of the draft DC0 requires a,

99

00:05:34.365 --> 00:05:37.175

only requires a detailed water quality monitoring plan

100

00:05:37.235 --> 00:05:38.455

for the operational stage,

101

00:05:38.995 --> 00:05:41.455

but not for any of the stages of development prior to this,

102

00:05:41.705 --> 00:05:42.775

which are cov which are

103

00:05:42.775 --> 00:05:44.175

however covered in the outline plan,

104

00:05:44.955 --> 00:05:47.655

can the applicant confirm whether this is an error or,

105

00:05:47.655 --> 00:05:49.335

and that all phase development would be covered

106

00:05:49.355 --> 00:05:51.535

by the detailed water Quality monitoring plan,

107

00:05:51.905 --> 00:05:54.695

which would be secured by requirement 22?

108

00:05:58.815 --> 00:06:01.235

Uh, Mona Koman for the applicant? Yes.

109

00:06:01.235 --> 00:06:05.195

So the outline water quality monitoring plan will form the

110

00:06:05.195 --> 00:06:07.115

basis as you correctly identify

111

00:06:08.055 --> 00:06:11.555

of the operational Water Quality Monitoring Plan,

112

00:06:11.555 --> 00:06:13.075

which is requirement 22.

113

00:06:13.615 --> 00:06:16.275

It, it will also form the basis of the

114

00:06:16.795 --> 00:06:20.635

construction Water Quality Monitoring Plan, which is, uh,

115

00:06:20.665 --> 00:06:23.755

requirement nine of the drafted here.

116

00:06:28.365 --> 00:06:31.835

Okay, thank you. Paul.

117

00:06:31.835 --> 00:06:33.755

May for the applicant, just to clarify that reference

118

00:06:33.755 --> 00:06:37.475

for you, it's, it's requirement two a, uh,

119

00:06:38.105 --> 00:06:41.555

sub-paragraph six, which refers

120

00:06:41.555 --> 00:06:44.595

to the detailed construction Water Quality Management

121

00:06:44.595 --> 00:06:46.475
plan as part of the Kemp.

122

00:06:49.015 --> 00:06:49.485
Thank you.

123

00:06:55.975 --> 00:06:58.155
Can I ask the councils whether they consider the outline

124

00:06:58.155 --> 00:06:59.835
water quality monitoring plan to be acceptable,

125

00:07:06.305 --> 00:07:07.305
Madam? Um,

126

00:07:07.305 --> 00:07:10.655
I think it would be a matter for,

127

00:07:10.835 --> 00:07:11.855
um, Ms.

128

00:07:12.045 --> 00:07:12.335
Ahed.

129

00:07:19.735 --> 00:07:21.325
Sorry, madam, we haven't got the right

130

00:07:21.325 --> 00:07:22.525
person to answer that question.

131

00:07:22.825 --> 00:07:23.925
Um, would it,

132

00:07:23.925 --> 00:07:25.965
is it all right if it's an action point for the county council?

133

00:07:26.525 --> 00:07:29.365
I know you said councils, but I don't, the district council

134

00:07:29.385 --> 00:07:31.445

and the city doesn't have a position, you

135

00:07:31.825 --> 00:07:33.205

or it does have a position,

136

00:07:33.205 --> 00:07:34.405

but it relies upon the county council.

137

00:07:41.915 --> 00:07:43.655

Can the Environment Agency, um,

138

00:07:44.635 --> 00:07:46.535

detail whether they consider the outline water quality

139

00:07:46.535 --> 00:07:49.495

monitoring plan provided a deadline to, to be acceptable?

140

00:07:52.145 --> 00:07:54.575

Hello, madam? Um, we did not review this as part of the,

141

00:07:54.915 --> 00:07:56.295

any of our correspondence to you

142

00:07:56.295 --> 00:07:57.935

because it's been looked at as part

143

00:07:57.935 --> 00:07:59.015

of the permit applications.

144

00:08:05.615 --> 00:08:07.755

So you can't offer an offer a view

145

00:08:07.755 --> 00:08:09.075

to the examining authority on that?

146

00:08:09.495 --> 00:08:11.315

That's correct. So the applications are yet

147

00:08:11.315 --> 00:08:13.795

to be duly made and until it's made, duly made,

148

00:08:13.795 --> 00:08:15.075

we're unable to provide any comments.

149

00:08:16.075 --> 00:08:18.455

And is that likely to be, is, sorry?

150

00:08:18.475 --> 00:08:21.255

Is that likely to be prior to the close of the examination?

151

00:08:22.145 --> 00:08:24.175

We're hoping, so currently, um,

152

00:08:26.215 --> 00:08:29.875

the active pre-application is, uh, progressing

153

00:08:29.875 --> 00:08:32.595

with the applicant, um, with regard to installations,

154

00:08:32.665 --> 00:08:35.635

with regard to the water discharge permit that is also yet

155

00:08:35.635 --> 00:08:37.635

to be duly made because we're about, or have

156

00:08:37.655 --> 00:08:38.955

or about to request some further

157

00:08:38.955 --> 00:08:40.315

information from the applicant.

158

00:08:44.625 --> 00:08:46.555

Okay. Thank you, Madam.

159

00:08:46.805 --> 00:08:49.355

We're surprised about that last answer,

160

00:08:49.415 --> 00:08:52.115

and it may be that wires have got crossed, um,

161

00:08:52.575 --> 00:08:54.755

but Mr. Phillips, who was um,

162

00:08:54.755 --> 00:08:58.805

giving evidence on screen this morning, um, has

163

00:08:59.325 --> 00:09:01.365

reviewed this and has indicated

164

00:09:01.425 --> 00:09:03.805

by email his satisfaction with it.

165

00:09:04.265 --> 00:09:06.965

Uh, we're, we're just hunting about to find the email

166

00:09:07.065 --> 00:09:08.565

and the date and all the rest of it.

167

00:09:09.145 --> 00:09:13.685

Um, so as I say,

168

00:09:13.765 --> 00:09:16.365

we're very surprised by that last answer, uh,

169

00:09:16.425 --> 00:09:18.485

as you'll have seen probably from the flurry

170

00:09:18.485 --> 00:09:20.085

of activity behind me. Mm-Hmm.

171

00:09:20.465 --> 00:09:22.085

Um, is, is Mr. Phillips still online

172

00:09:22.105 --> 00:09:24.165

and could he offer a, a view on that?

173

00:09:24.665 --> 00:09:26.925

Yes, ma, I'm Wayne Phillips from an Environment Agency,

174

00:09:26.965 --> 00:09:28.325

I think we've got our wires quite slightly.

175

00:09:28.485 --> 00:09:32.125

I have reviewed, uh, water Quality Management Plan

176

00:09:32.125 --> 00:09:34.205

and found it to be acceptable, particularly in respect

177

00:09:34.205 --> 00:09:36.925

of monitoring for groundwater that is proposed.

178

00:09:37.305 --> 00:09:38.305

Excuse me.

179

00:09:41.555 --> 00:09:42.025

Thank you.

180

00:09:48.575 --> 00:09:51.395

So moving on to the design and engineering of the outfall.

181

00:09:54.225 --> 00:09:57.005

Can the examining authority have an update on the design

182

00:09:57.005 --> 00:09:58.845

and engineering proposals for the shaft

183

00:09:58.845 --> 00:10:01.085

and tunnels, um, from the applicant?

184

00:10:01.745 --> 00:10:04.405

Uh, are the discussions between the Environment Agency

185

00:10:04.405 --> 00:10:06.965

and applicant likely to result in any changes, for example,

186

00:10:07.065 --> 00:10:09.005

to the proposed development at this stage?

187

00:10:14.205 --> 00:10:16.845

I might ask if applicant is that specifically

188

00:10:16.845 --> 00:10:19.605

for the shafts you were asking for?

189

00:10:19.905 --> 00:10:20.905

Um,

190

00:10:21.375 --> 00:10:22.525

Shaft internal design?

191

00:10:23.225 --> 00:10:25.885

Um, yeah, we, we don't believe any, any amendments to it.

192

00:10:26.035 --> 00:10:27.085

Yeah. We're we're going to,

193

00:10:27.295 --> 00:10:29.445

we're going into detailed design post consent,

194

00:10:30.185 --> 00:10:32.645

And how are they, how are the discussions

195

00:10:32.645 --> 00:10:34.605

with the Environment Agency progressing on that matter

196

00:10:35.195 --> 00:10:36.195

With?

197

00:10:36.375 --> 00:10:37.965

We've had plenty of discussions

198

00:10:37.965 --> 00:10:40.045

with the environmental agency with regards to, um,

199

00:10:40.115 --> 00:10:43.245

groundwater testing and the, the tunnel itself.

200

00:10:43.705 --> 00:10:47.005

Um, but we're not anticipating any amendments from any

201

00:10:47.205 --> 00:10:48.205

feedback that we've received so far.

202

00:10:56.945 --> 00:11:00.205

We are obviously applying, we'll be applying for permits for

203

00:11:00.745 --> 00:11:04.885

the, um, removal of water from the shafts once constructed,

204

00:11:05.465 --> 00:11:07.005

um, and that they refer

205

00:11:07.005 --> 00:11:09.045

to our previous comments, our permits earlier.

206

00:11:09.795 --> 00:11:12.285

Okay, thank you. Um, I understand

207

00:11:12.285 --> 00:11:15.605

that the Environment Agency can't offer an update on the

208

00:11:15.605 --> 00:11:17.165

permits until their duly made.

209

00:11:17.395 --> 00:11:20.655

Does the applicant have any, any updates that they want

210

00:11:20.655 --> 00:11:22.335

to offer on the environmental permits,

211

00:11:22.335 --> 00:11:24.255

which are sort in parallel to the DCO process,

212

00:11:24.475 --> 00:11:27.015

namely the fine left one and IED permits?

213

00:11:30.515 --> 00:11:32.615

Um, the only update we have is the, the, uh,

214

00:11:32.815 --> 00:11:37.575

IED permit is in currently in advanced pre-app, um, stage,

215

00:11:38.515 --> 00:11:40.255

uh, but no, no other updates.

216

00:11:47.705 --> 00:11:50.365

And does the Environment Agency have any reason to believe

217

00:11:50.365 --> 00:11:53.445

that if the current final discharge permit

218

00:11:53.545 --> 00:11:55.765

for phase one was approved, that the increase

219

00:11:55.785 --> 00:11:57.085

to capacity at phase two

220

00:11:57.085 --> 00:11:58.885

of the proposed development would be refused?

221

00:12:01.995 --> 00:12:04.465

Hello, Madam, um, Neville Bay Environment Agency,

222

00:12:04.525 --> 00:12:07.905

we currently have, um, no concerns that there are no ways

223

00:12:07.905 --> 00:12:09.945

around a permit that could, can be achieved.

224

00:12:26.005 --> 00:12:29.935

Um, can the applicant, sorry, bear with me.

225

00:12:35.255 --> 00:12:38.705

Yeah, sorry. So the Environment agency's comments

226

00:12:39.245 --> 00:12:41.145

on the updated, uh, flood risk assessment,

227

00:12:41.145 --> 00:12:42.785

which have been published on our website.

228

00:12:44.125 --> 00:12:44.345

Um,

229

00:12:47.965 --> 00:12:49.235

sorry, one moment.

230

00:12:49.895 --> 00:12:52.155

Can the applicant provide an update on the consent sought

231

00:12:52.155 --> 00:12:54.195

from the internal drainage boards for locations

232

00:12:54.215 --> 00:12:56.155

for water discharge points along the

233

00:12:56.155 --> 00:12:57.315

Water Beach pipeline route?

234

00:13:05.475 --> 00:13:07.375

We, uh, Mike Dexter from the applicant, uh,

235

00:13:07.375 --> 00:13:10.095

we haven't applied for the in discussions.

236

00:13:10.095 --> 00:13:11.175

They, they appear to be happy

237

00:13:11.175 --> 00:13:12.655

to give them once once applied for,

238

00:13:14.685 --> 00:13:15.685

Sorry. So, so you're in discussions

239

00:13:15.685 --> 00:13:16.635

with them at present?

240

00:13:19.105 --> 00:13:20.765

We are. And when are you likely

241

00:13:20.765 --> 00:13:21.845

to make those applications?

242

00:13:27.325 --> 00:13:28.465

Um, we are happy.

243

00:13:28.465 --> 00:13:30.105

They'll give them in principle, um,

244

00:13:30.525 --> 00:13:34.825

and when we are ready to apply for them, um, on need, they,

245

00:13:34.975 --> 00:13:36.385

then we'll apply and they'll give them,

246

00:13:37.095 --> 00:13:39.385

Will they be providing letters of no impediment?

247

00:13:41.045 --> 00:13:43.625

Yes. And are they likely to be forthcoming soon?

248

00:13:50.425 --> 00:13:52.595

They'll apologies they'll be included within the

249

00:13:52.595 --> 00:13:53.635

statement of common ground.

250

00:13:54.345 --> 00:13:57.875

Okay. Sorry.

251

00:13:57.895 --> 00:14:00.875

So, um, I'd skip forward the, uh, going now

252

00:14:00.875 --> 00:14:02.515

to the updated flood risk assessment,

253

00:14:02.515 --> 00:14:04.515

which I understand was submitted to, um,

254

00:14:04.575 --> 00:14:06.915

the Environment Agency at Deadline three.

255

00:14:07.335 --> 00:14:08.475

And we have received comments,

256

00:14:08.685 --> 00:14:10.795

which I understand the applicant's also had, um,

257

00:14:11.545 --> 00:14:13.395

regarding that document.

258

00:14:14.535 --> 00:14:18.615

Um, the,

259

00:14:19.275 --> 00:14:23.455

the examining authority understands, um, that, um,

260

00:14:25.315 --> 00:14:27.295

the EA have a number of concerns

261

00:14:27.295 --> 00:14:29.815

regarding the submitted flood risk assessment, and they

262

00:14:30.135 --> 00:14:31.815

provided some suggestions to address them.

263

00:14:32.475 --> 00:14:35.015

Can I ask the applicant how they intend to address them

264

00:14:35.275 --> 00:14:37.695

and whether they intend to provide the information requested

265

00:14:37.695 --> 00:14:38.855

by the Environment Agency

266

00:14:43.625 --> 00:14:44.935

Koman for the applicant?

267

00:14:45.475 --> 00:14:46.975

Um, the Environment Agency

268

00:14:47.035 --> 00:14:50.775

and their, um, letter that you have received have advised,

269

00:14:51.665 --> 00:14:55.165

um, modeling basically of an additional scenario.

270

00:14:55.825 --> 00:14:58.485

Um, we're kind of working out which of the two

271

00:14:59.165 --> 00:15:01.925

proposed scenarios, um, would be, would be best

272

00:15:01.945 --> 00:15:03.045

to proceed with.

273

00:15:03.465 --> 00:15:07.045

And, um, yes, we do, we do plan to proceed with, um,

274

00:15:07.255 --> 00:15:08.405

additional modeling.

275

00:15:09.105 --> 00:15:14.005

Uh, the update to the FRA will obviously follow this,

276

00:15:14.185 --> 00:15:15.525

uh, this modeling,

277

00:15:16.065 --> 00:15:17.965

but at this point in time, we, we,

278

00:15:18.065 --> 00:15:20.285

we can't give an indication of

279

00:15:20.505 --> 00:15:23.365

how long this process is, is, is going to take.

280

00:15:25.285 --> 00:15:28.015

Obviously it's key that this is resolved as soon

281

00:15:28.015 --> 00:15:30.375

as possible and obviously during the examination, um,

282

00:15:30.385 --> 00:15:32.815

understand, uh, you know, it's essential

283

00:15:32.815 --> 00:15:33.975
that, that that is progressed.

284

00:15:34.075 --> 00:15:36.615
Um, does the Environment Agency have any sort of comments

285

00:15:36.725 --> 00:15:40.255
that they want to raise now regarding the flood risk,

286

00:15:40.255 --> 00:15:41.935
updated flood risk assessment, noting

287

00:15:41.935 --> 00:15:43.935
that we have seen their comments in the, um,

288

00:15:44.235 --> 00:15:45.495
in their letter to us?

289

00:15:47.295 --> 00:15:48.405
Hello, madam. Thank you.

290

00:15:48.585 --> 00:15:51.965
Um, we have received, um, some informal comments about

291

00:15:52.525 --> 00:15:53.525
progressing the issue.

292

00:15:53.905 --> 00:15:55.085
We do have some concerns,

293

00:15:55.085 --> 00:15:57.085
but for any sort of technical matters, I'll hand you over

294

00:15:57.085 --> 00:15:59.405
to my flood risk, um, colleague

295

00:15:59.425 --> 00:16:00.765
and lead, uh, Louise Foreman.

296

00:16:04.055 --> 00:16:07.005

Thank you. Um, Louise Foreman from the Environment Agency.

297

00:16:07.865 --> 00:16:11.165

Um, yes, as I lined in our letter, we have, um,

298

00:16:11.435 --> 00:16:13.605

some serious concerns with the flood risk assessment.

299

00:16:13.905 --> 00:16:17.005

Um, in particular as it, um, indicates

300

00:16:17.005 --> 00:16:19.325

that there will be an increase in flood risk

301

00:16:19.385 --> 00:16:21.645

to some third party land, including

302

00:16:21.645 --> 00:16:22.965

where properties are located.

303

00:16:24.025 --> 00:16:27.445

Um, and no mitigation measures are proposed

304

00:16:27.445 --> 00:16:28.925

within the FRA currently.

305

00:16:29.265 --> 00:16:33.765

So we would expect some mitigation to be included in the FRA

306

00:16:33.945 --> 00:16:35.525

to demonstrate that there will be no

307

00:16:35.805 --> 00:16:36.965

increase in flood risk elsewhere.

308

00:16:38.545 --> 00:16:43.205

Um, also, um, the modeling is still currently being reviewed

309

00:16:43.345 --> 00:16:46.005

by our modeling team, um,

310

00:16:46.065 --> 00:16:49.045

and we expecting comments from them on the 17th of January.

311

00:16:50.225 --> 00:16:52.085

So if there are any issues with the modeling,

312

00:16:52.115 --> 00:16:53.565

they will also need to be addressed.

313

00:16:55.745 --> 00:16:56.745

Thank you.

314

00:16:57.615 --> 00:17:00.325

Thank you. Ms. Foreman, can you tell me what type

315

00:17:00.325 --> 00:17:03.405

of mitigation measures would you expect to see, uh, for,

316

00:17:03.545 --> 00:17:05.165

for impacts such as those identified?

317

00:17:06.745 --> 00:17:09.245

Um, potentially, um,

318

00:17:10.015 --> 00:17:14.045

there could be limited discharge rates during, um, when

319

00:17:14.575 --> 00:17:16.245

flows are high in the river cam.

320

00:17:16.625 --> 00:17:20.705

Um, but yeah, evidence would need to be provided.

321

00:17:20.945 --> 00:17:22.865

I mean, there could be a number of potential mitigation

322

00:17:22.865 --> 00:17:27.145

measures, so, um, we would like to see consideration

323

00:17:27.165 --> 00:17:28.425

of different options

324

00:17:28.725 --> 00:17:33.405

and, um, demonstration that that will, um,

325

00:17:33.405 --> 00:17:34.805

ensure there is no increase in flood

326

00:17:34.805 --> 00:17:35.925

risk to third party land.

327

00:17:38.035 --> 00:17:39.925

Okay, thank you. Um,

328

00:17:41.535 --> 00:17:43.155

can the Environment Agency give their views

329

00:17:43.155 --> 00:17:45.115

to whether they consider that the concerns they have

330

00:17:45.395 --> 00:17:46.995

identified are likely to be resolvable

331

00:17:46.995 --> 00:17:48.475

before the close of the examination?

332

00:17:51.755 --> 00:17:53.375

Um, hopefully yes.

333

00:17:53.595 --> 00:17:55.575

Um, yes, providing, um,

334

00:17:56.715 --> 00:17:58.845

appropriate mitigation measures are proposed.

335

00:17:58.955 --> 00:18:01.085

Yeah. And, um, it can be demonstrated

336

00:18:02.035 --> 00:18:04.205

that there will be no increase in flood risk, then yes.

337

00:18:05.305 --> 00:18:08.975

Okay. Thank you. And has the applicant got any response

338

00:18:08.975 --> 00:18:10.495

to any of those comments that they wish to add?

339

00:18:13.325 --> 00:18:13.905

No. Madam,

340

00:18:18.335 --> 00:18:22.675

No, madam, uh, it's clearly unfortunate to, um,

341

00:18:23.145 --> 00:18:27.075

receive this, this model at this stage, uh,

342

00:18:27.095 --> 00:18:29.475

but we are doing our very best to work with it,

343

00:18:29.775 --> 00:18:32.835

and we will submit in writing not at stage four.

344

00:18:33.375 --> 00:18:37.875

Uh, we aim to submit in writing at stage five, uh,

345

00:18:37.985 --> 00:18:40.795

clearly, um, the more, as usual,

346

00:18:40.975 --> 00:18:43.155

the more productive discussion that we can have

347

00:18:43.705 --> 00:18:47.475

with officers of the agency, uh, the, the better,

348

00:19:15.185 --> 00:19:15.405

Uh,

349

00:19:21.925 --> 00:19:22.275

sorry,

350

00:19:23.795 --> 00:19:26.595

I mean, if it could be submitted prior to deadline five,

351

00:19:27.055 --> 00:19:28.355

we would encourage you to do so.

352

00:19:33.925 --> 00:19:35.215

Clearly. We will try.

353

00:19:35.525 --> 00:19:37.695

It's not entirely within our own hands.

354

00:19:38.355 --> 00:19:39.815

Um, the, the other thing

355

00:19:39.815 --> 00:19:43.295

that it is perhaps worth stating publicly now

356

00:19:43.355 --> 00:19:47.855

to manage expectations is that, um, obviously

357

00:19:49.115 --> 00:19:51.975

the, the, the functions

358

00:19:51.975 --> 00:19:56.375

that Anglia Water performs are different from those which

359

00:19:56.555 --> 00:20:00.815

say, uh, a manufacturing industry, uh, performs.

360

00:20:01.315 --> 00:20:05.775

And, uh, the range of mitigation techniques, uh, is, is

361

00:20:05.775 --> 00:20:10.215

therefore likely to be much more limited than it would be

362

00:20:10.215 --> 00:20:11.855

for many other operators.

363

00:20:12.555 --> 00:20:16.975

Um, that I'll, I'll just say that, uh,

364

00:20:17.245 --> 00:20:20.615

without getting into any more detail at this stage.

365

00:20:25.775 --> 00:20:30.635

Okay. I've got, um, ips who, who wish to speak.

366

00:20:31.095 --> 00:20:35.245

Um, I'll start with Ms. Dalin. Yeah, thank you.

367

00:20:37.535 --> 00:20:40.485

Thank you madam. Uh, Matthew Aslin for quite frust.

368

00:20:41.305 --> 00:20:43.765

So, uh, if we could just, uh, step back

369

00:20:43.825 --> 00:20:45.725

to the Surface water drainage

370

00:20:45.725 --> 00:20:47.845

and outline water quality management plan.

371

00:20:48.105 --> 00:20:49.805

And, and I note the, uh,

372

00:20:49.985 --> 00:20:53.605

the panel's comment about not reiterating, uh, documents

373

00:20:53.605 --> 00:20:55.525

that will have already been read, but, uh,

374

00:20:56.145 --> 00:20:59.325

fin trust remains concern regarding plans

375

00:20:59.585 --> 00:21:01.045

for surface water drainage

376

00:21:01.385 --> 00:21:03.525

and the corresponding monitoring of that.

377

00:21:04.265 --> 00:21:05.845

Um, we understand the,

378

00:21:06.385 --> 00:21:10.565

and this is layman terms, so please bear with me, that, uh,

379

00:21:11.665 --> 00:21:15.235

potentially contaminated water, 36% is being returned

380

00:21:15.255 --> 00:21:16.315

to head of the works

381

00:21:16.695 --> 00:21:20.355

and the remaining 64% is being attenuated

382

00:21:20.455 --> 00:21:24.675

to the pond on the side and then returned to Black Ditch.

383

00:21:25.415 --> 00:21:27.715

Um, it's been noted that, um,

384

00:21:27.905 --> 00:21:30.395

that black ditch runs along the interline and,

385

00:21:30.495 --> 00:21:35.435

and has a hydrological connectivity to, to, so,

386

00:21:35.815 --> 00:21:40.395

um, based on the, the outline water quality, um,

387

00:21:41.125 --> 00:21:46.035

management plan, I believe the latest version has, uh,

388

00:21:46.065 --> 00:21:49.515

sort of annual monitoring post-construction and,

389

00:21:49.695 --> 00:21:53.995

and in operation phase has, uh, annual monitoring

390

00:21:54.135 --> 00:21:55.195

of what's in the pond.

391

00:21:56.265 --> 00:21:58.955
Many years ago, uh, quite, um,

392

00:21:59.405 --> 00:22:04.395
quite FSI did experience situations with nitrate leaching

393

00:22:04.395 --> 00:22:06.795
to the f with quite damaging, uh,

394

00:22:06.795 --> 00:22:08.835
consequences many years ago now.

395

00:22:09.295 --> 00:22:13.315
And, and it seems to us that what, uh, the monitoring

396

00:22:13.655 --> 00:22:15.195
to a degree would be shutting the door

397

00:22:15.195 --> 00:22:16.235
after the horse is bolted.

398

00:22:16.375 --> 00:22:17.555
We are concerned about that.

399

00:22:17.565 --> 00:22:20.915
We're concerned if there was an instance of contamination,

400

00:22:21.655 --> 00:22:24.475
um, that that could work its way

401

00:22:24.585 --> 00:22:27.755
through the surface water drainage that would we,

402

00:22:27.995 --> 00:22:30.635
although it may be picked up with annual monitoring,

403

00:22:30.635 --> 00:22:32.995
it could well be too late by then.

404

00:22:33.775 --> 00:22:35.115

So, uh, just just one other

405

00:22:35.115 --> 00:22:36.315
point to expand that a little bit.

406

00:22:36.895 --> 00:22:41.395
If we then cut across to the, uh, operational documents

407

00:22:41.395 --> 00:22:44.595
and the odor management plan, uh, again, in layman terms,

408

00:22:45.215 --> 00:22:47.395
you know, we see there's obviously measures there

409

00:22:47.415 --> 00:22:50.755
for things like control of spillage, um,

410

00:22:50.895 --> 00:22:53.355
and it talks of controls of spills and roadways.

411

00:22:53.855 --> 00:22:56.635
Uh, clearly the applicant's gonna be working hard

412

00:22:56.755 --> 00:22:57.955
to keep a tidy site,

413

00:22:58.335 --> 00:23:00.955
and so we absolutely acknowledge that, uh, none

414

00:23:00.955 --> 00:23:02.235
of this will be by intent,

415

00:23:02.815 --> 00:23:06.475
but 64% of potential surface water drainage

416

00:23:06.545 --> 00:23:08.555
that could be subject to

417

00:23:08.555 --> 00:23:10.635
that contamination going straight into,

418

00:23:11.265 --> 00:23:14.355
into the attenuation pond, we believe.

419

00:23:14.935 --> 00:23:17.795
And, and, and I think it's something that's reiterated in,

420

00:23:18.495 --> 00:23:21.595
um, defendant and parish council Natural England comments

421

00:23:21.775 --> 00:23:23.755
and also save Honey Hill.

422

00:23:24.415 --> 00:23:28.395
Um, we, we would really feel a lot more reassured if there

423

00:23:28.395 --> 00:23:31.275
was measures at the attenuation pond to ensure

424

00:23:31.415 --> 00:23:32.595
and control pollution

425

00:23:32.655 --> 00:23:37.075
or potential Pollution.

426

00:23:37.095 --> 00:23:39.115
I'm sorry. I hope that's clear. A layman's view.

427

00:23:39.705 --> 00:23:41.795
It's clear. Thank you. Thank you, madam.

428

00:23:42.215 --> 00:23:44.395
Did the applicant have any response to that, please?

429

00:23:46.365 --> 00:23:50.025
Yes. Uh, Mon koman for the, the applicant, um,

430

00:23:50.175 --> 00:23:54.985
with respect to, um, impacts to, um,

431

00:23:56.285 --> 00:24:01.265

uh, the, this is explicitly, uh, covered in our, um,

432

00:24:02.305 --> 00:24:07.065

contaminant transport, uh, model a PP 1 5 8

433

00:24:07.565 --> 00:24:11.865

and further assessed in the water resources chapter

434

00:24:11.975 --> 00:24:15.785

because we do realize that, uh, being

435

00:24:16.575 --> 00:24:20.745

dome hydrogeological gradient of site would be, um, uh,

436

00:24:21.335 --> 00:24:25.545

very sensitive to, um, any, uh, kind of pollution

437

00:24:25.605 --> 00:24:27.745

or spillage incidents.

438

00:24:28.845 --> 00:24:33.745

So, um, we propose in the outline, uh,

439

00:24:33.875 --> 00:24:38.865

water management strategy, um, very comprehensive

440

00:24:39.955 --> 00:24:44.505

monitoring train at Sentinel Borehole

441

00:24:45.305 --> 00:24:48.425

surrounding the wastewater treatment plant.

442

00:24:48.855 --> 00:24:52.985

They essentially provide an early warning of, um,

443

00:24:53.725 --> 00:24:57.625

any, uh, potential contamination traveling

444

00:24:57.625 --> 00:25:00.385

through ground water towards black ditch

445

00:25:00.885 --> 00:25:03.505

and on towards Oke Ben.

446

00:25:04.605 --> 00:25:09.515

Um, now with respect to, uh, historic

447

00:25:10.025 --> 00:25:11.715

nitrate leaching,

448

00:25:15.765 --> 00:25:20.745

the sentinel boreholes should pick up any, um,

449

00:25:22.295 --> 00:25:26.745

ongoing continuous leaching of that nature.

450

00:25:26.935 --> 00:25:29.985

That is the point of the, the sentinel borehole.

451

00:25:31.245 --> 00:25:35.385

Um, We're also,

452

00:25:35.445 --> 00:25:39.505

we will also be monitoring the suds pond.

453

00:25:40.245 --> 00:25:41.385

Now, the suds pond,

454

00:25:41.705 --> 00:25:43.745

I think there may be a little confusion about their

455

00:25:43.815 --> 00:25:45.785

percentages quoted in the, uh,

456

00:25:45.785 --> 00:25:47.705

surface water drainage strategy.

457

00:25:49.445 --> 00:25:53.135

It's a segregated system for areas that

458

00:25:54.195 --> 00:25:57.495

may be contaminated compared to those which

459

00:25:58.835 --> 00:26:00.855
are unlikely to be contaminated.

460

00:26:02.115 --> 00:26:06.535
So areas that have potential to be contaminated,

461

00:26:07.475 --> 00:26:11.695
um, the surface water from those areas will be segregated

462

00:26:11.715 --> 00:26:13.015
and returned to the head of the works.

463

00:26:13.765 --> 00:26:18.055
Only surface water from the uncontaminated areas

464

00:26:18.645 --> 00:26:21.735
will be directed to the suds pond.

465

00:26:22.085 --> 00:26:24.815
That suds pond will be monitored, um,

466

00:26:24.885 --> 00:26:26.655
just in case on an annual basis

467

00:26:27.155 --> 00:26:30.615
and will certainly pick up any ongoing, um,

468

00:26:32.055 --> 00:26:36.905
kind of leaching, um, uh, to, to that extent if, if, if

469

00:26:37.145 --> 00:26:38.225
that might be a concern.

470

00:26:38.845 --> 00:26:42.185
Um, yeah, so in terms of, uh,

471

00:26:44.215 --> 00:26:48.525
the likelihood of kind of incidents, um,

472

00:26:48.635 --> 00:26:53.445

pollution incidents, um, obviously on site,

473

00:26:53.705 --> 00:26:58.405

um, as correct, as correctly mentioned, there will be, um,

474

00:26:59.385 --> 00:27:03.325

all sorts of, uh, management management measures, uh,

475

00:27:03.325 --> 00:27:08.165

pollution control, spill control, regular maintenance, um,

476

00:27:08.345 --> 00:27:11.605

and inspection monitoring of plant equipment.

477

00:27:11.625 --> 00:27:15.285

And obviously it'll be designed to be fit for purpose.

478

00:27:15.705 --> 00:27:20.685

So the likelihood of, um, uh, leaks, uh,

479

00:27:20.855 --> 00:27:23.045

below grounds and, uh, pipe leaks

480

00:27:23.105 --> 00:27:26.325

and tank leaks are certainly going to be limited.

481

00:27:27.185 --> 00:27:30.925

Um, um, but obviously, uh, continuous maintenance

482

00:27:31.105 --> 00:27:35.525

and, uh, monitoring will, uh, will be ongoing

483

00:27:35.525 --> 00:27:37.925

during the operation of the, of the plant. Thank

484

00:27:37.925 --> 00:27:38.925

You. Can I just ask

485

00:27:38.925 --> 00:27:40.125

with the borehole, how,

486

00:27:40.145 --> 00:27:41.765

how does the monitoring work with those?

487

00:27:41.785 --> 00:27:44.605

Is it a continual sort of monitoring process?

488

00:27:44.865 --> 00:27:47.685

Are they, how, how, how does that work, please?

489

00:27:47.945 --> 00:27:49.845

Um, yes, yes indeed, madam.

490

00:27:49.945 --> 00:27:53.605

Um, so those borehole will be monitored

491

00:27:54.655 --> 00:27:57.685

throughout the construction phases, pre-construction

492

00:27:57.765 --> 00:27:58.805

during construction,

493

00:27:58.825 --> 00:28:01.845

and to year post construction, that's all considered part

494

00:28:01.845 --> 00:28:04.925

of the construction phase of monitoring.

495

00:28:05.225 --> 00:28:08.245

So that would be quite intensive monitoring, uh,

496

00:28:08.465 --> 00:28:10.445

during the operational lifetime.

497

00:28:10.585 --> 00:28:13.845

So post year one of, um, operation

498

00:28:14.775 --> 00:28:18.085

monitoring will be ongoing on a yearly basis,

499

00:28:18.385 --> 00:28:22.045
so water levels and water quality, um,

500

00:28:22.075 --> 00:28:24.645
samples will be taken yearly.

501

00:28:25.605 --> 00:28:28.865
And I suppose to take Mr as Aspen's point, I dunno,

502

00:28:28.925 --> 00:28:31.025
the 1st of January there's monitoring,

503

00:28:31.045 --> 00:28:32.585
but then the 2nd of January there's,

504

00:28:32.585 --> 00:28:33.985
there's an unfortunate event

505

00:28:34.045 --> 00:28:36.825
and some contamination is leaks through.

506

00:28:37.775 --> 00:28:40.105
There's potentially a whole year where

507

00:28:40.105 --> 00:28:42.825
that contamination is able to move away from the site.

508

00:28:44.065 --> 00:28:45.065
I mean, what, what are the kind

509

00:28:45.065 --> 00:28:46.545
of risks associated around that?

510

00:28:47.445 --> 00:28:50.585
Um, okay, so our, our, um,

511

00:28:52.795 --> 00:28:57.555
contaminant transport model considers, uh, the,

512

00:28:57.655 --> 00:29:02.395

the impact of a continuous stream

513

00:29:03.415 --> 00:29:07.555

of pollutant from the, the wastewater treatment plant.

514

00:29:07.975 --> 00:29:11.035

In reality, that is unlikely to happen.

515

00:29:12.015 --> 00:29:16.355

Um, what we're going to get is possibly, uh,

516

00:29:16.525 --> 00:29:21.075

minor amounts of 00 of weeping on, on occasion from, uh,

517

00:29:21.305 --> 00:29:22.435

from a, from a tank.

518

00:29:22.975 --> 00:29:26.275

Um, we would expect that to be dealt with promptly,

519

00:29:26.815 --> 00:29:31.515

or there may be, as we discuss in the con uh, contaminant,

520

00:29:31.575 --> 00:29:36.395

uh, transport model, uh, a, a slight spill of, um, oil,

521

00:29:36.975 --> 00:29:40.075

um, again, which would be, uh, contained

522

00:29:40.375 --> 00:29:42.765

and, uh, cleaned up, uh, promptly.

523

00:29:43.265 --> 00:29:47.005

So these, these are the typical sources of contaminants, um,

524

00:29:47.105 --> 00:29:48.685

for works of, of this nature.

525

00:29:49.425 --> 00:29:52.925

Um, we would imagine them to be of short duration

526

00:29:53.065 --> 00:29:55.165
and quickly, um, monitored.

527

00:29:55.785 --> 00:30:00.285
Um, but certainly the, the, the, the Sentinel Warhol, um,

528

00:30:00.285 --> 00:30:04.925
uh, would kind of pick up long term, um, impacts

529

00:30:05.625 --> 00:30:06.685
if there were to be any,

530

00:30:09.135 --> 00:30:11.375
I suppose if they're any monitored annually

531

00:30:12.265 --> 00:30:17.025
after operation, is it likely that they will pick up

532

00:30:19.735 --> 00:30:23.975
contaminants prior to then potentially for in this, in,

533

00:30:23.975 --> 00:30:25.095
as we talk about the triples?

534

00:30:25.135 --> 00:30:26.135
I

535

00:30:26.285 --> 00:30:27.285
Yeah, indeed. Um,

536

00:30:27.285 --> 00:30:31.975
so in the hydro, in the contaminant transport model,

537

00:30:32.595 --> 00:30:37.255
we discuss how, uh, quickly these determinants move

538

00:30:37.255 --> 00:30:39.775
through the ground water environment.

539

00:30:40.675 --> 00:30:44.975

And because of the geology below site, it's, it's, it's the

540

00:30:45.775 --> 00:30:50.255

Westbury Marley chalk formation, which, you know,

541

00:30:50.255 --> 00:30:54.175

as the name suggests is, uh, is Marley.

542

00:30:54.195 --> 00:30:56.615

So quite, uh, quite, quite quite sticky texture.

543

00:30:57.105 --> 00:31:01.735

These contaminants don't move at great speed, uh,

544

00:31:01.735 --> 00:31:03.135

through that environment.

545

00:31:03.915 --> 00:31:06.295

So actually it's not like you would have

546

00:31:07.215 --> 00:31:09.575

a slight spill on day one,

547

00:31:09.635 --> 00:31:11.815

and that will end up in black ditch in day

548

00:31:11.835 --> 00:31:12.855

two we're talking about.

549

00:31:12.855 --> 00:31:14.255

It'll take decades to get through

550

00:31:14.315 --> 00:31:18.335

and there'll be quite a, a long, um, long plume

551

00:31:18.635 --> 00:31:20.935

and maybe quite a wide plume as well,

552

00:31:20.935 --> 00:31:23.775

which would stay in the groundwater environment, um,

553

00:31:23.995 --> 00:31:25.255
for a little while as it kind

554

00:31:25.255 --> 00:31:27.255
of makes its way down gradient.

555

00:31:28.355 --> 00:31:30.575
So there is a possibility

556

00:31:30.725 --> 00:31:32.975
that the sentinel bore holes may miss,

557

00:31:33.265 --> 00:31:35.815
maybe the plume just goes between the borehole.

558

00:31:36.235 --> 00:31:37.295
We acknowledge that,

559

00:31:37.675 --> 00:31:39.655
but the likelihood is that we will

560

00:31:40.205 --> 00:31:42.735
pick up contaminants.

561

00:31:44.555 --> 00:31:46.495
Yes. Mr. Aspen, If I could just make one brief

562

00:31:46.495 --> 00:31:47.615
follow up point, madam.

563

00:31:48.195 --> 00:31:51.455
Uh, so, so my analogy was probably slightly unhelpful

564

00:31:51.455 --> 00:31:53.415
to the applicant, insofar as the reference

565

00:31:53.435 --> 00:31:55.375
to nitrate leaching was really

566

00:31:56.035 --> 00:31:57.735

had already leached into the ditch.

567

00:31:57.995 --> 00:32:02.095

My point was, uh, really trying to make, um, the, you know,

568

00:32:02.095 --> 00:32:03.655

once that contamination's happened

569

00:32:03.655 --> 00:32:06.975

and the impact on the triple si, um, it's, um, the,

570

00:32:06.975 --> 00:32:08.895

the horse has already already bolted.

571

00:32:09.195 --> 00:32:11.455

We recognized the plot for the bore holes

572

00:32:11.915 --> 00:32:13.495

and the monitoring of groundwater,

573

00:32:13.595 --> 00:32:17.175

and also as the applicant's, um, stated, the speed

574

00:32:17.175 --> 00:32:18.535

with which contaminants travel.

575

00:32:19.155 --> 00:32:21.495

That's, uh, less of a concern to us.

576

00:32:22.075 --> 00:32:26.575

Our concern is really, and, and also if we look at the 34%

577

00:32:26.755 --> 00:32:29.895

or of, of the system of the site that's being designed

578

00:32:29.915 --> 00:32:33.335

to return any potential contamination to the head

579

00:32:33.415 --> 00:32:35.775

of the process, we are less concerned about that

580

00:32:36.315 --> 00:32:38.855
really are our primary concerns.

581

00:32:39.105 --> 00:32:40.885
And, and that's compounded a little bit

582

00:32:40.915 --> 00:32:42.805
with things like flood, flood risk,

583

00:32:42.805 --> 00:32:45.045
flood on the site, incidents on the site.

584

00:32:45.585 --> 00:32:49.565
Our concerns really stem primarily around, uh,

585

00:32:49.585 --> 00:32:53.325
the 64% of the site, which isn't being returned to the head.

586

00:32:53.705 --> 00:32:57.405
And I, I get it, there can be a lot of activity

587

00:32:57.465 --> 00:32:59.325
and management going on around the site,

588

00:32:59.985 --> 00:33:02.325
but that has all been returned potentially

589

00:33:02.325 --> 00:33:03.445
to the attenuation pond

590

00:33:03.445 --> 00:33:05.485
and if there's any flooding, high levels

591

00:33:05.585 --> 00:33:06.965
of surface water drainage.

592

00:33:07.425 --> 00:33:10.485
Um, that's really, just to summarize our point,

593

00:33:10.625 --> 00:33:13.685

it would be really helpful if that any potential incidents

594

00:33:13.685 --> 00:33:16.245
of pollution could be controlled there

595

00:33:16.325 --> 00:33:17.605
before they get to Black Ditch.

596

00:33:19.125 --> 00:33:21.095
Okay. Thank you for your comments. Thank you.

597

00:33:21.115 --> 00:33:22.115
Uh, Ms. Cotton?

598

00:33:23.455 --> 00:33:25.915
Yes, hello? I just wanted to, um, comment on, um,

599

00:33:26.135 --> 00:33:28.875
as I was directed to on Tuesday to just mention the, the,

600

00:33:28.875 --> 00:33:33.155
um, uh, concerns that I have about the, uh, um, uh,

601

00:33:33.155 --> 00:33:36.035
the impact on the groundwater in the, uh,

602

00:33:36.035 --> 00:33:37.715
flood zone three, that the transfer

603

00:33:37.815 --> 00:33:39.355
Is your, sorry, is your microphone on?

604

00:33:39.785 --> 00:33:41.315
Gosh, I've gotta say all that again.

605

00:33:41.775 --> 00:33:44.075
Uh, um, uh, that was rehearsal.

606

00:33:44.375 --> 00:33:47.915
So yes, as directed on Tuesday to be, uh, commenting about,

607

00:33:47.935 --> 00:33:50.475

uh, my concerns about the effect of the construction

608

00:33:50.475 --> 00:33:53.075

of the transfer tunnel on the, uh,

609

00:33:53.075 --> 00:33:57.275

groundwater level in the flood zone three that it is, uh,

610

00:33:57.275 --> 00:33:59.715

passing through, and whether there will be,

611

00:33:59.715 --> 00:34:03.515

there doesn't seem to be any mention of any, um, uh,

612

00:34:03.565 --> 00:34:05.355

assessment o on this.

613

00:34:05.355 --> 00:34:06.315

There's no mention of any

614

00:34:06.315 --> 00:34:07.595

drainage system being put in place.

615

00:34:07.655 --> 00:34:10.475

And obviously our local concerns are that

616

00:34:10.475 --> 00:34:13.395

that would have an impact on the, uh, for example,

617

00:34:13.455 --> 00:34:17.355

the local, um, uh, septic tanks, um, uh, there,

618

00:34:17.375 --> 00:34:18.915

and that would be awful obviously,

619

00:34:18.915 --> 00:34:21.675

that a local septic tanks operations be affected

620

00:34:21.735 --> 00:34:24.155

by a larger septic tanks, uh, relocation.

621

00:34:24.535 --> 00:34:27.595

Um, so yes, just making that point, I'd like some

622

00:34:29.115 --> 00:34:30.355

feedback on that from the applicant.

623

00:34:31.365 --> 00:34:32.795

Thank you. Can I ask

624

00:34:32.795 --> 00:34:34.275

for a response from the applicant, please?

625

00:34:36.375 --> 00:34:38.715

Uh, Mona Koman for the applicant.

626

00:34:39.055 --> 00:34:42.555

Um, we clearly haven't, um,

627

00:34:43.475 --> 00:34:46.275

assessed explicitly the impact of, uh,

628

00:34:46.685 --> 00:34:50.635

ground water level changes, uh, with respect

629

00:34:50.635 --> 00:34:51.795

to septic tanks.

630

00:34:52.295 --> 00:34:55.755

Um, that's something we can, we can take away and,

631

00:34:55.895 --> 00:34:59.635

and think about, but we will need, uh, perhaps detail on

632

00:35:00.875 --> 00:35:04.675

locations of, of these tanks and depths and such.

633

00:35:04.675 --> 00:35:05.675

Like,

634

00:35:07.995 --> 00:35:09.895
Are you prepared to offer that

635

00:35:10.055 --> 00:35:11.175
to the applicant? That information

636

00:35:11.395 --> 00:35:12.495
I'm prepared to offer that Inform.

637

00:35:12.495 --> 00:35:13.615
Thank you. Thank you. Thank you.

638

00:35:14.565 --> 00:35:16.095
It'd be helpful if we could have a,

639

00:35:16.235 --> 00:35:18.375
an update at the next deadline just to see where

640

00:35:18.375 --> 00:35:19.575
that's, where that's got to.

641

00:35:19.925 --> 00:35:23.305
That would be helpful. Mr. Gilda?

642

00:35:26.475 --> 00:35:28.355
Ian Gilda, save Honey Hill. Thank you, ma'am.

643

00:35:28.775 --> 00:35:31.395
Um, I'm only going to take,

644

00:35:31.835 --> 00:35:33.915
I think it's three points which go back.

645

00:35:34.075 --> 00:35:36.955
I think from the way you presented them ma points

646

00:35:37.050 --> 00:35:40.005
that we'd raised, um, in earlier submissions.

647

00:35:40.345 --> 00:35:42.925

Um, and therefore it would be appropriate perhaps to

648

00:35:44.515 --> 00:35:46.735

the first point perhaps being that those were made,

649

00:35:46.815 --> 00:35:48.295

I think in the D two submissions.

650

00:35:48.295 --> 00:35:50.375

And obviously as time has moved on

651

00:35:50.375 --> 00:35:52.655

and there's been clearly an ongoing dialogue

652

00:35:52.955 --> 00:35:54.895

to some extent about water quality

653

00:35:55.035 --> 00:35:57.575

and about, um, water quality impacts.

654

00:35:57.995 --> 00:35:59.535

Um, can I make a first point?

655

00:35:59.795 --> 00:36:04.595

Um, the applicant was very unsure as

656

00:36:04.595 --> 00:36:07.675

to whether Appendix 2011 to the ES was part

657

00:36:07.675 --> 00:36:08.915

of the environmental statement.

658

00:36:09.515 --> 00:36:11.995

I mean, I think on the face of it, it, it has to be.

659

00:36:13.015 --> 00:36:16.675

Um, and that's the Milton Water Quality Assessment,

660

00:36:17.125 --> 00:36:20.915

which we referred to in our, um, representations and,

661

00:36:20.935 --> 00:36:23.395

and which we drew out those conclusions

662

00:36:23.425 --> 00:36:27.115

that it was clearly not certain as to what, um,

663

00:36:27.255 --> 00:36:28.795

or indeed they,

664

00:36:28.825 --> 00:36:31.835

they couldn't be certain about suspended solid phosphorus,

665

00:36:32.905 --> 00:36:35.555

ammonia or BOD at that time in the assessment.

666

00:36:37.195 --> 00:36:39.795

I recognize that that was an assessment done in 2022.

667

00:36:39.895 --> 00:36:42.355

It was done in preparation

668

00:36:42.535 --> 00:36:45.435

for both the interim permit application

669

00:36:45.535 --> 00:36:49.115

and for the, in preparation for the final effluent,

670

00:36:49.575 --> 00:36:51.075

um, application.

671

00:36:51.605 --> 00:36:54.595

We've seen nothing updating that document.

672

00:36:54.975 --> 00:36:57.475

And it would be helpful to understand if there is an updated

673

00:36:57.845 --> 00:36:59.035

water quality assessment

674

00:36:59.135 --> 00:37:02.475

that's supporting the permit applications, um,

675

00:37:03.275 --> 00:37:05.475

'cause on the face of it that wasn't sufficient

676

00:37:05.475 --> 00:37:06.915

to support them and it wasn't accepted

677

00:37:07.015 --> 00:37:08.955

by the Environment agency as sufficient.

678

00:37:14.735 --> 00:37:19.105

Your other, your fundamental question about benefits, ma'am,

679

00:37:19.105 --> 00:37:22.145

which went particularly to this question

680

00:37:22.145 --> 00:37:26.305

of the low flows question that we've raised, um, is around

681

00:37:26.305 --> 00:37:28.305

what weight can you give to something that can't

682

00:37:28.565 --> 00:37:29.785

or hasn't been modeled.

683

00:37:29.965 --> 00:37:33.185

And, and the applicant is clear for a variety of reasons

684

00:37:33.215 --> 00:37:36.665

that they haven't, um, modeled those low flow impacts.

685

00:37:37.245 --> 00:37:41.865

Um, and there seems to be tremendous reliance on

686

00:37:42.455 --> 00:37:46.145

what I think the agency, the environment agency and, and,

687

00:37:46.145 --> 00:37:50.385

and the applicant like to call adaptive permitting that, um,

688

00:37:51.085 --> 00:37:52.745
if low flows arise in the future,

689

00:37:52.895 --> 00:37:54.705
they will change the nature of the permit

690

00:37:54.765 --> 00:37:55.945
that's in, in place.

691

00:37:56.445 --> 00:38:00.985
Um, that doesn't really answer your question, ma'am, as to

692

00:38:00.985 --> 00:38:05.145
what, what weight can we give to those, to those benefits?

693

00:38:05.825 --> 00:38:09.505
I mean, our position clearly would be that we think most

694

00:38:09.505 --> 00:38:12.025
of those benefits are probably being overstated

695

00:38:12.165 --> 00:38:15.105
or being stated in the most positive manner possible.

696

00:38:15.155 --> 00:38:17.065
Let's put it like that. 'cause if it,

697

00:38:17.245 --> 00:38:19.385
if there is complete uncertainty as to

698

00:38:19.385 --> 00:38:23.545
what the water quality impacts will be under climate change

699

00:38:24.295 --> 00:38:25.345
reduced flows,

700

00:38:25.365 --> 00:38:29.785
and clearly the cam, you know, is a river that will,

701

00:38:30.685 --> 00:38:31.865

you know, isn't going

702

00:38:31.865 --> 00:38:34.225

to see substantial increases in flows from any

703

00:38:34.225 --> 00:38:36.005

of the climate change effects, it's likely

704

00:38:36.105 --> 00:38:39.445

to see sustained low flows as a result of the fact that,

705

00:38:39.705 --> 00:38:43.365

you know, the great majority of its, um, water supply is,

706

00:38:43.505 --> 00:38:47.165

is, is drawn from the groundwater and the chalk.

707

00:38:47.505 --> 00:38:49.365

Um, and, and for those reasons we're likely

708

00:38:49.365 --> 00:38:51.165

to see a continuing reduction in the

709

00:38:51.555 --> 00:38:52.925

base flows in the river.

710

00:38:57.845 --> 00:39:01.725

I think the final point, madam, that probably we need

711

00:39:01.725 --> 00:39:02.765

to make this afternoon

712

00:39:03.185 --> 00:39:06.565

and other ones can be taken in writing obviously, um,

713

00:39:08.025 --> 00:39:09.565

is this question of where we've got to

714

00:39:09.635 --> 00:39:11.845

with the final effluent permit.

715

00:39:13.405 --> 00:39:14.485

I seem to be hearing Mr.

716

00:39:14.665 --> 00:39:17.045

Ben saying this afternoon that

717

00:39:17.255 --> 00:39:19.565

until those permit applications are Julie made,

718

00:39:19.565 --> 00:39:21.005

they really can't comment on them.

719

00:39:22.205 --> 00:39:25.525

I mean, this is a point which we certainly took at ISH, um,

720

00:39:25.705 --> 00:39:29.085

to that it's very unsatisfactory that you are being asked

721

00:39:29.085 --> 00:39:30.725

to determine, um,

722

00:39:30.905 --> 00:39:35.645

and recommend, um, a decision on the DCO consent.

723

00:39:36.035 --> 00:39:38.845

When we don't, we don't have in front of us not only

724

00:39:39.785 --> 00:39:42.645

an indication of what the environment agency's position is,

725

00:39:42.945 --> 00:39:45.365

but even site of those, those permits,

726

00:39:45.495 --> 00:39:48.885

we've clearly not seen, um, the applications for them.

727

00:39:49.505 --> 00:39:52.605

Um, and I believe at ISH two sir, um,

728

00:39:53.645 --> 00:39:56.485

a request was specifically made for the agency to be

729

00:39:56.485 --> 00:39:59.845

as transparent as possible about all of those documents.

730

00:40:00.185 --> 00:40:01.765

We now seem to be reaching a point,

731

00:40:03.365 --> 00:40:05.325

probably only two months from the end of the examination

732

00:40:05.535 --> 00:40:07.805

where the applications have not been duly made

733

00:40:07.945 --> 00:40:09.525

and nobody seems to be very bothered

734

00:40:09.795 --> 00:40:11.285

that they haven't been duly made

735

00:40:11.705 --> 00:40:14.405

and none of that information is in front of the examination.

736

00:40:17.725 --> 00:40:18.835

Thank you. Mr. Gilda.

737

00:40:19.225 --> 00:40:21.115

Does the applicant wish to make

738

00:40:21.115 --> 00:40:22.315

any comments on those submissions,

739

00:40:26.845 --> 00:40:27.935

Mike, on the applicant?

740

00:40:28.035 --> 00:40:31.495

Um, just like to, um, respond back to Mr.

741

00:40:31.805 --> 00:40:34.495

Aspen's point with regards to the, the drainage areas,

742

00:40:34.755 --> 00:40:36.135

the 64%

743

00:40:36.435 --> 00:40:39.375

as correctly identifies does take into account a large

744

00:40:39.835 --> 00:40:42.295

or reasonable areas of, uh, stoned areas

745

00:40:42.295 --> 00:40:44.335

that won't have processed plant or equipment on them.

746

00:40:44.395 --> 00:40:48.335

So are unlikely to have any spills of, of any kind,

747

00:40:48.835 --> 00:40:50.415

um, on them.

748

00:40:50.715 --> 00:40:54.495

Um, we have proposed within the drainage strategy,

749

00:40:54.515 --> 00:40:56.615

we could possibly go a bit further with

750

00:40:56.615 --> 00:40:57.895

where we have oil interceptors

751

00:40:57.895 --> 00:41:02.695

and silk traps on, um, areas of the drainage plan

752

00:41:02.885 --> 00:41:06.255

that, that go into the, um, attenuation on site.

753

00:41:06.515 --> 00:41:09.295

Um, but we were confident that the way

754

00:41:09.295 --> 00:41:11.895

that the site is segregated between the, uh,

755

00:41:12.215 --> 00:41:14.255

STC contained area, um,

756

00:41:14.555 --> 00:41:18.255

and the, the, the WRC area, the wastewater tree plant area

757

00:41:18.275 --> 00:41:21.615

for the rest of it, um, we're controlling the drainage in,

758

00:41:21.635 --> 00:41:24.455

in such a way that we shouldn't have pollutants going into,

759

00:41:24.995 --> 00:41:27.375

uh, the drainage network went into the attenuation pond

760

00:41:27.375 --> 00:41:29.735

and then finds its way to, to the black ditch.

761

00:41:30.595 --> 00:41:34.485

And obviously the ponds themselves allow for an element

762

00:41:34.505 --> 00:41:36.765

of visibility and visible, visible pollution that,

763

00:41:36.795 --> 00:41:38.805

that the operational teams will be able to see in

764

00:41:38.805 --> 00:41:41.005

through our environmental management systems will be able

765

00:41:41.005 --> 00:41:42.805

to maintain and control that.

766

00:41:42.985 --> 00:41:45.725

Um, we obviously duty bound if we do have a large spill

767

00:41:46.225 --> 00:41:47.285

or issue on site

768

00:41:47.285 --> 00:41:50.605

to inform the environment agency of, of the spill.

769

00:41:50.625 --> 00:41:53.605

And then we'll obviously make, uh, appropriate preparations

770

00:41:53.665 --> 00:41:56.125

and remedies to, to, to rectify that.

771

00:41:56.465 --> 00:41:57.925

It, it will be an unplanned event.

772

00:41:58.185 --> 00:42:01.245

Um, we're not planning for, uh, large spills on site,

773

00:42:01.245 --> 00:42:03.405

but if they were to happen, then we believe we've got the

774

00:42:03.405 --> 00:42:05.645

containment mechanisms, management plans in place to,

775

00:42:05.985 --> 00:42:07.245

to prevent them from, from happening.

776

00:42:07.745 --> 00:42:12.565

Um, as Mona, um, mentioned earlier, the, uh, the areas

777

00:42:12.785 --> 00:42:16.285

of, uh, inside the Earth Bank that, that,

778

00:42:16.285 --> 00:42:17.365

that aren't hardened.

779

00:42:17.625 --> 00:42:21.005

Um, so the graveled areas, uh, that would, um,

780

00:42:21.775 --> 00:42:23.805

those areas will, um, be permeable.

781

00:42:24.105 --> 00:42:28.965

Uh, uh, not that we, that we believe that any chance of, um,

782

00:42:29.855 --> 00:42:31.165

spill would make their way to there,

783

00:42:31.225 --> 00:42:34.765

but the, we then go back to the transmissivity timeframes

784

00:42:34.765 --> 00:42:38.205

of, uh, and, and, and sentinel um, balls.

785

00:42:38.535 --> 00:42:39.535

Thank you

786

00:42:42.475 --> 00:42:43.475

Madam. On, um,

787

00:42:43.475 --> 00:42:46.705

Mr. Gilder's points, um, draw your attention,

788

00:42:47.125 --> 00:42:51.145

I'm sure you know it already, uh, to the national, uh,

789

00:42:51.145 --> 00:42:55.505

policy statement on wastewater, uh, paragraph 3.7 0.9,

790

00:42:56.395 --> 00:42:59.425

which states that the decision maker should not refuse

791

00:42:59.425 --> 00:43:01.665

consent on the basis of regulated impacts

792

00:43:02.005 --> 00:43:03.625

unless it has good reason to believe

793

00:43:03.735 --> 00:43:08.505

that any ne relevant necessary operational pollution control

794

00:43:08.535 --> 00:43:09.945

permits or licenses

795

00:43:10.325 --> 00:43:13.785

or other consents will not subsequently be granted.

796

00:43:14.525 --> 00:43:18.345

And, uh, our submission is that you do not have, uh, reason

797

00:43:18.525 --> 00:43:21.825

so to believe, uh, on the basis of, of

798

00:43:21.825 --> 00:43:24.865

what you've heard from the environment agency.

799

00:43:25.915 --> 00:43:26.915

Thank you.

800

00:43:28.435 --> 00:43:29.895

And did you have any comments on

801

00:43:30.555 --> 00:43:31.655

any of the comments that Mr.

802

00:43:31.715 --> 00:43:36.155

Gilder made? So

803

00:43:36.155 --> 00:43:39.915

regarding the water quality assessment and the low flows,

804

00:43:47.905 --> 00:43:51.045

Uh, yes, I think we have more to say on low flows.

805

00:43:54.085 --> 00:43:56.585

Um, Mona Kelman for the, the applicant.

806

00:43:57.645 --> 00:44:00.585

So we, we keep talking about, uh, water quality

807

00:44:01.085 --> 00:44:02.985

and, uh, with a kind of a,

808

00:44:04.185 --> 00:44:06.265

a strange focus on low flows.

809

00:44:06.265 --> 00:44:08.785

But what we're missing is the point of course that

810

00:44:11.015 --> 00:44:15.715

in the future these low flows will happen regardless of

811

00:44:15.745 --> 00:44:18.155

what side of the river, um, uh,

812

00:44:18.295 --> 00:44:20.875

the final effluent is being discharged from.

813

00:44:21.455 --> 00:44:24.355

So if the existing wastewater treatment plant were

814

00:44:24.375 --> 00:44:26.515

to continue in in operation,

815

00:44:26.535 --> 00:44:30.315

it would be discharging into the same environment as the

816

00:44:30.925 --> 00:44:32.925

proposed wastewater treatment plant will.

817

00:44:33.625 --> 00:44:35.765

Um, our simplified analysis

818

00:44:35.765 --> 00:44:37.765

that I've discussed earlier shows

819

00:44:38.235 --> 00:44:41.485

that there will be a benefit in terms

820

00:44:41.545 --> 00:44:43.405

of total phosphorus p

821

00:44:43.425 --> 00:44:45.805

and ammo, al nitrogen, um,

822

00:44:46.745 --> 00:44:49.965

for the proposed wastewater treatment works compared

823

00:44:49.985 --> 00:44:51.485
to the existing.

824

00:44:51.865 --> 00:44:53.845
And we're not trying to hide anything.

825

00:44:53.855 --> 00:44:55.885
We've been perfectly explicit in

826

00:44:55.885 --> 00:44:59.965
that we don't see the same benefit with BOD and TSS,

827

00:45:00.275 --> 00:45:02.125
however, phosphorus

828

00:45:02.465 --> 00:45:06.765
and among yal nitrogen are key determinants

829

00:45:07.025 --> 00:45:09.205
for WFD status.

830

00:45:14.345 --> 00:45:16.945
Okay. Um,

831

00:45:17.095 --> 00:45:19.985
does anybody else have any comments on agenda item six,

832

00:45:20.595 --> 00:45:21.595
Madam? I was just going

833

00:45:21.595 --> 00:45:24.065
to, um, finish that off by again,

834

00:45:24.335 --> 00:45:25.745
signposting to Mr.

835

00:45:25.985 --> 00:45:28.825
Bowles's, um, evidence, which should,

836

00:45:29.065 --> 00:45:32.505

I hope you will hear later this afternoon, uh, on weight,

837

00:45:32.965 --> 00:45:37.385

uh, and he will pick up that batam as it were. Thank

838

00:45:37.385 --> 00:45:38.385

You.

839

00:45:40.565 --> 00:45:43.145

So as we stated earlier, we'll now move on

840

00:45:43.145 --> 00:45:48.065

to agenda item 11, um, which is, uh, land quality.

841

00:45:49.355 --> 00:45:54.345

I've not got a huge amount of questions on this, so can

842

00:45:54.345 --> 00:45:55.345

You just give us a moment Yeah.

843

00:45:55.405 --> 00:45:57.385

To change over experts, please.

844

00:46:19.445 --> 00:46:21.185

Uh, we're ready now, madam. Thank you.

845

00:46:21.395 --> 00:46:21.865

Thank you.

846

00:46:27.665 --> 00:46:30.725

Can the Environment Agency confirm if they are satisfied

847

00:46:30.725 --> 00:46:31.765

with the applicant's assessment

848

00:46:31.765 --> 00:46:33.525

regarding groundwater contamination?

849

00:46:36.175 --> 00:46:37.445

Hello, madam. I'll pass over

850

00:46:37.445 --> 00:46:38.445
to my colleague Graham Phillips.

851

00:46:42.865 --> 00:46:44.085
Uh, yes, mark, Mike, we are.

852

00:46:48.735 --> 00:46:52.485
Thank you. Um, could the EA confirm whether they consider

853

00:46:55.165 --> 00:46:58.825
the, um, outline water quality monitoring plan addresses

854

00:46:58.825 --> 00:47:00.425
their concerns regarding operational

855

00:47:00.425 --> 00:47:01.705
groundwater quality monitoring?

856

00:47:01.785 --> 00:47:03.305
I know you said earlier you were satisfied with it,

857

00:47:03.305 --> 00:47:05.625
but just for the purposes of, um, completeness,

858

00:47:05.625 --> 00:47:07.105
can they confirm whether that's the case?

859

00:47:08.045 --> 00:47:10.185
Yes, ma'am. We're satisfied

860

00:47:10.345 --> 00:47:11.985
with the operation quality monitoring.

861

00:47:12.735 --> 00:47:17.625
Okay, thank you. Uh, just moving on to decommissioning

862

00:47:17.685 --> 00:47:18.705
and contamination.

863

00:47:20.985 --> 00:47:23.845

Uh, could I ask that the applicant shares, um,

864

00:47:24.505 --> 00:47:28.685

the draft development consent order requirement nine B

865

00:47:30.535 --> 00:47:31.895

14 x one v

866

00:48:44.355 --> 00:48:44.825

Thank you.

867

00:48:46.205 --> 00:48:49.385

Within, uh, Cambridge City Council's local impact report?

868

00:48:49.605 --> 00:48:53.105

Um, a requirement is suggested, uh, regarding compliance

869

00:48:53.105 --> 00:48:55.025

of decommissioning with a decommissioning plan.

870

00:48:55.605 --> 00:48:57.385

Um, does the requirement on screen cover

871

00:48:57.385 --> 00:48:58.505

this request sufficiently?

872

00:49:00.325 --> 00:49:04.055

Hang on. Oh, oh, I'm just checking.

873

00:49:04.085 --> 00:49:05.455

Have we got the right version up?

874

00:49:10.555 --> 00:49:12.095

Yes, we have. Yep.

875

00:49:12.185 --> 00:49:14.455

Sorry, I'm working from a track change version

876

00:49:14.555 --> 00:49:16.815

so it looks slightly different, but yes, I do apologize,

877

00:49:19.505 --> 00:49:20.505

Madam. Thank you.

878

00:49:20.505 --> 00:49:23.735

Um, I'm assuming that was directed at, uh, um,

879

00:49:23.915 --> 00:49:27.015

we have, um, Mr. Adam Finch online,

880

00:49:27.355 --> 00:49:28.935

who is the city Council scientific

881

00:49:28.935 --> 00:49:30.135

officer who can deal with that matter.

882

00:49:38.935 --> 00:49:41.985

Good afternoon, Mme. Adam Finch from Cambridge City

883

00:49:41.985 --> 00:49:43.265

Council Environmental Health.

884

00:49:44.405 --> 00:49:48.705

Um, we do have sight

885

00:49:48.925 --> 00:49:53.065

of the draft outline, decommissioning plan, um,

886

00:49:53.365 --> 00:49:57.825

and it's, it, it's suitable in terms of our expectations

887

00:49:57.825 --> 00:50:00.185

with, uh, contaminated land

888

00:50:03.185 --> 00:50:07.405

And the, um, required requirement nine B uh, 14 is

889

00:50:07.925 --> 00:50:09.445

sufficient in capturing that information

890

00:50:10.385 --> 00:50:11.485

as far as you're concerned?

891

00:50:12.665 --> 00:50:14.245

Yes, yes, we're happy with it.

892

00:50:14.675 --> 00:50:15.445

Okay, thank you.

893

00:50:20.905 --> 00:50:23.285

In, um, south Cambridge District Council's local impact

894

00:50:23.285 --> 00:50:26.125

report, uh, the council made suggestions for requirements

895

00:50:26.125 --> 00:50:29.205

regarding land contamination in paragraphs 12 point

896

00:50:29.565 --> 00:50:31.005

18 to 12 point 20.

897

00:50:31.735 --> 00:50:32.885

These related to adherence

898

00:50:33.025 --> 00:50:35.205

to the environment agency's land contamination,

899

00:50:35.275 --> 00:50:36.285

risk management guidance,

900

00:50:36.425 --> 00:50:38.485

and the submission of a foreground investigation.

901

00:50:43.655 --> 00:50:45.635

Can the applicant confirm if they intend

902

00:50:45.635 --> 00:50:47.475

to update the draft development consent order

903

00:50:47.475 --> 00:50:48.955

to incorporate these requests?

904

00:50:51.665 --> 00:50:55.085

Uh, Dino Jordan, Ellie, for the applicant? Uh, yes.

905

00:50:55.205 --> 00:50:57.725

I can confirm that we will be using the data

906

00:50:57.725 --> 00:50:59.845

that has supported the environmental statement.

907

00:50:59.865 --> 00:51:04.085

We will put that into a, uh, LCRM format as a,

908

00:51:04.285 --> 00:51:05.965

a generic quantitative risk assessment,

909

00:51:05.985 --> 00:51:08.285

and we will submit that by deadline five.

910

00:51:13.895 --> 00:51:16.205

Thank you that those are all the questions that I have

911

00:51:16.225 --> 00:51:18.805

for now on, um, um, land quality.

912

00:51:19.065 --> 00:51:21.765

Are there any ips in the room that have any queries,

913

00:51:22.365 --> 00:51:22.445

comments

914

00:51:26.455 --> 00:51:27.835

and anybody virtually?

915

00:51:28.955 --> 00:51:32.965

I can't

916

00:51:32.965 --> 00:51:34.005

see any hands up.

917

00:51:34.865 --> 00:51:36.085

Um, thank you.

918

00:51:36.595 --> 00:51:39.125

I'll now hand over to Mr. Hudson for agenda item seven,

919

00:51:39.125 --> 00:51:40.365

which is historic environment.

920

00:51:53.545 --> 00:51:58.255

Thank you. Um, the first bullet point was

921

00:51:58.255 --> 00:51:59.255

around clarification

922

00:51:59.255 --> 00:52:01.815

around effects on some designated heritage assets

923

00:52:02.765 --> 00:52:05.895

including Bates Bye Lock Conservation area and big

924

00:52:05.895 --> 00:52:07.215

and Abbey grade two en listed building.

925

00:52:08.315 --> 00:52:12.345

Um, firstly, ES chapter 13,

926

00:52:12.735 --> 00:52:15.305

paragraph 5 2 3,

927

00:52:16.275 --> 00:52:20.745

which is rep 1 0 2 3 reports a temporary moderate adverse

928

00:52:21.105 --> 00:52:23.905

construction effect on Bates by lock conservation area,

929

00:52:25.285 --> 00:52:28.225

as does paragraph 6.1 0.7 of the planning statement

930

00:52:28.845 --> 00:52:31.825

and the historic environmental impact assessment

931

00:52:31.965 --> 00:52:33.025

tables also do.

932

00:52:34.495 --> 00:52:37.075

Um, however, this is not reflected in the summary on page

933

00:52:37.225 --> 00:52:38.795

five of ES chapter 13

934

00:52:39.455 --> 00:52:43.595

and ES chapter 13, paragraph 4.2, point 20

935

00:52:44.145 --> 00:52:46.275

reports a slight adverse effect in this regard.

936

00:52:46.895 --> 00:52:49.675

So could you please clarify whether the effect

937

00:52:50.455 --> 00:52:53.235

is moderate adverse, significant or slight adverse,

938

00:52:56.405 --> 00:52:57.905

Uh, Maurice Hopper for the applicant?

939

00:52:58.125 --> 00:53:02.465

Uh, that is the difference between it is a temporary,

940

00:53:02.625 --> 00:53:06.585

moderate significant effect, but obviously it is, um, word

941

00:53:06.585 --> 00:53:08.985

of matter is it'll, it's only temporary.

942

00:53:09.525 --> 00:53:10.825

It will be afterwards and

943

00:53:11.545 --> 00:53:13.425

'cause it's only a short period of time, it will be reducing

944

00:53:14.205 --> 00:53:16.865

and re replaceable the issues

945

00:53:17.695 --> 00:53:18.695

Consistency.

946

00:53:19.405 --> 00:53:23.585

So it, it may be worth, um, pulling up the, the report.

947

00:53:23.685 --> 00:53:27.605

So it just just appears to me there may be, um,

948

00:53:27.665 --> 00:53:30.125

an inconsistency in the summary.

949

00:53:31.025 --> 00:53:33.885

So as I say, 5.2 0.3

950

00:53:34.955 --> 00:53:38.205

says a temporary moderate adverse effect, um, whereas

951

00:53:38.425 --> 00:53:42.125

for example, page five doesn't reflect this

952

00:53:42.125 --> 00:53:44.885

and 4.2 0.2 says slight,

953

00:53:47.025 --> 00:53:48.365

Um, we'll take that away and review.

954

00:53:48.915 --> 00:53:51.085

Well, if you could have a look at it now, please look, be,

955

00:53:52.165 --> 00:53:53.445

I mean, if you could confirm whether

956

00:53:53.445 --> 00:53:54.725

that's a typographical error

957

00:53:54.865 --> 00:53:58.565

or whether one is incorrect and the other is correct,

958

00:54:02.815 --> 00:54:06.105

It should be moderate adverse, temporary moderate

959

00:54:06.105 --> 00:54:07.105

Adverse. Okay. So

960

00:54:07.105 --> 00:54:09.745

the, there will be a temporary moderate adverse

961

00:54:10.065 --> 00:54:11.425

construction effect on Bates by lock.

962

00:54:11.575 --> 00:54:12.785

Okay. Would you be able

963

00:54:12.785 --> 00:54:14.945

to update the ES chapter to reflect that? Yes,

964

00:54:14.945 --> 00:54:15.505

Will, yeah. Yeah.

965

00:54:15.685 --> 00:54:19.625

Um, in both on page V Yep.

966

00:54:19.635 --> 00:54:22.385

Where there's a bullet point which identifies in the summary

967

00:54:22.475 --> 00:54:25.105

where adverse significant effects are.

968

00:54:26.205 --> 00:54:28.425

And in paragraph 4.2 0.2

969

00:54:33.655 --> 00:54:34.655

Do It. Thank you.

970

00:54:34.655 --> 00:54:38.355

Um, again, is chapter 13, paragraph 5.3 0.5

971

00:54:40.105 --> 00:54:43.635

reports of permanent moderate adverse construction effect,

972

00:54:43.635 --> 00:54:45.755

which is significant on big

973

00:54:45.755 --> 00:54:50.075

and abbey grade two star listed building only in relation

974

00:54:50.075 --> 00:54:52.195

to built heritage and historic landscape assets.

975

00:54:52.195 --> 00:54:55.835

However, the historic environments impact assessment tables

976

00:54:57.025 --> 00:55:00.435

also report such an effect on Bates bytes lock conservation

977

00:55:00.555 --> 00:55:03.555

area, albeit the ES chapter

978

00:55:04.145 --> 00:55:05.995

reports a not significant effect.

979

00:55:06.735 --> 00:55:11.635

And ES chapter 13 also reports a significant effect on

980

00:55:11.915 --> 00:55:13.715

HLCA 22.

981

00:55:14.775 --> 00:55:17.475

Um, could you clarify what the effects would be please?

982

00:55:19.485 --> 00:55:23.385

The impact assessment tables only, uh, look at the impacts

983

00:55:23.405 --> 00:55:24.865

and effects before mitigation.

984

00:55:25.165 --> 00:55:27.425

So there is in places where it will be different

985

00:55:27.425 --> 00:55:28.505
to what's reported in the chapter

986

00:55:28.695 --> 00:55:31.585
because the chapter looks at the significance effect

987

00:55:31.755 --> 00:55:35.465
after mitigation's in place for the

988

00:55:36.025 --> 00:55:38.945
HL CALA, the character area, uh,

989

00:55:39.005 --> 00:55:41.905
we would report in significant effect, uh, we must note

990

00:55:41.905 --> 00:55:43.705
that it's historical landscape character

991

00:55:44.125 --> 00:55:45.785
and the asset in question is only

992

00:55:45.885 --> 00:55:47.545
yet the minor negligible ends

993

00:55:47.545 --> 00:55:49.985
of the value state local value states.

994

00:55:50.325 --> 00:55:53.105
So it is not scoring as highly

995

00:55:53.165 --> 00:55:54.665
as say we want designated assets.

996

00:55:56.375 --> 00:56:00.035
Okay. Is, is there somewhere in the ES chapter that

997

00:56:00.745 --> 00:56:03.115
specifies that the assessment tables are

998

00:56:03.255 --> 00:56:05.035

before mitigation? Uh,

999

00:56:05.335 --> 00:56:06.635

No, it did in the previous version.

1000

00:56:06.655 --> 00:56:08.635

We need to amend the chapter to reflect

1001

00:56:08.635 --> 00:56:09.635

That. Okay. 'cause otherwise

1002

00:56:09.635 --> 00:56:10.715

it's, it's unclear

1003

00:56:10.875 --> 00:56:12.595

'cause there's quite a lot of, uh, discrepancy

1004

00:56:12.595 --> 00:56:13.755

between the chapter and the table.

1005

00:56:13.785 --> 00:56:15.075

Yeah, we, we noted that. Yeah.

1006

00:56:15.235 --> 00:56:17.395

I, I'm sorry if, um, forgive me,

1007

00:56:17.395 --> 00:56:18.595

could you keep your microphone

1008

00:56:18.595 --> 00:56:19.635

a little bit closer to you? Thank you.

1009

00:56:19.665 --> 00:56:19.955

Okay.

1010

00:56:25.225 --> 00:56:27.205

I'm, I'm actually struggling to hear you.

1011

00:56:28.615 --> 00:56:32.565

Sorry. Uh, in that case,

1012

00:56:32.565 --> 00:56:35.605

moving on South Cambridge District Council's local impact

1013

00:56:35.605 --> 00:56:38.885

report of paragraph nine point 16 suggests that

1014

00:56:39.485 --> 00:56:43.565

ES chapter 13 should report a temporary moderate adverse

1015

00:56:43.565 --> 00:56:44.685

effect on the significance

1016

00:56:44.745 --> 00:56:48.485

of Abbey grade two star this building during construction.

1017

00:56:49.595 --> 00:56:52.965

However, ES chapter 13, uh,

1018

00:56:52.965 --> 00:56:57.805

paragraphs 4.2 0.7 and 5.2 0.3 appears to conclude this.

1019

00:56:58.785 --> 00:57:01.325

So could you please clarify your concern in this regard?

1020

00:57:06.805 --> 00:57:09.865

Let me just introduce, um, we have Gail, um, Ms.

1021

00:57:09.865 --> 00:57:12.625

Gail Bru from, um, city council, sorry,

1022

00:57:13.105 --> 00:57:14.705

district council to deal with MS

1023

00:57:14.705 --> 00:57:15.705

Behalf. Okay, thank you.

1024

00:57:15.705 --> 00:57:15.905

1025

00:57:17.315 --> 00:57:18.585

Hello, sir? Um, sorry,

1026

00:57:18.585 --> 00:57:20.105

could you ask, um, repeat the question?

1027

00:57:20.545 --> 00:57:21.545

I

1028

00:57:22.005 --> 00:57:23.005

Yes. So in

1029

00:57:23.005 --> 00:57:25.305

your local impact report, yeah.

1030

00:57:25.685 --> 00:57:29.825

Uh, paragraph nine point 16, um, you suggest

1031

00:57:29.825 --> 00:57:32.825

that the ES chapter 13 should report a temporary moderate

1032

00:57:32.825 --> 00:57:34.545

adverse effect on the significance of

1033

00:57:35.245 --> 00:57:38.305

pig abbey grade two star listed building Mm-Hmm.

1034

00:57:38.925 --> 00:57:39.945

During construction,

1035

00:57:39.945 --> 00:57:41.825

however, ES chapter 13

1036

00:57:42.565 --> 00:57:45.185

at paragraph 4.2 point 17

1037

00:57:45.285 --> 00:57:48.025

and 5.2 0.3 appears to conclude this.

1038

00:57:48.685 --> 00:57:51.345

Um, so I was just hoping you could clarify

1039

00:57:51.565 --> 00:57:53.745

or expand on your concern in this regard.

1040

00:57:54.765 --> 00:57:58.385

Yes. Um, I believe that the conclusions

1041

00:57:58.385 --> 00:58:01.265

of the applicant about the construction effects

1042

00:58:01.965 --> 00:58:03.985

do not take into account the length of time

1043

00:58:04.255 --> 00:58:05.505

that the construction will take,

1044

00:58:05.505 --> 00:58:06.945

which is a period of up to four years.

1045

00:58:07.855 --> 00:58:11.265

It's also a question of in terms of the base by lock,

1046

00:58:11.695 --> 00:58:13.825

they suggest that there will be hoardings placed

1047

00:58:13.885 --> 00:58:15.185

and around the compounds,

1048

00:58:15.185 --> 00:58:16.545

but there's no information about

1049

00:58:16.545 --> 00:58:17.985

what those hoardings will look like.

1050

00:58:18.485 --> 00:58:21.625

And I'm a bit, I'm concerned about the effect

1051

00:58:21.805 --> 00:58:23.505

and the impact those hoardings will have.

1052

00:58:23.525 --> 00:58:26.985

And I have mentioned in my local part in the report

1053

00:58:27.335 --> 00:58:29.425

that we would like some sort of strategy on the hoardings

1054

00:58:29.925 --> 00:58:31.345

to be discussed with us.

1055

00:58:32.365 --> 00:58:35.145

Um, yes, thank you.

1056

00:58:35.735 --> 00:58:39.345

Okay. But in terms of, um, the applicant's assessment

1057

00:58:39.955 --> 00:58:42.865

concluding a moderate adverse effect,

1058

00:58:43.005 --> 00:58:44.785

you, you do agree with that?

1059

00:58:44.965 --> 00:58:46.865

You you don't think it's any higher than that?

1060

00:58:48.875 --> 00:58:53.235

I consider that, I I thought it when I on table 2.2,

1061

00:58:54.335 --> 00:58:57.195

um, they state that it's a small change in the asset setting

1062

00:58:57.255 --> 00:58:59.075

and there'd be a temporary minor adverse.

1063

00:58:59.575 --> 00:59:00.915

So I hadn't realized

1064

00:59:01.055 --> 00:59:02.235

and picked up that they'd actually

1065

00:59:02.235 --> 00:59:03.395

changed that to a temporary moderate.

1066

00:59:03.625 --> 00:59:05.155

Okay. So I believe it is a temporary

1067

00:59:05.315 --> 00:59:06.315

Moderate. Okay, that's fine. And that's

1068

00:59:06.315 --> 00:59:06.915

how, that's

1069

00:59:06.915 --> 00:59:08.435

what the applicant has concluded?

1070

00:59:08.655 --> 00:59:09.675

Yes. Okay, thank you.

1071

00:59:12.145 --> 00:59:14.525

Um, following on from that South Cambridge District

1072

00:59:14.525 --> 00:59:17.805

Council's local impact report at paragraph 9.28

1073

00:59:18.845 --> 00:59:21.685

suggests an under-reporting of permanent effects

1074

00:59:22.665 --> 00:59:24.125

on the significance of big

1075

00:59:24.125 --> 00:59:25.845

and abbey grade two star listed building.

1076

00:59:27.465 --> 00:59:30.405

Um, could you please expand on this, noting

1077

00:59:30.405 --> 00:59:33.085

that the applicant has found an overall moderate adverse

1078

00:59:33.225 --> 00:59:37.125

and thus a significant effect in this regard, uh, due

1079

00:59:37.125 --> 00:59:38.325

to changes within the setting

1080

00:59:38.385 --> 00:59:40.365

of this designated heritage asset.

1081

00:59:41.265 --> 00:59:44.885

Um, and also noting that yourself, um,

1082

00:59:44.905 --> 00:59:46.325

at paragraph nine point 30

1083

00:59:46.665 --> 00:59:49.805

of your local impact reports agree with that conclusion.

1084

00:59:51.695 --> 00:59:54.115

So I think in one sense you're saying you don't agree

1085

00:59:54.425 --> 00:59:56.195

with their assessment, but then you follow it up

1086

00:59:56.195 --> 00:59:59.195

by saying you agree with their overall conclusion.

1087

01:00:00.605 --> 01:00:04.995

Thank you. Yes, sir. Um, they decide prior to,

1088

01:00:05.455 --> 01:00:07.795

uh, mitigation, they've said it's a temporary,

1089

01:00:08.015 --> 01:00:10.355

it is a permanent moderate effect.

1090

01:00:10.975 --> 01:00:13.035

Um, but I've said that um,

1091

01:00:14.935 --> 01:00:17.795

The Proposed landscaping will trunk, they've,

1092

01:00:17.815 --> 01:00:19.835

the applicant has identified that the closed land,

1093

01:00:20.075 --> 01:00:22.235

proposed landscape planting and Earth Bank will reduce the

1094

01:00:22.235 --> 01:00:25.275

visual intrusion, but these elements themselves will

1095

01:00:25.275 --> 01:00:27.955

truncate views and will fundamentally alter the

1096

01:00:27.955 --> 01:00:30.235

characteristic historic setting of big and Abbey.

1097

01:00:30.655 --> 01:00:32.555

Um, and they've assessed that

1098

01:00:33.135 --> 01:00:35.795

as a permanent minor adverse effect.

1099

01:00:37.395 --> 01:00:40.375

And I have said that given the level of change using

1100

01:00:40.375 --> 01:00:43.015

that criteria at table 2.3, that this is a permanent,

1101

01:00:43.175 --> 01:00:44.735

moderate or large adverse effect.

1102

01:00:45.805 --> 01:00:49.415

Okay. From, from my understanding, you have found

1103

01:00:49.415 --> 01:00:52.255

that there would be a permanent moderate adverse effect on

1104

01:00:52.275 --> 01:00:54.775

Big Abbey, is that correct?

1105

01:00:55.005 --> 01:00:59.175

That is correct, yes. So the applicant

1106

01:00:59.755 --> 01:01:02.615

has found a permanent, moderate and

1107

01:01:02.615 --> 01:01:04.215

therefore significant adverse effect

1108

01:01:05.315 --> 01:01:07.375

on Beacon Abbey Grade two SAR this building.

1109

01:01:07.555 --> 01:01:11.255

So, um, it would help me if I could understand if you think

1110

01:01:11.255 --> 01:01:13.335

that is an apologize effect

1111

01:01:13.475 --> 01:01:14.895

or whether that's you agree with that?

1112

01:01:15.625 --> 01:01:17.255

Thank you, sir. Yes, I do agree with that.

1113

01:01:17.925 --> 01:01:22.675

Okay, thank you. Um,

1114

01:01:24.025 --> 01:01:26.995

also, south Cambridge District Council's local impact report

1115

01:01:26.995 --> 01:01:30.555

at paragraph 9.37 suggests

1116

01:01:30.555 --> 01:01:34.555

that operational effects on heritage assets should re,

1117

01:01:34.555 --> 01:01:37.755

should be reported as minor stroke, moderate adverse.

1118

01:01:38.855 --> 01:01:42.395

Um, which is it, is it minor or is it moderate?

1119

01:01:42.935 --> 01:01:45.235

And if moderate, why

1120
01:01:49.525 --> 01:01:52.015
this is other than big and Abby

1121
01:01:58.965 --> 01:02:00.615
Apologies, sir, that should read moderate.

1122
01:02:01.115 --> 01:02:04.545
So you think, so the,

1123
01:02:04.545 --> 01:02:06.225
the applicant has found one significant,

1124
01:02:06.285 --> 01:02:07.285
Oh, sorry. No, it is a

1125
01:02:07.285 --> 01:02:08.505
minor adverse effect.

1126
01:02:08.685 --> 01:02:09.905
Um, I'm not,

1127
01:02:14.145 --> 01:02:16.355
they do not equate to a negligible adverse effect.

1128
01:02:16.355 --> 01:02:19.035
It'd be a minor moderate adverse. It should be minor.

1129
01:02:19.835 --> 01:02:23.445
Okay. So are you in South Cambridge District council in

1130
01:02:23.445 --> 01:02:26.925
agreement that the only significant effect, uh,

1131
01:02:27.245 --> 01:02:29.845
permanent significant effect would be on Biggin Abbey

1132
01:02:29.975 --> 01:02:31.285
grade two star building

1133
01:02:32.385 --> 01:02:36.555

And Bates bite lock permanent, moderate?

1134

01:02:38.455 --> 01:02:40.855

I don't think there's a permanent module on Bates. No,

1135

01:02:40.855 --> 01:02:41.855

Sorry. Yes, it is big

1136

01:02:41.855 --> 01:02:42.415

in Abbey.

1137

01:02:42.445 --> 01:02:43.855

Yeah, so it's just big in Abbey.

1138

01:02:43.875 --> 01:02:45.815

So you're in agreement with that? Yes, I am.

1139

01:02:46.285 --> 01:02:46.935

Okay, thank you.

1140

01:02:51.735 --> 01:02:54.275

Uh, moving on to the consideration of degree of harm

1141

01:02:54.415 --> 01:02:56.795

to the six significance of designated heritage assets.

1142

01:02:58.695 --> 01:03:02.635

Um, ES chapter 13, paragraph 5.6 0.1

1143

01:03:03.835 --> 01:03:05.995

concludes that all reported harms to the significance

1144

01:03:06.015 --> 01:03:09.785

of designated territories assets would be at the lower end

1145

01:03:09.785 --> 01:03:11.145

of less than substantial harm.

1146

01:03:12.315 --> 01:03:14.545

Could the applicant please provide further justification

1147

01:03:14.565 --> 01:03:18.545

for this view, uh, on this with particular regard to

1148

01:03:18.545 --> 01:03:20.945

where effects have been reported as moderate adverse

1149

01:03:20.945 --> 01:03:21.985

and therefore significant?

1150

01:03:26.315 --> 01:03:30.655

Um, this is down to the, uh, how we assess harm, uh,

1151

01:03:30.795 --> 01:03:32.695

and that there is a spectrum of harm

1152

01:03:32.755 --> 01:03:34.215

for less than substantial harm,

1153

01:03:34.595 --> 01:03:37.055

but when it comes to fine reporting, it can only be split

1154

01:03:37.055 --> 01:03:38.255

between lower and higher.

1155

01:03:39.075 --> 01:03:40.655

Uh, when we, we talk about the spectrum,

1156

01:03:40.875 --> 01:03:43.055

we ourselves think it's in the middle, um,

1157

01:03:43.085 --> 01:03:44.615

leaning towards lower end,

1158

01:03:44.835 --> 01:03:46.375

but definitely in the middle of the spectrum.

1159

01:03:46.635 --> 01:03:50.855

But we can only in terms of lower less than sub harm, 40

1160

01:03:50.855 --> 01:03:53.335

of lower or at the higher end of less than substantial harm.

1161

01:03:56.325 --> 01:03:59.345

So what would it take to be, so we have lots

1162

01:03:59.345 --> 01:04:01.585

of minor adverse effects, which are the low end.

1163

01:04:02.085 --> 01:04:03.505

We also have significant effects,

1164

01:04:03.505 --> 01:04:04.745

which are also at the low end.

1165

01:04:04.775 --> 01:04:09.215

What would it take to have an effect at the higher end

1166

01:04:09.215 --> 01:04:10.535

of less than substantial harm?

1167

01:04:12.525 --> 01:04:13.895

There's a, it's a big spectrum.

1168

01:04:14.215 --> 01:04:15.575

I think the best way to describe it, um,

1169

01:04:16.395 --> 01:04:17.815

it would be equivalent

1170

01:04:17.835 --> 01:04:20.375

of say someone building a dual carriageway in

1171

01:04:20.375 --> 01:04:22.495

that landscape near big and Abbey.

1172

01:04:22.495 --> 01:04:24.335

In that respect, there's the one there, uh,

1173

01:04:24.405 --> 01:04:27.295

that would be at the high end of less than substantial on,

1174

01:04:27.295 --> 01:04:28.415
um, at the very top end.

1175

01:04:28.765 --> 01:04:29.895
Okay. There's already a

1176

01:04:30.155 --> 01:04:31.155
Yes, that's what I'm saying. I'm

1177

01:04:31.155 --> 01:04:32.095
kind of give that as an example

1178

01:04:32.095 --> 01:04:33.335
because there's one there just,

1179

01:04:34.395 --> 01:04:36.015
So if there's all there already would,

1180

01:04:36.265 --> 01:04:39.655
would an additional moderate adverse effect, um,

1181

01:04:40.075 --> 01:04:43.775
and a significant effect also be at the upper end of

1182

01:04:44.555 --> 01:04:45.935
the less than substantial harm.

1183

01:04:46.235 --> 01:04:49.175
Um, not the, as you said, a fourteen's already there.

1184

01:04:49.275 --> 01:04:52.335
So we are looking at the change since day 14 is constructed.

1185

01:04:52.795 --> 01:04:55.535
So our, we are looking at how much harm's being caused

1186

01:04:55.555 --> 01:04:56.895
by our development and not

1187

01:04:57.035 --> 01:04:58.855

by the A 14 and then our development.

1188

01:05:00.085 --> 01:05:03.135

Okay. So what would need to be in that field

1189

01:05:04.195 --> 01:05:06.695

if it's not a large wastewater treatment plan further

1190

01:05:06.715 --> 01:05:10.335

for there to be a, it's harm that would be at the upper end

1191

01:05:10.335 --> 01:05:12.495

of less than, less than substantial.

1192

01:05:12.795 --> 01:05:16.665

It will be partly to do it's the waste water treatment

1193

01:05:16.665 --> 01:05:19.725

plant is being built well over 500 meters away

1194

01:05:20.115 --> 01:05:21.885

from the asset.

1195

01:05:22.335 --> 01:05:24.325

There is intervening trees

1196

01:05:24.665 --> 01:05:28.485

and the hedge line along Hor Sea Road, uh, which intervened

1197

01:05:28.485 --> 01:05:29.605

between and topography as well.

1198

01:05:29.635 --> 01:05:31.125

It's been noted that there, there,

1199

01:05:31.125 --> 01:05:33.165

there's been some comments on the local report about

1200

01:05:33.165 --> 01:05:34.245

it being the FE landscape.

1201

01:05:34.505 --> 01:05:37.085

The actual chemical blunt is not on the fend landscape,

1202

01:05:37.085 --> 01:05:40.405

it's on the, a fe Edge hill before it goes in fe.

1203

01:05:40.425 --> 01:05:45.085

So we are, it is all the less visibility

1204

01:05:45.085 --> 01:05:46.645

of the site before we build anything there.

1205

01:05:46.985 --> 01:05:50.885

So we are saying it is at the middle to middle end

1206

01:05:50.885 --> 01:05:53.725

of the middle end the spectrum and the lower end overall

1207

01:05:53.915 --> 01:05:55.805

because if it was closer

1208

01:05:56.265 --> 01:05:58.045

or if it was was in flat landscape,

1209

01:05:58.105 --> 01:06:00.165

it would be more prominent and would be climbing higher up

1210

01:06:00.165 --> 01:06:01.685

in the spectrum and we'll be at the higher end.

1211

01:06:02.715 --> 01:06:05.645

Okay. And could I ask South Cambridge, um,

1212

01:06:05.645 --> 01:06:08.365

whether they're in agreement with that, um, you know, where,

1213

01:06:08.365 --> 01:06:10.525

where, where, where it ends up on the spectrum within the

1214

01:06:10.525 --> 01:06:13.485

less than substantial harm category?

1215

01:06:14.115 --> 01:06:16.365

Gail Broom South thank Cambridge District Council.

1216

01:06:16.545 --> 01:06:17.845

Um, no, I don't agree.

1217

01:06:18.125 --> 01:06:21.885

I believe that there is a cumulative harm abbey sand

1218

01:06:21.885 --> 01:06:22.965

on slightly higher ground.

1219

01:06:23.425 --> 01:06:27.165

The very, the issue is the landscaping will fundamentally

1220

01:06:27.255 --> 01:06:29.645

alter the fair edge character which forms part

1221

01:06:29.645 --> 01:06:30.925

of its historic setting.

1222

01:06:31.395 --> 01:06:35.005

Therefore, this development will result in the higher end

1223

01:06:35.065 --> 01:06:36.405

of lesser substantial harm.

1224

01:06:37.355 --> 01:06:40.205

Okay. And in terms of like the overall planning balance,

1225

01:06:41.595 --> 01:06:44.005

does the fact that it's still within the less sub than

1226

01:06:44.005 --> 01:06:48.525

substantial harm affect that in any substantial way?

1227

01:06:51.445 --> 01:06:53.415

It's not for me to consider the weighing up

1228
01:06:53.415 --> 01:06:56.535
of the public benefits against the lesser substantial harm.

1229
01:06:57.285 --> 01:06:58.095
Okay, thank you.

1230
01:07:02.985 --> 01:07:05.605
Uh, in that case, moving on to the consideration of harm to

1231
01:07:06.645 --> 01:07:09.685
significance of designated heritage assets not reported

1232
01:07:09.825 --> 01:07:11.085
in ES chapter 13.

1233
01:07:12.105 --> 01:07:14.005
Um, in addition

1234
01:07:14.005 --> 01:07:16.685
to those designated heritage assets considered in

1235
01:07:17.405 --> 01:07:21.325
ES chapter 13, the historic environmental impact assessment

1236
01:07:21.625 --> 01:07:25.605
tables report a permanent slight adverse

1237
01:07:26.165 --> 01:07:28.125
construction effect on home farmhouse,

1238
01:07:28.575 --> 01:07:31.925
which is a grade two star listed building load

1239
01:07:31.925 --> 01:07:35.045
to cottage grade two listed building 15

1240
01:07:35.045 --> 01:07:37.685
and 17 high ditch road grade two listed building

1241
01:07:38.205 --> 01:07:41.365

mulberry house grade two listed building and do coast

1242

01:07:41.365 --> 01:07:43.965

and granite to home farm grade two listed building.

1243

01:07:45.145 --> 01:07:46.525

Um, with such harm in your view,

1244

01:07:46.685 --> 01:07:48.965

amounts less than less than substantial harm

1245

01:07:49.145 --> 01:07:51.765

to the significance of these designated heritage assets.

1246

01:07:54.185 --> 01:07:57.085

All impacts and even negligible will cause less than

1247

01:07:57.085 --> 01:07:58.685

substantial harm to designated assets.

1248

01:07:58.945 --> 01:08:00.525

The, the EMES is quite clear about that.

1249

01:08:00.755 --> 01:08:03.285

Okay, so why are they not reported in ES chapter 13?

1250

01:08:03.345 --> 01:08:05.845

If they're, because they're, you need

1251

01:08:05.845 --> 01:08:07.125

to give considerable weight to anyhow,

1252

01:08:07.225 --> 01:08:08.645

to a con, to a heritage asset.

1253

01:08:08.745 --> 01:08:10.725

Why are they not carried forward into the ES

1254

01:08:10.725 --> 01:08:11.885

chapter 13? We are

1255

01:08:11.885 --> 01:08:15.565

Only reporting significant effects in the ES chapter.

1256

01:08:15.655 --> 01:08:17.285

We're not reporting all effects.

1257

01:08:17.585 --> 01:08:20.565

Uh, we are not saying that the stuff in

1258

01:08:20.775 --> 01:08:22.805

where we are identifying, let's put it this way,

1259

01:08:22.805 --> 01:08:25.005

where we're identifying negligible impacts in the impact

1260

01:08:25.005 --> 01:08:28.805

assessment table to designated assets, we are agreeing that

1261

01:08:28.805 --> 01:08:30.205

that is causing a substantial harm.

1262

01:08:30.435 --> 01:08:32.765

However, on spectrum it is at the very bottom end

1263

01:08:32.865 --> 01:08:34.205

of the substantial harm.

1264

01:08:35.595 --> 01:08:39.805

Okay. So in the planning statements where you identify,

1265

01:08:40.265 --> 01:08:42.805

we asked you in eq well I think to identify all the harms,

1266

01:08:43.675 --> 01:08:47.845

this, these lessons less than substantial harms don't appear

1267

01:08:47.845 --> 01:08:49.285

in this as I understand it.

1268

01:08:50.465 --> 01:08:55.205

Um, should they be incorporated to give a full balance of

1269

01:08:55.205 --> 01:08:57.685

where the negative impacts of the development would be?

1270

01:09:10.385 --> 01:09:12.275

John balls for the applicant? Sir?

1271

01:09:12.415 --> 01:09:14.235

Uh, you are correct in the planning statement.

1272

01:09:15.095 --> 01:09:18.715

Um, uh, specifically I list, uh,

1273

01:09:18.825 --> 01:09:21.715

what are considered to be significant effects

1274

01:09:22.375 --> 01:09:25.155

and I, uh, included a footnote in the, um,

1275

01:09:25.515 --> 01:09:27.275

planning statement, which refers to the fact

1276

01:09:27.275 --> 01:09:30.275

that there may be other less than significant effects which

1277

01:09:30.275 --> 01:09:31.355

still weigh in the balance.

1278

01:09:32.175 --> 01:09:34.755

The intention in the planning statement was not

1279

01:09:34.775 --> 01:09:38.235

to itemize every single effect, both positive

1280

01:09:38.235 --> 01:09:40.795

and negative throughout the whole environmental statement,

1281

01:09:41.545 --> 01:09:44.355

largely because there are summary tables

1282
01:09:44.355 --> 01:09:47.475
of impacts against each chapter, which go

1283
01:09:47.475 --> 01:09:49.275
to extraordinary length in terms

1284
01:09:49.275 --> 01:09:50.675
of the detail around those effects.

1285
01:09:51.295 --> 01:09:55.355
So from a planning perspective, what I seek to do is,

1286
01:09:55.575 --> 01:09:59.675
if you like, group and synthesize positive

1287
01:09:59.675 --> 01:10:03.075
and negative effects to come to an overall view about, um,

1288
01:10:03.415 --> 01:10:06.315
uh, harm in relation, for example,

1289
01:10:06.495 --> 01:10:08.595
to designated heritage assets,

1290
01:10:08.695 --> 01:10:12.075
non-designated heritage assets, greenbelt, et cetera.

1291
01:10:12.575 --> 01:10:15.595
And that, and that's how I arrive in a planning balance

1292
01:10:15.645 --> 01:10:18.395
sense at a view as to where the balance lies.

1293
01:10:19.505 --> 01:10:22.595
Okay. So I could understand a, you know,

1294
01:10:22.595 --> 01:10:25.475
like a minor effect on, say visual amenity.

1295
01:10:26.015 --> 01:10:27.435

You wouldn't, you may not include that there,

1296

01:10:27.455 --> 01:10:31.315
but there's a, a more important

1297

01:10:32.375 --> 01:10:35.355
policy test in terms of designated heritage assets

1298

01:10:35.775 --> 01:10:39.635
and if some of those have a minor effect

1299

01:10:40.505 --> 01:10:43.755
that still falls into the less than substantial harm,

1300

01:10:43.765 --> 01:10:47.235
which is a, um, you know, the examining authority has

1301

01:10:47.235 --> 01:10:49.555
to give considerable weight to that harm.

1302

01:10:50.375 --> 01:10:53.875
So by not including that in the planning statements

1303

01:10:53.895 --> 01:10:58.175
or in the ES chapter, um, I wonder if that sort

1304

01:10:58.175 --> 01:11:00.895
of dilutes the overall degree of harm

1305

01:11:01.405 --> 01:11:02.495
that you're identifying.

1306

01:11:05.895 --> 01:11:09.035
So, so, um, from my perspective from

1307

01:11:09.155 --> 01:11:11.845
a, is this working?

1308

01:11:12.035 --> 01:11:15.685
It's, sorry. Um, from my perspective, from a, from a,

1309

01:11:15.865 --> 01:11:17.205
an assessment of planning harm

1310

01:11:17.225 --> 01:11:22.035
and, um, If, if I can

1311

01:11:22.585 --> 01:11:26.835
express it in the right way, the, um, the assessment

1312

01:11:26.975 --> 01:11:31.355
of harm in an, in an environmental sense may vary from the

1313

01:11:32.365 --> 01:11:35.875
assessment of harm in a planning balance sense.

1314

01:11:36.455 --> 01:11:40.675
Um, and so, so the considerations go somewhat wider.

1315

01:11:41.175 --> 01:11:44.195
So for example, uh, an assessment of heritage impact,

1316

01:11:44.195 --> 01:11:48.515
we'll look at each component, heritage, um, element asset,

1317

01:11:49.295 --> 01:11:52.395
and then come to a view specific to that asset

1318

01:11:53.135 --> 01:11:55.795
and then, um, come to a view

1319

01:11:55.855 --> 01:11:57.915
and come to its view as, as to whether

1320

01:11:57.935 --> 01:12:01.475
or not that's less than substantial harm, which end

1321

01:12:01.475 --> 01:12:03.595
of the spectrum that is, whether it's significant

1322

01:12:03.615 --> 01:12:08.475

or not significant in a planning sense, I would look at, um,

1323

01:12:08.675 --> 01:12:12.075
significance of harm to single assets,

1324

01:12:12.255 --> 01:12:16.075
but also cumulatively across all of them to get to a weight.

1325

01:12:16.075 --> 01:12:19.715
In planning terms. In my planning assessment,

1326

01:12:21.315 --> 01:12:23.155
I take the harm to

1327

01:12:24.575 --> 01:12:28.395
the designated heritage asset big in Abbey differently

1328

01:12:29.575 --> 01:12:33.925
to the way it's assessed, um, uh,

1329

01:12:34.105 --> 01:12:38.085
in the environmental statement in that I apply significant

1330

01:12:39.275 --> 01:12:42.685
harm to that impact in a planning sense.

1331

01:12:42.745 --> 01:12:45.645
And that's because I take my direction from the NPPF

1332

01:12:45.865 --> 01:12:48.925
and the um, NPS in terms

1333

01:12:48.925 --> 01:12:51.005
of attaching harm when it comes

1334

01:12:51.105 --> 01:12:54.365
to impact on non designated heritage assets

1335

01:12:54.705 --> 01:12:57.645
and, um, uh,

1336

01:12:58.615 --> 01:13:00.685
other designated heritage assets.

1337

01:13:01.045 --> 01:13:05.325
I attach harm to, uh, the, um, partial

1338

01:13:05.845 --> 01:13:07.085
complete removal of archeology.

1339

01:13:07.905 --> 01:13:10.845
Uh, that's a non designated heritage asset,

1340

01:13:10.905 --> 01:13:13.965
but I attach moderate weight to that

1341

01:13:14.315 --> 01:13:18.245
because we're in an, uh, an environment where there is, uh,

1342

01:13:18.405 --> 01:13:20.405
a high likelihood of archeological remains.

1343

01:13:20.575 --> 01:13:21.885
There is mitigation,

1344

01:13:21.985 --> 01:13:26.005
but there will be partial loss even even in that situation.

1345

01:13:26.025 --> 01:13:28.125
And so I attach a different weight to it.

1346

01:13:28.425 --> 01:13:30.845
And then when it comes to other non-designated

1347

01:13:31.525 --> 01:13:32.565
heritage designated

1348

01:13:32.625 --> 01:13:37.605
and non-designated, which includes, uh, Poplar Hall, um,

1349

01:13:38.945 --> 01:13:43.035

uh, sorry, Poplar Hall,

1350

01:13:43.035 --> 01:13:45.235

which is grade two listed indirect harm

1351

01:13:45.235 --> 01:13:48.275

to other non designated, uh, heritage assets

1352

01:13:48.375 --> 01:13:50.275

and Bates by lock conservation area,

1353

01:13:51.335 --> 01:13:53.955

I'm attaching limited weight to those impacts.

1354

01:13:54.415 --> 01:13:56.635

Now, I appreciate the fact that cumulative work,

1355

01:13:56.955 --> 01:14:00.315

cumulatively one could say there is impact,

1356

01:14:00.375 --> 01:14:03.755

but I don't believe there are cumulative effects of the dis

1357

01:14:04.415 --> 01:14:06.915

um, I can say it, the, um,

1358

01:14:09.145 --> 01:14:11.805

the spread, if you like, of those heritage assets.

1359

01:14:11.805 --> 01:14:13.925

They're not cumulatively being affected,

1360

01:14:13.925 --> 01:14:16.005

they're in individually being affected

1361

01:14:16.105 --> 01:14:19.365

and each of them is a, is a limited effect and

1362

01:14:19.365 --> 01:14:21.325

therefore I attach limited weight

1363

01:14:21.505 --> 01:14:23.645

or my suggestion is limited

1364

01:14:23.705 --> 01:14:26.845

or weight is attached to those in a planning sense that

1365

01:14:26.845 --> 01:14:29.805

that's how I've approached my planning assessment, please.

1366

01:14:30.155 --> 01:14:34.845

Okay. What the NPS ww what does that say about

1367

01:14:34.945 --> 01:14:37.765

for attaching weight to any harm

1368

01:14:37.765 --> 01:14:39.285

to designated heritage assets?

1369

01:14:47.755 --> 01:14:50.095

So, um, Sorry.

1370

01:14:50.475 --> 01:14:54.255

Um, so the NPS at paragraph four point 10 point 17,

1371

01:14:54.915 --> 01:14:57.135

so says when considering applications

1372

01:14:57.135 --> 01:14:58.855

for development affecting the setting

1373

01:14:58.995 --> 01:15:02.975

of designated heritage assets that do not pro

1374

01:15:03.595 --> 01:15:06.535

I'm adding the text 'cause of the wording is slightly, uh,

1375

01:15:07.155 --> 01:15:08.175

uh, in two parts.

1376

01:15:08.315 --> 01:15:12.255

But the, uh, assets that do not preserve those elements

1377

01:15:12.255 --> 01:15:15.255

of the setting that make a positive contribution to

1378

01:15:15.275 --> 01:15:17.815

or better reveal the significance of the asset,

1379

01:15:18.515 --> 01:15:22.495

the decision maker, maker should weigh any negative effects

1380

01:15:22.495 --> 01:15:24.975

against the wider benefits of the application.

1381

01:15:25.595 --> 01:15:28.375

The greater the negative impact on the significance

1382

01:15:28.475 --> 01:15:31.095

of the de designated heritage asset,

1383

01:15:31.635 --> 01:15:34.975

the greater the benefits that would need that would, uh,

1384

01:15:34.975 --> 01:15:37.055

that will be needed to justify approval.

1385

01:15:37.595 --> 01:15:40.295

So that's the way the weighing exercise

1386

01:15:40.315 --> 01:15:41.735

that's being undertaken there.

1387

01:15:43.235 --> 01:15:47.095

Um, the corresponding paragraph in

1388

01:15:47.535 --> 01:15:51.775

MPPF, sir, just to, just to put the context to it,

1389

01:15:51.775 --> 01:15:56.375

because, um, I'm conscious obviously the, you know, the,

1390

01:15:56.515 --> 01:15:59.975
the discussion around, uh, MPS

1391

01:15:59.975 --> 01:16:03.855
and MPPF relevance, um, here is that, uh,

1392

01:16:04.175 --> 01:16:07.535
MPF paragraph 2 0 5 requires

1393

01:16:07.535 --> 01:16:11.215
that great weight should be given to an asset's conservation

1394

01:16:12.315 --> 01:16:16.335
whilst less than substantial harm to the setting of, of, um,

1395

01:16:16.595 --> 01:16:18.695
so, sorry, my, my view on this is,

1396

01:16:18.695 --> 01:16:20.895
whilst less than substantial harm to the setting

1397

01:16:20.995 --> 01:16:25.175
of the grade two star listed, big in Abbey would, would be

1398

01:16:26.355 --> 01:16:28.215
in, in, uh, Mr.

1399

01:16:28.475 --> 01:16:33.295
Hobson assessment of, um, of, uh, heritage harm here.

1400

01:16:33.635 --> 01:16:37.095
Um, at the lower spectrum of, of less than substantial harm.

1401

01:16:37.725 --> 01:16:41.095
This harm would be to the heritage asset, uh, sorry,

1402

01:16:41.095 --> 01:16:44.575
to a heritage asset of, of highest national significance.

1403

01:16:44.675 --> 01:16:47.535

And therefore, hence why I would attach significant

1404

01:16:47.755 --> 01:16:48.815
arm to that.

1405

01:16:50.615 --> 01:16:52.985
Okay. Thank you. I would, uh,

1406

01:16:53.015 --> 01:16:54.865
self Kim should like to say anything about that.

1407

01:16:57.805 --> 01:17:01.145
Um, I'm sorry, I got a bit, um, lost in the argument.

1408

01:17:02.045 --> 01:17:03.505
It, it, it's basically that any,

1409

01:17:03.735 --> 01:17:06.385
there's harmed designated territories assets which haven't

1410

01:17:06.385 --> 01:17:10.525
been reported in the ES chapter, um, albeit, uh,

1411

01:17:11.395 --> 01:17:14.845
less than substantial harm and not significant in EIA terms.

1412

01:17:15.625 --> 01:17:18.925
Yes. But it's about how, how much weight you give to

1413

01:17:18.925 --> 01:17:22.365
that harm, noting that they are designated heritage assets.

1414

01:17:23.525 --> 01:17:27.725
I, the, we have not looked at,

1415

01:17:28.385 --> 01:17:30.125
um, assets outside of the ES

1416

01:17:30.665 --> 01:17:33.565
and they've assigned less than significant harm,

1417

01:17:33.795 --> 01:17:35.045

less than substantial harm,

1418

01:17:35.665 --> 01:17:40.495

and the weight would be at the lower end, presume,

1419

01:17:40.695 --> 01:17:43.055

I think I agree with the applicant.

1420

01:17:43.285 --> 01:17:44.735

Okay. So in terms of the planning balance,

1421

01:17:44.745 --> 01:17:47.295

you'd afford limited weight to the harm

1422

01:17:47.315 --> 01:17:48.935

to the designated territories assets

1423

01:17:49.085 --> 01:17:50.255

That haven't been identified

1424

01:17:50.255 --> 01:17:52.175

with within the report, right?

1425

01:17:52.315 --> 01:17:53.815

Is that Yeah, it's not the ones

1426

01:17:53.815 --> 01:17:55.335

that have been identified within the report.

1427

01:17:56.045 --> 01:17:56.335

Okay.

1428

01:18:07.355 --> 01:18:11.495

So the, the ones that I'm identifying are in the EE

1429

01:18:12.095 --> 01:18:14.775

ES assessment tables, so that's pending

1430

01:18:14.835 --> 01:18:16.295

to the environmental statement,

1431

01:18:17.355 --> 01:18:18.735

but as I understand it, if,

1432

01:18:18.755 --> 01:18:22.855

if there's a minor adverse effect which falls into the less,

1433

01:18:23.125 --> 01:18:26.015

less than substantial category you would afford

1434

01:18:26.015 --> 01:18:29.255

that limited weight in the planning balance, uh,

1435

01:18:29.275 --> 01:18:30.735

li limited adverse weight?

1436

01:18:31.445 --> 01:18:33.855

Well, I'm, I'm, it's not really up for us

1437

01:18:33.915 --> 01:18:36.175

to assign weight at this stage.

1438

01:18:36.555 --> 01:18:38.535

Um, that would be for yourselves.

1439

01:18:39.125 --> 01:18:43.015

Okay. Thank you Sir.

1440

01:18:54.985 --> 01:18:58.125

Sir, just for clarity, more ais,

1441

01:19:04.825 --> 01:19:09.815

Sorry, More ais for the applicant.

1442

01:19:10.195 --> 01:19:14.455

Um, just for the record, um, in,

1443

01:19:14.475 --> 01:19:17.135

in case it hasn't come through clearly, uh,

1444

01:19:17.455 --> 01:19:21.775

I would like Mr. Hopper to tell you his view of the, um,

1445

01:19:22.075 --> 01:19:25.215

how his attribution of harm, uh,

1446

01:19:25.315 --> 01:19:28.095

for those other assets in your list, sir.

1447

01:19:28.905 --> 01:19:32.095

Thank you. Uh, Morris Hopper for the applicant.

1448

01:19:32.355 --> 01:19:37.055

Um, from my, from my professional judgment,

1449

01:19:37.515 --> 01:19:39.015

the ones in the impact assessment table

1450

01:19:39.015 --> 01:19:40.655

that we are not reporting in the chapter

1451

01:19:41.315 --> 01:19:42.735

are the negligible minor end.

1452

01:19:42.735 --> 01:19:43.935

So right at the bottom end

1453

01:19:43.935 --> 01:19:45.935

of less substantial, substantial harm.

1454

01:19:46.475 --> 01:19:48.855

Um, that includes assets

1455

01:19:48.855 --> 01:19:52.495

where we've identified a temporary reversible harm from the

1456

01:19:52.775 --> 01:19:54.735

construction of the water beach pipeline, which is

1457

01:19:54.735 --> 01:19:57.615

where most of these impacts of calls have been occurring,

1458

01:19:58.155 --> 01:20:00.295

um, which have taken place over a very short periods

1459

01:20:00.295 --> 01:20:02.495

of time, so are reversible.

1460

01:20:04.465 --> 01:20:06.995

Okay. But the ones I mentioned are identified as having,

1461

01:20:07.005 --> 01:20:09.725

having a permanent slight adverse effect, so

1462

01:20:10.355 --> 01:20:12.165

it's less substantial harm.

1463

01:20:12.305 --> 01:20:14.445

Yep. And their designated heritage assets.

1464

01:20:14.585 --> 01:20:18.325

So do they not have to somehow weigh in the overall balance

1465

01:20:18.425 --> 01:20:21.265

of harm to heritage assets?

1466

01:20:23.415 --> 01:20:25.065

They doing their overall balance.

1467

01:20:26.495 --> 01:20:30.225

Okay. So without them being reco reported in ES chapter

1468

01:20:30.545 --> 01:20:34.465

13, isn't it difficult to find where these harms lie?

1469

01:20:34.525 --> 01:20:36.945

So my next question are there, is there, are there any other

1470

01:20:37.955 --> 01:20:41.545

designated heritage assets which would experience less than

1471
01:20:41.575 --> 01:20:44.625
substantial harm, but which have not been reported

1472
01:20:44.685 --> 01:20:45.865
in ES chapter 13?

1473
01:20:46.665 --> 01:20:51.225
'cause without me looking through, you know, hundreds

1474
01:20:51.225 --> 01:20:55.295
of pages of tables, which I may miss, um,

1475
01:20:55.595 --> 01:20:57.135
are there any others apart from those?

1476
01:20:57.165 --> 01:20:59.455
I've just mentioned the experience harm,

1477
01:21:01.835 --> 01:21:02.975
Uh, I would've to go back and have

1478
01:21:03.055 --> 01:21:04.855
a look at that and review it. I'll come back to you on

1479
01:21:04.855 --> 01:21:05.855
That one. Okay. Thank you. Confirm,

1480
01:21:05.855 --> 01:21:06.095

1481
01:21:10.395 --> 01:21:12.575
uh, moving on then to adequacy of mitigation.

1482
01:21:12.665 --> 01:21:15.295
South Cambridge District Council at paragraph nine 20

1483
01:21:15.395 --> 01:21:19.175
of its local impact report raises concerns regarding a lack

1484
01:21:19.175 --> 01:21:21.495

of mitigation measures in respect of Biggin Abbey

1485

01:21:21.955 --> 01:21:23.935
and Poplar Hall during construction.

1486

01:21:25.355 --> 01:21:28.735
Um, what mitigation would South Cambridge District

1487

01:21:28.735 --> 01:21:30.095
Council consider appropriate?

1488

01:21:36.375 --> 01:21:39.695
I think that, um, it, it would be very difficult

1489

01:21:39.755 --> 01:21:42.255
to mitigate against the harm contemporary construction

1490

01:21:42.255 --> 01:21:46.335
for Big and Abbey and, um, pop Poplar Hall

1491

01:21:47.035 --> 01:21:49.415
was going to have construction compounds, I believe.

1492

01:21:49.915 --> 01:21:52.975
But it's very difficult to mitigate the harm for, for,

1493

01:21:53.155 --> 01:21:54.855
um, bigging Abby.

1494

01:21:54.925 --> 01:21:56.695
They have talked about, um,

1495

01:21:57.775 --> 01:21:59.775
construction noise evaluating noise vibration.

1496

01:22:00.435 --> 01:22:03.815
Um, but there has been no other information given.

1497

01:22:04.435 --> 01:22:07.455
Um, and I don't, I would like to have maybe discussed that

1498

01:22:08.035 --> 01:22:11.015

at some point as to what they could do in further.

1499

01:22:11.565 --> 01:22:14.655

Okay. But, but in your view, what, what could they do?

1500

01:22:15.715 --> 01:22:17.135

So you say you raised concern,

1501

01:22:17.155 --> 01:22:18.335

you raised a concern about the investigation,

1502

01:22:18.335 --> 01:22:19.935

I think I raised, but what, what is it that they,

1503

01:22:20.035 --> 01:22:21.095

you would like them to do?

1504

01:22:22.175 --> 01:22:24.055

I raised the point that they hadn't raised,

1505

01:22:24.055 --> 01:22:26.295

they hadn't given us any information on,

1506

01:22:27.155 --> 01:22:28.535

on construction mitigation.

1507

01:22:29.135 --> 01:22:30.535

I don't know that I've thought through

1508

01:22:30.535 --> 01:22:31.895

what exactly I could do in their

1509

01:22:31.895 --> 01:22:32.895

Place. Okay. So

1510

01:22:32.895 --> 01:22:35.855

asking the applicant the same question, um,

1511

01:22:36.245 --> 01:22:38.135

have you considered all types of mitigation

1512

01:22:38.955 --> 01:22:41.255

to reduce adverse effects during construction?

1513

01:22:41.375 --> 01:22:43.895

Given that it would be a fairly lengthy period

1514

01:22:56.155 --> 01:23:00.805

with particular regard to Big and Abbey and Poplar Hall?

1515

01:23:05.225 --> 01:23:07.165

We would, uh, probably point you to the,

1516

01:23:07.165 --> 01:23:10.365

what we said in the chapter 13 for mitigation.

1517

01:23:10.505 --> 01:23:14.525

And in regards to the COCP, um, what details in there

1518

01:23:14.525 --> 01:23:16.405

to mitigate construction impacts?

1519

01:23:18.605 --> 01:23:20.085

Hmm, okay. I, I suppose without knowing

1520

01:23:20.085 --> 01:23:23.685

what additional mitigation the council

1521

01:23:24.465 --> 01:23:28.085

thinks would be appropriate, it's difficult for me to sort

1522

01:23:28.085 --> 01:23:29.125

of try to, um,

1523

01:23:30.755 --> 01:23:33.005

find out whether the applicant could provide that or not.

1524

01:23:39.055 --> 01:23:40.695

I understand that we, that that Ms.

1525

01:23:40.695 --> 01:23:45.255

Brim has not checked the COCP, so it may well be that

1526

01:23:45.255 --> 01:23:49.175

that's, uh, an exercise that we should action and take away.

1527

01:23:49.435 --> 01:23:52.175

If that is the source of the mitigation proposed,

1528

01:23:52.405 --> 01:23:53.655

then that is where we should look

1529

01:24:01.285 --> 01:24:02.285

That wrong.

1530

01:24:04.895 --> 01:24:08.515

As I've understand it there, there has, in the COCP,

1531

01:24:08.515 --> 01:24:12.075

there's discussion about HOARDINGS light re, you know,

1532

01:24:12.145 --> 01:24:15.595

dealing with the lighting and noise mitigation,

1533

01:24:16.135 --> 01:24:17.835

but that does not seem to pass on

1534

01:24:17.835 --> 01:24:19.595

to big in Abbey and Poplar Hall.

1535

01:24:20.195 --> 01:24:21.595

I don't know whether

1536

01:24:21.595 --> 01:24:25.315

that those mitigation effects can be put in place for Big

1537

01:24:25.315 --> 01:24:26.715

and Abbey and Poplar Hall.

1538

01:24:27.335 --> 01:24:30.555

Um, to be fair, I've asked the question,

1539

01:24:30.625 --> 01:24:31.755

I've said I was concerned,

1540

01:24:31.755 --> 01:24:33.875

but I haven't come up with any ideas myself

1541

01:24:33.875 --> 01:24:35.875

because I'm not entirely, it's something that

1542

01:24:36.555 --> 01:24:37.955

I haven't given the thought to.

1543

01:24:38.275 --> 01:24:40.035

I have to say. I was just concerned

1544

01:24:40.035 --> 01:24:42.915

that there was nothing highlighted by the applicant.

1545

01:24:49.795 --> 01:24:51.255

We have highlighted in the chapter

1546

01:24:51.365 --> 01:24:54.495

what the measures in place to mitigate the construction

1547

01:24:54.635 --> 01:24:58.575

of the scheme, uh, around the, uh, FE pipeline

1548

01:24:58.755 --> 01:25:00.015

and the shaft sites.

1549

01:25:00.755 --> 01:25:05.455

Um, this includes, um, the timing of the construction works,

1550

01:25:05.875 --> 01:25:07.855

um, where works will take place

1551

01:25:07.995 --> 01:25:11.095

and the measures in place through control, noise via, uh,

1552

01:25:11.105 --> 01:25:13.495
sound and light, which we detailed in the

1553

01:25:13.495 --> 01:25:15.455
mitigation in chapter 13.

1554

01:25:18.005 --> 01:25:21.935
Okay. Perhaps you could, uh, talk about, as part

1555

01:25:21.935 --> 01:25:25.215
of the statements common ground to see where whether

1556

01:25:26.115 --> 01:25:27.495
Yes, we can certainly do that.

1557

01:25:28.035 --> 01:25:30.495
Um, Mr. Polls may have something to add as well.

1558

01:25:31.065 --> 01:25:34.815
Thank you. So, so can I, um, John Bowls the applicant.

1559

01:25:35.035 --> 01:25:38.055
Can I, uh, can I just say that the, the intention

1560

01:25:38.075 --> 01:25:42.055
of the COCP, uh, the COCP is as submitted as draft

1561

01:25:42.195 --> 01:25:44.375
and the intention is, is that there would continue

1562

01:25:44.375 --> 01:25:46.775
to be further discussion about the detail included within

1563

01:25:46.835 --> 01:25:48.095
the COP cp.

1564

01:25:48.995 --> 01:25:51.935
Um, construction works within the vicinity of, uh,

1565

01:25:51.935 --> 01:25:55.415

either designated or non-designated heritage assets is a

1566

01:25:55.415 --> 01:25:56.735

common, uh, event.

1567

01:25:57.475 --> 01:25:59.095

And there are well tried

1568

01:25:59.155 --> 01:26:02.615

and practice means by which, um, uh,

1569

01:26:02.685 --> 01:26:06.325

potential detrimental effects on heritage assets can be

1570

01:26:06.555 --> 01:26:11.485

minimized and mitigated through, for example, um, types

1571

01:26:11.485 --> 01:26:14.765

of hoarding, uh, Harris fencing, et cetera.

1572

01:26:15.305 --> 01:26:18.885

And I think that the COCP gives perfect opportunity

1573

01:26:18.945 --> 01:26:20.525

to be able to agree the detail of

1574

01:26:20.525 --> 01:26:23.005

that at the appropriate stage in the

1575

01:26:23.005 --> 01:26:24.205

discharge of the requirement.

1576

01:26:25.195 --> 01:26:27.405

Okay, but you're already proposing all those

1577

01:26:27.405 --> 01:26:28.925

things as I understand it.

1578

01:26:29.345 --> 01:26:30.485

Yes, that's correct, sir,

1579

01:26:30.485 --> 01:26:32.165

but it doesn't mean that there isn't room

1580

01:26:32.165 --> 01:26:33.325

for further discussion and

1581

01:26:33.325 --> 01:26:34.325

Continuation on that. Okay.

1582

01:26:34.325 --> 01:26:37.685

Well, if that's something I can leave for you

1583

01:26:37.685 --> 01:26:40.565

to discuss between yourselves then, thank you.

1584

01:26:43.555 --> 01:26:46.635

Um, just one sec.

1585

01:26:46.655 --> 01:26:48.715

Uh, yeah, so they were all the questions

1586

01:26:48.715 --> 01:26:50.315

that I had, um, on Heritage.

1587

01:26:51.015 --> 01:26:54.275

Um, but I'll invite any comments from interest parties.

1588

01:26:54.455 --> 01:26:55.875

So Ms. Cotton,

1589

01:26:56.615 --> 01:27:00.235

Uh, just, Uh, we would like to ask if, uh,

1590

01:27:00.295 --> 01:27:04.675

if the inhabitants of those, uh, um, assets, uh,

1591

01:27:04.725 --> 01:27:08.035

would be invited along to those discussions about how best

1592

01:27:08.035 --> 01:27:12.355

to mitigate against these, uh, not short term, um,

1593

01:27:12.785 --> 01:27:14.875

impacts on, uh, the list of building.

1594

01:27:15.255 --> 01:27:16.255

Please

1595

01:27:18.715 --> 01:27:20.225

Would like to respond to that.

1596

01:27:24.875 --> 01:27:28.495

And I suppose there's a slight difference between, you know,

1597

01:27:28.495 --> 01:27:29.855

the setting of listed buildings

1598

01:27:29.875 --> 01:27:32.455

and the effects on residents

1599

01:27:32.455 --> 01:27:33.935

who inhabit those listed buildings.

1600

01:27:33.955 --> 01:27:35.295

So it may be

1601

01:27:35.295 --> 01:27:38.135

that you are more concerned about noise light pollution

1602

01:27:38.135 --> 01:27:40.015

rather than the actual effect

1603

01:27:40.175 --> 01:27:42.135

of on the setting of the list of building. I'm not sure.

1604

01:27:42.325 --> 01:27:44.855

Well, the setting, uh, I mean, it'd be great

1605

01:27:45.315 --> 01:27:47.615

to have it looked at closely the setting,

1606

01:27:47.675 --> 01:27:49.255

but also presumably

1607

01:27:49.365 --> 01:27:52.495

what comes into a concern about the impacts on the building

1608

01:27:52.595 --> 01:27:56.975

itself, the drilling of the tunnel, it's a very old house,

1609

01:27:57.315 --> 01:28:00.215

uh, um, without any foundations.

1610

01:28:00.555 --> 01:28:03.735

And, uh, obviously I'm, I'm assuming there'll be some, um,

1611

01:28:03.925 --> 01:28:06.335

initial assessments of its state pre

1612

01:28:06.755 --> 01:28:09.775

and post, uh, tunneling to see if it's had any impacts.

1613

01:28:09.795 --> 01:28:13.095

But it would be good if that were, um, explored

1614

01:28:13.195 --> 01:28:15.015

before it all happened. Hmm. Yeah,

1615

01:28:15.095 --> 01:28:17.375

I understand the applicant's proposing monitoring of

1616

01:28:18.175 --> 01:28:20.695

buildings, but maybe you can expand on that slightly.

1617

01:28:24.145 --> 01:28:28.165

So, so in relation to, um, uh, requirement nine,

1618

01:28:28.165 --> 01:28:31.685

which is the COCP, there are obviously, um,

1619

01:28:32.515 --> 01:28:35.525

commitments in there in relation to community liaison as,

1620

01:28:35.545 --> 01:28:39.525

as an ongoing process from enabling, um, phases onwards.

1621

01:28:40.385 --> 01:28:42.445

And so there is a mechanism by which

1622

01:28:42.445 --> 01:28:43.965

that engagement would happen.

1623

01:28:45.025 --> 01:28:48.525

Uh, typically in terms of the discharge of the requirements,

1624

01:28:48.595 --> 01:28:50.365

we'd be dealing with the discharge authority,

1625

01:28:50.865 --> 01:28:53.765

but of course we would expect as part of those discussions

1626

01:28:53.765 --> 01:28:56.645

of the discharge authority, that those would,

1627

01:28:56.735 --> 01:29:01.565

would also take into account comments, consultation, um,

1628

01:29:01.795 --> 01:29:03.965

that was being undertaken as part of that process.

1629

01:29:05.955 --> 01:29:08.885

Okay. And in terms of monitoring buildings, for example,

1630

01:29:09.185 --> 01:29:11.845

Poplar Hall for vibration effects.

1631

01:29:11.985 --> 01:29:12.985

So

1632

01:29:14.815 --> 01:29:16.485

Personally I'm not, I don't feel I'm

1633

01:29:16.485 --> 01:29:17.645
capable of answering that question.

1634

01:29:17.645 --> 01:29:20.565
That's probably one we do have to take away and look at

1635

01:29:20.565 --> 01:29:23.325
because I I'm sure that, uh, uh,

1636

01:29:23.675 --> 01:29:26.125
vibration effects is a matter that has been considered

1637

01:29:26.125 --> 01:29:27.125
as part of the ES process.

1638

01:29:28.475 --> 01:29:29.565
Okay. Well maybe we'll come onto

1639

01:29:29.565 --> 01:29:32.325
that later on when we talk about noise and vibration.

1640

01:29:38.115 --> 01:29:40.095
So, uh, Mike Dexter for the applicant, um,

1641

01:29:40.235 --> 01:29:44.655
we are planning, um, an element of survey, uh,

1642

01:29:44.705 --> 01:29:47.735
monitoring of, um, the residents

1643

01:29:47.825 --> 01:29:51.615
where the tunnel is passing both the north, north and south.

1644

01:29:53.275 --> 01:29:56.015
And you'll obviously be lazing with the residents

1645

01:29:56.015 --> 01:29:58.495
of those buildings in terms of Absolutely,

1646

01:29:58.595 --> 01:29:59.595

Yes. Yeah.

1647

01:29:59.595 --> 01:30:00.165

1648

01:30:03.115 --> 01:30:05.095

Yes, please. Could you please introduce yourself?

1649

01:30:05.335 --> 01:30:06.375

'cause I don't think we've,

1650

01:30:08.875 --> 01:30:10.335

My name's David Yandle.

1651

01:30:14.245 --> 01:30:15.825

My name's David Yandle.

1652

01:30:15.965 --> 01:30:18.705

Um, I'm part of a Save Honey Hill group.

1653

01:30:18.855 --> 01:30:22.425

I've been monitoring design development principally

1654

01:30:22.925 --> 01:30:23.945

of three and a half years.

1655

01:30:25.085 --> 01:30:28.225

Um, I just wanted to ask you, you mentioned

1656

01:30:29.195 --> 01:30:32.065

those listed buildings, which are not in the main chapter,

1657

01:30:32.805 --> 01:30:37.625

but are in a appendix, uh, they are part of

1658

01:30:38.405 --> 01:30:39.865

two conservation areas.

1659

01:30:40.965 --> 01:30:45.465

Should those two conservation areas not be considered as,

1660

01:30:46.045 --> 01:30:49.705

um, being adversely affected as a result of that?

1661

01:30:51.965 --> 01:30:53.345

So I'll let the applicant answer that,

1662

01:30:53.365 --> 01:30:56.425

but they, they are within the they ES chapter

1663

01:30:56.445 --> 01:30:57.625

and they have been considered,

1664

01:30:58.025 --> 01:30:59.825

I just haven't asked any questions on that

1665

01:30:59.825 --> 01:31:03.065

because I, there's lots of information on that

1666

01:31:03.125 --> 01:31:05.265

and I understand people's views on that,

1667

01:31:05.285 --> 01:31:09.305

but the applicant can come back on that. Please.

1668

01:31:10.005 --> 01:31:12.465

Uh, yes, the, the, the effective conservations areas are

1669

01:31:12.625 --> 01:31:16.065

reported and in that instance we have included the listed

1670

01:31:16.305 --> 01:31:17.345

building assets as part of this

1671

01:31:17.345 --> 01:31:18.865

conservation, were considered them.

1672

01:31:20.245 --> 01:31:24.185

So if you, if you have a look in ES chapter 13, then fend

1673

01:31:24.285 --> 01:31:25.665

and conservation area

1674

01:31:25.665 --> 01:31:27.145
and Hing sea conservation area

1675

01:31:28.545 --> 01:31:29.845
are included in that assessment.

1676

01:31:36.325 --> 01:31:37.505
Yes, please save Honey Hill Group.

1677

01:31:38.195 --> 01:31:41.865
Thank you sir. ES Esther drab writer save honey hill.

1678

01:31:42.405 --> 01:31:44.785
Um, so I'd like to come back to the point

1679

01:31:44.785 --> 01:31:47.665
around consideration of harm to the significance

1680

01:31:47.685 --> 01:31:49.145
of designated heritage assets

1681

01:31:49.145 --> 01:31:51.385
that aren't reported in ES chapter 13.

1682

01:31:51.885 --> 01:31:53.705
And in particular, the weight that needs to be given

1683

01:31:53.765 --> 01:31:55.585
to those assets in the planning balance.

1684

01:31:56.845 --> 01:32:00.485
The effect of paragraph 2 0 5 of the MPPF is

1685

01:32:00.485 --> 01:32:02.085
that great weight needs to be given

1686

01:32:02.105 --> 01:32:05.045
to the assets conservation irrespective of the level

1687

01:32:05.065 --> 01:32:06.525

of harm to that asset.

1688

01:32:07.065 --> 01:32:08.845

So great weight needs to be given even

1689

01:32:08.845 --> 01:32:10.685

where there's less than substantial harm.

1690

01:32:11.545 --> 01:32:13.005

Um, and great weight needs

1691

01:32:13.005 --> 01:32:15.245

to be given in the planning balance, uh,

1692

01:32:15.245 --> 01:32:18.165

under paragraph 2 0 8 when considering whether the public

1693

01:32:18.185 --> 01:32:20.325

public benefits outweigh that harm.

1694

01:32:20.785 --> 01:32:23.845

So all of those assets where less than substantial harm is,

1695

01:32:23.905 --> 01:32:26.485

is recorded in the appendices need

1696

01:32:26.485 --> 01:32:28.405

to be considered in the planning balance.

1697

01:32:28.585 --> 01:32:29.685

And it's not appropriate

1698

01:32:29.685 --> 01:32:31.685

to give them limited weight in the planning balance.

1699

01:32:32.035 --> 01:32:33.725

They need to be given great weight

1700

01:32:34.065 --> 01:32:35.365

and it needs to be demonstrated

1701

01:32:35.365 --> 01:32:37.685

that the public benefits outweigh that harm.

1702

01:32:38.265 --> 01:32:40.085

Yes, that was the point I was making to the applicant

1703

01:32:40.105 --> 01:32:43.325

and trying to understand why limited weight

1704

01:32:44.425 --> 01:32:48.205

in the applicant's view would be afforded when the NPS WW

1705

01:32:48.385 --> 01:32:52.205

and the NPPF is clear that any harm

1706

01:32:52.205 --> 01:32:56.165

to designated heritage assets, um, um, needs

1707

01:32:56.165 --> 01:32:57.285

to be given considerable weight

1708

01:32:57.305 --> 01:32:59.245

or great weight in the planning balance.

1709

01:32:59.505 --> 01:33:00.505

We need this table,

1710

01:33:04.055 --> 01:33:06.945

John Balls for the applicant, sir, I accept, I accept

1711

01:33:07.175 --> 01:33:08.545

that point entirely.

1712

01:33:08.805 --> 01:33:13.545

And um, uh, as you know, the overall planning case

1713

01:33:13.665 --> 01:33:18.345

that is being presented is, uh, covers a number of, um,

1714

01:33:19.735 --> 01:33:20.745
impacts and

1715

01:33:20.745 --> 01:33:24.625
therefore a, um, a recognition that there is a hurdle

1716

01:33:24.655 --> 01:33:27.965
that has to be, um, um,

1717

01:33:30.175 --> 01:33:34.415
I can't think of the, the correct word jumped, um, in order

1718

01:33:34.515 --> 01:33:39.415
to, um, for us to, to get to a point to um, uh, uh,

1719

01:33:39.685 --> 01:33:41.615
achieve consent in this instance.

1720

01:33:41.715 --> 01:33:44.375
Now clearly there is a hurdle in relation to the green belt

1721

01:33:44.375 --> 01:33:45.815
and we're going to come on and talk about that.

1722

01:33:45.945 --> 01:33:49.455
There is also one in, in relation to heritage here and

1723

01:33:49.455 --> 01:33:53.895
therefore our, um, assessment of the public benefits

1724

01:33:53.895 --> 01:33:57.295
that arise as a cons, consequence of the scheme, um,

1725

01:33:57.675 --> 01:33:59.935
is something that clearly we want to put to you

1726

01:33:59.935 --> 01:34:01.295
because we consider it

1727

01:34:01.295 --> 01:34:05.015

to be very important in the over in the overriding

1728

01:34:05.015 --> 01:34:06.095
case that's being presented.

1729

01:34:06.845 --> 01:34:09.175
Yeah, thank you. Um, the reason I'm not addressing

1730

01:34:09.175 --> 01:34:10.415
that it's part of this is

1731

01:34:10.575 --> 01:34:13.215
'cause I feel like we went over that in, uh,

1732

01:34:13.215 --> 01:34:15.215
earlier issue specific hearings.

1733

01:34:16.695 --> 01:34:17.895
I, I understand that, sir.

1734

01:34:18.035 --> 01:34:22.255
The, the, uh, you've asked, you've asked questions

1735

01:34:22.275 --> 01:34:26.095
as well at E ex Q1, uh, just in relation to,

1736

01:34:27.315 --> 01:34:30.175
uh, the ability of this SEC Secretary of State

1737

01:34:30.175 --> 01:34:34.935
to take into account, um, uh, the,

1738

01:34:35.315 --> 01:34:39.215
um, wider if you like, um, benefits

1739

01:34:39.215 --> 01:34:42.935
that might arise from the development, which we seek to, um,

1740

01:34:43.425 --> 01:34:44.735
claim in support of the scheme.

1741

01:34:45.195 --> 01:34:48.215

And certainly our position remains very much that

1742

01:34:48.685 --> 01:34:52.775

that is a very important component of the benefits case

1743

01:34:52.775 --> 01:34:54.055

that is being presented to you.

1744

01:34:55.755 --> 01:34:57.765

Yes, we, we may come onto that in the green belt

1745

01:34:58.315 --> 01:35:00.655

section. Yes, please.

1746

01:35:01.275 --> 01:35:05.335

Uh, Jenny Conroy, uh, part of Save Honey Hill, um, one

1747

01:35:05.335 --> 01:35:08.615

of the recommendations that I would like to make is

1748

01:35:08.615 --> 01:35:11.735

that the applicant is requested to produce a summary table

1749

01:35:12.395 --> 01:35:16.735

of all designated assets, historical assets

1750

01:35:17.285 --> 01:35:20.975

that have any harm identified to them through both

1751

01:35:21.735 --> 01:35:23.295

construction and operation.

1752

01:35:24.135 --> 01:35:25.575

I too have struggled

1753

01:35:25.575 --> 01:35:29.095

and I've not been able to flush all

1754

01:35:29.095 --> 01:35:31.215

of those effects out from the tables.

1755

01:35:31.795 --> 01:35:35.495

And I'd also comment that it's virtually impossible

1756

01:35:35.835 --> 01:35:40.295

to be able to identify the assets being referred to

1757

01:35:41.035 --> 01:35:45.695

in the outcome tables by the amount of documents one has

1758

01:35:45.695 --> 01:35:48.735

to cross reference to then find out what h

1759

01:35:49.335 --> 01:35:50.615

whatever refers to.

1760

01:35:51.235 --> 01:35:53.055

So my proposal is

1761

01:35:53.685 --> 01:35:57.295

that an accessible summary table is

1762

01:35:57.655 --> 01:36:01.615

provided capturing all harm

1763

01:36:02.255 --> 01:36:04.055

identified at whatever stage.

1764

01:36:07.025 --> 01:36:09.225

I think I'd find that quite useful also,

1765

01:36:09.515 --> 01:36:11.505

which goes back to my question as whether

1766

01:36:12.455 --> 01:36:17.175

there's any harms that I've not read out to the other

1767

01:36:17.245 --> 01:36:18.335

that I'm not aware of.

1768

01:36:19.115 --> 01:36:23.365

Um, so it may be useful to provide a table identifying

1769

01:36:23.555 --> 01:36:26.925

what the list of building is, it's reference number.

1770

01:36:27.165 --> 01:36:28.805

'cause in some documents you only get the reference number

1771

01:36:28.825 --> 01:36:30.285

and the documents, you get the name.

1772

01:36:31.545 --> 01:36:34.885

So it is difficult to match them up the degree of,

1773

01:36:34.905 --> 01:36:36.485

and also the degree of harm.

1774

01:36:37.825 --> 01:36:39.925

So we can certainly do that by stage four

1775

01:36:40.185 --> 01:36:42.365

and I'm sure it'll be a very helpful document

1776

01:36:42.385 --> 01:36:43.485

for your decision making.

1777

01:36:44.815 --> 01:36:45.825

Okay, thank you very much.

1778

01:36:47.235 --> 01:36:48.695

Did anybody else have any comments on

1779

01:36:49.595 --> 01:36:50.735

the historic environment

1780

01:36:50.755 --> 01:36:55.755

before we move on?

1781

01:36:56.635 --> 01:37:00.935

One other point I wanted to make back to South Cams was

1782

01:37:00.935 --> 01:37:03.495

that my understanding of your critique

1783

01:37:04.075 --> 01:37:06.335

of Bates bite was similar to ours

1784

01:37:07.035 --> 01:37:11.855

and that the descriptor descriptor in the, um,

1785

01:37:12.145 --> 01:37:15.815

assessment clearly was indicating

1786

01:37:16.575 --> 01:37:18.615

permanent moderate adverse effect.

1787

01:37:19.555 --> 01:37:23.135

Um, but that the conclusion made was

1788

01:37:23.135 --> 01:37:25.335

that it was a slight adverse effect.

1789

01:37:25.795 --> 01:37:28.575

And I think in the earlier exchange you had

1790

01:37:28.765 --> 01:37:33.215

with the examiner, you, you, you accepted

1791

01:37:33.355 --> 01:37:36.775

or um, conceded that in fact it was slight effect.

1792

01:37:37.435 --> 01:37:39.215

I'm left confused by that

1793

01:37:39.715 --> 01:37:42.695

and I would say that it remained save Honey Hill's position

1794

01:37:43.165 --> 01:37:45.575

that not only do we think that it's permanent,

1795

01:37:45.815 --> 01:37:47.215
moderate adverse for Biggin,

1796

01:37:47.795 --> 01:37:51.255
but that the descriptor that's actually

1797

01:37:51.615 --> 01:37:54.215
provided by the applicant matches that.

1798

01:38:02.295 --> 01:38:03.885
Would the applicant like to come back on that?

1799

01:38:05.775 --> 01:38:07.835
Uh, yes, we, we are, we agree

1800

01:38:07.835 --> 01:38:09.915
that we are saying it's a slight adverse effect,

1801

01:38:10.475 --> 01:38:12.835
residual effect to begin into the base pine lock.

1802

01:38:13.425 --> 01:38:15.435
Yeah. So sorry, are you saying

1803

01:38:15.435 --> 01:38:18.235
that you think there's a higher degree of power? Yes.

1804

01:38:18.375 --> 01:38:19.915
To base quite yes. I we're in agreement

1805

01:38:19.985 --> 01:38:23.555
with South Canton's local impact report that

1806

01:38:24.595 --> 01:38:28.515
identified a moderate adverse, which is also in our view,

1807

01:38:29.035 --> 01:38:32.515
explicitly supported by the applicant's text.

1808

01:38:33.745 --> 01:38:38.355

They apply a slight, but the text would indicate moderate

1809

01:38:39.055 --> 01:38:42.915

and SCDC came to the same conclusion as ourselves

1810

01:38:42.915 --> 01:38:47.835

that it should be permanent moderate adverse residue effect

1811

01:38:48.255 --> 01:38:49.275

for Bates bite lock.

1812

01:38:53.695 --> 01:38:55.515

And that's the view of South Cambridge as well? It

1813

01:38:55.515 --> 01:38:56.675

Is, yes. Thank you sir. For

1814

01:38:56.675 --> 01:38:57.675

What reason?

1815

01:38:58.215 --> 01:39:00.035

For the same reasons we thought that the,

1816

01:39:00.295 --> 01:39:03.875

the effect on Bates bite lock having identified the

1817

01:39:03.875 --> 01:39:05.635

importance of Bates bite lock in terms

1818

01:39:05.635 --> 01:39:08.795

of its conservation area, the views that are through to Big

1819

01:39:08.795 --> 01:39:10.835

and Abbey and through to the development site,

1820

01:39:11.305 --> 01:39:13.115

that it's not a slight adverse effect.

1821

01:39:13.115 --> 01:39:17.195

It is a moderate effect. And we agree yes.

1822
01:39:17.195 --> 01:39:19.195
That's what our, our our findings were.

1823
01:39:21.315 --> 01:39:22.485
Okay. I thought I asked you

1824
01:39:22.485 --> 01:39:23.645
before whether you've,

1825
01:39:23.645 --> 01:39:26.365
whether there were any other significant effects other than

1826
01:39:26.425 --> 01:39:29.325
Big and Abbey and you, you suggested that there weren't,

1827
01:39:29.515 --> 01:39:31.685
This is Bates by lock conservation area there.

1828
01:39:31.765 --> 01:39:33.805
I know, but it's still a, that's still a

1829
01:39:33.805 --> 01:39:35.045
designated heritage asset.

1830
01:39:35.225 --> 01:39:37.405
It is, but I must admit I got confused

1831
01:39:37.405 --> 01:39:39.045
because I believe the applicant was saying

1832
01:39:39.045 --> 01:39:40.365
that they agreed that it was moderate.

1833
01:39:41.635 --> 01:39:44.085
That was during, that was the temporary moderate adverse

1834
01:39:44.085 --> 01:39:46.325
effect during construction.

1835
01:39:46.875 --> 01:39:47.875

Apologies The Applicant's,

1836

01:39:47.875 --> 01:39:50.605

yes, there's so many moderate and temporary,

1837

01:39:50.785 --> 01:39:53.765

but I, I, sorry, I should have, uh, high indicted that this

1838

01:39:54.785 --> 01:39:56.485

my, my, I believe

1839

01:39:56.485 --> 01:40:00.605

that there is a permanent moderate adverse effect to

1840

01:40:01.175 --> 01:40:03.045

Bates by lock and to Biggin Abbey

1841

01:40:04.705 --> 01:40:06.205

as per my local impact report.

1842

01:40:08.155 --> 01:40:10.085

Okay. And the applicant's view on that,

1843

01:40:11.185 --> 01:40:12.565

Uh, the applicant's position is

1844

01:40:12.565 --> 01:40:14.005

that when we're taken in the chapter

1845

01:40:14.505 --> 01:40:17.205

and that we do differ from the level impacts

1846

01:40:17.585 --> 01:40:19.565

of the scheme on Bates byte lock

1847

01:40:19.825 --> 01:40:21.285

and that means we result in different

1848

01:40:21.285 --> 01:40:22.445

levels of significance effect.

1849

01:40:25.015 --> 01:40:27.265

Okay. So I understand both parties views of that,

1850

01:40:27.285 --> 01:40:29.785

but what is it particularly that would lead

1851

01:40:29.785 --> 01:40:34.605

to a moderate adverse effect, um, given

1852

01:40:34.715 --> 01:40:35.005

that

1853

01:40:37.425 --> 01:40:40.405

the proposed wastewater?

1854

01:40:40.505 --> 01:40:43.005

Is it the proposed wastewater streaming plant rather than

1855

01:40:43.065 --> 01:40:47.085

the construction of tunnels through Bates by lock?

1856

01:40:48.785 --> 01:40:51.205

Is that what you're saying? Is it the setting of it as a

1857

01:40:52.575 --> 01:40:53.975

Yes, it is the setting.

1858

01:40:54.025 --> 01:40:55.415

There are, there is an a view,

1859

01:40:55.535 --> 01:40:58.135

a distinct view highlighted in the conservation area

1860

01:40:58.135 --> 01:41:00.575

appraisal, which takes in big and abbey

1861

01:41:00.595 --> 01:41:02.375

and views towards the development.

1862

01:41:02.645 --> 01:41:06.935

That view will be altered permanently by the construction

1863

01:41:06.935 --> 01:41:09.055

of the development plus the landscape mitigation,

1864

01:41:09.585 --> 01:41:12.175

which will also alter the historic character of this,

1865

01:41:12.275 --> 01:41:13.375

of this setting.

1866

01:41:13.645 --> 01:41:14.655

Therefore I believe

1867

01:41:14.655 --> 01:41:17.415

that it is a permanent moderate adverse effect.

1868

01:41:18.005 --> 01:41:19.495

Okay, thank you. I would like

1869

01:41:19.495 --> 01:41:20.935

to have a final comment on that.

1870

01:41:29.465 --> 01:41:32.125

Um, we would responded, we be agreed

1871

01:41:32.125 --> 01:41:35.045

that there will be an impact on the set on the character

1872

01:41:35.105 --> 01:41:37.565

of the conservation area from Ken Swift 14

1873

01:41:37.565 --> 01:41:38.925

plant in, in view.

1874

01:41:39.715 --> 01:41:42.805

However, the interviewing leading topography,

1875

01:41:43.305 --> 01:41:45.325

the existing planting around Big and Abbey

1876

01:41:45.825 --> 01:41:50.325

and the, the A 14, which includes the rising of the road up

1877

01:41:50.325 --> 01:41:53.645

to the A 14 junction does restrict the views

1878

01:41:53.785 --> 01:41:55.645

of the Cambridge wastewater treatment plant

1879

01:41:55.745 --> 01:41:58.325

before it includes the planting for the mitigation.

1880

01:41:59.275 --> 01:42:01.205

This mitigation will include the reinforcement

1881

01:42:01.205 --> 01:42:02.565

of the existing hedge line.

1882

01:42:02.825 --> 01:42:05.125

So yes, you will have, you will be able

1883

01:42:05.125 --> 01:42:07.765

to see the Cambridge wastewater treatment plant in distance,

1884

01:42:08.145 --> 01:42:10.525

but that's not taken away from the character

1885

01:42:10.705 --> 01:42:13.885

or the main views of Bates bike lock, which is along

1886

01:42:14.625 --> 01:42:16.285

the river around

1887

01:42:16.885 --> 01:42:18.965

'cause that's the focus of the conservation area.

1888

01:42:19.505 --> 01:42:21.605

It was widened to include big and Abbey

1889

01:42:21.725 --> 01:42:24.605

'cause of its significance, but the key character area is

1890

01:42:24.605 --> 01:42:25.805

still the river itself.

1891

01:42:27.235 --> 01:42:29.525

Okay, thank you. Yes, Ms. Conroy.

1892

01:42:30.175 --> 01:42:33.285

Thank you. Uh, Mrs. Conroy on behalf of Safe Honey Hill.

1893

01:42:33.865 --> 01:42:36.365

Um, what I'd like to remind both the applicant of

1894

01:42:36.465 --> 01:42:40.605

and South cams of is the relevance of the

1895

01:42:41.395 --> 01:42:45.845

POWs that essentially follow the, um, boundary line

1896

01:42:45.985 --> 01:42:47.645

of the conservation area.

1897

01:42:48.825 --> 01:42:52.445

Um, these are identified as important within the context

1898

01:42:52.665 --> 01:42:55.925

of the setting of the Bates bike conservation area, both

1899

01:42:55.985 --> 01:43:00.285

by the applicant and I believe South Cams have also picked

1900

01:43:00.285 --> 01:43:02.005

this up in their local impact report.

1901

01:43:02.705 --> 01:43:07.245

So not only have we got the views from the, uh,

1902

01:43:07.555 --> 01:43:09.445

Riverside area being impacted,

1903

01:43:09.695 --> 01:43:12.245

which our South Cams rep has referenced,

1904

01:43:12.585 --> 01:43:16.885

but we've also got views that are picked up by the POWs

1905

01:43:16.885 --> 01:43:18.805

that follow the whole boundary.

1906

01:43:19.905 --> 01:43:23.725

Um, further of course the outfall arrangement

1907

01:43:24.505 --> 01:43:28.965

is also going to impact on Bates bite in a very,

1908

01:43:28.965 --> 01:43:31.525

very sensitive or very important area

1909

01:43:31.935 --> 01:43:33.325

where it's the only section

1910

01:43:33.385 --> 01:43:36.485

of the footpath within the context of Bates bite

1911

01:43:36.835 --> 01:43:39.885

that actually follows directly with the river.

1912

01:43:40.545 --> 01:43:42.565

So you, you have the greatest access

1913

01:43:42.705 --> 01:43:46.765

and view, so the setting itself of Bates, like Bates

1914

01:43:46.785 --> 01:43:49.085

by the importance of the river setting.

1915

01:43:49.705 --> 01:43:53.325

And of course the, um, you know, organic aspect

1916

01:43:53.325 --> 01:43:56.005

of the river there informing the setting of big

1917

01:43:56.005 --> 01:44:00.485

and Abbey is identified by the applicant as important, um,

1918

01:44:00.505 --> 01:44:03.445

in its baseline, uh, supporting text

1919

01:44:04.145 --> 01:44:06.045

and yet it hasn't been carried through.

1920

01:44:06.065 --> 01:44:10.765

So in, in my view as a lay person, I accept I'm new to this,

1921

01:44:11.295 --> 01:44:14.165

there is ample reason

1922

01:44:14.385 --> 01:44:17.125

for why this is more than slight and moderate.

1923

01:44:17.225 --> 01:44:20.205

And as I say, it's not appropriate now to read

1924

01:44:20.205 --> 01:44:22.525

through the text in chapter 13.

1925

01:44:23.065 --> 01:44:25.605

But if you read through the text in chapter 13,

1926

01:44:26.715 --> 01:44:30.165

reading the outcome of the assessment, it's evident

1927

01:44:30.795 --> 01:44:33.125

that its potter's impact and not slight,

1928

01:44:36.435 --> 01:44:38.015

Uh, Maurice Hopper for the a applicant.

1929

01:44:38.155 --> 01:44:40.215

The applicant's position is, it's not a case

1930

01:44:40.345 --> 01:44:41.375

where you can see it,

1931

01:44:41.405 --> 01:44:43.975

it's whether it detracts from the character

1932

01:44:43.995 --> 01:44:45.375

and appreciation of the asset.

1933

01:44:47.115 --> 01:44:48.855

Uh, I'm sorry, I have to interrupt.

1934

01:44:48.925 --> 01:44:52.135

They're one and the same thing as you experience

1935

01:44:52.435 --> 01:44:56.295

as you are physically experiencing baked

1936

01:44:56.295 --> 01:45:00.205

by conservation area from the footpaths.

1937

01:45:00.865 --> 01:45:04.925

One is experiencing and observing and taking in the setting.

1938

01:45:06.395 --> 01:45:09.645

Okay. We understand your concern on the applicant's case

1939

01:45:09.645 --> 01:45:11.565

and we have walked along that Yeah.

1940

01:45:11.595 --> 01:45:16.245

Stretch of the river and where the outfall would be.

1941

01:45:16.465 --> 01:45:20.205

So, um, obviously we'll come to our own conclusions on that.

1942

01:45:20.695 --> 01:45:23.445

Thank you. Um, does anybody finally Yes, please.

1943

01:45:24.355 --> 01:45:26.325

Gail Broom, south Cam District Council.

1944

01:45:26.585 --> 01:45:30.085

Um, the applicant mentioned that the views

1945

01:45:30.145 --> 01:45:31.165

to the east were added.

1946

01:45:31.465 --> 01:45:33.485

You know, originally it was the, the, it was part,

1947

01:45:33.545 --> 01:45:36.165

it was an expansion of the conservation area appraisal,

1948

01:45:36.625 --> 01:45:38.445

but that does not take away from its significance.

1949

01:45:38.675 --> 01:45:41.045

They were added for a specific reason that the views

1950

01:45:41.045 --> 01:45:43.525

to the east of the river, especially big in Aben,

1951

01:45:43.545 --> 01:45:45.965

are very prominent and that it's a very important part,

1952

01:45:45.965 --> 01:45:47.125

which is why it was added.

1953

01:45:47.585 --> 01:45:50.045

So I don't think that takes it away from it in any way.

1954

01:45:50.535 --> 01:45:51.535

Thank you.

1955

01:45:54.765 --> 01:45:58.045

Yes, please. David.

1956

01:45:58.135 --> 01:46:01.005

David Yandel, um, save Honey Hill.

1957

01:46:02.505 --> 01:46:05.325

The, um, green Belt is in place

1958

01:46:05.465 --> 01:46:08.125

to protect the historic city of Cambridge.

1959

01:46:09.565 --> 01:46:14.175

This, uh, development, uh, represents an enormous,

1960

01:46:14.995 --> 01:46:16.775

uh, change to the green belt.

1961

01:46:17.595 --> 01:46:20.975

At what point did you assess the harm on the

1962

01:46:21.575 --> 01:46:22.895

historic asset of Cambridge?

1963

01:46:26.455 --> 01:46:28.995

So we'll come on to Greenbelt later, but the,

1964

01:46:29.135 --> 01:46:31.395

It doesn't belong in this section is what I'm asking.

1965

01:46:31.505 --> 01:46:34.595

Yeah, well, yes, I mean, whether we consider that or not,

1966

01:46:34.655 --> 01:46:38.435

but um, that, that's not part of the agenda item

1967

01:46:38.665 --> 01:46:40.635

that I'm, it's suggested

1968

01:46:40.635 --> 01:46:41.835

It's much more localized than that.

1969

01:46:42.135 --> 01:46:45.515

The, the heritage concerns? Yeah. Okay.

1970

01:46:45.545 --> 01:46:48.355

Yeah, I mean, have you, you seen the applicant's, um,

1971

01:46:48.955 --> 01:46:52.645

greenbelt assessment for example, where they consider

1972

01:46:53.275 --> 01:46:54.925

that element of greenbelt?

1973

01:46:55.155 --> 01:46:56.645

Okay, thank you. Sorry,

1974

01:46:56.705 --> 01:46:59.925

I'm asking have you read the applicant's, um,

1975

01:47:00.475 --> 01:47:04.885

application documents, which look at greenbelt

1976

01:47:04.885 --> 01:47:08.445

and how that relates to the historic importance

1977

01:47:08.445 --> 01:47:10.085

of Cambridge and the effects on that?

1978

01:47:10.985 --> 01:47:12.245

In part, yes. Okay.

1979

01:47:12.705 --> 01:47:14.245

So maybe you can raise that, uh,

1980

01:47:14.245 --> 01:47:15.485

during the greenbelt session.

1981

01:47:16.155 --> 01:47:19.945

Okay. Okay. Thank you. Thank you. Okay.

1982

01:47:19.945 --> 01:47:21.505

Any final comments before we take a break?

1983

01:47:25.695 --> 01:47:28.985

Okay, so no hands raised, so it's now 3 32

1984

01:47:29.045 --> 01:47:31.585
and we'll break until three 50,

1985

01:47:32.685 --> 01:47:34.425
so the hearing's adjourned until three 50.

1986

01:47:34.515 --> 01:47:34.945
Thank you.