

WEBVTT – This file was automatically generated by event.video

0

00:00:02.055 --> 00:00:04.505

Okay, it's three 50 and the hearing's resumed.

1

00:00:05.045 --> 00:00:06.305

Um, just before we move on,

2

00:00:06.475 --> 00:00:09.145

could South Cambridge District Council, just please point me

3

00:00:09.145 --> 00:00:13.345

to the paragraph in their local impact report that,

4

00:00:14.285 --> 00:00:17.185

um, concludes that there's a moderate

5

00:00:17.245 --> 00:00:20.665

and significant adverse effect on Bates

6

00:00:20.745 --> 00:00:22.625

by lock conservation area, please.

7

00:00:41.745 --> 00:00:42.045

All right.

8

00:00:49.175 --> 00:00:52.275

Is it nine 18? Excuse me, sir.

9

00:00:52.275 --> 00:00:53.475

Is that temporary or permanent?

10

00:00:53.675 --> 00:00:55.355

Hmm, uh, permanent. Permanent.

11

00:01:20.285 --> 00:01:20.715

Thank you.

12

00:01:26.745 --> 00:01:28.845

Can I clarify that shortly?

13

00:01:29.125 --> 00:01:30.685

I just need to look through my document

14

00:01:30.685 --> 00:01:31.885

again. Okay. It's got split up.

15

00:01:31.885 --> 00:01:33.845

Okay. Very sorry. Thank you. Yes, that's fine.

16

00:01:38.155 --> 00:01:41.725

Okay. In that case, we'll move on to agenda item eight,

17

00:01:41.725 --> 00:01:44.445

landscape and visual and design.

18

00:01:47.585 --> 00:01:49.885

Um, first bullet point was consideration

19

00:01:49.885 --> 00:01:51.765

of the rotunda design concept

20

00:01:52.695 --> 00:01:54.845

associated landscape and the character of the area.

21

00:01:55.425 --> 00:01:57.965

Um, I was hoping the applicant could please briefly explain

22

00:01:58.585 --> 00:02:00.605

the evolution of the design concept

23

00:02:00.905 --> 00:02:02.925

for the proposed wastewater treatment plant

24

00:02:04.025 --> 00:02:05.925

and how the carriage

25

00:02:05.925 --> 00:02:08.365

of the area was considered as part of that.

26

00:02:09.135 --> 00:02:12.365

Thank you. Yes, Mr. Pryor will deal with this. Okay.

27

00:02:12.365 --> 00:02:13.365

Thank you.

28

00:02:13.865 --> 00:02:15.205

Uh, good afternoon, sir. Thank you.

29

00:02:15.205 --> 00:02:16.685

Andrew Pry for, for the applicant.

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00:02:16.985 --> 00:02:21.725

Um, the context of the, um,

31

00:02:21.905 --> 00:02:25.165

design is set out in chapter five of the dass, um,

32

00:02:25.865 --> 00:02:27.165

as 1 68,

33

00:02:27.425 --> 00:02:30.125

and the evolution of the design is set out in chapter six.

34

00:02:30.865 --> 00:02:34.025

Um, the design was evolved, um,

35

00:02:34.775 --> 00:02:36.105

through consultation

36

00:02:36.125 --> 00:02:40.905

and through, um, uh, expert input, uh,

37

00:02:40.965 --> 00:02:44.585

to align with the criteria in the MPS at paragraph 3.5 on

38

00:02:44.585 --> 00:02:46.425

good design, including alignment

39

00:02:46.495 --> 00:02:48.425

with the national infrastructure commission's

40

00:02:48.725 --> 00:02:49.785

design principles.

41

00:02:50.365 --> 00:02:54.905

Um, that design was developed by, uh, a combination of, uh,

42

00:02:54.905 --> 00:02:58.185

leading landscape architects, uh, Robert Myers Associates,

43

00:02:58.725 --> 00:03:01.685

uh, local architects to provide the local context

44

00:03:01.945 --> 00:03:03.405

and supported by, uh,

45

00:03:03.405 --> 00:03:05.405

environmental impact assessment from

46

00:03:05.405 --> 00:03:06.485

the MOT McDonald's team.

47

00:03:07.305 --> 00:03:10.165

Um, page 33

48

00:03:10.465 --> 00:03:13.725

of the design access statement shows the consultation stages

49

00:03:13.875 --> 00:03:16.565

that were used to develop that collaboratively

50

00:03:16.635 --> 00:03:18.445

with both the local community

51

00:03:18.865 --> 00:03:21.725

and crucially through, through professional design review.

52

00:03:22.865 --> 00:03:26.365

Um, which included four levels, uh, four stages

53

00:03:26.385 --> 00:03:28.165

of design review from the design council,

54

00:03:28.625 --> 00:03:31.565

and two stages of design review from the, um,

55

00:03:32.275 --> 00:03:33.645

Cambridge Quality Panel.

56

00:03:34.985 --> 00:03:39.645

Um, the, uh, chapter six, which shows

57

00:03:39.645 --> 00:03:43.525

that evolution shows three initial designs, um,

58

00:03:43.595 --> 00:03:46.685

broadly a sort of functional triangular design, uh, uh,

59

00:03:47.555 --> 00:03:51.885

semi subterranean, uh, design labeled

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00:03:51.905 --> 00:03:54.845

as the green fingers and a rotunda design.

61

00:03:55.345 --> 00:03:58.485

The rotunda design responded to a number of, uh,

62

00:03:58.485 --> 00:04:01.205

community inputs, including the need for a, uh,

63

00:04:01.365 --> 00:04:04.805

a democratic design that shared the impacts, uh,

64

00:04:04.805 --> 00:04:07.325

broadly across the different communities, um,

65

00:04:07.505 --> 00:04:11.445

and drawing on linear landscape earthwork features

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00:04:11.445 --> 00:04:12.605

in the local environment.

67

00:04:13.425 --> 00:04:17.125

Uh, from that first consultation stage, it then evolved in,

68

00:04:17.145 --> 00:04:19.725

in certain ways, which we had discussed previously,

69

00:04:19.725 --> 00:04:22.805

but include, uh, lowering the heights of certain buildings,

70

00:04:23.305 --> 00:04:25.525

uh, and changing the density of the plant.

71

00:04:32.305 --> 00:04:35.555

Okay. And could you maybe explain why the other options

72

00:04:35.555 --> 00:04:39.875

were discounted, um, in favor of the rotunda design?

73

00:04:40.855 --> 00:04:44.715

Yes, sir. Um, so, uh, that, that is set out in

74

00:04:44.715 --> 00:04:45.835

that evolution effectively,

75

00:04:45.835 --> 00:04:47.715

the subterranean green fingers design,

76

00:04:48.065 --> 00:04:51.715

when costed was considered to be, uh, very expensive due

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00:04:51.735 --> 00:04:55.595

to the, due to the, uh, excavation, but also health

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00:04:55.595 --> 00:04:56.835

and safety operations.

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00:04:57.375 --> 00:04:59.515

The triangular design was felt not

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00:04:59.515 --> 00:05:01.315

to perform very well in landscape terms,

81

00:05:01.995 --> 00:05:03.955

although it performed well functionally, uh,

82

00:05:03.955 --> 00:05:05.995

there were corners to it that prevented the flow.

83

00:05:06.375 --> 00:05:09.035

The advantage with the, with the circular design was

84

00:05:09.035 --> 00:05:12.515

that all the flow processes could be accommodated in a,

85

00:05:12.515 --> 00:05:14.915

in a logical progression as the, uh,

86

00:05:15.005 --> 00:05:18.235

wastewater enters the plant and then exits the plant.

87

00:05:18.615 --> 00:05:21.715

So there were some functional designs that also helped with

88

00:05:21.715 --> 00:05:24.035

that circular approach as well as the, uh,

89

00:05:24.625 --> 00:05:26.475

more democratic design of a, of a,

90

00:05:26.575 --> 00:05:27.835

of sharing out the impacts.

91

00:05:28.945 --> 00:05:33.815

Okay, thank you. Could you just explain a bit how the, um,

92

00:05:34.115 --> 00:05:36.895

the design council process works

93

00:05:37.275 --> 00:05:40.095

and how long,

94

00:05:40.255 --> 00:05:42.375

I suppose they were involved in the process for?

95

00:05:43.075 --> 00:05:45.135

Yes, so the, the Design Council were, um,

96

00:05:45.655 --> 00:05:46.815

involved right from the start.

97

00:05:47.115 --> 00:05:51.655

Um, the dates are on page 33 of that, um,

98

00:05:52.035 --> 00:05:53.495

of the design and access statement.

99

00:05:53.715 --> 00:05:57.965

Uh, they, uh, evaluated the, uh,

100

00:05:57.965 --> 00:05:59.165

preliminary designs and then

101

00:05:59.365 --> 00:06:02.045

provided feedback on the rotund design as it evolved.

102

00:06:02.505 --> 00:06:05.605

Um, uh, those, um,

103

00:06:07.105 --> 00:06:09.045

the minutes of those meetings are, are not available.

104

00:06:09.045 --> 00:06:10.845

They contain quite a substantial amount

105

00:06:10.845 --> 00:06:13.525

of commercial detail on cost and other elements, and

106

00:06:13.525 --> 00:06:15.365

therefore haven't been shared with stakeholders,

107

00:06:15.725 --> 00:06:16.725

although they have been requested.

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00:06:16.725 --> 00:06:19.765

However, the Cambridge Quality Panel design review points

109

00:06:19.795 --> 00:06:20.805

have been, have been shared

110

00:06:20.805 --> 00:06:22.885

and were part of the public consultation process.

111

00:06:23.665 --> 00:06:27.485

Um, there were, uh, we can provide details of the names

112

00:06:27.485 --> 00:06:29.685

of the panel members, but they were all national leading

113

00:06:29.685 --> 00:06:33.525

experts in landscape design, sustainability engineering.

114

00:06:34.145 --> 00:06:37.285

Um, if you are interested in the names of the panel members,

115

00:06:37.345 --> 00:06:38.485

we can can provide those.

116

00:06:39.185 --> 00:06:41.365

No, that's okay. And the Cambridge Quality

117

00:06:42.785 --> 00:06:44.205

Review, who's on that?

118

00:06:45.605 --> 00:06:48.415

I'll pass to, uh, Mr. Bowles, who, who is more close. Yes,

119

00:06:48.435 --> 00:06:49.435

Of course. Thank you.

120

00:06:49.435 --> 00:06:49.735

121

00:06:56.815 --> 00:07:01.125

Sorry. The, the chemistry quality, um, panel is a panel

122

00:07:01.385 --> 00:07:05.685

of, um, a broad range of professionals who are,

123

00:07:06.385 --> 00:07:10.045

um, appointed by the joint councils, the city council

124

00:07:10.065 --> 00:07:12.885

and district councils coordinated by the county council,

125

00:07:13.505 --> 00:07:16.005

and they provide independent design review

126

00:07:16.385 --> 00:07:17.525

of major projects.

127

00:07:18.555 --> 00:07:21.805

Okay. So in terms of the, so in terms of the evolution,

128

00:07:21.835 --> 00:07:24.925

they, their favorite design, I guess,

129

00:07:25.105 --> 00:07:28.605

was also the rotunda design over the triangular

130

00:07:28.605 --> 00:07:30.685

and the linear green finger design.

131

00:07:31.225 --> 00:07:34.645

Um, I, I don't believe, sir, that the,

132

00:07:35.215 --> 00:07:37.285

those three options were presented to them

133

00:07:37.285 --> 00:07:40.205

because they became only involved at, uh, a,

134

00:07:40.325 --> 00:07:42.325

a at the public stage of consultation.

135

00:07:42.435 --> 00:07:45.645

However, they affirmed the rotunda design and

136

00:07:46.285 --> 00:07:49.205

provided various inputs including providing a more, um,

137

00:07:49.995 --> 00:07:53.445

fractal and sculpted element to the, to, to

138

00:07:53.445 --> 00:07:54.725

that rotunda design.

139

00:07:54.725 --> 00:07:58.805

So they inputted into design and, um, uh, improved it,

140

00:07:58.805 --> 00:08:00.805

but I don't think they would've critiqued those original

141

00:08:00.805 --> 00:08:02.005

three designs.

142

00:08:02.715 --> 00:08:03.885

Okay, I understand. Thank you.

143

00:08:04.105 --> 00:08:08.815

And how was the wider charact of the area area considered,

144

00:08:08.995 --> 00:08:10.735

um, as part of that sort

145

00:08:10.735 --> 00:08:13.415

of finally selected rotunda design concept?

146

00:08:15.005 --> 00:08:18.865

Um, so, so again, that's described in, in chapter five

147

00:08:18.885 --> 00:08:21.265

of the das with the context and how it responds to that.

148

00:08:21.365 --> 00:08:24.385

Um, we discussed a little bit on that, uh,

149

00:08:24.385 --> 00:08:25.825

yesterday in terms of, uh,

150

00:08:26.305 --> 00:08:27.785

Woodland, I'll probably pass over,

151

00:08:32.225 --> 00:08:35.125

Uh, Joe Morrison, um, on behalf of the applicant.

152

00:08:35.585 --> 00:08:39.525

Um, yes, so the landscape of the area is, um,

153

00:08:39.915 --> 00:08:41.325

largely flat obviously,

154

00:08:41.545 --> 00:08:43.765

but there is some variation in topography.

155

00:08:43.935 --> 00:08:48.125

There are some nearby, um, earthworks such as plain d**e,

156

00:08:48.625 --> 00:08:50.085

um, devils D**e.

157

00:08:50.585 --> 00:08:55.045

Um, but, and, and that, that is sort of was, and,

158

00:08:55.385 --> 00:08:59.005

and, and, and inspiration, I suppose for the Rotunda design.

159

00:08:59.485 --> 00:09:02.045

I think one of the points to make there about it is that,

160

00:09:02.425 --> 00:09:03.485

um, it's a very,

161

00:09:03.835 --> 00:09:06.285

it's a very wide structure in relat to its height.

162

00:09:06.705 --> 00:09:09.325

So on the scale of the water treatment works, in fact,

163

00:09:09.725 --> 00:09:11.485

although on plan it looks circular

164

00:09:12.705 --> 00:09:14.205

and is circular, um,

165

00:09:14.765 --> 00:09:16.765

actually if you look at say the photo montages,

166

00:09:17.065 --> 00:09:19.165

it really doesn't appear as a circle.

167

00:09:19.345 --> 00:09:22.725

It actually appears as a more like a linear bank, actually.

168

00:09:23.305 --> 00:09:25.685

So, because just simply 'cause it's sheer width.

169

00:09:28.295 --> 00:09:32.785

Okay. Thank you. Um, and save Honey Hill Group, uh, has

170

00:09:33.305 --> 00:09:34.545

provided some examples of other

171

00:09:35.285 --> 00:09:38.145

infrastructure project design, including, um,

172

00:09:38.285 --> 00:09:42.625

the Peace Haven wastewater wastewater treatment plant, um,

173

00:09:43.005 --> 00:09:45.105

in their rep 1 1 7 2

174

00:09:45.105 --> 00:09:48.145

and rep 3 0 6 8, which appears

175

00:09:48.145 --> 00:09:51.505

to assimilate into the surrounding landscape, uh,

176

00:09:51.505 --> 00:09:54.705

without the reliance on, for example, planting

177

00:09:54.965 --> 00:09:56.225

for screening purposes.

178

00:09:56.885 --> 00:09:59.425

Uh, could the applicant please comment on whether such a

179

00:09:59.425 --> 00:10:02.065

concept was considered as part of the proposed development

180

00:10:02.565 --> 00:10:07.225

and highlight any constraints for such an approach,

181

00:10:07.525 --> 00:10:08.785

um, in terms of this project?

182

00:10:09.975 --> 00:10:11.505

Yeah, thank you sir. Andrew.

183

00:10:11.505 --> 00:10:13.945

Andrew, prior for the applicant, um, the, the,

184

00:10:13.965 --> 00:10:15.625

the closest design concept to,

185

00:10:15.625 --> 00:10:18.585

to Peace Haven would be the Green Fingers design.

186

00:10:19.085 --> 00:10:23.065

Um, the ability to, uh,

187

00:10:23.985 --> 00:10:27.385

submerge significant structures into the ground here, uh,

188

00:10:27.485 --> 00:10:30.385

was, was considered but discounted due to both cost

189

00:10:30.385 --> 00:10:31.945

and health and safety implications.

190

00:10:32.605 --> 00:10:36.945

Um, Anglin Water's operational preferences for both,

191

00:10:37.405 --> 00:10:40.865

um, uh, treatment, uh, operations

192

00:10:40.925 --> 00:10:45.225

and crucially sludge treatment, um, wouldn't accord with

193

00:10:45.805 --> 00:10:47.985

the solution delivered at Peace Haven.

194

00:10:48.285 --> 00:10:50.665

Uh, that form of development

195

00:10:50.665 --> 00:10:52.265

and form of treatment processes were not

196

00:10:52.465 --> 00:10:53.625

considered in the alternatives process.

197

00:10:54.045 --> 00:10:56.945

Um, so we would not have considered

198

00:10:56.945 --> 00:10:58.385

that something like Peace Haven would

199

00:10:59.005 --> 00:11:00.905

be technically possible in this location.

200

00:11:01.235 --> 00:11:03.625

Could you just explain that a little bit further as

201

00:11:03.625 --> 00:11:04.625

to why, um,

202

00:11:05.045 --> 00:11:06.345

Or What, what the differences are?

203

00:11:06.455 --> 00:11:09.305

Crucially, the height of the digesters and,

204

00:11:09.365 --> 00:11:10.985

and we can pass over to Mr.

205

00:11:11.045 --> 00:11:12.945

Dexter if necessary, to talk a little bit more about the

206

00:11:12.945 --> 00:11:15.265

differences between the treatment processes,

207

00:11:15.265 --> 00:11:19.385

but the, the, the design, um, we,

208

00:11:19.385 --> 00:11:21.425

we looked both at sinking, uh,

209

00:11:22.065 --> 00:11:23.225

structures into the ground further,

210

00:11:23.325 --> 00:11:25.585

and we looked at lowering the height of the processes,

211

00:11:25.585 --> 00:11:28.665

but effectively you have quite tall structures here,

212

00:11:28.695 --> 00:11:32.665

preferred, um, to deliver the operations in, in a

213

00:11:33.705 --> 00:11:35.465

economic and, uh, feasible manner.

214

00:11:39.515 --> 00:11:44.245

Okay, thank you. Um, a question for Save Honey Hill.

215

00:11:44.585 --> 00:11:48.485

Um, you provide a visualization of paragraph 5.2,

216

00:11:49.545 --> 00:11:51.445

um, which is on page 14 of your

217

00:11:52.355 --> 00:11:56.685

written representation appendices, which is rep 1 1 7 2.

218

00:11:57.985 --> 00:12:00.085

If you'd like to, um, have a look at that.

219

00:12:04.855 --> 00:12:06.595

Can you, it doesn't seem to

220

00:12:07.385 --> 00:12:09.635

reflect the proposed development as seen

221

00:12:10.975 --> 00:12:13.565

In The photo bondage documents, for example.

222

00:12:14.385 --> 00:12:16.605

Um, could you clarify what the image represents

223

00:12:16.945 --> 00:12:20.805

and why it's included, please?

224

00:12:21.545 --> 00:12:25.025

Um, I, I shall,

225

00:12:25.085 --> 00:12:26.825

so could you perhaps give the reference again

226

00:12:27.045 --> 00:12:28.045

Yes. That document

227

00:12:28.045 --> 00:12:30.985

rep one dash 1 7 2?

228

00:12:35.215 --> 00:12:36.215

Yes, please.

229

00:13:15.125 --> 00:13:16.555
Sorry, could you Mind the page

230

00:13:16.555 --> 00:13:17.875
or paragraph reference in

231

00:13:17.875 --> 00:13:18.875
That? Yes, it was,

232

00:13:18.875 --> 00:13:22.555
um, I think page 14, paragraph 5.2

233

00:13:27.155 --> 00:13:29.155
PDF page 29.

234

00:13:51.395 --> 00:13:53.055
So can I just clarify, is that

235

00:13:53.055 --> 00:13:55.415
what the proposed development would be

236

00:13:56.145 --> 00:13:57.395
looking like, or is that,

237

00:14:01.435 --> 00:14:03.735
Is That the image you're, is

238

00:14:03.735 --> 00:14:05.175
that the image you're questioning?

239

00:14:05.955 --> 00:14:10.175
Yes, that, that is from an angling water,

240

00:14:11.305 --> 00:14:13.825
um, proposal document.

241

00:14:17.205 --> 00:14:19.575
Okay. So why is it, what, why you, uh,

242

00:14:19.575 --> 00:14:21.295

why is it included in your representation

243

00:14:21.795 --> 00:14:25.575

and do you make comment on it if it's not part

244

00:14:25.575 --> 00:14:26.815

of the proposed development?

245

00:14:31.035 --> 00:14:35.335

Yes, it's, It's, it's used as an, an illustration

246

00:14:36.915 --> 00:14:41.135

to, um, explain why

247

00:14:41.135 --> 00:14:42.335

we're reacting the way we are.

248

00:14:43.835 --> 00:14:46.135

But if that's not the proposed development, I'm,

249

00:14:46.395 --> 00:14:47.655

I'm unclear as

250

00:14:47.655 --> 00:14:52.285

to why you are raising concerns about this particular image,

251

00:14:53.105 --> 00:14:54.105

If that's not, sorry.

252

00:14:54.395 --> 00:14:56.325

That is the proposed development

253

00:14:57.805 --> 00:15:00.425

and that's what we're criticizing.

254

00:15:01.215 --> 00:15:04.625

Okay. So could applicant just confirm whether that

255

00:15:04.655 --> 00:15:05.945

that is the proposed development,

256

00:15:12.505 --> 00:15:14.295

Sorry, Joe Morrison for the applicant?

257

00:15:14.875 --> 00:15:18.095

Um, it's, that is an earlier photo montage,

258

00:15:18.095 --> 00:15:20.735

which was produced, I think at, uh, for the Pierre.

259

00:15:20.835 --> 00:15:22.295

So they've been, subsequently,

260

00:15:22.295 --> 00:15:25.495

there are new photo montages attached to the, um, as part

261

00:15:25.495 --> 00:15:27.375

of the environmental impact assessment.

262

00:15:27.835 --> 00:15:30.175

So that's, that's out outta date, basically, so that

263

00:15:30.375 --> 00:15:32.335

that shows the water treatment works

264

00:15:32.475 --> 00:15:34.975

before, um, quite a lot

265

00:15:34.975 --> 00:15:36.335

of the structures were lowered in height

266

00:15:36.715 --> 00:15:39.015

and some of them were emitted altogether from the design.

267

00:15:40.675 --> 00:15:42.805

Okay. Is that save any Hill group's, uh,

268

00:15:42.835 --> 00:15:44.085

understanding as well?

269

00:15:44.465 --> 00:15:45.685

Um, certainly is, sir.

270

00:15:45.785 --> 00:15:48.085

Um, yeah, so, and I think the caption,

271

00:15:48.085 --> 00:15:51.485

which is just invisible on screen at the moment, um,

272

00:15:51.755 --> 00:15:55.685

says exactly that, that it is the a w presentation as

273

00:15:55.685 --> 00:15:57.125

of February, 2022.

274

00:15:57.745 --> 00:16:01.325

Um, we are not saying that that is a submitted design. Okay.

275

00:16:01.505 --> 00:16:06.285

But it, it, it answers in Mr Al's terms that these were the

276

00:16:06.955 --> 00:16:09.365

unadorned impacts of the, of the scheme

277

00:16:09.545 --> 00:16:11.405

as it was being proposed at that stage.

278

00:16:12.515 --> 00:16:17.165

Okay. And I suppose move, moving on from that, if that was

279

00:16:17.165 --> 00:16:18.245

what was initially proposed

280

00:16:18.345 --> 00:16:21.925

and what is what actually came in as part of the

281

00:16:22.435 --> 00:16:26.165

application, would you say there was a considerable, um,

282

00:16:26.305 --> 00:16:27.325

change to that

283

00:16:27.545 --> 00:16:32.205
and would, did that change, um, sort

284

00:16:32.205 --> 00:16:34.045
of alleviate any of your concerns?

285

00:16:35.745 --> 00:16:39.365
Uh, the, uh, digestive stacks came down by five meters,

286

00:16:39.405 --> 00:16:43.195
I think, but they're still pretty prominent.

287

00:16:45.145 --> 00:16:47.875
Okay. The chim, the chimney remained the same height?

288

00:16:50.815 --> 00:16:53.275
Uh, yes. It Joe Morrison for the applicant?

289

00:16:53.535 --> 00:16:57.275
Um, yes, it is, some of the structures are similar,

290

00:16:57.815 --> 00:16:59.315
but there are fewer of them,

291

00:16:59.375 --> 00:17:00.635
but there, there are fewer of them

292

00:17:00.635 --> 00:17:02.315
that will be visible in the view, um,

293

00:17:02.315 --> 00:17:05.035
because they have been no in, in height.

294

00:17:05.775 --> 00:17:07.035
So it is a bit different.

295

00:17:07.055 --> 00:17:09.115
Um, the, sorry, the other point I wanted to make was just

296

00:17:09.115 --> 00:17:11.115

that with photo montages, you do need

297

00:17:11.115 --> 00:17:12.635

to look at them at the correct scale.

298

00:17:12.815 --> 00:17:15.435

So, um, I think this is zoomed in probably,

299

00:17:15.775 --> 00:17:17.315

so you would need to sort

300

00:17:17.315 --> 00:17:19.555

of look at them at a particular size

301

00:17:19.555 --> 00:17:20.795

that they were designed to be shown at.

302

00:17:20.795 --> 00:17:22.875

Okay. I was, I was mainly hoping for clarification

303

00:17:22.875 --> 00:17:26.395

that this isn't actually, uh, what's being proposed,

304

00:17:26.695 --> 00:17:29.755

and I was just trying to understand why you kind of gone

305

00:17:29.775 --> 00:17:34.115

to comment on this particular image if that's not the one

306

00:17:34.115 --> 00:17:35.355

that's being proposed rather than

307

00:17:35.355 --> 00:17:36.555

the one that is being proposed.

308

00:17:37.035 --> 00:17:38.555

I think, I think so. Um, Mr.

309

00:17:38.895 --> 00:17:42.275

Als explained that it was, it was part of the evolution

310

00:17:42.275 --> 00:17:45.195

of his, it illustrates part of his argument.

311

00:17:45.295 --> 00:17:49.685

It isn't a response to the design as they, as it now stands.

312

00:17:50.105 --> 00:17:51.645

Um, I think we're clear about that.

313

00:17:52.065 --> 00:17:56.325

Um, I mean, this has taken AER to, to an area where

314

00:17:57.385 --> 00:17:59.685

you have been questioning the choices of the three

315

00:18:00.315 --> 00:18:02.285

initial concepts.

316

00:18:02.745 --> 00:18:05.245

Um, Ms. Morrison has pointed out that

317

00:18:05.955 --> 00:18:10.765

only flying over the site will you see a circular site,

318

00:18:11.185 --> 00:18:15.495

and it is in that sense, um, viewed as plainer.

319

00:18:16.195 --> 00:18:18.655

Um, the, the fundamental area of criticism

320

00:18:18.655 --> 00:18:22.135

of the impact on landscape character that we've presented is

321

00:18:22.135 --> 00:18:24.775

that the character of this landscape is essentially rector

322

00:18:24.775 --> 00:18:27.415

linear, um, the field boundaries

323

00:18:27.415 --> 00:18:30.775

and other elements of a very flat landscape erect linear.

324

00:18:31.395 --> 00:18:34.495

And I don't think we've had clearly set an answer as to,

325

00:18:35.065 --> 00:18:38.575

apart from cost in the relation

326

00:18:38.575 --> 00:18:41.815

to the green fingers example, um, and flow

327

00:18:41.815 --> 00:18:46.495

and ease of operation in relation to the rotunda as

328

00:18:46.495 --> 00:18:49.055

to why a more rectal linear design was not adopted.

329

00:18:50.925 --> 00:18:54.935

Okay. Thank you. I'll come back to you just in a minute.

330

00:18:55.195 --> 00:19:00.185

Um, just a question for South Cambridge district council.

331

00:19:00.525 --> 00:19:04.705

Um, you questioned the design approach in terms

332

00:19:04.705 --> 00:19:05.985

of both the rotunda concept

333

00:19:06.285 --> 00:19:08.705

and the associated landscape planting in your

334

00:19:08.705 --> 00:19:09.825

local impact report.

335

00:19:11.445 --> 00:19:12.705

Um, what design

336

00:19:12.725 --> 00:19:15.025

of the proposed wastewater treatment plant would

337

00:19:15.695 --> 00:19:17.385
your preference have been, uh,

338

00:19:17.485 --> 00:19:21.185
and why do you consider that it would be any more reflective

339

00:19:21.185 --> 00:19:22.385
of the character of the area,

340

00:19:25.555 --> 00:19:26.555
Sir? Um, we

341

00:19:26.555 --> 00:19:30.575
have the principal landscape officer, um, banner in

342

00:19:30.675 --> 00:19:33.215
who should be online to, to assist with this.

343

00:19:33.715 --> 00:19:37.415
So just whilst that's happening, you did ask, um, Ms.

344

00:19:37.635 --> 00:19:39.895
Broome for the paragraph references.

345

00:19:40.315 --> 00:19:42.375
Let me know when you want to deal with that.

346

00:19:43.085 --> 00:19:44.255
I'll probably deal with it at the end

347

00:19:44.255 --> 00:19:46.055
of this agenda item. Thank

348

00:19:46.055 --> 00:19:47.055
You. Thank you, sir. So, um,

349

00:19:47.055 --> 00:19:47.855
Ms. Elza,

350

00:19:50.195 --> 00:19:52.295

Hi B Elza for South Cams.

351

00:19:52.995 --> 00:19:56.255

Um, uh, my preference would've been

352

00:19:56.555 --> 00:19:59.415

for the first option, which I think they refer to

353

00:19:59.415 --> 00:20:00.655

as the triangular one.

354

00:20:01.075 --> 00:20:04.015

Um, and for many of the same reasons as safe,

355

00:20:04.015 --> 00:20:08.095

honey Hill Hill just mentioned the, um, the, the,

356

00:20:08.315 --> 00:20:10.415

the more linear and rectal linear shape

357

00:20:10.995 --> 00:20:12.095

was more characteristic

358

00:20:12.095 --> 00:20:14.375

for this particular landscape character area.

359

00:20:15.315 --> 00:20:20.175

Um, the applicant has mentioned, um, some nearby

360

00:20:20.725 --> 00:20:23.055

earthwork features such as Flee D**e

361

00:20:23.115 --> 00:20:26.495

and Devils D**e, which are all linear as opposed

362

00:20:26.635 --> 00:20:27.855

to circular.

363

00:20:28.395 --> 00:20:32.735

Um, and I think that is the, the main issue,

364

00:20:33.395 --> 00:20:36.295

um, which I had with, with the Rotunda, is that it was,

365

00:20:36.395 --> 00:20:39.095

it was anomalous to this particular character area.

366

00:20:40.395 --> 00:20:44.665

Um, I, I feel like the there is a,

367

00:20:45.505 --> 00:20:48.405

a, a common ground which could be met, which seeks

368

00:20:48.405 --> 00:20:51.005

to perhaps straighten out some of those earthworks.

369

00:20:51.385 --> 00:20:56.325

And I appreciate, um, what they've said about the experience

370

00:20:56.465 --> 00:20:59.485

of this rotunda at ground level may appear linear.

371

00:21:00.505 --> 00:21:04.485

Um, but it will have very, uh, distinct ends

372

00:21:04.485 --> 00:21:07.125

or edges, which I think you will be able to

373

00:21:08.245 --> 00:21:09.405

perceive in the landscape.

374

00:21:13.245 --> 00:21:17.415

Okay, thank you. And were you aware of the options, uh,

375

00:21:17.435 --> 00:21:19.775

are you aware of the options which were considered in the

376

00:21:19.775 --> 00:21:20.975

design access statement?

377

00:21:21.515 --> 00:21:23.095

Um, for example, the one you mentioned

378

00:21:23.155 --> 00:21:27.055

and the, the kind of green fingered, um,

379

00:21:28.045 --> 00:21:30.935

concept and the reasons why they were discounted?

380

00:21:32.535 --> 00:21:35.475

And were you involved in that process early on also?

381

00:21:36.615 --> 00:21:37.915

No, uh, we weren't.

382

00:21:38.175 --> 00:21:41.435

Um, our, our involvement in the project came

383

00:21:41.435 --> 00:21:43.315

after the selection of the rotunda was made.

384

00:21:44.255 --> 00:21:46.725

Um, I will also add

385

00:21:46.725 --> 00:21:49.085

that I'm the second landscape architect from South

386

00:21:49.195 --> 00:21:50.285

Cams to have worked on this.

387

00:21:50.345 --> 00:21:52.045

The first one has left the authority,

388

00:21:52.705 --> 00:21:57.285

but she also, um, was only aware of the Rotunda version.

389

00:21:57.745 --> 00:21:59.165

Um, when,

390

00:21:59.715 --> 00:22:02.885

when we asked why we weren't involved in the selection

391
00:22:02.885 --> 00:22:06.285
process, um, we had very similar response

392
00:22:06.425 --> 00:22:07.965
to, uh, what Mr.

393
00:22:08.095 --> 00:22:11.925
Pryor has said. Um, so the answer is no,

394
00:22:11.925 --> 00:22:13.685
we weren't involved in that selection process.

395
00:22:15.395 --> 00:22:17.565
Okay. And do you, do you accept the reasons why

396
00:22:17.565 --> 00:22:18.885
they weren't brought forward?

397
00:22:19.085 --> 00:22:20.085
IE Um,

398
00:22:22.265 --> 00:22:23.485
It seems to be a, I do accept

399
00:22:23.485 --> 00:22:24.485
Them a cost element.

400
00:22:24.685 --> 00:22:26.165
I don't, I, I do accept them,

401
00:22:26.185 --> 00:22:30.445
but I don't necessarily agree that the, the, the costings

402
00:22:30.745 --> 00:22:34.325
and so on could be the wholesale, um,

403
00:22:35.225 --> 00:22:37.525
the wholesale reasoning for discounting the others.

404
00:22:40.695 --> 00:22:44.345

Okay. And do you think there's any scope

405

00:22:44.365 --> 00:22:47.905

to make any changes to the landscape design, for example,

406

00:22:48.845 --> 00:22:51.905

you know, based on your preference for wider rides,

407

00:22:52.525 --> 00:22:54.465

for example, to break up woodland into

408

00:22:54.465 --> 00:22:55.625

more characteristic blocks?

409

00:22:57.065 --> 00:22:58.665

I do, yes. I think if there was, 'cause we

410

00:22:58.665 --> 00:23:00.785

Are, we are where we are with the design, it's, we agreed,

411

00:23:01.685 --> 00:23:02.945

you know, it's, it, it's,

412

00:23:03.185 --> 00:23:07.865

although it's, uh, still not a detailed stage,

413

00:23:07.895 --> 00:23:09.185

there's limit.

414

00:23:09.385 --> 00:23:11.465

I, well, from what I understand, there's limited scope

415

00:23:11.725 --> 00:23:14.305

to change the actual design concept at this point.

416

00:23:15.765 --> 00:23:18.105

No, that's understood. And I do feel

417

00:23:18.105 --> 00:23:21.705

that there are opportunities if we are, um, approached

418

00:23:21.705 --> 00:23:24.065

for consultation during the detailed design stage

419

00:23:24.525 --> 00:23:26.345

to make those other changes

420

00:23:26.345 --> 00:23:29.865

because I feel like they are fundamentally achievable.

421

00:23:30.285 --> 00:23:35.255

Um, and I wouldn't say minor in

422

00:23:35.255 --> 00:23:36.775

nature, but ultimately achievable.

423

00:23:39.425 --> 00:23:43.955

Okay. And if, if, if they were widened out

424

00:23:43.955 --> 00:23:45.725

to break up the woodland, what might

425

00:23:45.725 --> 00:23:47.285

that result in a greater visibility

426

00:23:48.145 --> 00:23:50.085

of the proposed wastewater treatment plant?

427

00:23:50.425 --> 00:23:51.805

And is it

428

00:23:51.805 --> 00:23:55.805

therefore important to strike a balance between the planting

429

00:23:55.985 --> 00:23:57.125

for screening purposes

430

00:23:57.125 --> 00:23:58.845

and planting, uh,

431

00:23:58.905 --> 00:24:01.365

to be more characteristic of the surrounding area?

432

00:24:03.535 --> 00:24:04.615

I, I do believe

433

00:24:04.615 --> 00:24:06.615

that you could widen these out without affecting the

434

00:24:06.615 --> 00:24:08.055

visibility because of the way

435

00:24:08.055 --> 00:24:10.615

that they're placed on the landscape and,

436

00:24:10.715 --> 00:24:15.535

and how the vis the, the, the view corridor could be aimed.

437

00:24:15.635 --> 00:24:18.015

For example, you would aim them away from the facility.

438

00:24:18.075 --> 00:24:20.255

And that's for the most part how most

439

00:24:20.275 --> 00:24:22.015

of the rides currently are.

440

00:24:22.085 --> 00:24:26.055

They're, they're, um, at angles which would not,

441

00:24:26.895 --> 00:24:29.315

you know, allow sort of an unhindered view of,

442

00:24:29.415 --> 00:24:31.395

of the rotunda or the earthwork.

443

00:24:32.345 --> 00:24:34.955

Okay. And as you would be consulted on the landscape

444

00:24:34.955 --> 00:24:38.155

design, um, anyway, as part of requirement seven,

445

00:24:38.325 --> 00:24:39.635

which the detailed design

446

00:24:39.735 --> 00:24:43.715

and requirement 11, which is a landscape, ecological

447

00:24:43.855 --> 00:24:46.395

and recreational management plan, um,

448

00:24:47.215 --> 00:24:49.755

you would have a degree of control over the final details.

449

00:24:50.815 --> 00:24:54.955

And do you think that you could deal with those

450

00:24:55.675 --> 00:24:58.955

specific outstanding concerns at that point in time,

451

00:24:59.015 --> 00:25:02.115

or do you think it's something which you would want

452

00:25:02.115 --> 00:25:04.435

to see any documents changed at this point in time?

453

00:25:06.945 --> 00:25:08.865

I think for the design elements, yes,

454

00:25:08.865 --> 00:25:11.745

those can be retained for detailed design stage

455

00:25:12.255 --> 00:25:14.545

with matters relating to the L-E-R-M-P,

456

00:25:14.795 --> 00:25:15.985

which I'm not sure if you've,

457

00:25:16.165 --> 00:25:18.505

if you me you mean in this particular question.

458

00:25:19.145 --> 00:25:22.105

I do think there are some changes which could be made

459

00:25:22.125 --> 00:25:24.385

to make the document, um,

460

00:25:26.925 --> 00:25:29.975

more applicable to landscape maintenance and management.

461

00:25:30.035 --> 00:25:33.935

At the moment, it focuses very much on the ecological

462

00:25:34.485 --> 00:25:37.375

habitat creation and the recreational elements,

463

00:25:38.035 --> 00:25:40.375

but I find it doesn't work very well

464

00:25:40.635 --> 00:25:43.295

as a landscape maintenance and management plan

465

00:25:43.485 --> 00:25:47.815

because they're kind of all, um, agglomerated together

466

00:25:48.855 --> 00:25:51.155

in the two tables, 4.2 and 4.3.

467

00:25:52.395 --> 00:25:54.845

Okay. I think my question was more to do with the,

468

00:25:55.865 --> 00:25:57.085

the kind of visual aspect

469

00:25:57.085 --> 00:26:01.445

or the landscape design element, which is shown on some

470

00:26:01.445 --> 00:26:02.965

of the plans in the l.

471

00:26:03.745 --> 00:26:05.165

Um, would they Yes.

472

00:26:05.165 --> 00:26:06.605
Would those plans, for example, need

473

00:26:06.605 --> 00:26:07.605
to be amended at this point

474

00:26:07.625 --> 00:26:10.845
or do they provide a, you know, framework in which

475

00:26:11.595 --> 00:26:14.045
that could be, um, worked up

476

00:26:14.665 --> 00:26:16.965
in more detail at detail design stage?

477

00:26:17.225 --> 00:26:20.365
Um, in terms of the requirements that I just mentioned,

478

00:26:21.345 --> 00:26:22.345
Yes. I do believe they

479

00:26:22.345 --> 00:26:23.725
could be dealt with, um,

480

00:26:24.065 --> 00:26:26.765
at the detail design stage and don't need to be amended now.

481

00:26:28.235 --> 00:26:28.845
Okay. Thank you.

482

00:26:33.995 --> 00:26:35.335
Uh, I'll come back to you in a second.

483

00:26:35.515 --> 00:26:38.935
Mr. Gilbert, uh, just for the applicants, um,

484

00:26:39.155 --> 00:26:42.695
was any consideration given to the potential to,

485

00:26:44.325 --> 00:26:46.005

I know you reduced the height of some

486

00:26:46.005 --> 00:26:49.005

of the tall elements from early, earlier stages,

487

00:26:49.905 --> 00:26:53.645

but the toilet elements seem

488

00:26:53.645 --> 00:26:56.645

to be the digesters, the gas holder,

489

00:26:57.705 --> 00:27:00.525

the heating pasteurization and hydrolysis plant.

490

00:27:02.255 --> 00:27:04.275

Uh, was any consideration given to

491

00:27:05.925 --> 00:27:09.075

maybe providing a greater number of these, noting

492

00:27:09.925 --> 00:27:12.715

their fairly minimal footprint in relation to the whole

493

00:27:12.715 --> 00:27:16.235

of the wastewater treatment plant site area when seen,

494

00:27:16.255 --> 00:27:19.955

for example, on the design plans, which are rep 1 0 19?

495

00:27:20.935 --> 00:27:25.355

So do, does there have to be two digesters at that height?

496

00:27:25.365 --> 00:27:27.995

Could there not be four digesters at half that height?

497

00:27:28.125 --> 00:27:29.675

There may be some functional reason

498

00:27:29.675 --> 00:27:31.035

why that couldn't be the case.

499

00:27:31.975 --> 00:27:34.955

Uh, sir, uh, Andrew prior the applicant, that is correct.

500

00:27:34.955 --> 00:27:36.395

There's a balanced exercise.

501

00:27:36.615 --> 00:27:39.795

The more smaller di digesters you have,

502

00:27:39.795 --> 00:27:41.435

the less efficient they are.

503

00:27:41.935 --> 00:27:43.875

Uh, a very detailed design process,

504

00:27:44.835 --> 00:27:46.955

internal design process was carried out looking at the

505

00:27:46.955 --> 00:27:48.915

optimization process of, uh,

506

00:27:48.915 --> 00:27:51.795

both profile height versus width of the digesters

507

00:27:52.055 --> 00:27:53.195

and number of digesters.

508

00:27:53.215 --> 00:27:55.595

And this was the optimal balance between, uh,

509

00:27:55.865 --> 00:27:59.435

landscape impacts and efficiency of digestion.

510

00:28:00.775 --> 00:28:02.345

Okay. And in terms of the gas holder,

511

00:28:03.265 --> 00:28:07.425

'cause that I assume holds gas,

512

00:28:07.885 --> 00:28:11.265

and why does there have to be one large gas holder?

513

00:28:11.325 --> 00:28:13.705

Why couldn't there be two smaller gas holders given

514

00:28:13.705 --> 00:28:14.865

that on the design plans?

515

00:28:14.865 --> 00:28:17.985

There seems to be a fair bit of area

516

00:28:18.005 --> 00:28:19.465

that's not being utilized.

517

00:28:20.545 --> 00:28:22.125

Um, so I think we'll have to respond.

518

00:28:22.125 --> 00:28:23.765

That's a fairly detailed design decision.

519

00:28:24.375 --> 00:28:27.485

There was a, a quite detailed design process

520

00:28:27.585 --> 00:28:28.965

for the whole site that sought

521

00:28:29.615 --> 00:28:31.125

input from all the environmental specialists.

522

00:28:31.125 --> 00:28:32.565

So we'll, we'll come back to you on that one.

523

00:28:32.925 --> 00:28:35.405

I suspect again, it's a functional issue about, uh,

524

00:28:35.705 --> 00:28:37.645

what's on the market, what's available in terms

525

00:28:37.645 --> 00:28:40.085

of the gas bag, um, and, and,

526

00:28:40.265 --> 00:28:42.205
and the optimal control of that gas.

527

00:28:42.265 --> 00:28:43.645
But we will, we'll respond on that.

528

00:28:43.915 --> 00:28:45.485
Okay, thank you. And also with regard

529

00:28:45.485 --> 00:28:46.805
to the heating pasteurization

530

00:28:46.805 --> 00:28:48.285
and hydrolysis plant, which

531

00:28:49.445 --> 00:28:52.165
I think those three things together make up the main sort

532

00:28:52.165 --> 00:28:53.565
of bulk, which would be visible.

533

00:28:53.985 --> 00:28:57.285
So, uh, so you are looking for a description

534

00:28:57.285 --> 00:28:58.685
of the trade-offs that we looked at

535

00:28:58.685 --> 00:29:00.205
between height versus process

536

00:29:01.105 --> 00:29:02.105
Yes. And why they couldn't

537

00:29:02.105 --> 00:29:04.525
be further reduced in height?

538

00:29:04.785 --> 00:29:08.325
Yes. So I, I I I, one just point of clarification is one

539

00:29:08.325 --> 00:29:13.245

of the reasons for, um, uh, not being able to submerge, uh,

540

00:29:13.715 --> 00:29:15.565

tall structures as well as health and safety

541

00:29:15.625 --> 00:29:17.245

and cost is also groundwater

542

00:29:17.505 --> 00:29:19.205

and the proximity to the aquifer

543

00:29:19.305 --> 00:29:23.245

and limiting the intrusion into, um, in, into groundwater.

544

00:29:23.625 --> 00:29:25.445

So there's another, there was, again,

545

00:29:25.445 --> 00:29:26.645

there's a balanced approach to that.

546

00:29:28.365 --> 00:29:30.415

Okay, thank you. Um,

547

00:29:30.515 --> 00:29:34.365

and if you could please bring up, uh,

548

00:29:34.705 --> 00:29:37.205

design plan rep 1 0 1 9,

549

00:29:41.225 --> 00:29:44.075

um, so on.

550

00:29:44.175 --> 00:29:47.635

And also the photo montages, which is a PP 1 27,

551

00:29:49.465 --> 00:29:53.205

the photo montages show a nutrient harvesting tower.

552

00:29:54.675 --> 00:29:57.455

Um, but I'm unsure which element on

553

00:29:57.455 --> 00:29:58.535

the design plans that is.

554

00:29:59.195 --> 00:30:01.575

If you would be able to just point that out to me please.

555

00:30:20.315 --> 00:30:23.375

So it's on PM photo montage three. It's shown

556

00:30:26.615 --> 00:30:29.395

And it's labeled but slightly behind a tree.

557

00:30:30.415 --> 00:30:31.435

That's the one, yes.

558

00:30:41.345 --> 00:30:42.535

Sorry, I can't see that.

559

00:30:42.535 --> 00:30:44.615

It's, that particular tall structure is

560

00:30:44.615 --> 00:30:46.095

annotated on the design plan.

561

00:30:46.095 --> 00:30:49.775

So I'm unclear which element on the design plan

562

00:30:50.515 --> 00:30:52.575

for the wastewater stream plant that element is.

563

00:31:02.455 --> 00:31:05.995

So sir, the, the nutrient harvesting, um, tower is,

564

00:31:06.495 --> 00:31:10.355

is part of the optional, um, uh,

565

00:31:10.395 --> 00:31:12.875

elements associated with the liquor treatment plant,

566

00:31:12.965 --> 00:31:14.795

which is work number.

567

00:31:18.275 --> 00:31:20.455

So on the, on the screen screen there, that's right.

568

00:31:20.475 --> 00:31:24.425

If you just scroll down a bit to the photo montage.

569

00:31:25.955 --> 00:31:27.495

So in respect to that option,

570

00:31:27.495 --> 00:31:29.255

it has been included as the worst case.

571

00:31:30.035 --> 00:31:33.415

Um, I'm sorry, I don't have the work number to hand.

572

00:31:46.245 --> 00:31:47.655

Yeah. Pass to the sludge treatment center.

573

00:31:47.675 --> 00:31:49.055

So work number eight.

574

00:31:50.235 --> 00:31:54.735

Yep. So part of the sludge streamer center.

575

00:31:54.755 --> 00:31:58.655

So could you show me on the design plan, which element is

576

00:31:59.165 --> 00:32:00.335

that represents, please?

577

00:32:00.985 --> 00:32:02.615

Which is rep 1 0 1 9.

578

00:32:06.365 --> 00:32:08.855

I'll ask, uh, Mr. Dexter to just point this out for you.

579

00:32:44.125 --> 00:32:47.905

Andrew Pplicant, um, if you see on the right hand

580

00:32:47.905 --> 00:32:49.945
of this screen, there's a, uh, a

581

00:32:50.685 --> 00:32:54.145
tag showing liquor treatment plant, um,

582

00:32:56.685 --> 00:32:59.625
uh, so it's about three o'clock on

583

00:32:59.625 --> 00:33:01.865
that, on on those.

584

00:33:01.965 --> 00:33:05.105
Um, that is where that, uh,

585

00:33:05.545 --> 00:33:06.825
nutrient harvesting tower would be

586

00:33:08.005 --> 00:33:09.005
Look Handling. Look,

587

00:33:09.005 --> 00:33:10.655
look, look handling. Yeah,

588

00:33:11.935 --> 00:33:12.935
You have a mouse. If you

589

00:33:12.935 --> 00:33:14.355
could just hover the mouse over it, please.

590

00:33:30.035 --> 00:33:33.735
Is it the kind of square? Yes. Okay. So it'd be that

591

00:33:37.955 --> 00:33:40.895
And, and as stated in the, in the parameters, um, that,

592

00:33:40.895 --> 00:33:43.455
that is, is a, is a worst case.

593

00:33:44.165 --> 00:33:45.215

Okay. That's been included for

594

00:33:45.215 --> 00:33:46.255

the purposes of visual assessment.

595

00:33:47.005 --> 00:33:50.015

Okay. And in the development consent order, where is,

596

00:33:50.585 --> 00:33:53.335

where is the parameters for that toilet structure,

597

00:33:53.545 --> 00:33:55.415

which schedules that in?

598

00:33:57.335 --> 00:33:58.735

I think Mr. May's just going to

599

00:33:59.245 --> 00:34:00.655

pull this out for you, sir.

600

00:34:49.705 --> 00:34:50.885

So it's part, part 13,

601

00:34:50.885 --> 00:34:52.765

server liquor treatment, plant parameters.

602

00:35:03.085 --> 00:35:05.145

Uh, which element is that? Is that the re is it the,

603

00:35:07.015 --> 00:35:08.015

So, so, sorry. Apologies.

604

00:35:08.015 --> 00:35:10.995

It's part 14, the, the nutrient recovery option.

605

00:35:17.055 --> 00:35:19.145

Okay. So that total element is the

606

00:35:19.945 --> 00:35:22.225

stripping scrubbing column. Correct,

607

00:35:22.285 --> 00:35:23.285

Sir. Right. Okay.

608

00:35:23.285 --> 00:35:26.025

So the nutrient harvesting tower on the

609

00:35:26.025 --> 00:35:29.685

photomontage is the stripping scrub part

610

00:35:30.005 --> 00:35:30.725

14. Okay.

611

00:35:31.305 --> 00:35:36.285

And that's 27 meters, a OD? Yes, sir. That's Mr. Dexter

612

00:35:36.285 --> 00:35:37.285

Confirms that. Okay,

613

00:35:37.285 --> 00:35:41.915

thank you. Um, moving on then

614

00:35:41.915 --> 00:35:44.355

to the appropriateness and adequacy of measures relating

615

00:35:44.355 --> 00:35:45.475

to the bund planting.

616

00:35:46.135 --> 00:35:47.955

So numerous concerns have been raised,

617

00:35:47.955 --> 00:35:51.155

including from South Cambridge District Council,

618

00:35:51.215 --> 00:35:55.885

around the likely success of planting on top of the bun, um,

619

00:35:55.965 --> 00:35:57.845

primarily due to the dryness of the area

620

00:35:57.905 --> 00:36:00.325

and the potential need for watering in perpetuity.

621

00:36:01.795 --> 00:36:04.965

What assurances can the XA have that planting would survive,

622

00:36:06.145 --> 00:36:08.125

and if constant watering is needed,

623

00:36:08.825 --> 00:36:11.405

how would this represent a sustainable design solution?

624

00:36:13.775 --> 00:36:18.725

Joe Morrison for the applicant, um, Set out in the lamp

625

00:36:19.545 --> 00:36:21.325

is a lamp as the, um,

626

00:36:21.465 --> 00:36:25.045

and also in the soil management plan is the, uh, are sort

627

00:36:25.045 --> 00:36:28.085

of the elements that are needed to create a,

628

00:36:28.325 --> 00:36:32.525

a growing medium for these treason shrubs on the Earth bank

629

00:36:33.345 --> 00:36:35.805

to, to, to make sure that they succeed.

630

00:36:36.385 --> 00:36:39.165

So, um, the lump, first of all, oh, sorry.

631

00:36:39.165 --> 00:36:41.885

The soil management plan, first of all, um, sets out

632

00:36:41.945 --> 00:36:43.325

how the soils on the site,

633

00:36:43.325 --> 00:36:45.765

the existing soils on the site will be stripped, um,

634

00:36:45.825 --> 00:36:48.565

and will be carefully stored, conserve their

635

00:36:49.235 --> 00:36:50.365

fertility and structure.

636

00:36:51.225 --> 00:36:53.765

Um, the lump then shows in the length,

637

00:36:53.765 --> 00:36:56.965

there are cross sections that show the angle of the, um,

638

00:36:56.965 --> 00:36:59.445

earth Bank, which is flat at the top.

639

00:36:59.515 --> 00:37:02.605

It's got a six meter wide flat, uh, the, the top

640

00:37:02.605 --> 00:37:04.445

of the bank all the way around, um,

641

00:37:04.865 --> 00:37:07.405

and then quite gentle slopes on the outside slope.

642

00:37:07.405 --> 00:37:10.965

So they're up to one, between one in 2.5 slope

643

00:37:10.985 --> 00:37:12.005

and one in five.

644

00:37:12.905 --> 00:37:14.085

Um, so, but,

645

00:37:14.265 --> 00:37:18.005

but they tend to be more in the flatter rather than steeper.

646

00:37:18.625 --> 00:37:22.325

Um, so first of all, the point to make is that

647

00:37:22.325 --> 00:37:24.045

therefore that there is sufficient soil

648

00:37:24.145 --> 00:37:25.525

and the soil will be good enough quality

649

00:37:25.705 --> 00:37:26.765

and it will be detailed

650

00:37:26.985 --> 00:37:30.485

to create a good growing medium on the bank.

651

00:37:31.265 --> 00:37:35.085

Um, and you know, the brief further detail on the sort

652

00:37:35.085 --> 00:37:37.845

of preparation of soils, the preparation of the sub soils,

653

00:37:38.265 --> 00:37:41.165

um, but also that that, that

654

00:37:41.275 --> 00:37:43.765

what rain there is will fall on the bank

655

00:37:43.765 --> 00:37:44.925

and some of it will stay on the bank.

656

00:37:44.925 --> 00:37:47.725

So it's not a steep structure with a steep top, you know,

657

00:37:47.725 --> 00:37:50.685

with a pointed top where every, all the water sheds off,

658

00:37:50.745 --> 00:37:53.525

it will actually retain some of the rain water.

659

00:37:54.025 --> 00:37:56.805

But we obviously are aware that Cambridge is very dry

660

00:37:56.865 --> 00:37:57.885

and it's getting drier.

661

00:37:58.385 --> 00:38:01.925

Um, so the lump sets out, uh,

662

00:38:01.925 --> 00:38:03.365

quite a lot of detail on planting.

663

00:38:03.465 --> 00:38:06.245

So for example, we've proposed the planting season is

664

00:38:06.245 --> 00:38:09.085

shortened, so it goes from November to February,

665

00:38:09.155 --> 00:38:10.845

whereas the usual planting season will

666

00:38:10.845 --> 00:38:11.925

be November to late March.

667

00:38:12.465 --> 00:38:14.125

And that is to take into account of the fact

668

00:38:14.125 --> 00:38:15.485

that spring is starting earlier now,

669

00:38:15.485 --> 00:38:18.805

and we often have dry springs, uh, in, in East Anglia.

670

00:38:19.425 --> 00:38:23.405

Um, the species selected, um, again,

671

00:38:23.665 --> 00:38:26.965

our species which grow, grow locally

672

00:38:27.265 --> 00:38:31.005

and will tolerate obviously not total drought,

673

00:38:31.065 --> 00:38:32.285

but will tolerate some drought.

674

00:38:32.585 --> 00:38:35.300

But the idea is that if you create a good growing medium,

675

00:38:36.105 --> 00:38:37.565

um, and you look, look

676

00:38:37.565 --> 00:38:39.765

after the plants for the first five years, so

677

00:38:39.765 --> 00:38:41.765

that they are watered for the first five years,

678

00:38:41.995 --> 00:38:44.965

they should get a sufficiently good root system to be able

679

00:38:44.965 --> 00:38:46.605

to withstand seasonal droughts.

680

00:38:48.655 --> 00:38:51.315

Um, and then of course, because all the planting on the,

681

00:38:51.695 --> 00:38:56.075

on it, on the landscape master plan is included in the BNG

682

00:38:56.075 --> 00:38:59.235

calculations, um, it has to be maintained for 30 years.

683

00:38:59.855 --> 00:39:04.515

And, um, so there's a, you know, an onus on the applicant

684

00:39:04.655 --> 00:39:06.795

to make sure that that planting does work.

685

00:39:07.785 --> 00:39:09.195

Okay, thank you. And do you envisage

686

00:39:09.195 --> 00:39:11.475

that it would need additional watering for

687

00:39:12.065 --> 00:39:13.355

that 30 year period?

688

00:39:14.075 --> 00:39:16.915

I don't think it, you would water for 30 years.

689

00:39:17.035 --> 00:39:18.355

I think you would water for five years

690

00:39:18.415 --> 00:39:20.915

and by then a, a tree, you know, if it's,

691

00:39:20.915 --> 00:39:22.795

if it's established and it's got it, it,

692

00:39:22.795 --> 00:39:25.155

that gives us a long enough time to get a good root system.

693

00:39:25.735 --> 00:39:29.435

Um, and you, if plants fail in the early days

694

00:39:29.535 --> 00:39:32.755

and say particular species, this is in the lump as well, um,

695

00:39:33.445 --> 00:39:35.595

don't succeed, then probably, you know,

696

00:39:35.925 --> 00:39:37.395

you'd look at the replacement

697

00:39:37.395 --> 00:39:38.915

and perhaps replace with a different species,

698

00:39:38.915 --> 00:39:40.435

which does, does do better.

699

00:39:41.255 --> 00:39:43.515

But by then if there's a good growing medium,

700

00:39:44.075 --> 00:39:45.555

sufficient depths of top soil and subsoil,

701

00:39:45.745 --> 00:39:47.875

then the tree should have, and,

702

00:39:47.875 --> 00:39:50.755

and shrubs on top of the land should have sufficient root

703

00:39:50.755 --> 00:39:51.795

system to be able to tolerate

704

00:39:52.585 --> 00:39:53.585

Drought. Okay.

705

00:39:53.585 --> 00:39:56.195

And to what extent is it known whether the soils

706

00:39:56.975 --> 00:39:58.635

to be used in the bund would be suitable

707

00:39:58.775 --> 00:40:00.275

for the planting as proposed?

708

00:40:02.505 --> 00:40:03.795

Well, they're being stripped off.

709

00:40:03.825 --> 00:40:05.875

What is arable farmland at the moment?

710

00:40:06.495 --> 00:40:10.395

The Soil management plan, um, includes in its provision for

711

00:40:11.075 --> 00:40:13.355

identifying, well, it, it already has, uh,

712

00:40:13.715 --> 00:40:16.875

identifies the different types of soil around the site so

713

00:40:16.875 --> 00:40:19.155

that the best soil would be used on the, where,

714

00:40:19.155 --> 00:40:20.595

where there's tree planting in woodland

715

00:40:20.595 --> 00:40:21.675

and on the ma on the land,

716

00:40:21.825 --> 00:40:24.635

then the poorer soils will be used on the slopes

717

00:40:24.635 --> 00:40:27.755

of the Earth Bank where there's going to be grassland,

718

00:40:27.755 --> 00:40:29.675

where you actually positively don't

719

00:40:29.675 --> 00:40:30.755

want particularly fertile.

720

00:40:30.775 --> 00:40:31.775

So.

721

00:40:32.765 --> 00:40:34.575

Okay, thank you. And if I could ask South Cambridge

722

00:40:34.935 --> 00:40:36.735

district council, um,

723

00:40:37.835 --> 00:40:41.695

why they have particular concerns having regards to

724

00:40:41.695 --> 00:40:43.055

what the applicant has just responded?

725

00:40:45.475 --> 00:40:47.235

I ban al zone for South cams.

726

00:40:47.335 --> 00:40:51.755

Um, I, I, I, I appreciate all the steps

727

00:40:51.985 --> 00:40:54.875

that the applicant has taken for this assurance,

728

00:40:55.375 --> 00:40:59.395

but, um, our, our experience of planting

729

00:40:59.825 --> 00:41:03.875

atop buns of almost any scale is that

730

00:41:04.605 --> 00:41:07.715

trees really do not thrive atop them.

731

00:41:08.055 --> 00:41:12.475

Um, and whilst it may be a case that you take care

732

00:41:12.475 --> 00:41:15.395

of the trees through establishment of five years,

733

00:41:15.405 --> 00:41:17.515

which I agree with, um,

734

00:41:17.625 --> 00:41:22.195

because of their placement on the bond, um, rainwater, the,

735

00:41:22.215 --> 00:41:24.875

the, the smaller amounts of rainwater that you would get

736

00:41:24.875 --> 00:41:28.395

through the summer, um, will not have a chance

737

00:41:28.455 --> 00:41:31.875

to be retained within the soil like it does at ground level.

738

00:41:32.575 --> 00:41:35.205

And therefore these trees are gonna be subjected to

739

00:41:36.215 --> 00:41:40.165

drier soils for much longer than a standard

740

00:41:40.875 --> 00:41:42.365

landscape would in a drought.

741

00:41:43.265 --> 00:41:47.725

Um, so I do believe that there will have to be some element

742
00:41:47.785 --> 00:41:50.765
of supplementary watering during drought periods

743
00:41:50.765 --> 00:41:52.165
for the trees atop the bun.

744
00:41:52.905 --> 00:41:56.005
And that was where the question as to the sustainability of

745
00:41:56.005 --> 00:41:58.165
that particular method came in.

746
00:42:01.685 --> 00:42:03.055
Okay. Are there, are there any measures

747
00:42:03.055 --> 00:42:05.815
that could be employed which would assist with retaining

748
00:42:06.455 --> 00:42:10.985
moisture in the bun IE making it less porous, for example?

749
00:42:12.655 --> 00:42:16.545
That hasn't been dis Sorry, is that aimed at me?

750
00:42:17.165 --> 00:42:18.665
Uh, it was aimed at you, yes,

751
00:42:18.665 --> 00:42:20.265
but I'm, I'm happy to use your answer first

752
00:42:20.265 --> 00:42:21.265
and then we'll go to the applicant.

753
00:42:22.725 --> 00:42:24.505
Um, that hasn't been discussed.

754
00:42:24.805 --> 00:42:29.685
And, um, there are opportunities for, for using

755
00:42:30.645 --> 00:42:33.885

moisture, retaining soils, adding, um, mulch

756

00:42:33.985 --> 00:42:37.165
and so on, um, which can assist.

757

00:42:37.185 --> 00:42:39.285
But again, it's, it's going to, it's something

758

00:42:39.285 --> 00:42:42.125
that would have to be, um, reviewed

759

00:42:42.225 --> 00:42:44.725
and monitored throughout the lifespan of the trees.

760

00:42:45.225 --> 00:42:48.125
Uh, it's not just something for the establishment period.

761

00:42:50.095 --> 00:42:53.385
Okay. And the applicant mentioned that five years

762

00:42:53.445 --> 00:42:54.465
of establishments

763

00:42:54.465 --> 00:42:57.145
and watering would result in a reasonable root

764

00:42:57.145 --> 00:42:58.545
system for the trees.

765

00:42:59.045 --> 00:43:03.835
Um, do you think that

766

00:43:03.835 --> 00:43:05.075
that would, would not happen

767

00:43:05.335 --> 00:43:07.875
or do you think they would still need

768

00:43:07.875 --> 00:43:09.075
watering after that period?

769

00:43:10.835 --> 00:43:13.235

I, yes, I think they would establish fine,

770

00:43:13.295 --> 00:43:15.115

but they would still require watering

771

00:43:15.115 --> 00:43:17.875

during particularly drought ridden periods,

772

00:43:18.215 --> 00:43:19.275

not, not throughout the year.

773

00:43:20.725 --> 00:43:23.055

Okay. But the applicant's not proposing watering

774

00:43:23.055 --> 00:43:24.135

them after that period.

775

00:43:24.235 --> 00:43:27.975

So this seems to be an issue, which is, is fairly

776

00:43:29.015 --> 00:43:33.635

single 'cause the, so the trees, yeah, the, the,

777

00:43:33.735 --> 00:43:36.395

you know, the assessments rely on the success

778

00:43:36.395 --> 00:43:38.355

of the planting in order to mitigate the

779

00:43:38.355 --> 00:43:39.595

landscape and visual effects.

780

00:43:40.135 --> 00:43:42.715

So I wa I wonder if I may, Andrew, prior to the applicant,

781

00:43:42.715 --> 00:43:44.115

just provide a little bit of context here.

782

00:43:44.195 --> 00:43:47.835

I think rightly the local authorities are concerned about

783

00:43:48.035 --> 00:43:49.835

planting on embankments because of the poor history

784

00:43:49.835 --> 00:43:54.115

of highways, agency highways, England, uh, planting,

785

00:43:54.785 --> 00:43:56.635

this is a very different situation here.

786

00:43:56.635 --> 00:43:59.315

There's soil management through the soil management plan,

787

00:43:59.385 --> 00:44:01.595

there's the ability to water during

788

00:44:01.595 --> 00:44:02.715

that establishment period,

789

00:44:02.715 --> 00:44:04.355

which is not possible on highways.

790

00:44:04.975 --> 00:44:08.395

And this embankment is, has a broad flat top.

791

00:44:08.895 --> 00:44:09.915

It is, it is not the same

792

00:44:09.915 --> 00:44:12.435

as a steep highways embankment to that extent.

793

00:44:12.895 --> 00:44:15.875

Our ecological advisors, our landscape advisors believe

794

00:44:15.875 --> 00:44:20.075

that the trees will establish and establish well, um,

795

00:44:20.335 --> 00:44:22.075

and will have sufficient water once

796

00:44:22.075 --> 00:44:24.115
that root system is has established.

797

00:44:24.295 --> 00:44:27.675
Um, we can provide more evidence on that,

798

00:44:27.775 --> 00:44:30.355
but there are substantial examples

799

00:44:30.355 --> 00:44:32.885
of planting on well tended embankments that, that,

800

00:44:32.995 --> 00:44:34.005
that show, that's the case.

801

00:44:34.385 --> 00:44:37.445
The council also has the added protection air of helping

802

00:44:37.545 --> 00:44:40.125
to choose drought resistant species as part of the lump,

803

00:44:40.585 --> 00:44:42.445
and we're required to deliver those trees

804

00:44:42.445 --> 00:44:43.645
over a 30 year period.

805

00:44:44.405 --> 00:44:49.165
I don't think, um, we really, um, agree

806

00:44:49.165 --> 00:44:50.245
with the characterization

807

00:44:50.245 --> 00:44:52.125
that these trees will die after five years.

808

00:44:53.105 --> 00:44:57.005
We will, you know, we've made very detailed efforts

809

00:44:57.025 --> 00:44:58.845

to make sure that they will establish properly.

810

00:44:59.275 --> 00:45:01.845

Okay. So if you, when you say there's plenty of examples,

811

00:45:02.775 --> 00:45:03.965

would you be able to provide those,

812

00:45:04.205 --> 00:45:05.405

a few of those examples, please,

813

00:45:05.505 --> 00:45:06.505

Sir? Yes, you can look on

814

00:45:06.505 --> 00:45:07.525

plenty of chalk down

815

00:45:07.545 --> 00:45:09.245

and to see very steep slopes which,

816

00:45:09.255 --> 00:45:10.885

which mature trees are established on.

817

00:45:11.185 --> 00:45:14.645

So, um, there are plenty of planting on steep slopes

818

00:45:15.305 --> 00:45:16.765

around the country and we'll, we'll,

819

00:45:16.765 --> 00:45:17.885

we'll find some examples of that.

820

00:45:17.905 --> 00:45:19.725

But this is about species selection

821

00:45:19.725 --> 00:45:21.325

and establishing the root structure. Okay.

822

00:45:21.325 --> 00:45:23.965

Are there any examples of artificially created

823

00:45:25.205 --> 00:45:28.565

landscapes rather than natural landscapes where this occurs?

824

00:45:28.705 --> 00:45:29.845

We, we will have a look, sir.

825

00:45:30.875 --> 00:45:34.415

Okay, thank you. Um, also

826

00:45:34.475 --> 00:45:36.135

for South Cambridge District Council,

827

00:45:37.285 --> 00:45:41.815

your local impact report, paragraph 8.46, refers

828

00:45:41.815 --> 00:45:42.815

of alternative measures

829

00:45:42.815 --> 00:45:45.375

to be employed should vegetation fail to establish

830

00:45:45.435 --> 00:45:48.575

and thrive, which could be addressed through a landscape,

831

00:45:48.615 --> 00:45:49.615

a mitigation strategy.

832

00:45:50.565 --> 00:45:52.575

What alternative measures are you

833

00:45:52.575 --> 00:45:53.855

referring to in that paragraph?

834

00:45:56.665 --> 00:46:00.125

I'm referring to supplemental watering primarily, um,

835

00:46:00.305 --> 00:46:02.605

and perhaps species, um, change,

836

00:46:08.475 --> 00:46:10.425

Sorry, what was the last part of that answer?

837

00:46:11.045 --> 00:46:12.105

Uh, change to species.

838

00:46:13.045 --> 00:46:16.345

Um, and and can I, can I respond to the previous, uh,

839

00:46:16.345 --> 00:46:18.185

comment from, from the applicant?

840

00:46:18.645 --> 00:46:22.225

Yes. In terms of examples, uh, sorry. Thank you.

841

00:46:22.365 --> 00:46:25.025

Um, in terms of examples of of,

842

00:46:25.245 --> 00:46:29.265

of trees growing on top buns, I would, um,

843

00:46:30.285 --> 00:46:33.415

care to remind them this region is the driest in England.

844

00:46:33.435 --> 00:46:36.535

And whilst trees may succeed in other parts

845

00:46:36.555 --> 00:46:38.335

of England on steep slopes,

846

00:46:38.425 --> 00:46:40.815

which I completely agree has happened,

847

00:46:41.395 --> 00:46:43.575

it doesn't particularly happen very well around here.

848

00:46:44.115 --> 00:46:47.735

And it's not just the example of the highways, um,

849

00:46:47.865 --> 00:46:51.695

experience that we've had, which makes us leery of, um,

850

00:46:51.865 --> 00:46:52.895

trees on buns.

851

00:46:52.915 --> 00:46:56.055

It is, it is happening throughout, um,

852

00:46:56.915 --> 00:46:59.095

at housing developments of all scales.

853

00:46:59.595 --> 00:47:01.975

Uh, you know, we do, we do have a problem

854

00:47:02.365 --> 00:47:06.095

with trees not surviving the droughts without maintenance.

855

00:47:08.395 --> 00:47:09.445

Okay, thank you. Would

856

00:47:09.445 --> 00:47:10.605

applicant would like to respond to that?

857

00:47:11.945 --> 00:47:15.125

Um, well just to say that o on, on devil's d**e

858

00:47:15.125 --> 00:47:17.965

and flee d**e, they, there is vegetation all the way along

859

00:47:17.965 --> 00:47:19.205

and actually the, you know,

860

00:47:19.365 --> 00:47:20.645

wildlife just have to clear it off.

861

00:47:21.145 --> 00:47:24.325

So, and they are probably don't have very thick soil.

862

00:47:24.405 --> 00:47:25.485

They're chalk banks.

863

00:47:26.225 --> 00:47:28.565

Um, and the other thing, you know, it's very hard

864

00:47:28.585 --> 00:47:32.165

to know if the maintenance hasn't been done correctly

865

00:47:32.165 --> 00:47:34.325

and the watering there hasn't been watering the first five

866

00:47:34.325 --> 00:47:36.685

years, which on very many schemes it doesn't happen.

867

00:47:37.345 --> 00:47:39.485

And the soil preparation isn't very good.

868

00:47:39.755 --> 00:47:43.845

Then inevitably, um, uh, planting won't establish, um,

869

00:47:44.745 --> 00:47:47.045

and also slight anxiety about watering for too long

870

00:47:47.045 --> 00:47:48.085

because you don't want

871

00:47:48.085 --> 00:47:49.725

to encourage trees to have shallow roots.

872

00:47:49.745 --> 00:47:52.245

You want them to get their roots down deeper.

873

00:47:52.905 --> 00:47:56.365

And I think if you, um, water too much, then

874

00:47:57.085 --> 00:47:58.525

actually you end up with rather shallow roots

875

00:47:58.985 --> 00:48:01.125

of shallow root systems is the problem I

876

00:48:01.125 --> 00:48:03.565

have encountered on projects. Well, we've water a lot.

877

00:48:04.265 --> 00:48:05.265

That's Okay. I Wonder

878

00:48:05.265 --> 00:48:07.085

if, just add one further point is

879

00:48:07.085 --> 00:48:10.565

that the species selections have been agreed with

880

00:48:11.225 --> 00:48:12.645

the ecological stakeholders

881

00:48:12.825 --> 00:48:14.685

for drought tolerance and resistance.

882

00:48:14.685 --> 00:48:19.325

That l has been developed with both county and and district

883

00:48:19.705 --> 00:48:21.085

and with natural England.

884

00:48:21.145 --> 00:48:25.925

So the selection of drought resistant species is, is part

885

00:48:25.925 --> 00:48:27.445

of the consideration already.

886

00:48:29.775 --> 00:48:33.305

Okay, thank you. Um, in that case, I'll move on

887

00:48:33.305 --> 00:48:34.905

to clarification for potential

888

00:48:35.445 --> 00:48:38.225

for effects from plumes stroke flares.

889

00:48:38.805 --> 00:48:42.345

Uh, your response to XQ one point 14 point 19

890

00:48:43.405 --> 00:48:45.705

states that plumes would not be readily visible

891

00:48:46.575 --> 00:48:49.945

from the proposed boiler stack under normal operation

892

00:48:51.055 --> 00:48:55.835

circumstances, um, or normal circumstances.

893

00:48:55.845 --> 00:48:57.835

Could you please clarify the terms readily visible

894

00:48:59.295 --> 00:49:03.035

and normal operation, stroke normal circumstances

895

00:49:03.815 --> 00:49:06.955

and set out under what circumstances plumes would be visible

896

00:49:12.225 --> 00:49:13.565

Joe Morrison for the applicant?

897

00:49:14.025 --> 00:49:17.125

Um, there won't be a plume. I've been, I've been assured

898

00:49:21.035 --> 00:49:22.035

Why is that?

899

00:49:22.475 --> 00:49:27.255

If there's a boiler tower, where does the moisture go?

900

00:49:27.275 --> 00:49:28.815

Why does it not come out the top of the tower?

901

00:49:31.105 --> 00:49:33.965

Uh, the, the boilers heating water for helping out the,

902

00:49:34.065 --> 00:49:37.445

uh, digesters digesters, um, goes back

903

00:49:37.445 --> 00:49:39.005

to why we have two digesters in there.

904

00:49:39.005 --> 00:49:42.285

They're an ecosystem that require heating care.

905

00:49:42.945 --> 00:49:45.685

Um, but yet the boilers are the, are there heating

906

00:49:45.685 --> 00:49:48.885

that element rather than necessarily creating for

907

00:49:49.985 --> 00:49:52.785

A, A boiler for a power generation say.

908

00:49:53.325 --> 00:49:54.825

So it's heat coming out the top.

909

00:49:55.845 --> 00:49:58.305

So the boiler stack, what, what comes out the top

910

00:49:58.305 --> 00:49:59.425

of the boiler stack is heat.

911

00:49:59.455 --> 00:50:02.105

Heat. So not, it's not vapor.

912

00:50:02.325 --> 00:50:04.385

No, we're, we're not, we're not creating a power engine

913

00:50:05.905 --> 00:50:07.625

creating steam for the okay.

914

00:50:07.655 --> 00:50:10.385

Digesters of the pro, the H-P-H-S-H-P-H process,

915

00:50:11.125 --> 00:50:13.745

the advanced anaerobic digesting process needs the steam in

916

00:50:13.745 --> 00:50:15.705

it rather than necessarily creating

917

00:50:15.755 --> 00:50:17.105

steam as a, as a product.

918

00:50:18.445 --> 00:50:20.185

So when you said it wouldn't be readily visible,

919

00:50:20.245 --> 00:50:22.505

it wouldn't be visible, there'd be no visibility

920

00:50:22.645 --> 00:50:23.705

at all of any plume

921

00:50:23.775 --> 00:50:24.775

Ever. It heats through the

922

00:50:24.775 --> 00:50:25.145

boilers

923

00:50:25.325 --> 00:50:28.645

and the flare stack is only there if we have, um,

924

00:50:29.085 --> 00:50:32.445

a safety issue within the, uh, gas management system

925

00:50:32.585 --> 00:50:33.925

or we have noncompliant gas,

926

00:50:33.935 --> 00:50:35.845

which would likely be reprocessed.

927

00:50:35.905 --> 00:50:38.485

So, um, most of our sites aren't,

928

00:50:38.485 --> 00:50:40.965

shouldn't be flaring if we are, uh, either making power

929

00:50:41.305 --> 00:50:42.725

or injecting gas into the grid.

930

00:50:43.465 --> 00:50:47.245

Um, but again, that flare is encapsulated within a

931

00:50:47.575 --> 00:50:49.965

flare stack.

932

00:50:50.155 --> 00:50:52.485

Like, like it's not like you see on an oil rig

933

00:50:52.485 --> 00:50:55.045

where they're burning a a free flame.

934

00:50:56.235 --> 00:51:00.005

Okay. And in on that point, um, your response

935

00:51:00.065 --> 00:51:02.485

to EQ one point 14 point 19 states

936

00:51:02.485 --> 00:51:05.205

that the flare stack would be enclosed, as you say.

937

00:51:05.865 --> 00:51:08.805

So if flare would not be visible, where,

938

00:51:08.805 --> 00:51:11.525

where's the enclosure of the flare stack specified?

939

00:51:11.715 --> 00:51:15.845

Secured and is this taken into account in the overall height

940

00:51:16.105 --> 00:51:17.965

of the stack shown on the design plans

941

00:51:18.505 --> 00:51:20.165

and in the DCO parameter tables

942

00:51:21.145 --> 00:51:24.685

At White Dexter applicant, it's the, the height is catered

943

00:51:24.685 --> 00:51:27.365

for within the parameters and the photo montages.

944

00:51:27.945 --> 00:51:31.725

Um, the actual specifics of the flare sack,

945

00:51:31.945 --> 00:51:34.285

I'm not sure we've gone that far into the detail.

946

00:51:34.825 --> 00:51:35.725

Um, but it's, it's

947

00:51:35.725 --> 00:51:37.005

definitely something we could come back to on,

948

00:51:37.845 --> 00:51:39.725

I think it'd be helpful 'cause if you're saying it would

949

00:51:39.725 --> 00:51:42.845

be an enclosed flare and there's nowhere that

950

00:51:43.245 --> 00:51:46.085

A shield a shielded flare, just make, wanna make sure

951

00:51:46.085 --> 00:51:47.485

that I don't promise the can't diva.

952

00:51:47.485 --> 00:51:48.645

So it, it shielded,

953

00:51:48.735 --> 00:51:50.565

we're obviously not encapsulating the flare.

954

00:51:50.615 --> 00:51:51.615

It'll be an open top.

955

00:51:52.965 --> 00:51:54.945

So shielded flare, what, what would you see?

956

00:51:56.285 --> 00:51:57.385

Um, from a distance? You,

957

00:51:57.385 --> 00:51:59.105

you shouldn't see anything 'cause be heat coming off.

958

00:51:59.365 --> 00:52:01.905

Um, the flame will be within the shield.

959

00:52:02.935 --> 00:52:05.985

Okay. So where is it? So do you get, you get flare stacks

960

00:52:05.985 --> 00:52:07.865

that are unshielded and ones that are shielded,

961

00:52:07.865 --> 00:52:09.745

where is it specified?

962

00:52:10.145 --> 00:52:11.625

Anywhere that it would be shielded?

963

00:52:15.495 --> 00:52:17.575

The id? Yeah, apologies.

964

00:52:17.875 --> 00:52:21.415

Um, that we've, now I'm moving into the IED permits,

965

00:52:21.515 --> 00:52:23.615

so it'll be specified within the ID permit

966

00:52:23.965 --> 00:52:25.295

from an emissions perspective.

967

00:52:27.035 --> 00:52:31.245

Okay, thank you. If,

968

00:52:32.975 --> 00:52:35.555

If so, which we can place this within the design code,

969

00:52:35.555 --> 00:52:37.555

it's could be submitted at deadline four.

970

00:52:37.855 --> 00:52:40.355

Um, it's aligned with the current design.

971

00:52:40.415 --> 00:52:43.035

So we're comfortable to, to commit to that

972

00:52:43.035 --> 00:52:44.915

and secure it through design code.

973

00:52:45.795 --> 00:52:47.555

I think it would be helpful. Thank you. No

974

00:52:47.555 --> 00:52:48.555

Problem.

975

00:52:49.095 --> 00:52:50.675

Um, moving on to tree protection

976

00:52:50.815 --> 00:52:53.875

and replacement matters, um,

977

00:52:53.955 --> 00:52:57.155

I think I had a question about the woodland, um,

978

00:52:57.375 --> 00:52:58.835

saying some woodland was affected,

979

00:52:59.495 --> 00:53:01.275

but for example, the impact assessment

980

00:53:01.275 --> 00:53:02.755

table say they're not.

981

00:53:03.095 --> 00:53:07.195

Um, I think that answer that was answered earlier on, um,

982

00:53:10.825 --> 00:53:12.305

I did have a couple of questions about the

983

00:53:13.045 --> 00:53:14.465

ABO agricultural impact assessment,

984

00:53:18.955 --> 00:53:23.945

which was, so for example on rep 1 0 3 5,

985

00:53:24.245 --> 00:53:26.125

if you could please bring that up.

986

00:53:55.185 --> 00:53:59.045

So if you go to, for example, PDF page 69

987

00:54:04.005 --> 00:54:05.345

and if you could zoom out a little bit.

988

00:54:12.755 --> 00:54:17.325

Okay. So we can see there's pink

989

00:54:17.845 --> 00:54:19.205

polygons around some of the trees.

990

00:54:20.385 --> 00:54:23.285

Um, I'm just wondering what those, what those represent.

991

00:54:24.855 --> 00:54:26.225

They don't appear to be in the key

992

00:54:27.125 --> 00:54:28.625

if you scroll down a little bit.

993

00:54:41.615 --> 00:54:43.715

So I think we will have to provide

994

00:54:43.715 --> 00:54:45.235

that clarification to you.

995

00:54:45.335 --> 00:54:48.715

Um, we, we don't have anyone from that team. Okay.

996

00:54:48.735 --> 00:54:52.795

And if you just zoom into T 0 7 6, for example,

997

00:54:53.365 --> 00:54:56.835

which is on the, at the top of the north south.

998

00:54:57.015 --> 00:54:58.915

Yep. So if you

999

00:55:00.785 --> 00:55:02.795

It's on the Yeah, that's what,

1000

00:55:02.795 --> 00:55:06.355

that's the one in the middle there, sorry, T oh seven three.

1001

00:55:06.375 --> 00:55:08.875

It is, yep. So that shows

1002

00:55:10.355 --> 00:55:12.145

protective fencing around the tree,

1003

00:55:14.705 --> 00:55:19.235

but it's over the top of a, uh,

1004

00:55:19.625 --> 00:55:21.075

open trenched area.

1005

00:55:21.375 --> 00:55:24.995

So I am just wondering how that

1006

00:55:25.845 --> 00:55:27.035

would work in practice.

1007

00:55:29.105 --> 00:55:30.765

Uh, thank you for joining that to our attention.

1008

00:55:30.825 --> 00:55:33.525

So I mean, I think these are probably root protection zones,

1009

00:55:33.525 --> 00:55:35.765

but it would be somewhat perverse for trenched to go through

1010

00:55:35.765 --> 00:55:36.845

that root protection zone.

1011

00:55:36.985 --> 00:55:38.445

So we'll clarify that.

1012
00:55:39.235 --> 00:55:40.685
Okay, thank you. And if you just go

1013
00:55:40.685 --> 00:55:43.765
to T oh seven six on the same plan, which is kind of

1014
00:55:43.765 --> 00:55:45.325
to the southwest.

1015
00:55:46.145 --> 00:55:47.725
Yes, that's the one in the corner

1016
00:55:50.185 --> 00:55:52.565
and it's, it's showing, I think the yellow is showing true

1017
00:55:52.565 --> 00:55:53.645
protection fencing.

1018
00:55:54.425 --> 00:55:56.925
Um, I'm just wondering how that works in practice again,

1019
00:55:56.995 --> 00:56:01.185
when that appears to be an access access road

1020
00:56:01.405 --> 00:56:02.785
to enable you to

1021
00:56:05.085 --> 00:56:06.925
construct the water beach pipeline element.

1022
00:56:09.425 --> 00:56:11.775
Thank you sir. Again, we'll, we'll revert on that one.

1023
00:56:15.995 --> 00:56:18.605
Okay, thank you. And I'm wondering

1024
00:56:18.845 --> 00:56:19.885
where provision is made.

1025
00:56:19.905 --> 00:56:24.885

So your hedges will be, some hedges will be affected as the

1026

00:56:25.895 --> 00:56:29.045

water speech pipelines constructed due to open trenching.

1027

00:56:30.415 --> 00:56:32.515

Can you tell me where it's, where provisions made

1028

00:56:32.515 --> 00:56:36.595

for the replacement and maintenance of landscape features

1029

00:56:36.595 --> 00:56:38.635

outside of the main wastewater treatment plant?

1030

00:56:39.455 --> 00:56:43.975

Um, in terms of their placement and maintenance?

1031

00:56:47.565 --> 00:56:51.485

'cause the lump only relates

1032

00:56:51.945 --> 00:56:54.485

to the main wastewater treatment plant site.

1033

00:56:55.425 --> 00:56:56.805

Uh, Joe Morrison for the applicant?

1034

00:56:57.065 --> 00:56:59.365

Yes, it's in the COCP, part A.

1035

00:57:02.415 --> 00:57:04.875

Can you give me a page number or paragraph

1036

00:57:05.025 --> 00:57:06.595

Section 7.2.

1037

00:57:07.725 --> 00:57:10.395

Thank you. Could you take,

1038

00:57:10.395 --> 00:57:11.835

could you take me to that please?

1039

00:57:13.705 --> 00:57:13.925

Uh,

1040

00:57:38.655 --> 00:57:39.795

Excuse me one moment, sir.

1041

00:57:39.795 --> 00:57:40.915

We're just finding the document.

1042

00:57:45.955 --> 00:57:46.635

COCP.

1043

00:57:57.005 --> 00:57:58.215

I've actually got it up now,

1044

00:58:03.825 --> 00:58:04.955

it's replacement.

1045

00:58:04.955 --> 00:58:05.955

Don't think it's,

1046

00:58:15.485 --> 00:58:16.485

Um, Sir,

1047

00:58:18.035 --> 00:58:19.035

Sorry, excuse me. Uh,

1048

00:58:19.035 --> 00:58:20.465

Andrew Private, the applicant sir.

1049

00:58:20.485 --> 00:58:23.065

Um, I, I have some highlighted text here which suggests

1050

00:58:23.065 --> 00:58:27.785

that the reinstatement provisions are 7 2 6 9 and 7 2 7 2.

1051

00:58:29.245 --> 00:58:30.545

But that those do relate

1052

00:58:30.545 --> 00:58:32.505

to habitat reinstatement, not specific.

1053

00:58:33.085 --> 00:58:37.145

Um, uh, features, landscape features such as, such as trees.

1054

00:58:59.485 --> 00:59:02.065

Um, so sorry

1055

00:59:02.085 --> 00:59:04.585

Joe Morrison for the applicant.

1056

00:59:04.595 --> 00:59:09.275

7.2 0.71.

1057

00:59:10.335 --> 00:59:12.955

Um, talks about hydroplaning, but not specifically trees.

1058

00:59:13.015 --> 00:59:16.715

Not trees. Is your microphone on please? Sorry. Thank you.

1059

00:59:20.905 --> 00:59:21.905

We Already said That.

1060

00:59:21.905 --> 00:59:22.565

So hedges

1061

00:59:22.565 --> 00:59:26.765

fall under, like the fall the habitats rather than

1062

00:59:27.405 --> 00:59:29.285

separately specified as hedges?

1063

00:59:31.685 --> 00:59:34.405

I think so. Um, 7 2, 6 8 suggests

1064

00:59:34.405 --> 00:59:35.405

that hedges would be dealt

1065

00:59:35.405 --> 00:59:37.325

with under the ly soil management plan.

1066
00:59:37.755 --> 00:59:39.525
Then there's reinstatement of habitats

1067
00:59:39.525 --> 00:59:40.805
that follows after that.

1068
00:59:40.825 --> 00:59:43.965
But, but I don't see any reference in there specifically

1069
00:59:43.965 --> 00:59:45.005
to replacement of trees.

1070
00:59:45.505 --> 00:59:47.685
My understanding is that no trees will be removed

1071
00:59:47.705 --> 00:59:49.765
and so there's no need to replace them. But we,

1072
00:59:49.815 --> 00:59:51.285
Apart from the one that we, just apart

1073
00:59:51.285 --> 00:59:52.285
From the one that is in the

1074
00:59:52.285 --> 00:59:53.645
protections, then a trench ship is,

1075
00:59:53.705 --> 00:59:54.705
That's the only one. That's

1076
00:59:54.705 --> 00:59:55.685
the only one that I've picked up on.

1077
00:59:55.685 --> 00:59:57.485
I've not, there may be others. We,

1078
00:59:57.485 --> 00:59:59.125
We will seek clarification on that.

1079
00:59:59.345 --> 01:00:02.485

Um, but I'm take your point that there seems

1080

01:00:02.485 --> 01:00:04.485

to be a large gap there when it comes to trees.

1081

01:00:04.715 --> 01:00:05.445

Okay, thank you.

1082

01:00:10.295 --> 01:00:12.835

Um, so consideration of the potential need

1083

01:00:12.835 --> 01:00:14.835

for formal design review.

1084

01:00:14.935 --> 01:00:17.475

You've set out what the design reviews process

1085

01:00:17.655 --> 01:00:19.355

so far has been, so thank you for that.

1086

01:00:20.335 --> 01:00:24.355

Um, the local planning authorities seem fairly keen for this

1087

01:00:24.355 --> 01:00:27.155

to continue to detail design.

1088

01:00:27.415 --> 01:00:29.275

Um, could the applicant please clarify why

1089

01:00:29.415 --> 01:00:30.595

it considers otherwise?

1090

01:00:36.285 --> 01:00:40.705

Um, so sir, for, for the majority of the works, um,

1091

01:00:41.445 --> 01:00:45.465

the, the DASS outlines, um, those,

1092

01:00:46.525 --> 01:00:48.865

the general approach to design, which is consistent

1093

01:00:48.865 --> 01:00:52.665

with other dcos, the inclusion of a design code would secure

1094

01:00:53.135 --> 01:00:54.505

that high quality design.

1095

01:00:55.085 --> 01:00:57.065

Um, and we can talk a little to

1096

01:00:57.065 --> 01:00:58.825

that on your next agenda point.

1097

01:00:59.325 --> 01:01:03.945

Um, in respect of I think two buildings of concern

1098

01:01:04.415 --> 01:01:06.905

with the local authority, we would be willing

1099

01:01:06.925 --> 01:01:09.065

to have more formal design review in respect

1100

01:01:09.065 --> 01:01:10.985

to the gateway building and the workshop.

1101

01:01:11.525 --> 01:01:15.385

But the rest of the um, uh, uh,

1102

01:01:15.925 --> 01:01:18.105

design really doesn't necessitate further

1103

01:01:18.175 --> 01:01:19.425

independent design review.

1104

01:01:19.425 --> 01:01:22.025

It's already been pretty heavily scrutinized.

1105

01:01:23.655 --> 01:01:25.265

Okay. Could I just ask South Cambridge

1106

01:01:25.465 --> 01:01:26.505

district council in that case?

1107

01:01:26.805 --> 01:01:30.945

Um, well we will come onto the design code bit and

1108

01:01:31.585 --> 01:01:33.425

'cause we, it's difficult

1109

01:01:33.545 --> 01:01:34.625

'cause I dunno what's actually going to be

1110

01:01:34.625 --> 01:01:35.745

in it at the moment.

1111

01:01:36.005 --> 01:01:40.025

But in terms of formal design review, um,

1112

01:01:40.035 --> 01:01:44.225

south Cmha did say that they do have experts also in their

1113

01:01:44.905 --> 01:01:47.545

planning department who would be able to deal with

1114

01:01:48.665 --> 01:01:49.825

detailed design, et cetera.

1115

01:01:49.965 --> 01:01:53.265

Is, do you still consider that detailed design review

1116

01:01:54.015 --> 01:01:56.065

more formally is, is necessary?

1117

01:01:56.535 --> 01:01:59.105

Well said that, I think the important thing here is

1118

01:01:59.105 --> 01:02:00.145

that there's a county council

1119

01:02:00.165 --> 01:02:01.745

who is the local plan authority.

1120

01:02:02.125 --> 01:02:04.385

So the district council accepts that it's,

1121

01:02:04.455 --> 01:02:05.745

it's going to be consultee.

1122

01:02:06.325 --> 01:02:09.585

Um, uh, and, and my instruction is that it's question of

1123

01:02:11.085 --> 01:02:12.305

the district council, but

1124

01:02:12.305 --> 01:02:13.785

welcoming being part of that process.

1125

01:02:14.205 --> 01:02:15.905

But it, we don't put it any higher than that.

1126

01:02:16.345 --> 01:02:18.145

I I can just check to make sure

1127

01:02:18.145 --> 01:02:19.450

that I've understood that correctly.

1128

01:02:20.655 --> 01:02:22.555

Ah, banner, forgive me up banner.

1129

01:02:22.555 --> 01:02:23.675

Alison might be able to help.

1130

01:02:26.025 --> 01:02:27.275

Yeah, that's absolutely right.

1131

01:02:27.475 --> 01:02:30.915

I mean, we would welcome third party design panel reviews,

1132

01:02:31.335 --> 01:02:32.755

for example, but, um,

1133

01:02:34.455 --> 01:02:38.435

but we accept that we, we do have our in-house

1134

01:02:39.065 --> 01:02:42.195

expertise to kind of, uh, guide that process as well.

1135

01:02:43.665 --> 01:02:45.715

Okay. And do you think a, like a more formal

1136

01:02:46.445 --> 01:02:50.075

third party design review panel would, um,

1137

01:02:51.365 --> 01:02:53.155

would, I mean, would the actual overall

1138

01:02:53.945 --> 01:02:56.475

concept evolve much more than it already has

1139

01:02:56.475 --> 01:02:57.515

done to this stage?

1140

01:03:00.205 --> 01:03:02.545

Um, perhaps not overall design concept,

1141

01:03:02.845 --> 01:03:06.905

but it may help with some of the detailed elements which,

1142

01:03:07.075 --> 01:03:08.945

which perhaps, uh, the applicant

1143

01:03:08.945 --> 01:03:10.945

and ourselves do disagree over,

1144

01:03:12.505 --> 01:03:14.015

Which is more related to the sort

1145

01:03:14.015 --> 01:03:16.095

of landscape design elements. Is that right?

1146

01:03:16.765 --> 01:03:19.655

Yeah, for my, for my element it would be the L landscape

1147

01:03:19.655 --> 01:03:21.015
design elements, yes.

1148

01:03:22.405 --> 01:03:25.495
Okay. So in that case, but you're,

1149

01:03:25.495 --> 01:03:27.975
but you are satisfied that you can deal with that as part

1150

01:03:27.975 --> 01:03:30.335
of your day-to-day planning roles?

1151

01:03:31.835 --> 01:03:34.415
Yes, we do, but we would welcome further engagement. Yep.

1152

01:03:37.195 --> 01:03:39.285
Okay. Would applicant like to respond to that?

1153

01:03:39.945 --> 01:03:41.285
So the, the, the main challenge

1154

01:03:41.285 --> 01:03:44.725
with independent design review is the time it takes, we want

1155

01:03:44.725 --> 01:03:46.645
to discharge requirements in a timely manner

1156

01:03:46.645 --> 01:03:48.325
to deliver this project in accordance

1157

01:03:48.325 --> 01:03:49.605
with the Homes England funding.

1158

01:03:50.065 --> 01:03:51.245
And I don't think

1159

01:03:51.245 --> 01:03:54.365
that the independent design panel is gonna add much

1160

01:03:54.365 --> 01:03:56.245

significant benefit to the process while

1161

01:03:56.245 --> 01:03:57.645
delaying significantly.

1162

01:03:58.185 --> 01:04:02.165
Um, we do understand, uh,

1163

01:04:02.345 --> 01:04:04.605
the concerns about the design of two of the buildings

1164

01:04:04.605 --> 01:04:06.925
and are happy to deal with the architectural treatment of

1165

01:04:06.925 --> 01:04:08.365
that through independent design review.

1166

01:04:08.665 --> 01:04:11.925
But I'm not sure that independent design review of something

1167

01:04:11.925 --> 01:04:15.165
as wide ranging as the LM would be would be useful.

1168

01:04:15.225 --> 01:04:18.565
So we would like to restrict that to two narrow areas

1169

01:04:18.565 --> 01:04:21.645
where we believe that panel review could add value.

1170

01:04:22.615 --> 01:04:24.365
Which panel? Sorry.

1171

01:04:24.545 --> 01:04:26.165
Uh, presumably it would be, if,

1172

01:04:26.165 --> 01:04:28.925
if if the local authority is seeking independent design

1173

01:04:28.925 --> 01:04:30.325
review, it would probably be the Cambridge

1174

01:04:30.595 --> 01:04:32.365
Cambridge Shire quality panel.

1175

01:04:32.755 --> 01:04:34.965
Okay. So can I just ask South came again,

1176

01:04:35.025 --> 01:04:37.725
is it mainly the two buildings that you are,

1177

01:04:38.595 --> 01:04:41.765
that you would welcome further, um, sort

1178

01:04:41.765 --> 01:04:44.965
of design advice from on rather than the whole

1179

01:04:45.345 --> 01:04:46.565
of the wastewater stream plant

1180

01:04:46.625 --> 01:04:48.965
and its elements of the elements?

1181

01:04:51.445 --> 01:04:55.535
Um, I, I, I, I think it's difficult

1182

01:04:55.535 --> 01:04:58.175
to just look at them in isolation without some

1183

01:04:58.175 --> 01:05:00.215
of the landscape elements associated with them.

1184

01:05:00.955 --> 01:05:05.615
Um, but you know, we would welcome any sort of design review

1185

01:05:05.615 --> 01:05:07.695
and I don't think the time constraints in this,

1186

01:05:08.195 --> 01:05:10.655
in this instance would be particularly onerous.

1187

01:05:14.805 --> 01:05:17.885

Okay, thank you. Would applicant like

1188

01:05:17.885 --> 01:05:19.445

to have any final comment on that?

1189

01:05:19.905 --> 01:05:22.165

Uh, no further comments on that, sir.

1190

01:05:26.135 --> 01:05:27.235

So, Uh, Mr. Mr.

1191

01:05:27.255 --> 01:05:28.915

Bowles may have something to add in respect

1192

01:05:28.915 --> 01:05:30.035

to the design code and,

1193

01:05:30.035 --> 01:05:31.315

and draw this out a little bit further.

1194

01:05:32.385 --> 01:05:34.275

Yeah. So in terms of the design code, um,

1195

01:05:35.205 --> 01:05:37.875

could you just briefly explain what it would include

1196

01:05:37.875 --> 01:05:41.475

and explain the recent changes to the DCO to make provision

1197

01:05:41.475 --> 01:05:42.955

for this and the reasons why?

1198

01:05:43.865 --> 01:05:45.075

Very briefly, please,

1199

01:05:47.875 --> 01:05:49.045

John Balls for the applicant.

1200

01:05:51.725 --> 01:05:55.105

So, uh, the, the design code has, uh, a number of, um,

1201
01:05:55.295 --> 01:05:58.145
matters that it intends, uh, to address

1202
01:05:58.325 --> 01:06:00.505
and, uh, are covered in the draft, uh,

1203
01:06:00.515 --> 01:06:04.265
which will be submitted at, um, at, uh, deadline four.

1204
01:06:05.685 --> 01:06:09.955
It will, um, uh, apply only

1205
01:06:09.975 --> 01:06:12.195
to certain components of the proposed development

1206
01:06:12.415 --> 01:06:14.475
and not to temporary buildings, um,

1207
01:06:14.615 --> 01:06:17.035
and spaces during construction so

1208
01:06:17.035 --> 01:06:19.715
that those will be covered under the COCP effectively.

1209
01:06:20.695 --> 01:06:24.995
Um, but it will cover site layout, use of colors,

1210
01:06:26.815 --> 01:06:30.695
materials, building performance,

1211
01:06:33.935 --> 01:06:38.775
the gateway building design, the workshop building design

1212
01:06:40.295 --> 01:06:43.795
carbon, as we discussed in the, uh, session yesterday,

1213
01:06:45.375 --> 01:06:49.935
lighting, uh, the, um,

1214
01:06:52.085 --> 01:06:57.075

uh, the outfall, the

1215

01:06:57.365 --> 01:06:59.755
above surface pipeline infrastructure.

1216

01:07:00.255 --> 01:07:03.555
So most, as you know, the pipeline will be, um,

1217

01:07:03.865 --> 01:07:06.315
significantly below, uh, ground level,

1218

01:07:06.695 --> 01:07:09.795
but there are points at which, um, some

1219

01:07:09.795 --> 01:07:13.115
of the infrastructure reaches ground level mm-Hmm.

1220

01:07:13.195 --> 01:07:14.635
So the, the detail around that,

1221

01:07:15.775 --> 01:07:17.995
Uh, so for example, the shaft on the

1222

01:07:18.635 --> 01:07:20.395
existing wastewater treatment plant

1223

01:07:20.395 --> 01:07:23.915
Site, so that, that so is, is, is, is, uh,

1224

01:07:23.915 --> 01:07:24.995
listed separately.

1225

01:07:25.215 --> 01:07:27.315
So I'm just, that's one of going forward.

1226

01:07:27.815 --> 01:07:31.035
Um, so the next one is the vent stack, um,

1227

01:07:31.295 --> 01:07:34.195
and that, um, the detail of that

1228

01:07:34.195 --> 01:07:37.235
because of its, its location, um,

1229

01:07:37.775 --> 01:07:39.715
and odor control in relation to that.

1230

01:07:42.055 --> 01:07:43.915
And the final one, which I've just added

1231

01:07:45.335 --> 01:07:46.915
is the flare stack and shield

1232

01:07:48.605 --> 01:07:49.185
The what? Sorry?

1233

01:07:49.325 --> 01:07:52.855
The flare stack and shield or the flare shield.

1234

01:07:56.295 --> 01:07:57.635
And what's about landscaping,

1235

01:07:59.315 --> 01:08:00.315
Sir? Um,

1236

01:08:00.315 --> 01:08:04.005
I'm gonna,

1237

01:08:04.425 --> 01:08:06.285
excuse me, I I would, I'll pass over to a,

1238

01:08:06.785 --> 01:08:08.885
Um, so the,

1239

01:08:10.425 --> 01:08:12.245
if I may just reverse a little bit.

1240

01:08:12.345 --> 01:08:15.365
The reason for seeking the design code is

1241

01:08:15.365 --> 01:08:19.165

because initially the requirement sought to, um,

1242

01:08:19.745 --> 01:08:21.725

secure the provisions of the dass,

1243

01:08:22.065 --> 01:08:23.205

the design access statement.

1244

01:08:23.235 --> 01:08:24.765

However, the design

1245

01:08:24.765 --> 01:08:27.965

and access statement didn't provide sufficient detail,

1246

01:08:28.505 --> 01:08:31.805

and so we sought to provide more detail in the design code.

1247

01:08:32.545 --> 01:08:36.525

We believe that the LRP provides more than adequate details

1248

01:08:36.625 --> 01:08:39.605

of landscaping and a method for securing that landscaping.

1249

01:08:39.605 --> 01:08:43.765

And so, um, the, the design code would seek to deliver

1250

01:08:43.765 --> 01:08:46.165

that level of, um, detail

1251

01:08:46.165 --> 01:08:49.045

that the LRP already provides in respect to the landscaping.

1252

01:08:49.635 --> 01:08:52.565

Okay. But landscape is integral to the design of the,

1253

01:08:53.465 --> 01:08:55.525

the whole of the wastewater treatment plant, isn't it?

1254

01:08:55.675 --> 01:08:59.515

It's, it's almost sort of landscape led in a way.

1255

01:08:59.665 --> 01:09:02.755

It's like, it depends on the landscaping to be successful.

1256

01:09:02.975 --> 01:09:07.275

So to not incorporate landscaping into a design code?

1257

01:09:10.655 --> 01:09:14.145

Forgive me sir. So it's, it, it's not in the, um,

1258

01:09:14.565 --> 01:09:16.585

design code, arguably it could

1259

01:09:16.585 --> 01:09:17.865

be included in the design code.

1260

01:09:18.605 --> 01:09:22.825

Um, but I would say that landscaping is, uh, is one

1261

01:09:22.825 --> 01:09:24.785

of the detailed design requirements.

1262

01:09:25.205 --> 01:09:27.945

So, uh, requirements seven requires detailed

1263

01:09:27.955 --> 01:09:29.185

plans to landscaping.

1264

01:09:29.805 --> 01:09:33.665

Um, and, um, sh sorry, um,

1265

01:09:34.705 --> 01:09:37.505

schedule two, part two of the draft DCO uh,

1266

01:09:37.535 --> 01:09:40.745

sets out the procedures for discharging certain approvals,

1267

01:09:41.285 --> 01:09:43.785

and that effectively requires us to submit

1268

01:09:43.785 --> 01:09:44.825

to the discharging authority

1269

01:09:44.825 --> 01:09:48.225

and the discharging authority having the option to approve

1270

01:09:48.325 --> 01:09:50.665

or refuse the detail.

1271

01:09:50.805 --> 01:09:53.665

As part of that, it's fully my expectation

1272

01:09:54.215 --> 01:09:57.625

that there would be pre-application, um, discussions,

1273

01:09:58.205 --> 01:10:00.465

and so we would engage effectively in a normal

1274

01:10:00.465 --> 01:10:02.545

pre-application process as part of that.

1275

01:10:02.925 --> 01:10:07.745

Now, certain elements like the buildings might well go

1276

01:10:07.745 --> 01:10:10.025

through design review as part of that process.

1277

01:10:10.935 --> 01:10:14.345

Certain others I wouldn't expect necessarily to go through

1278

01:10:14.365 --> 01:10:18.025

and th those would be a, a matter for agreement discussion

1279

01:10:18.025 --> 01:10:21.025

and agreement with the discharging authority officers.

1280

01:10:21.535 --> 01:10:23.185

Okay. Well, we'll await the design code

1281

01:10:23.185 --> 01:10:25.785

and see what other parties have to comment on it.

1282

01:10:26.645 --> 01:10:31.505

Um, do any

1283

01:10:31.505 --> 01:10:33.385

of the local authorities want

1284

01:10:33.385 --> 01:10:35.985

to say anything about the design code yet at this point,

1285

01:10:36.335 --> 01:10:37.665

even though you've not been involved

1286

01:10:37.665 --> 01:10:40.865

and don't probably know what's the detail of it either?

1287

01:10:41.445 --> 01:10:44.345

The, my instructions are a positive, but,

1288

01:10:44.345 --> 01:10:46.265

but we don't have anything to say at this stage.

1289

01:10:47.455 --> 01:10:50.145

Okay, thank you. Um, moving on then,

1290

01:10:50.255 --> 01:10:51.705

I've just got two more questions.

1291

01:10:51.765 --> 01:10:54.865

So, south Cambridge District Council's local impact report

1292

01:10:54.865 --> 01:10:58.705

at paragraph six point 15 suggests that lighting,

1293

01:10:59.225 --> 01:11:00.585

construction lighting should be monitored

1294

01:11:01.415 --> 01:11:04.345

through the construction environmental management plan.

1295

01:11:06.205 --> 01:11:07.545

The code of compr, code

1296

01:11:07.545 --> 01:11:10.025
of construction practice Part A sets out measures

1297

01:11:10.025 --> 01:11:13.765
for lighting control, as does the lighting design strategy

1298

01:11:14.785 --> 01:11:17.245
to be secured by requirement 14 of the DC0.

1299

01:11:18.105 --> 01:11:20.005
Um, what does it specifically you'd like

1300

01:11:20.005 --> 01:11:21.165
to see in addition to this?

1301

01:11:26.665 --> 01:11:28.485
So, um, I'm afraid we haven't

1302

01:11:29.225 --> 01:11:31.165
got anybody, I don't think Ms.

1303

01:11:31.175 --> 01:11:33.005
Elzer can, can deal with that. Um,

1304

01:11:33.395 --> 01:11:34.395
Okay. Can we put that

1305

01:11:34.395 --> 01:11:37.325
onto the, um, action point? Absolutely, sir.

1306

01:11:37.325 --> 01:11:38.685
Thank you. Thank you. Um,

1307

01:11:39.305 --> 01:11:42.885
and finally, um, for the applicant,

1308

01:11:45.525 --> 01:11:49.855
just to clarify, schedule 14 part 18 of the DC0,

1309

01:11:51.725 --> 01:11:54.575

this includes the parameters of the workshop building

1310

01:11:56.155 --> 01:12:00.535

and Schedule 14 past 18 identifies this as 70 meters

1311

01:12:00.535 --> 01:12:05.415

by 30 meters on

1312

01:12:05.415 --> 01:12:09.465

the design plans building the building's design plans,

1313

01:12:09.465 --> 01:12:10.825

which is a PP 02 four

1314

01:12:11.545 --> 01:12:15.585

suggests the workshop would be 55 meters by 16 meters.

1315

01:12:18.605 --> 01:12:21.265

So from what I can see, one says 17 meters

1316

01:12:21.265 --> 01:12:23.305

by 30 other says 55 by 16.

1317

01:12:23.305 --> 01:12:27.025

Could you please just clarify if this is an inconsistency

1318

01:12:27.025 --> 01:12:31.025

or whether I'm misunderstanding either of the two documents?

1319

01:12:39.155 --> 01:12:41.655

So I'm, I'm instructed by angling water

1320

01:12:41.655 --> 01:12:43.175

that the parameters are incorrect.

1321

01:12:47.485 --> 01:12:52.345

So it's the design plans which correct. 55 by 16,

1322

01:12:53.965 --> 01:12:54.965

Sir? Yes. Okay. Could,

1323

01:12:54.965 --> 01:12:55.705

could I ask

1324

01:12:55.705 --> 01:12:58.905

that you check all parameters against the plans? Please,

1325

01:12:59.845 --> 01:13:02.065

Sir, we will check the parameters against the plans.

1326

01:13:05.575 --> 01:13:07.485

Thank you. So they're all the questions I had on

1327

01:13:07.485 --> 01:13:09.525

that particular agenda item.

1328

01:13:09.945 --> 01:13:13.005

Um, are there any interest parties

1329

01:13:13.055 --> 01:13:14.365

who'd like to make any points on that?

1330

01:13:14.505 --> 01:13:15.685

Yes, please, Mr. Gilda.

1331

01:13:20.975 --> 01:13:25.285

Thank you sir. Ian Gilda for, uh, save Honey Hill.

1332

01:13:25.985 --> 01:13:30.635

Um, obviously it's been a, a,

1333

01:13:30.835 --> 01:13:33.075

a series of questions, sir, which obviously you've asked,

1334

01:13:33.695 --> 01:13:35.075

um, of the applicant

1335

01:13:35.095 --> 01:13:36.515

and I probably will need to work

1336

01:13:36.515 --> 01:13:38.795

through them in roughly the same order, but try

1337

01:13:38.795 --> 01:13:41.075

and keep it as brief as I can.

1338

01:13:41.895 --> 01:13:45.815

Um, I think in terms of the

1339

01:13:46.785 --> 01:13:48.125

choice of a rectal linear

1340

01:13:48.225 --> 01:13:51.645

or a non rectal linear design, um, clearly, so you've,

1341

01:13:52.365 --> 01:13:55.245

I think put it rather bluntly that we are where we are

1342

01:13:55.275 --> 01:13:59.165

with a rotunda and that is the design before you.

1343

01:13:59.785 --> 01:14:03.685

Um, clearly our position has always been,

1344

01:14:03.905 --> 01:14:07.805

and I think it's actually backed up by the analysis

1345

01:14:07.805 --> 01:14:09.965

that was presented of the three design options

1346

01:14:10.105 --> 01:14:14.165

or the three broad design options that a triangular

1347

01:14:14.185 --> 01:14:16.805

or rector linear design would've been the

1348

01:14:16.805 --> 01:14:18.005

best in landscape terms.

1349

01:14:18.585 --> 01:14:21.925

And we have ended up with a rotunda for the reasons that Mr.

1350

01:14:22.015 --> 01:14:23.125

Pryor has pointed out.

1351

01:14:23.505 --> 01:14:25.885

So this is definitely not optimizing

1352

01:14:25.945 --> 01:14:27.725

or maximizing the,

1353

01:14:28.535 --> 01:14:30.885

minimizing the impact on landscape character.

1354

01:14:30.985 --> 01:14:33.805

We have gone for a more impactful solution

1355

01:14:35.935 --> 01:14:38.425

that that remains for you to, to consider, sir.

1356

01:14:39.605 --> 01:14:39.825

Um,

1357

01:14:46.885 --> 01:14:49.285

I think the, the status, sir, of the, um,

1358

01:14:55.385 --> 01:14:57.775

Given that we now have a rotunda, um,

1359

01:14:57.915 --> 01:15:00.815

and a, a circular earthwork, which is nothing like, um,

1360

01:15:00.915 --> 01:15:03.415

the Devil's D**e or limb d**e, um,

1361

01:15:04.125 --> 01:15:08.655

what we still don't have in terms of ensuring that the DC0

1362

01:15:09.575 --> 01:15:11.575

delivers what it says it's going to be capable

1363

01:15:11.595 --> 01:15:14.575

of delivering is that there are no height parameters,

1364

01:15:14.635 --> 01:15:17.015

for example, or width parameters, um,

1365

01:15:17.315 --> 01:15:19.375

set in Schedule 14 for that bond.

1366

01:15:19.795 --> 01:15:20.975

And clearly that bond

1367

01:15:20.995 --> 01:15:23.695

and its minimum height is a critical part

1368

01:15:23.695 --> 01:15:25.615

of the impact assessment.

1369

01:15:25.675 --> 01:15:28.055

And its critical part of the ability of the scheme

1370

01:15:28.195 --> 01:15:29.535

to, to screen that.

1371

01:15:30.845 --> 01:15:33.215

This is a matter which we've raised with the applicants.

1372

01:15:33.315 --> 01:15:37.135

Um, they've made some changes to the DC0, um,

1373

01:15:37.365 --> 01:15:39.575

they haven't responded on that particular point,

1374

01:15:39.595 --> 01:15:43.165

and we are very keen that Through use that,

1375

01:15:43.755 --> 01:15:46.005

that there is a clear set of

1376

01:15:46.925 --> 01:15:51.085

physical parameters written into, into Schedule 14, um,

1377

01:15:51.385 --> 01:15:52.405

for that Earth Bank.

1378

01:15:52.785 --> 01:15:56.925

Um, we understand the limitations

1379

01:15:56.985 --> 01:16:00.125

of making that bank higher, that we continue

1380

01:16:00.125 --> 01:16:03.365

to take the view so that a small amount

1381

01:16:03.385 --> 01:16:07.365

of digging in a further meter perhaps within the 22 hectares

1382

01:16:07.405 --> 01:16:10.525

would've delivered more material and allowed a larger bond.

1383

01:16:11.345 --> 01:16:14.125

At this stage, we're certainly looking to see that

1384

01:16:14.125 --> 01:16:16.285

that minimum height of five meters

1385

01:16:16.285 --> 01:16:19.325

above existing ground level is delivered as are

1386

01:16:20.425 --> 01:16:21.885

the shallow ish slopes

1387

01:16:21.985 --> 01:16:24.005

or reasonably shallow slopes, um,

1388

01:16:24.155 --> 01:16:26.205

that Ms. Morrison was talking about in terms

1389

01:16:26.225 --> 01:16:27.645

of the sides to this bump.

1390

01:16:32.075 --> 01:16:36.015

When shall we get to the, the question of

1391

01:16:37.295 --> 01:16:39.595

The survival of trees and, and hedges?

1392

01:16:39.975 --> 01:16:42.835

Um, which is clearly a point that I

1393

01:16:42.895 --> 01:16:47.755

and Save Honey Hill have taken, um, in, in, I have to say,

1394

01:16:47.925 --> 01:16:49.635

continuing conversations with Mr.

1395

01:16:49.725 --> 01:16:53.715

Pryor and his team. Um, we are very concerned

1396

01:16:53.715 --> 01:16:55.515

because, I mean, I'm a local resident.

1397

01:16:55.585 --> 01:16:57.915

I've been planting trees 30 years, not,

1398

01:16:58.175 --> 01:16:59.635

not a mile from this site.

1399

01:17:00.235 --> 01:17:03.675

I have a pretty good idea of about how, which species thrive

1400

01:17:03.695 --> 01:17:06.475

and which, um, species don't.

1401

01:17:06.475 --> 01:17:11.305

But also the continuing effect of the, the drier seasons

1402

01:17:11.305 --> 01:17:12.825

that we've seen over the last decade.

1403

01:17:13.525 --> 01:17:16.705

Um, and we've also produced in the past, sir examples,

1404

01:17:16.705 --> 01:17:20.425

which I know will be questioned of planting

1405

01:17:20.445 --> 01:17:22.145

that's taking place in the relatively,

1406

01:17:23.075 --> 01:17:24.665

relatively near to this site.

1407

01:17:25.005 --> 01:17:29.185

Um, some of it was on the, um, form the present junction 34,

1408

01:17:29.685 --> 01:17:32.185

um, and has been in place for many years.

1409

01:17:32.605 --> 01:17:35.345

Um, but there's also planting, for example, there's a belt

1410

01:17:35.345 --> 01:17:38.945

of a tree belt that's been planted about six

1411

01:17:38.945 --> 01:17:41.225

or seven years ago facing the cemetery

1412

01:17:41.225 --> 01:17:43.985

and hoing sea, um, which is hardly thrive.

1413

01:17:44.135 --> 01:17:47.905

They are mere whips sitting, sitting in a sea of thistles.

1414

01:17:48.285 --> 01:17:50.665

Um, I think it is very clear

1415

01:17:50.665 --> 01:17:53.385

that without sustained watering, um,

1416

01:17:53.765 --> 01:17:57.705

or the opportunity to intervene in dry conditions, um,

1417

01:17:58.375 --> 01:18:00.905

that it will be very unlikely that those trees on top

1418

01:18:00.905 --> 01:18:04.265

of a bank will, will thrive.

1419

01:18:04.805 --> 01:18:07.265

I'm not denying that in, in quite a lot

1420

01:18:07.265 --> 01:18:09.225

of situations they will survive.

1421

01:18:09.465 --> 01:18:12.665

I mean, yes, planting, scrub, planting

1422

01:18:12.845 --> 01:18:16.425

and small smallish trees survive and, and,

1423

01:18:16.485 --> 01:18:19.305

and thrive on, on things like the Devil's Ditch,

1424

01:18:20.405 --> 01:18:21.665

but they are not capable.

1425

01:18:22.205 --> 01:18:24.625

The purpose of this planting on the top of the bun,

1426

01:18:25.165 --> 01:18:28.265

and it's only a single line of planting, is

1427

01:18:28.685 --> 01:18:32.465

to provide a significant part of the shielding of that works

1428

01:18:33.125 --> 01:18:34.745

at year 15 and beyond.

1429

01:18:35.365 --> 01:18:37.385

Yes, there will be planting in the foreground,

1430

01:18:37.675 --> 01:18:39.265

there will be planting at ground level,

1431

01:18:39.645 --> 01:18:43.065

but the fundamental purpose of the planting on the pond is

1432

01:18:43.065 --> 01:18:46.345

to, is to screen the higher elements of that works and

1433

01:18:46.345 --> 01:18:48.945

therefore it's very important not only do the trees

1434

01:18:49.535 --> 01:18:51.305

survive, but they thrive.

1435

01:18:52.485 --> 01:18:55.665

Um, and, and that that is a critical point.

1436

01:18:55.685 --> 01:18:58.185

Sir, I'm, I'm very much with, um,

1437

01:18:58.845 --> 01:19:02.305

the South Cams offices in, in feeling

1438

01:19:02.305 --> 01:19:05.105

that this is not not being fully addressed.

1439

01:19:05.365 --> 01:19:08.385

Um, we're still in the position that

1440

01:19:09.165 --> 01:19:10.745

the watering commitment, as far

1441

01:19:10.745 --> 01:19:13.985

as I see it on the earthworks, is for watering

1442

01:19:13.985 --> 01:19:18.225

for two years, followed by a third years, three to five.

1443

01:19:18.645 --> 01:19:22.905

It will be in periods of prolonged drought or, or high heat.

1444
01:19:23.605 --> 01:19:26.225
Um, and beyond that, there's no commitment to,

1445
01:19:26.365 --> 01:19:27.825
to any further watering.

1446
01:19:28.285 --> 01:19:30.305
Um, I fully understand the question

1447
01:19:30.835 --> 01:19:34.825
since I plant trees myself, that, that you don't want

1448
01:19:34.825 --> 01:19:39.345
to over water trees and promote shallow root formation.

1449
01:19:39.765 --> 01:19:43.425
But the issue here is to have trees that will thrive and,

1450
01:19:43.525 --> 01:19:47.385
and continue to thrive and won't say in year 10

1451
01:19:47.405 --> 01:19:51.505
or year eight, turn up their toes and have to be replanted

1452
01:19:51.505 --> 01:19:54.985
because clearly that takes us back a decade or more.

1453
01:19:55.045 --> 01:19:58.625
And the, in terms of the, the extent

1454
01:19:58.625 --> 01:20:00.225
to which the visual impacts can

1455
01:20:00.365 --> 01:20:02.505
and landscape impacts will be mitigated.

1456
01:20:02.885 --> 01:20:03.105
Um,

1457
01:20:13.435 --> 01:20:14.515

I think a related point,

1458

01:20:14.795 --> 01:20:18.595

although we haven't discussed it this afternoon, is

1459

01:20:19.225 --> 01:20:23.215

that the Early stage planting, the planting

1460

01:20:23.315 --> 01:20:26.095

to take place at the very earliest stages of the scheme

1461

01:20:26.635 --> 01:20:30.335

is limited to some very narrow tree belts along part

1462

01:20:30.335 --> 01:20:31.535

of Lowen driveway.

1463

01:20:31.995 --> 01:20:35.695

Um, and the reinforcement of the planting along

1464

01:20:36.325 --> 01:20:37.495

Hing Sea Road and,

1465

01:20:37.555 --> 01:20:39.615

and the tree belt that I mentioned earlier

1466

01:20:40.005 --> 01:20:44.775

that runs at right angles to that, um, none of the,

1467

01:20:46.355 --> 01:20:48.175

the early stage tree planting is all

1468

01:20:48.175 --> 01:20:50.655

to be no more than 7.5 meters in width.

1469

01:20:51.395 --> 01:20:53.735

Now those, that, that planting

1470

01:20:54.785 --> 01:20:57.935

isn't constrained particularly by lack of space on site,

1471

01:20:58.335 --> 01:21:00.295

'cause it is the, it is around the perimeter.

1472

01:21:00.755 --> 01:21:04.815

Um, and it seems extremely mean

1473

01:21:05.475 --> 01:21:07.975

to plant such a narrow tree belt given

1474

01:21:08.045 --> 01:21:12.695

that 7.5 meter tree belts are barely adequate in,

1475

01:21:12.955 --> 01:21:14.895

um, in the long term.

1476

01:21:14.955 --> 01:21:17.495

And in the short term, clearly they provide very,

1477

01:21:17.495 --> 01:21:22.365

very little, um, they provide very, very little, um,

1478

01:21:22.905 --> 01:21:23.925

visual screening.

1479

01:21:32.155 --> 01:21:36.575

So if we turn to the lump, I dunno whether you want to turn,

1480

01:21:36.685 --> 01:21:38.615

turn it up, Sarah, or whether it's gonna be useful.

1481

01:21:38.835 --> 01:21:42.335

You want be happy with me, me reading bits of it too.

1482

01:21:43.075 --> 01:21:46.895

Um, I have it in front of me. Excellent. Good.

1483

01:21:47.195 --> 01:21:50.575

Um, yes, well, page 44 we go to sir,

1484

01:21:50.575 --> 01:21:52.815

which is paragraph 4.2, 0.2.

1485

01:21:56.265 --> 01:22:00.825

Now that is very much as I have set out in

1486

01:22:00.825 --> 01:22:04.265

what I've just said, that I consider those, that level of

1487

01:22:05.375 --> 01:22:08.475

watering commitment to be, to be too little.

1488

01:22:08.615 --> 01:22:11.235

It needs probably to extend to a five year period

1489

01:22:11.375 --> 01:22:14.995

for regular watering, um, given the dry springs

1490

01:22:14.995 --> 01:22:16.475

and summers that we're having, um,

1491

01:22:16.935 --> 01:22:18.995

and to a period beyond five years

1492

01:22:19.215 --> 01:22:22.635

for supplemental irrigation, possibly a period

1493

01:22:22.655 --> 01:22:23.675

of five to 10 years.

1494

01:22:23.775 --> 01:22:26.875

Or it could even be made more, more specific than that

1495

01:22:27.295 --> 01:22:28.355

or longer than that.

1496

01:22:29.015 --> 01:22:29.235

Um,

1497

01:22:44.875 --> 01:22:47.815

I'm, I'm not clear, sir, from the remaining

1498

01:22:49.115 --> 01:22:50.895
the ongoing section of the learn

1499

01:22:50.925 --> 01:22:54.335
that takes us into the maintenance regime as

1500

01:22:54.335 --> 01:22:56.535
to whether there is any commitment to replant

1501

01:22:56.535 --> 01:22:58.175
after five years, um,

1502

01:22:59.765 --> 01:23:04.665
unless it is seen to arise through the biodiversity, um,

1503

01:23:05.485 --> 01:23:06.965
biodiversity commitment.

1504

01:23:07.345 --> 01:23:12.245
But that isn't, it isn't clear to me that, you know,

1505

01:23:12.305 --> 01:23:14.405
if, if a few trees on the bun fail,

1506

01:23:14.505 --> 01:23:17.805
it may not hit the biodiversity metric,

1507

01:23:17.865 --> 01:23:20.485
but it will certainly hit, if I put it like that,

1508

01:23:20.665 --> 01:23:23.285
the ability of the scheme to be screened.

1509

01:23:24.025 --> 01:23:26.405
Um, and as far as I'm aware, sir,

1510

01:23:26.405 --> 01:23:28.525
there's no commitment in table 5.1.

1511

01:23:28.525 --> 01:23:30.565

For example, it's a question of replanting this,

1512

01:23:30.875 --> 01:23:31.925

this, this commitment.

1513

01:23:34.005 --> 01:23:38.105

We go to paragraph 4.3 0.2, which is on page 59.

1514

01:23:38.725 --> 01:23:43.095

Um, I read those three

1515

01:23:43.255 --> 01:23:48.055

paragraphs, four, four point, 3.2, 3.3 and 3.4.

1516

01:23:48.555 --> 01:23:51.585

Um, typically DCA requirements

1517

01:23:52.135 --> 01:23:53.985

require aftercare commitments planted

1518

01:23:54.045 --> 01:23:55.265

to take place for five years.

1519

01:23:55.685 --> 01:23:58.945

Longer term maintenance would take part as be part

1520

01:23:58.945 --> 01:24:02.665

of angling waters wider environmental care initiatives.

1521

01:24:03.255 --> 01:24:05.745

Neither of those paragraphs, uh, commit

1522

01:24:05.745 --> 01:24:07.665

to replanting after five years.

1523

01:24:08.055 --> 01:24:11.385

That is just a general, um, approach to maintenance.

1524

01:24:12.045 --> 01:24:16.705

Um, As a related point, sir, um,

1525

01:24:17.865 --> 01:24:21.085

we also take the point that we believe that the

1526

01:24:22.965 --> 01:24:25.405

landscaping around this site, there needs to be a commitment

1527

01:24:26.425 --> 01:24:29.565

to its continued maintenance beyond the period of 30 years.

1528

01:24:29.635 --> 01:24:33.045

This may not be just to create, just to meet the terms

1529

01:24:33.065 --> 01:24:34.165

of the environment act,

1530

01:24:34.185 --> 01:24:36.525

but it is, it is that this is,

1531

01:24:36.995 --> 01:24:40.605

this is clearly a very long term, um, project

1532

01:24:41.065 --> 01:24:43.245

and it's, it's going to be in place for many years.

1533

01:24:43.865 --> 01:24:47.085

So what is the, what is the argument

1534

01:24:47.085 --> 01:24:50.485

or what is a sound argument in favor of only maintaining

1535

01:24:50.505 --> 01:24:52.045

for a minimum period of 30 years?

1536

01:24:53.025 --> 01:24:56.085

Um, and that's been a point that we've, we've raised before

1537

01:25:03.015 --> 01:25:06.745

and, and in table 5.1, sir, which you will get

1538

01:25:06.745 --> 01:25:08.305

to if you keep scrolling down.

1539

01:25:09.165 --> 01:25:14.025

Um, again, we are not seeing in,

1540

01:25:14.205 --> 01:25:18.665

in, in the monitoring regimes either in,

1541

01:25:19.405 --> 01:25:19.625

um,

1542

01:25:24.395 --> 01:25:27.025

we're not seeing, again, we're not seeing any commitment

1543

01:25:27.025 --> 01:25:30.785

to replanting, we're seeing commitments to maintain trees

1544

01:25:30.785 --> 01:25:34.025

that are in, in place, um, and,

1545

01:25:34.085 --> 01:25:38.385

and a range of abo cultural and practical regimes to look

1546

01:25:38.385 --> 01:25:40.705

after trees, but we're not seeing a commitment to replanting

1547

01:25:44.235 --> 01:25:46.645

Just, just in that table 5.1.

1548

01:25:46.645 --> 01:25:51.205

On the third, third row, it says all new trees, shrub

1549

01:25:51.205 --> 01:25:54.955

and hydro planting, uh, monitor

1550

01:25:55.135 --> 01:25:57.915

and record any plant losses where a single species

1551

01:25:59.435 --> 01:26:01.185

shows disease, uh,

1552

01:26:07.485 --> 01:26:09.345

it would be replaced with the original species

1553

01:26:09.805 --> 01:26:11.265

and that's over a 30 year period.

1554

01:26:12.345 --> 01:26:13.565

Is that, am I reading that right?

1555

01:26:13.995 --> 01:26:15.325

Well, I don't think you are, sir.

1556

01:26:16.805 --> 01:26:19.885

I think it may be that this is the applicant's intention,

1557

01:26:19.905 --> 01:26:24.525

in which case we need to see, I think a clearer commitment

1558

01:26:24.525 --> 01:26:28.085

that we're, we're failures take place beyond, um,

1559

01:26:28.185 --> 01:26:30.565

the five year period there will be replacement.

1560

01:26:31.105 --> 01:26:34.165

Um, I mean it's, it's, it's entirely reasonable

1561

01:26:34.165 --> 01:26:37.725

and sensible that if, if certain species don't thrive,

1562

01:26:37.755 --> 01:26:40.325

that you don't continue to replace with the same species.

1563

01:26:40.605 --> 01:26:43.485

I mean, it clearly does become a point where you make sense

1564

01:26:43.945 --> 01:26:46.005

of, of, of trying alternative species

1565

01:26:46.145 --> 01:26:47.685

or alternative planting methods.

1566

01:26:48.465 --> 01:26:52.705

Um, I mean that those,

1567

01:26:53.315 --> 01:26:56.185

those sentences end up with suggesting

1568

01:26:56.215 --> 01:26:58.945

that you consider an amendment to the original proposals.

1569

01:26:58.945 --> 01:26:59.945

Well, that,

1570

01:27:00.365 --> 01:27:03.135

That's, That's a curious way of phrasing

1571

01:27:03.205 --> 01:27:04.695

that you consider replanting

1572

01:27:04.795 --> 01:27:08.255

or you decide to replant in the best possible form.

1573

01:27:16.295 --> 01:27:17.575

I think if I could go on sir.

1574

01:27:17.755 --> 01:27:21.775

Um, unless you want to stay on, on the tree tree topic.

1575

01:27:22.195 --> 01:27:24.415

No, you can go on, but if you could make it fairly brief.

1576

01:27:24.415 --> 01:27:27.935

So I am making it, I hope relatively brief, um,

1577

01:27:32.705 --> 01:27:35.755

I've heard what the applicant says, sir, about, um, having

1578

01:27:37.355 --> 01:27:38.805

independent design review.

1579

01:27:38.835 --> 01:27:41.205

I've always been a very strong advocate on major

1580

01:27:41.205 --> 01:27:42.885

infrastructure projects of, of

1581

01:27:43.955 --> 01:27:46.165

continued independent design review.

1582

01:27:46.425 --> 01:27:49.725

Um, and I do accept that in this case

1583

01:27:50.505 --> 01:27:52.845

it is a strongly landscape led project.

1584

01:27:53.465 --> 01:27:57.005

Um, we are now hearing so that a,

1585

01:27:57.745 --> 01:28:00.045

the applicant is certainly not happy with the idea

1586

01:28:00.045 --> 01:28:03.365

of there being any independent advice apart from the gateway

1587

01:28:03.765 --> 01:28:06.445

building, um, and the other building

1588

01:28:06.505 --> 01:28:07.965

of interest to the local authority.

1589

01:28:08.785 --> 01:28:13.535

Um, So there's no ongoing advice

1590

01:28:13.595 --> 01:28:15.135

on, on landscape design.

1591

01:28:15.715 --> 01:28:20.095

Um, south Cambridgeshire seem to be accepting that

1592

01:28:21.445 --> 01:28:22.985

on the one hand they find,

1593

01:28:23.765 --> 01:28:27.585

and I would agree with them, that the, that the layout,

1594

01:28:27.765 --> 01:28:32.225

the landscape plan in the, the lmm doesn't provide the,

1595

01:28:32.405 --> 01:28:33.825

the sort of width of rides

1596

01:28:33.825 --> 01:28:36.345

and viewpoints that could be achieved through that design.

1597

01:28:36.645 --> 01:28:39.225

But I mean, effectively you are being asked to endorse

1598

01:28:39.335 --> 01:28:41.785

that LM as part of the DCO.

1599

01:28:42.245 --> 01:28:44.265

Um, and I'm not sure to

1600

01:28:44.265 --> 01:28:46.425

what extent the local authority will,

1601

01:28:46.925 --> 01:28:50.185

in this case county council will have the discretion to say,

1602

01:28:50.185 --> 01:28:51.705

well, we don't actually like the layout

1603

01:28:51.925 --> 01:28:53.385

or the design that's in the lab

1604

01:28:53.685 --> 01:28:55.505

and we need a new landscape design.

1605

01:28:55.925 --> 01:28:58.985

Um, it seems to me so that that it needs

1606

01:28:58.985 --> 01:29:00.985

to be resolved at this stage with

1607

01:29:02.095 --> 01:29:05.325

acceptable admittedly concept design in the lamp.

1608

01:29:09.985 --> 01:29:12.565

And I think YUSA went to the last of these points.

1609

01:29:12.665 --> 01:29:16.205

We haven't seen the draft design code, but um, Mr.

1610

01:29:16.205 --> 01:29:18.845

Bowles has made it very clear that the design code is really

1611

01:29:20.045 --> 01:29:24.325

intended to pick up a, a relatively small number of design,

1612

01:29:24.475 --> 01:29:26.885

architectural design elements in the scheme

1613

01:29:27.345 --> 01:29:29.325

and not to address the landscape design.

1614

01:29:29.385 --> 01:29:33.485

So landscape design is fundamental to the

1615

01:29:33.995 --> 01:29:35.685

overall appearance of this scheme

1616

01:29:35.685 --> 01:29:37.405

and the overall outcome of this scheme.

1617

01:29:37.985 --> 01:29:40.925

Um, and if it's not covered in the design code

1618

01:29:40.945 --> 01:29:42.525

but is sitting within the lrp,

1619

01:29:42.845 --> 01:29:44.685

I think it takes me back to the earlier point.

1620

01:29:44.745 --> 01:29:48.125

So that LRP needs to be right at this stage as a set

1621

01:29:48.125 --> 01:29:51.605

of principles on which to evolve the landscape design.

1622

01:29:56.955 --> 01:29:58.685

Okay, thank you for that. Will the applicant

1623

01:29:58.685 --> 01:29:59.885

likes come back on any of those comments?

1624

01:30:01.675 --> 01:30:03.055

Uh, we, we won't labor the point.

1625

01:30:03.115 --> 01:30:06.455

We, we very briefly deal with the overview by our,

1626

01:30:06.675 --> 01:30:08.015

um, design.

1627

01:30:08.475 --> 01:30:11.935

We believe that the project accords with the NPS criteria

1628

01:30:11.995 --> 01:30:14.335

for good design, it has been through six stages

1629

01:30:14.355 --> 01:30:15.895

of independent DI design review.

1630

01:30:16.645 --> 01:30:17.935

Therefore we believe

1631

01:30:17.935 --> 01:30:20.975

that we are delivering on the NPS requirements.

1632

01:30:21.475 --> 01:30:25.185

Um, I think, um, we

1633

01:30:26.155 --> 01:30:28.945

won't return to other issues we've talked about today.

1634

01:30:29.065 --> 01:30:31.905

I would say that we agree with your reading of the LRP

1635

01:30:31.925 --> 01:30:33.025

and the reinstatement

1636

01:30:33.085 --> 01:30:36.505

of failed trees on an annual basis for 30 years.

1637

01:30:37.125 --> 01:30:41.145

And so we believe that the LRP secures the planting

1638

01:30:41.805 --> 01:30:44.585

in a way collaboratively with the local authorities

1639

01:30:44.975 --> 01:30:48.585

that allows species selection at the outset.

1640

01:30:48.765 --> 01:30:52.825

And as things progress, if species individual, uh,

1641

01:30:53.225 --> 01:30:55.785

specimens fail, they can be replaced by agreement

1642

01:30:55.785 --> 01:30:57.185

with the local planning authority.

1643

01:30:57.525 --> 01:30:59.985

And therefore we, the objectives

1644

01:30:59.985 --> 01:31:02.265

that are set out in those tables, both on monitoring

1645

01:31:02.265 --> 01:31:06.505

and in maintenance, um, provide, uh, everyone

1646

01:31:06.505 --> 01:31:08.385

with a high level of certainty that

1647

01:31:08.385 --> 01:31:11.265

that landscaping will be delivered for a period of 30 years.

1648

01:31:13.975 --> 01:31:16.915

Okay, thank you. Can I just, uh,

1649

01:31:16.915 --> 01:31:18.195

Joe Morris further applicant?

1650

01:31:18.215 --> 01:31:19.795

Can I just clarify a couple of things?

1651

01:31:19.935 --> 01:31:23.955

Um, so the, at the top of the mound, uh, of the Earth Bank,

1652

01:31:24.135 --> 01:31:26.995

the hedge will be a sort of thicke hedge, uh, up

1653

01:31:27.135 --> 01:31:29.595

and it's going to be a triple, triple grove plants.

1654

01:31:29.605 --> 01:31:30.795

It'll be called very sturdy hedge.

1655

01:31:31.135 --> 01:31:34.595

And the idea is it's bushy and it is not a neatly cut hedge.

1656

01:31:35.295 --> 01:31:38.955

Um, just to say that I think that as well as watering,

1657

01:31:38.955 --> 01:31:40.715

I think soil conditions are hugely important

1658

01:31:41.095 --> 01:31:43.955

to creating good, good growth and good establishment.

1659

01:31:44.295 --> 01:31:47.555

Um, the existing planting at, um, near

1660
01:31:47.555 --> 01:31:50.115
to Hing Sea has just completely not been maintained

1661
01:31:50.135 --> 01:31:53.595
and it's, so that's why it's ly all the tree tree guards are

1662
01:31:53.595 --> 01:31:54.715
still on it after all these years.

1663
01:31:54.775 --> 01:31:55.795
So I think that might,

1664
01:31:55.865 --> 01:31:59.925
that might explain why it hasn't prospered at all.

1665
01:32:00.505 --> 01:32:04.125
Um, you do get around the area, I mean on the banks of the,

1666
01:32:04.305 --> 01:32:06.845
um, slope, you know, on the back, the bridge embankments of,

1667
01:32:06.865 --> 01:32:09.605
for the bridges over the A 14, there is vegetation

1668
01:32:09.605 --> 01:32:12.525
that has grown now probably much steeper embankments.

1669
01:32:12.585 --> 01:32:16.245
So it is the case you can establish, um, trees

1670
01:32:16.245 --> 01:32:18.445
and shrubs on slopes.

1671
01:32:19.705 --> 01:32:21.125
Um, and just to say

1672
01:32:21.125 --> 01:32:25.605
that the seven meter wide initial planting will be, it's,

1673
01:32:25.795 --> 01:32:27.205

it's narrow, I agree,

1674

01:32:27.505 --> 01:32:30.365

but it will be quite cl it will be closer to receptors,

1675

01:32:30.365 --> 01:32:32.045

so it will actually be more effective than

1676

01:32:32.045 --> 01:32:33.125

more distant planting.

1677

01:32:33.945 --> 01:32:38.405

Um, and finally that the rides, some

1678

01:32:38.405 --> 01:32:40.005

of the rides are up to 20 meters wide.

1679

01:32:40.025 --> 01:32:41.765

So I mean, I think it's difficult to get a sense

1680

01:32:41.765 --> 01:32:43.085

of the scale of this scheme,

1681

01:32:43.385 --> 01:32:44.965

but actually they are quite wide.

1682

01:32:44.965 --> 01:32:47.885

They will feel quite wide when you are walking down one.

1683

01:32:48.735 --> 01:32:51.405

Thank you. And as it's probably worth just addressing the

1684

01:32:51.405 --> 01:32:54.845

point that why is there not a minimum bump height

1685

01:32:54.875 --> 01:32:56.045

requirement in

1686

01:32:56.145 --> 01:32:59.285

or parameter within the DCO when you're relying on that

1687

01:32:59.945 --> 01:33:01.565

In terms of mitigation,

1688

01:33:03.265 --> 01:33:04.265

Sir? Yes, thank you.

1689

01:33:04.265 --> 01:33:05.765

It was good to hear.

1690

01:33:06.145 --> 01:33:08.205

Uh, safe Honey Hill acknowledge

1691

01:33:08.205 --> 01:33:10.405

that the bond does provide some screening function.

1692

01:33:10.745 --> 01:33:14.565

Um, we were, at the time we developed the bun,

1693

01:33:14.585 --> 01:33:16.525

we were unsure about soil compaction levels.

1694

01:33:16.865 --> 01:33:19.525

Um, I think we can come back to you on some parameters

1695

01:33:19.545 --> 01:33:21.525

for the height of that bun in, in due course.

1696

01:33:21.825 --> 01:33:24.165

So those geotechnical results are available now

1697

01:33:24.165 --> 01:33:26.725

and we will investigate what we can commit to.

1698

01:33:27.435 --> 01:33:29.325

Okay. It's dependent on, of course, the level

1699

01:33:29.325 --> 01:33:32.365

of excavations and the finished ground level, uh,

1700

01:33:32.585 --> 01:33:35.125

and then how much soil can be used to form the buns

1701

01:33:35.125 --> 01:33:38.125

because part of the intention of the BUN was

1702

01:33:38.125 --> 01:33:39.565

to minimize carbon impacts

1703

01:33:39.705 --> 01:33:42.045

and vehicle movements by not importing material

1704

01:33:42.305 --> 01:33:44.565

and retaining excavated materials.

1705

01:33:44.565 --> 01:33:46.245

So it, it's a, a balance of the cut

1706

01:33:46.245 --> 01:33:48.645

and fill balance that we need to just clarify.

1707

01:33:49.885 --> 01:33:52.775

Okay. I look forward to receiving that in that case.

1708

01:33:52.775 --> 01:33:55.095

Thank you. Yes, Ms. Conroy,

1709

01:33:56.315 --> 01:33:59.815

Uh, Jenny Conroy as a resident, not on behalf

1710

01:33:59.815 --> 01:34:03.415

of Safe Honey Hill, um, I've been a, a resident here

1711

01:34:03.415 --> 01:34:08.335

for 40 years and I have to say like for most of us, uh,

1712

01:34:08.335 --> 01:34:09.855

30 years ain't a long time.

1713

01:34:10.725 --> 01:34:13.415

It's going to take the best part of a generation

1714
01:34:14.075 --> 01:34:16.095
for this planting to provide the area

1715
01:34:16.095 --> 01:34:17.375
with optimal screening.

1716
01:34:17.785 --> 01:34:19.815
We've got the construction phase

1717
01:34:20.235 --> 01:34:22.655
and then I think there's another three years settling in

1718
01:34:22.655 --> 01:34:26.535
phase before we then get to our 15 years to get

1719
01:34:26.535 --> 01:34:27.935
to the optimal screening.

1720
01:34:28.875 --> 01:34:33.575
Um, I fully understand why the applicant is limiting

1721
01:34:34.115 --> 01:34:35.695
the idea of replacement planting

1722
01:34:35.875 --> 01:34:38.415
and taking care, for example, for 30 years

1723
01:34:38.415 --> 01:34:42.095
because the reference is to requirement I understand

1724
01:34:42.095 --> 01:34:46.375
and regulation we've acknowledged today

1725
01:34:46.835 --> 01:34:50.415
and we acknowledge that this setting is extremely sensitive

1726
01:34:50.525 --> 01:34:53.015
with regards to the historic environment

1727
01:34:54.475 --> 01:34:56.015

we take on board.

1728

01:34:56.155 --> 01:34:59.605

We, I say we as a group take on board the fact

1729

01:34:59.605 --> 01:35:02.645

that it's an area that's rich in green infrastructure

1730

01:35:04.705 --> 01:35:08.565

beyond 30 years for our future generations.

1731

01:35:09.025 --> 01:35:13.885

It is absolutely essential that this planting landscape

1732

01:35:15.245 --> 01:35:16.605

survives and continues.

1733

01:35:17.275 --> 01:35:21.405

What happens at 30 years when the standard trees

1734

01:35:21.405 --> 01:35:26.085

that we have, for example, along, um, our roadsides,

1735

01:35:26.085 --> 01:35:28.845

they reached 30 years, they exhaust, of course they do

1736

01:35:29.615 --> 01:35:30.925

super standard trees.

1737

01:35:31.105 --> 01:35:36.045

Yes, they last 50, 75 years. What happens beyond 30 years?

1738

01:35:36.155 --> 01:35:39.405

Where's the responsibility here to the next generation?

1739

01:35:42.605 --> 01:35:43.855

Okay, thank you. And there was another,

1740

01:35:44.315 --> 01:35:45.415

did I say another hand up?

1741

01:35:47.065 --> 01:35:48.065

Yes, please.

1742

01:35:49.375 --> 01:35:52.875

I'd just like to, I'd just like to go back to this notion

1743

01:35:52.875 --> 01:35:56.695

that the circular form is

1744

01:35:57.665 --> 01:36:00.735

democratic and that it needs to be democratic.

1745

01:36:02.175 --> 01:36:06.995

Um, we, sorry, David Yandel Honey Hill Save Honey Hill.

1746

01:36:07.495 --> 01:36:11.875

We put forward, um, an observation that

1747

01:36:12.535 --> 01:36:14.515

if you'd move the same amount of Earth

1748

01:36:14.655 --> 01:36:16.395

but in an asymmetrical way,

1749

01:36:17.135 --> 01:36:20.675

you could have created far better screening from the

1750

01:36:20.675 --> 01:36:22.635

directions in which it really matters.

1751

01:36:23.975 --> 01:36:26.755

Uh, added to that, we said that there are already

1752

01:36:27.315 --> 01:36:30.635

existing screening elements in the landscape, which ought

1753

01:36:30.635 --> 01:36:34.995

to be employed so that you avoid overcrowding the landscape.

1754

01:36:35.265 --> 01:36:36.955

Just use what's there already.

1755

01:36:38.375 --> 01:36:42.115

Uh, it it, and it does concern me that you seem to be saying

1756

01:36:42.265 --> 01:36:46.295

that the concept as represented

1757

01:36:46.295 --> 01:36:48.175

by the present design is a fe plea.

1758

01:36:49.315 --> 01:36:52.465

You, you don't seem to be saying it's possible

1759

01:36:52.525 --> 01:36:54.705

to reject the present design.

1760

01:36:56.645 --> 01:36:58.335

That, that that's not what I was inferring.

1761

01:36:58.495 --> 01:37:00.935

I was inferring that in, in terms of the design plans

1762

01:37:00.995 --> 01:37:05.255

as they're presented to us, that is what the design

1763

01:37:05.905 --> 01:37:08.135

would likely be if the development consented

1764

01:37:08.395 --> 01:37:09.575

was to be consented.

1765

01:37:10.005 --> 01:37:12.895

Okay. That's all I want to say. Thank you.

1766

01:37:17.975 --> 01:37:21.235

Yes, please, Ms. Cotton. Uh, just very quickly, uh,

1767

01:37:21.235 --> 01:37:22.995

with reference to something that, uh, uh, Mr.

1768

01:37:23.045 --> 01:37:26.155

Pryor said about the, the reason that these, uh, uh,

1769

01:37:26.155 --> 01:37:29.195

this sewage plant is going to be, uh, especially, uh, uh,

1770

01:37:29.345 --> 01:37:33.915

high and, uh, prominent is because of the, uh, groundwater

1771

01:37:34.375 --> 01:37:36.435

and its location above a chalk aquifer.

1772

01:37:36.935 --> 01:37:40.555

Um, and, uh, presumably that's not the case, uh, uh,

1773

01:37:40.565 --> 01:37:42.315

where it is at the moment.

1774

01:37:42.495 --> 01:37:45.075

And if it were located elsewhere, um,

1775

01:37:45.765 --> 01:37:49.475

there wouldn't be all this anxiety about, uh, um, uh,

1776

01:37:50.465 --> 01:37:52.435

screening because perhaps it would not have

1777

01:37:52.435 --> 01:37:53.555

to be so prominent.

1778

01:37:54.015 --> 01:37:57.965

And, uh, with all this discussion of screening, we're trying

1779

01:37:57.965 --> 01:37:59.245

to cover up something ugly,

1780

01:37:59.375 --> 01:38:02.005

which is being de demographically shared around,

1781

01:38:02.545 --> 01:38:04.885

but we are losing something beautiful.

1782

01:38:04.885 --> 01:38:06.205

That's the, and, and just

1783

01:38:06.205 --> 01:38:08.325

with all the screening in the world, it,

1784

01:38:08.425 --> 01:38:09.525

it ain't gonna bring it back.

1785

01:38:09.985 --> 01:38:13.325

And it's just important to acknowledge that I think.

1786

01:38:15.215 --> 01:38:17.885

Thank you. If the applicant would like

1787

01:38:17.885 --> 01:38:20.565

to respond particularly on where the point where,

1788

01:38:20.785 --> 01:38:22.805

why does there have to be a uniform height?

1789

01:38:22.985 --> 01:38:26.725

Why, why could it not be, you know, made higher

1790

01:38:26.725 --> 01:38:30.285

where the greater visual visual effects are seen from?

1791

01:38:30.985 --> 01:38:34.765

Um, sir, um, the, the, the,

1792

01:38:34.765 --> 01:38:36.925

the Democratic effect was a direct response

1793

01:38:37.025 --> 01:38:40.645

to phase one consultation from, uh, safe Honey Hill

1794

01:38:40.645 --> 01:38:43.285

and Horsley Parish Council, where it was suggested

1795

01:38:43.285 --> 01:38:45.725
that the project should be equally

1796

01:38:45.725 --> 01:38:46.765
screened from all neighborhoods.

1797

01:38:47.305 --> 01:38:51.565
Um, the suggestion made by Safe Honey Hill about shifting

1798

01:38:52.175 --> 01:38:55.365
earth to the Northeast only came in

1799

01:38:55.365 --> 01:38:57.845
after the application was submitted, uh,

1800

01:38:57.995 --> 01:39:00.205
despite three stages of consultation, and

1801

01:39:00.205 --> 01:39:02.485
therefore we haven't considered it as an alternative.

1802

01:39:03.195 --> 01:39:06.405
Okay, thank you for that. Um, I propose

1803

01:39:06.405 --> 01:39:08.805
to take a break now and we will come back and we'll do,

1804

01:39:11.445 --> 01:39:14.855
Just on a point of clarification, we asked for the

1805

01:39:15.365 --> 01:39:18.895
development to be equidistant from the communities affected,

1806

01:39:19.595 --> 01:39:22.215
not equally screened from the communities affected

1807

01:39:22.215 --> 01:39:25.175
because for instance, choir is totally screened

1808

01:39:25.275 --> 01:39:27.135

by Quai Hall Woods.

1809

01:39:31.995 --> 01:39:36.405

Okay, thank you. Um, so I propose

1810

01:39:36.585 --> 01:39:39.285

to take a break now and I think we'll come back

1811

01:39:39.285 --> 01:39:41.405

and only do, we'll do Greenbelt

1812

01:39:41.425 --> 01:39:46.085

and the other two, the other two topics will reserve

1813

01:39:46.105 --> 01:39:50.205

for future questions or, um, future hearings if need be.

1814

01:39:50.745 --> 01:39:53.445

Um, we'll address the heritage point

1815

01:39:53.545 --> 01:39:55.405

as well when we come back first.

1816

01:39:56.145 --> 01:40:00.645

Um, it's now 1730 and we'll adjourn until 1745.

1817

01:40:00.815 --> 01:40:01.245

Thank you.