

WEBVTT – This file was automatically generated by VIMEO

0

00:00:03.220 --> 00:00:03.670

Good morning.

1

00:00:04.565 --> 00:00:06.625

Um, it's now nine 30 and time for this hearing.

2

00:00:06.645 --> 00:00:08.985

To begin, I'd like to welcome you all

3

00:00:08.985 --> 00:00:11.705

to this issue specific hearing on the draft development,

4

00:00:11.705 --> 00:00:16.135

consent order, or draft DCO and on environmental matters.

5

00:00:16.955 --> 00:00:18.815

Can I just confirm that everybody can hear me clearly?

6

00:00:21.575 --> 00:00:23.795

Can I also confirm with Ms. Allen that the live stream

7

00:00:23.815 --> 00:00:25.355

of this event has commenced

8

00:00:31.045 --> 00:00:32.505

for those people watching the live stream.

9

00:00:32.605 --> 00:00:34.825

Can I also advise you that should we at any point

10

00:00:34.825 --> 00:00:37.185

to join proceedings this morning, we'll have

11

00:00:37.185 --> 00:00:38.385

to stop the live stream in order

12

00:00:38.385 --> 00:00:41.805

to give us clear recording files as a result,

13

00:00:41.865 --> 00:00:43.565

at the point at which we recommend the hearing

14

00:00:43.665 --> 00:00:45.405

and restart the live stream, you'll need

15

00:00:45.405 --> 00:00:47.165

to refresh your browser page.

16

00:00:48.475 --> 00:00:50.565

I'll remind you again of this, shall we need to adjourn?

17

00:00:52.975 --> 00:00:54.945

This issue specific hearing is in relation

18

00:00:54.945 --> 00:00:57.665

to the application made by Ang Water Services Limited,

19

00:00:58.245 --> 00:00:59.705

who we will refer to as the applicant

20

00:01:00.245 --> 00:01:02.065

for an order granting development consent

21

00:01:02.815 --> 00:01:04.355

for the Cambridge Wastewater treatment

22

00:01:04.355 --> 00:01:05.475

plant relocation project.

23

00:01:06.285 --> 00:01:09.815

Thank you for sending this hearing. My name is Alex Hudson.

24

00:01:10.195 --> 00:01:11.335

I'm a chartered town planner

25

00:01:11.435 --> 00:01:12.855

and a chartered landscape planner.

26

00:01:14.205 --> 00:01:15.745

I'm a planning inspector employed

27

00:01:15.745 --> 00:01:16.945

by the planning Inspectorate

28

00:01:17.245 --> 00:01:19.065

and have been appointed by the Secretary of State

29

00:01:19.085 --> 00:01:20.225

for leveling up housing

30

00:01:20.285 --> 00:01:22.785

and communities to be the lead member of this panel.

31

00:01:22.805 --> 00:01:25.995

To examine the application, I'm now going

32

00:01:25.995 --> 00:01:28.155

to ask the other panel members who have also been appointed

33

00:01:28.215 --> 00:01:31.155

by the same sector state to examine the application

34

00:01:31.255 --> 00:01:32.275

to introduce themselves.

35

00:01:34.115 --> 00:01:36.285

Good morning. My name is Helena Reky.

36

00:01:36.425 --> 00:01:38.485

I'm a chartered town planner and planning inspector.

37

00:01:39.635 --> 00:01:41.645

Good morning. My name is Paul Burley.

38

00:01:41.905 --> 00:01:44.525

I'm a chartered town planner and planning inspector.

39

00:01:44.905 --> 00:01:46.085

I'm now hand back to Mr. Hudson.

40

00:01:49.655 --> 00:01:51.455

Together we constitute the examining authority

41

00:01:51.555 --> 00:01:54.295

for this application and we'll be reporting to the Secretary

42

00:01:54.295 --> 00:01:55.455

of State for Environment Food

43

00:01:55.455 --> 00:01:58.535

and Rural Affairs with a recommendation as

44

00:01:58.535 --> 00:02:00.735

to whether the the DCO should be made.

45

00:02:03.195 --> 00:02:05.255

Can I first begin by asking if there's anyone here today

46

00:02:05.255 --> 00:02:07.455

who has not attended the preliminary meeting

47

00:02:07.555 --> 00:02:09.175

or any previous hearings?

48

00:02:09.395 --> 00:02:11.655

Um, either in person or virtually.

49

00:02:15.935 --> 00:02:19.555

Okay. I'm seeing no one in the room.

50

00:02:19.825 --> 00:02:21.275

Anybody online?

51

00:02:24.895 --> 00:02:27.345

Okay, I can see one hand up.

52

00:02:28.165 --> 00:02:31.395

Um, Emily Ma, ma,

53

00:02:33.345 --> 00:02:34.525

are you, are they intending

54

00:02:34.525 --> 00:02:36.245

to speak today? Can I just check?

55

00:02:37.175 --> 00:02:39.675

Hi, um, I am intending to speak.

56

00:02:41.075 --> 00:02:43.645

Okay, thank you. I'll just, um, have to read out the

57

00:02:44.805 --> 00:02:47.025

longer version for the housekeeping then. Thank you.

58

00:02:47.555 --> 00:02:50.105

Thank you. Um, I'd like to remind you

59

00:02:50.135 --> 00:02:51.705

that this hearing is being recorded.

60

00:02:52.485 --> 00:02:54.505

Oh, sorry. One second. The case manager

61

00:02:54.525 --> 00:02:55.825

for this project is Deborah Allen

62

00:02:56.285 --> 00:02:59.105

and she's being supported here today by Melissa Whitlock,

63

00:02:59.875 --> 00:03:02.295

the case officer and Ramil Bernie is

64

00:03:02.295 --> 00:03:03.415

providing supports remotely.

65

00:03:04.555 --> 00:03:06.695

As I mentioned, ma Allen is the case manager

66

00:03:06.715 --> 00:03:08.855

and is the person you're most likely to come into contact

67

00:03:08.965 --> 00:03:10.695

with during the course of the examination.

68

00:03:11.835 --> 00:03:14.095

If you have any questions or queries about the examination

69

00:03:14.095 --> 00:03:17.175

process or the technology we're using for blended

70

00:03:17.335 --> 00:03:19.655

or virtual events, she should

71

00:03:19.655 --> 00:03:20.775

be your first point of contact.

72

00:03:22.565 --> 00:03:25.625

The case team, case team contact details can be found at the

73

00:03:25.625 --> 00:03:27.905

top of any letter you have received from us

74

00:03:28.005 --> 00:03:29.145

or on the project page

75

00:03:29.145 --> 00:03:30.745

of the national infrastructure website.

76

00:03:31.955 --> 00:03:33.695

Please don't hesitate to contact remember

77

00:03:33.695 --> 00:03:35.095

of the team if you need help at today's

78

00:03:35.095 --> 00:03:36.295

event or with the technology.

79

00:03:37.565 --> 00:03:40.135

This is a blended event comprising an in-person hearing,

80

00:03:40.315 --> 00:03:42.775

as well as being held on the Microsoft Teams platform.

81

00:03:44.105 --> 00:03:45.525  
It is being both live streamed

82

00:03:45.525 --> 00:03:48.565  
and recorded for those people observing

83

00:03:48.565 --> 00:03:49.965  
or participating through teams.

84

00:03:50.825 --> 00:03:52.325  
In order to minimize background noise,

85

00:03:52.345 --> 00:03:54.445  
can you please make sure that you stay muted

86

00:03:54.445 --> 00:03:55.485  
unless you're speaking?

87

00:03:57.245 --> 00:03:58.825  
If you are participating virtually

88

00:03:58.845 --> 00:04:00.745  
and you wish to speak at the relevant points in the

89

00:04:00.745 --> 00:04:02.825  
proceedings, please use the Microsoft

90

00:04:02.825 --> 00:04:03.985  
Teams' hand up function.

91

00:04:04.665 --> 00:04:06.475  
They'll be advised that there may be a delay

92

00:04:06.475 --> 00:04:09.155  
before we see it, and please wait to be invited to speak

93

00:04:09.215 --> 00:04:10.835  
or ask to speak at the appropriate time.

94

00:04:12.435 --> 00:04:14.485

Alternatively, please turn on your camera so

95

00:04:14.485 --> 00:04:15.805

that we can see you wish to speak.

96

00:04:16.945 --> 00:04:19.205

Can I also remind people that the chat function on

97

00:04:19.405 --> 00:04:20.525

Microsoft Teams will not work?

98

00:04:21.345 --> 00:04:22.805

So please don't try to use this

99

00:04:22.865 --> 00:04:24.525

to ask any questions or post comments.

100

00:04:26.525 --> 00:04:27.905

If you don't manage to ask your question

101

00:04:27.905 --> 00:04:30.345

or raise your point at the relevant point in time,

102

00:04:30.585 --> 00:04:32.945

there'll be an opportunity at the end of the hearing for you

103

00:04:32.945 --> 00:04:35.505

to raise this under the other matters section

104

00:04:37.395 --> 00:04:39.725

because the digital recordings we make are retained

105

00:04:39.725 --> 00:04:41.365

and published, they form a public record

106

00:04:41.555 --> 00:04:43.365

that can contain your personal information

107

00:04:44.145 --> 00:04:46.805



and to which the General Data protection regulation applies.

108

00:04:48.885 --> 00:04:50.705

The planning inspector's practice is to retain

109

00:04:50.705 --> 00:04:52.385

and publish recordings for a period

110

00:04:52.385 --> 00:04:54.145

of five years from the s of State's decision.

111

00:04:55.725 --> 00:04:58.365

Consequently, if you participate in today's hearing,

112

00:04:59.075 --> 00:05:00.325

it's important that you understand

113

00:05:00.395 --> 00:05:02.405

that you'll be live streamed and recorded

114

00:05:02.865 --> 00:05:04.725

and that the digital recording will be published.

115

00:05:05.925 --> 00:05:07.425

If you don't want your image to be recorded,

116

00:05:07.565 --> 00:05:11.055

you can switch off your camera For those in this room

117

00:05:11.055 --> 00:05:12.935

who don't want to be recorded, um,

118

00:05:13.095 --> 00:05:15.495

I understand there's also an area outta camera shot.

119

00:05:17.615 --> 00:05:20.085

We'll also only ever ask for information

120

00:05:20.085 --> 00:05:22.205

to be placed on the public record that it's important

121

00:05:22.225 --> 00:05:23.645

and relevant to the planning decision.

122

00:05:25.155 --> 00:05:28.125

Therefore, to avoid the need to edit the digital recordings,

123

00:05:28.195 --> 00:05:30.005

what we would ask is that you try your best not

124

00:05:30.005 --> 00:05:33.285

to add information to the public record that you would wish

125

00:05:33.285 --> 00:05:36.765

to keep, be kept private or this is confidential.

126

00:05:37.665 --> 00:05:39.605

If you feel the personal information is necessary,

127

00:05:39.745 --> 00:05:42.765

please provide this in a written document that we can redact

128

00:05:42.825 --> 00:05:43.845

before publication.

129

00:05:45.285 --> 00:05:47.135

Does anyone have any questions with regard to

130

00:05:47.755 --> 00:05:48.935

the matters I've just outlined?

131

00:05:52.495 --> 00:05:53.785

Okay. Um,

132

00:05:53.785 --> 00:05:55.225

and I'll deal with a few preliminary matters

133

00:05:55.245 --> 00:05:56.705

for those attending in person.

134

00:05:57.105 --> 00:05:58.845

Uh, can all everyone please set all

135

00:05:58.845 --> 00:06:00.005

devices and phones silent?

136

00:06:01.895 --> 00:06:04.875

Um, we are expecting a fire alarm test today at some point

137

00:06:04.925 --> 00:06:06.955

after 2:00 PM I understand.

138

00:06:07.455 --> 00:06:09.675

So if the alarm goes off other than at this point,

139

00:06:10.545 --> 00:06:12.795

then the procedure is to leave the room by the fire, exit

140

00:06:12.795 --> 00:06:16.315

to the back and exit the building by the main entrance

141

00:06:16.315 --> 00:06:18.995

and assemble at the front of the building just outside here.

142

00:06:20.035 --> 00:06:22.295

Um, I also understand that we'll be given a warning when the

143

00:06:22.295 --> 00:06:24.455

test, the fire alarm test is going to go off

144

00:06:27.515 --> 00:06:31.075

toilet's located along the main corridor and to the left,

145

00:06:31.535 --> 00:06:33.955

and we intend to take a short break at around 11:00 AM

146

00:06:35.295 --> 00:06:37.955

and lunch, uh, most likely one o'clock.

147

00:06:41.135 --> 00:06:43.515

An audio recording of today's hearing will be available on

148

00:06:43.515 --> 00:06:45.355

the project page of the National Infrastructure Planning

149

00:06:45.385 --> 00:06:48.195

website as soon as practicable After this hearing.

150

00:06:49.275 --> 00:06:50.765

With this in mind, please ensure

151

00:06:50.765 --> 00:06:52.325

that you speak clearly into a microphone.

152

00:06:53.025 --> 00:06:54.845

If you're not at the table with a microphone,

153

00:06:54.845 --> 00:06:57.205

there is a roving microphone, so if you could wait for one

154

00:06:57.205 --> 00:07:01.175

of those before you speak, um,

155

00:07:01.235 --> 00:07:03.335

and if you could state your name, whom you represent,

156

00:07:03.555 --> 00:07:05.695

if you're representative, that would be very helpful.

157

00:07:05.825 --> 00:07:09.505

Thank you. If any individual

158

00:07:09.505 --> 00:07:11.865

or group wishes to use social media report, film

159

00:07:11.885 --> 00:07:15.625

or record today during today's hearing, uh, they're free

160

00:07:15.625 --> 00:07:17.665

to do so, but please do so responsibly

161

00:07:17.805 --> 00:07:19.825

and with proper consideration for other parties.

162

00:07:20.905 --> 00:07:22.235

This must not be disruptive

163

00:07:22.235 --> 00:07:24.035

and the material must not be misused.

164

00:07:26.945 --> 00:07:28.235

This hearing will follow the agenda

165

00:07:28.255 --> 00:07:29.555

as published on the project page

166

00:07:29.555 --> 00:07:31.955

of National Infrastructure website on the 5th of March.

167

00:07:32.735 --> 00:07:35.155

You can also find the agenda available in the examination

168

00:07:35.155 --> 00:07:39.625

library, the reference EV 0 0 8 A.

169

00:07:40.565 --> 00:07:42.465

Please have a copy of the agenda to hand.

170

00:07:43.685 --> 00:07:45.545

Uh, you'll see that we're currently on item one.

171

00:07:46.165 --> 00:07:47.465

The agenda is for guidance only,

172

00:07:47.465 --> 00:07:48.945

and we may add other considerations

173

00:07:48.945 --> 00:07:50.145

or issues as we progress.

174

00:07:51.795 --> 00:07:52.945

We'll conclude the hearing as soon

175

00:07:52.945 --> 00:07:54.465

as all relevant contributions have been made

176

00:07:54.645 --> 00:07:56.385

and all questions asked and responded to,

177

00:07:57.445 --> 00:07:59.225

but if the discussions can't be concluded,

178

00:07:59.295 --> 00:08:01.505

then it may be necessary for us to prioritize matters

179

00:08:02.285 --> 00:08:04.465

and defer other matters to further written questions.

180

00:08:05.515 --> 00:08:07.795

Likewise, if you cannot answer the questions being asked

181

00:08:07.815 --> 00:08:09.955

or require time to get the information requested,

182

00:08:10.665 --> 00:08:12.795

then you can indicate that you need to respond in writing.

183

00:08:15.565 --> 00:08:18.055

Some of the questions that we ask today may also appear in

184

00:08:18.055 --> 00:08:21.615

our third written questions, um, if they are issued,

185

00:08:21.615 --> 00:08:24.575

which are due to be published on the 21st of March, 2024,

186

00:08:26.585 --> 00:08:28.365

if you've answered the question in this hearing

187

00:08:28.505 --> 00:08:30.165

and will submit in your written summary

188

00:08:30.265 --> 00:08:33.325

of your oral submissions to this hearing, which is required

189

00:08:33.325 --> 00:08:37.325

by deadline six, which is the 2nd of April, then feel free

190

00:08:37.445 --> 00:08:38.685

to refer to this in your answer

191

00:08:39.505 --> 00:08:40.845

to the relevant written question.

192

00:08:41.945 --> 00:08:43.805

Um, throughout the hearing, we're likely referring

193

00:08:43.805 --> 00:08:47.045

to a number of application documents which we will provide

194

00:08:47.285 --> 00:08:49.965

examination library reference for references for if so,

195

00:08:50.465 --> 00:08:51.685

and which we may also ask

196

00:08:51.685 --> 00:08:53.405

that these are shared on the large screens.

197

00:08:58.625 --> 00:09:03.365

Thank you. Um, just in way of timing, um, I'm, we're hoping

198

00:09:03.505 --> 00:09:08.285

to get through agenda items two and three before lunch

199

00:09:09.845 --> 00:09:14.725

and then 4, 5, 6, 7,

200

00:09:14.745 --> 00:09:17.365

and eight before the end of the day

201

00:09:18.425 --> 00:09:22.345

and nine onwards probably tomorrow.

202

00:09:25.945 --> 00:09:28.305

Although obviously things may change if we happen to get

203

00:09:28.305 --> 00:09:29.105

through other things quicker,

204

00:09:34.095 --> 00:09:35.435

I'm not going to ask those of you who have,

205

00:09:35.455 --> 00:09:36.995

who are participating in today's hearing.

206

00:09:37.015 --> 00:09:39.595

To briefly introduce yourselves when I say

207

00:09:39.595 --> 00:09:40.595

to your organization's name,

208

00:09:40.605 --> 00:09:42.755

could you please introduce yourself, stating your name

209

00:09:42.755 --> 00:09:44.635

and whom you represent, um,

210

00:09:44.635 --> 00:09:45.955

and also how you wish to be addressed.

211

00:09:47.945 --> 00:09:49.525

Can we start with the applicant please

212

00:09:49.545 --> 00:09:51.805

and any of their, uh, any of its advisors?

213

00:09:56.085 --> 00:09:57.955

Thank you very much, sir.

214

00:09:58.095 --> 00:10:01.035

Um, my name is Morag Ellis, uh,

215

00:10:01.395 --> 00:10:04.715



M-O-R-A-G-E-L-L-I-S-K-C.

216

00:10:05.295 --> 00:10:09.355

Um, I'm addressed for these purposes as as Ms. Ellis,

217

00:10:12.005 --> 00:10:15.105

and I'll hand over now to the rest of my team.

218

00:10:18.665 --> 00:10:20.045

Uh, thank you. Good morning everyone.

219

00:10:20.045 --> 00:10:22.605

My name's Paul May, uh, I'm a solicitor

220

00:10:22.665 --> 00:10:26.005

and partner at Eversheds, uh, Sutherland, LLP.

221

00:10:37.355 --> 00:10:39.615

Uh, good morning. Kate Redford or Mrs. Radford.

222

00:10:39.715 --> 00:10:41.575

I'm a solicitor at Eversheds Sutherland.

223

00:10:44.945 --> 00:10:46.605

Uh, morning, Mr. Mike Dexter

224

00:10:46.745 --> 00:10:47.745

On behalf of the applicant.

225

00:10:49.375 --> 00:10:52.145

Morning, Ms. Sophie Stevenson on behalf of the applicant.

226

00:11:00.945 --> 00:11:02.695

Thank you. Is that everyone from yours? Yeah. Okay.

227

00:11:03.395 --> 00:11:08.015

Um, can we then move on to organizations, um, starting with,

228

00:11:08.525 --> 00:11:10.815

well, Cambridge Account Council

229

00:11:10.995 --> 00:11:13.975

or Greater Cambridge Shared Planning Services, whichever,

230

00:11:14.355 --> 00:11:16.135

um, you wish to.

231

00:11:16.135 --> 00:11:17.135

Thank you.

232

00:11:19.985 --> 00:11:21.575

David Ridge from, uh,

233

00:11:21.575 --> 00:11:23.375

Cambridge County Council Project Manager.

234

00:11:23.675 --> 00:11:27.895

Um, also have some colleagues, um, virtually, um, online

235

00:11:27.955 --> 00:11:30.575

as well to assist with, uh, various agenda points.

236

00:11:30.995 --> 00:11:32.975

Um, so they're available as well.

237

00:11:35.295 --> 00:11:37.385

Morning sir. Selena C\*\*n, council

238

00:11:37.605 --> 00:11:40.065

for Cambridge County Council and City Council.

239

00:11:40.605 --> 00:11:43.705

Um, district Council. So I do have the list of those

240

00:11:43.885 --> 00:11:45.865

who are supposed to be online.

241

00:11:46.065 --> 00:11:48.025

I dunno how best you want to deal with that,

242

00:11:48.525 --> 00:11:50.505

but, um, other than saying my name

243

00:11:50.505 --> 00:11:52.745

and introducing myself, I was going to leave it to them

244

00:11:53.305 --> 00:11:54.965

and then hand over to, um, Mr.

245

00:11:55.135 --> 00:11:57.205

Durga. So is that acceptable?

246

00:11:57.345 --> 00:11:58.805

That's fine, yeah. Unless they'd like

247

00:11:58.805 --> 00:12:00.125

to introduce themselves when we come

248

00:12:00.125 --> 00:12:02.285

to the relevant parts, it's, it's,

249

00:12:02.425 --> 00:12:03.445

If that's all right with you, sir.

250

00:12:03.445 --> 00:12:05.885

Um, otherwise I have a list. Would that help?

251

00:12:06.145 --> 00:12:07.725

Oh, yeah, sure. That would be, that would be fine. Thanks.

252

00:12:08.265 --> 00:12:12.565

Um, so we have, um, Mr. Weaver, a

253

00:12:12.705 --> 00:12:16.285

and, uh, Deborah, a Amad, who Mr. Weaver is,

254

00:12:16.285 --> 00:12:17.445

uh, is the county council?

255

00:12:17.825 --> 00:12:19.445

No. Oh, it's not county council. Sorry.

256

00:12:20.555 --> 00:12:21.885

They're really getting it right.

257

00:12:21.945 --> 00:12:25.045

So, um, so Mr. Weaver and Mr.

258

00:12:25.235 --> 00:12:29.245

Amad for, uh, the Combined services, um, then

259

00:12:29.785 --> 00:12:32.005

Mr. Thomas is county council,

260

00:12:34.615 --> 00:12:39.275

um, uh, and also, um, Ms. Wilkinson, Sarah Wilkinson,

261

00:12:39.415 --> 00:12:42.195

uh, on behalf of the county council.

262

00:12:43.615 --> 00:12:45.225

Um, then Mr.

263

00:12:45.385 --> 00:12:48.945

Pickford, who is county council,

264

00:12:51.125 --> 00:12:54.945

um, and also for county David Norton.

265

00:12:56.245 --> 00:13:00.745

Um, and then we have Deborah Jenkins as well who is dealing

266

00:13:00.775 --> 00:13:02.465

with, no, she's not here.

267

00:13:02.635 --> 00:13:04.345

She's not here. Sorry, not Ms. Jenkins.

268

00:13:05.205 --> 00:13:09.505

Um, and Mr. Gibson for South Cambridge District Council,

269

00:13:10.945 --> 00:13:12.085

uh, and Mr.

270

00:13:13.095 --> 00:13:15.415  
Tussle and Mr. Finney and Mr.

271

00:13:15.895 --> 00:13:17.815  
Ashman who are all county council.

272

00:13:19.945 --> 00:13:21.635  
That is my full list, so thank

273

00:13:21.635 --> 00:13:22.635  
You. Okay, thank you for

274

00:13:22.635 --> 00:13:22.865  
that.

275

00:13:25.385 --> 00:13:29.005  
Um, I'm Chen Taringa from the Greater Greater Cambridge

276

00:13:29.075 --> 00:13:30.365  
Shed Planning, um,

277

00:13:30.865 --> 00:13:32.605  
and we'll be, uh,

278

00:13:33.005 --> 00:13:35.045  
representing both authorities in these hearings.

279

00:13:36.705 --> 00:13:37.955  
Okay, thank you. Um,

280

00:13:43.085 --> 00:13:44.455  
City council is landowner.

281

00:13:47.635 --> 00:13:49.685  
Okay, thank you very much. Charles Jones,

282

00:13:50.245 --> 00:13:51.565  
chairman Fe and Parish Council.

283

00:13:54.145 --> 00:13:58.795

Okay, thank you. And, um, I was going to move on to

284

00:13:59.395 --> 00:14:03.345

National Highways, I believe are here online.

285

00:14:07.165 --> 00:14:09.495

Good morning, sir. My name is Sarah Marshall,

286

00:14:09.715 --> 00:14:11.575

senior Planning lawyer National Highways,

287

00:14:11.815 --> 00:14:12.855

representing National Highways today.

288

00:14:12.865 --> 00:14:14.255

Thank you. Good

289

00:14:15.275 --> 00:14:17.795

Morning, I'm Miss Alice Lawman, spatial planner

290

00:14:17.795 --> 00:14:18.795

for National Highways.

291

00:14:20.125 --> 00:14:23.055

Good morning, sir. Andrew Rosamond, third party works

292

00:14:23.355 --> 00:14:24.815

for National Highways.

293

00:14:26.475 --> 00:14:29.405

Okay, thank you very much. Um, and the Environment Agency.

294

00:14:31.665 --> 00:14:34.075

Good morning, sir Neville b planning lead

295

00:14:34.075 --> 00:14:35.115

at the Environment Agency.

296

00:14:37.615 --> 00:14:38.565

Thank you. Um,

297

00:14:48.295 --> 00:14:49.295

Good morning. I'm

298

00:14:49.295 --> 00:14:50.585

Luis Foreman, uh,

299

00:14:50.825 --> 00:14:52.365

representing the Environment Agency as well.

300

00:14:56.285 --> 00:14:57.775

Okay, thank you very much. Um,

301

00:14:58.075 --> 00:15:00.095

the conservatives of the river cam.

302

00:15:03.205 --> 00:15:04.655

Yeah, good morning. My name's Tracy.

303

00:15:05.035 --> 00:15:07.175

I'm the clerk for the conservators of the river cam.

304

00:15:07.315 --> 00:15:09.055

Um, and I'm the only one present at the moment.

305

00:15:09.145 --> 00:15:12.055

We've had a bit of an emergency, so it's just me.

306

00:15:13.985 --> 00:15:17.515

Okay, thank you. And Safe Honey Hill Group.

307

00:15:19.825 --> 00:15:22.115

Morning, sir. Um, I'm Ian Gilder.

308

00:15:22.135 --> 00:15:23.235

I'm a Chartered town planner

309

00:15:23.255 --> 00:15:24.955

and I'm representing Safe Honey Hill.

310

00:15:26.375 --> 00:15:29.245

Thank you. And, uh, and some we've got Ville

311

00:15:29.245 --> 00:15:31.645

and Keys College online.

312

00:15:33.015 --> 00:15:35.205

Hello? Yes. Uh, Rebecca Sharp, um,

313

00:15:35.225 --> 00:15:37.685

of Bidwells representing Golin Keys College

314

00:15:43.975 --> 00:15:47.915

And I, we may have Cambridge Fire Rescue Service online

315

00:15:48.015 --> 00:15:52.075

as well, unless they're coming tomorrow

316

00:15:53.225 --> 00:15:54.225

Coming. Okay.

317

00:15:54.225 --> 00:15:55.115

318

00:15:55.705 --> 00:15:56.915

Okay. We think they're coming tomorrow.

319

00:15:57.295 --> 00:16:00.435

Um, and in terms of individuals, we have Liz Cotton.

320

00:16:02.755 --> 00:16:05.125

Good morning. Liz Cotton, local resident.

321

00:16:05.495 --> 00:16:09.675

Thank you. And Chris Smith. Chris Smith here.

322

00:16:11.595 --> 00:16:13.765

Okay. Chris Smith's no longer attending. Okay.

323

00:16:16.455 --> 00:16:19.155



Um, is there anybody else here today who wishes to speak

324

00:16:19.855 --> 00:16:22.505  
either in person

325

00:16:22.525 --> 00:16:23.105  
or virtually

326

00:16:27.875 --> 00:16:28.905  
being no hands raised?

327

00:16:35.425 --> 00:16:37.725  
Um, I would also just like to say that when speaking today,

328

00:16:37.725 --> 00:16:39.885  
please bear in mind that we have read all submissions made

329

00:16:39.945 --> 00:16:41.635  
so far and

330

00:16:41.635 --> 00:16:45.075  
therefore you don't need to read out previous submissions.

331

00:16:50.335 --> 00:16:52.025  
However, if you want to refer

332

00:16:52.025 --> 00:16:53.345  
to something you have submitted

333

00:16:53.345 --> 00:16:55.025  
before, we'll we'd be grateful if you could use the

334

00:16:55.025 --> 00:16:56.825  
appropriate pins examination

335

00:16:56.825 --> 00:16:58.465  
library reference so we can all follow.

336

00:17:00.775 --> 00:17:02.695  
Are there any other comments anyone wishes to make under

337

00:17:03.485 --> 00:17:04.585  
agenda item one?

338

00:17:10.135 --> 00:17:14.815  
No. Okay. In that case, we'll move on to agenda item two,

339

00:17:15.035 --> 00:17:18.095  
uh, which is relating to the draft DC0.

340

00:17:20.155 --> 00:17:22.335  
Um, so the agenda sets out

341

00:17:22.335 --> 00:17:24.535  
that we'll ask questions on some articles,

342

00:17:24.535 --> 00:17:25.655  
requirements and schedules.

343

00:17:26.675 --> 00:17:31.185  
Um, so if we start in order, um, we'd just like

344

00:17:31.185 --> 00:17:32.945  
to address Article six GI

345

00:17:33.005 --> 00:17:35.505  
and the scope of the out four limits of deviation.

346

00:17:37.325 --> 00:17:38.585  
Um, and the question is what the limits

347

00:17:38.585 --> 00:17:41.985  
of deviation article six GI

348

00:17:42.205 --> 00:17:46.385  
or parameters of 14 part 21 allow for the outfall structure

349

00:17:46.525 --> 00:17:49.470  
to be half a meter above the current ground level?

350

00:17:50.195 --> 00:17:52.215

Um, and if so, how might this affect the visibility

351

00:17:52.235 --> 00:17:54.295

of the structure and the use of the public right of way?

352

00:17:58.245 --> 00:18:00.105

Uh, thank you sir.

353

00:18:00.105 --> 00:18:04.225

Paul May for the applicant, um, the, the, the powers in, um,

354

00:18:04.775 --> 00:18:06.505

article six G one

355

00:18:06.565 --> 00:18:10.625

or six G one, uh, are subject to the parameters set out in,

356

00:18:10.885 --> 00:18:15.545

uh, the relevant part of, um, uh, uh, uh,

357

00:18:15.665 --> 00:18:17.385

I think it's, um, schedule 14.

358

00:18:17.965 --> 00:18:19.025

Um, and, and,

359

00:18:19.165 --> 00:18:23.145

and so, um, to the extent that those parameters permit

360

00:18:23.925 --> 00:18:25.905

an element of the structure to appear

361

00:18:25.905 --> 00:18:27.905

above current ground level, then that would, then

362

00:18:27.905 --> 00:18:29.065

that would be the case.

363

00:18:29.645 --> 00:18:33.825

But there are, um, uh, effectively, uh,

364

00:18:34.305 --> 00:18:36.705

measures in the way that the outfall will, will,

365

00:18:36.735 --> 00:18:39.305

will be constructed, which, um, Mr.

366

00:18:39.525 --> 00:18:41.825

Dexter might be able to give some more detail upon.

367

00:18:42.125 --> 00:18:45.985

But, but effectively the outfall would be, uh, uh, covered

368

00:18:45.985 --> 00:18:47.385

with, with soil and grass.

369

00:18:47.645 --> 00:18:51.385

So it would effectively appear, uh, uh, that it,

370

00:18:51.385 --> 00:18:53.425

that it would, that would, that it would be undergrounded,

371

00:18:53.925 --> 00:18:55.225

but I dunno whether you want any

372

00:18:55.225 --> 00:18:56.425

further information from Mr.

373

00:18:56.525 --> 00:18:59.145

Dexter about actually what that would look like and,

374

00:18:59.205 --> 00:19:02.665

and how it would, uh, how it would be visually seen. Yeah,

375

00:19:02.725 --> 00:19:05.185

I'm just sort of trying to understand why you would need a

376

00:19:05.185 --> 00:19:07.385

limited deviation of half a meter above

377

00:19:08.005 --> 00:19:09.105

the existing ground level.

378

00:19:09.405 --> 00:19:13.065

Um, when seeing the other outfall, it's, it appears

379

00:19:13.065 --> 00:19:15.225

to be level with the existing footpath,

380

00:19:18.625 --> 00:19:23.215

Mike Dexter for the applicant, um, trying to blend in

381

00:19:23.215 --> 00:19:24.775

with a natural environment, uh,

382

00:19:24.775 --> 00:19:25.895

of that side of the riverbank.

383

00:19:26.275 --> 00:19:29.855

Um, there is, uh, an element of undulation in that area,

384

00:19:30.355 --> 00:19:32.615

so want to try and make sure that one, we are hydraulically,

385

00:19:33.155 --> 00:19:35.695

um, working for the outfall structure,

386

00:19:36.035 --> 00:19:39.075

but also blending in with the environment, um, that,

387

00:19:39.075 --> 00:19:40.955

that it, that it's linking in with, um,

388

00:19:41.025 --> 00:19:43.745

that there's quite a bit of a, a dip at one point.

389

00:19:44.325 --> 00:19:46.745

Um, so we just wanna make sure that we've got, um,

390

00:19:46.925 --> 00:19:49.945

the flexibility to make sure that we are, um,

391

00:19:49.975 --> 00:19:51.105  
working hydraulically,

392

00:19:51.125 --> 00:19:52.745  
but also planning it with the scenery.

393

00:19:53.415 --> 00:19:56.265  
Okay. And in terms of the footpath with which runs along

394

00:19:56.265 --> 00:19:59.265  
that particular stretch of the river bank, yeah.

395

00:19:59.325 --> 00:20:02.505  
Um, would that involve, uh, kind of an incline

396

00:20:02.505 --> 00:20:04.265  
and then a decline over the structure,

397

00:20:04.365 --> 00:20:08.065  
or does it, does it miss footpath effectively?

398

00:20:08.765 --> 00:20:10.705  
So you, the footpath wouldn't actually be

399

00:20:11.655 --> 00:20:14.225  
over the structure, which is raised up half

400

00:20:14.225 --> 00:20:15.305  
meter above ground level.

401

00:20:16.285 --> 00:20:18.945  
Um, we believe in one side of the footpath, um,

402

00:20:19.045 --> 00:20:20.745  
but the structures can designed in such a way

403

00:20:20.745 --> 00:20:23.665  
that there'll be a, a gradually incline up to the,

404

00:20:23.685 --> 00:20:24.945

the top of the manholes.

405

00:20:25.245 --> 00:20:26.985

Uh, and then, and then again back down.

406

00:20:27.085 --> 00:20:31.605

So, um, uh, users of the footpath will be able

407

00:20:31.605 --> 00:20:34.165

to walk over the top of the, of the outfall, um,

408

00:20:34.665 --> 00:20:37.205

or they should experience with grass, uh, with,

409

00:20:37.235 --> 00:20:38.565

with two manholes, uh,

410

00:20:38.565 --> 00:20:40.765

and then the edge of the structure, which would be defined

411

00:20:40.825 --> 00:20:42.725

by, uh, where the sheet bars are.

412

00:20:44.585 --> 00:20:48.085

Okay. And in terms of potential for reducing the limits

413

00:20:48.085 --> 00:20:51.245

of deviation, are you saying there's, you need that in order

414

00:20:51.245 --> 00:20:53.475

to construct the outfall,

415

00:20:55.315 --> 00:20:56.895

Uh, at this current stage of design?

416

00:20:57.175 --> 00:20:58.175

Ye yes, we would like to.

417

00:21:00.405 --> 00:21:01.255

Okay. Thank you.

418

00:21:05.485 --> 00:21:06.705

Um, that, I think it was a point

419

00:21:06.705 --> 00:21:09.065

that save Honey Hill Group raised about this, so I just want

420

00:21:09.065 --> 00:21:10.145

to come to save Honey Hill Group

421

00:21:10.145 --> 00:21:12.065

to ask them if they're satisfied with that response,

422

00:21:14.565 --> 00:21:15.565

Sir. No, I,

423

00:21:15.565 --> 00:21:18.105

I don't think I am satisfied with that response, sir.

424

00:21:18.525 --> 00:21:23.435

Um, Mr. Mays pointed out that, that the relevant

425

00:21:24.165 --> 00:21:28.285

overriding, um, parameter seems to be that in part 21

426

00:21:28.285 --> 00:21:31.255

of Schedule Schedule 14,

427

00:21:32.545 --> 00:21:36.905

which allows for, um, it,

428

00:21:36.965 --> 00:21:40.505

it sets the maximum height parameter as being 4.5 meters

429

00:21:41.145 --> 00:21:43.335

a OD, um,

430

00:21:44.105 --> 00:21:46.485

and also says that that's zero meters

431

00:21:46.485 --> 00:21:50.315



above finished ground level when one goes to the outfall

432

00:21:51.135 --> 00:21:52.755

design plans, which Mr.

433

00:21:54.735 --> 00:21:55.915

Dexter was talking about,

434

00:21:56.215 --> 00:21:59.675

and I don't know sir, if you want to go to those plans, um,

435

00:22:00.055 --> 00:22:04.745

but they are respectively, um,

436

00:22:05.105 --> 00:22:09.825

a PP 0 2 7, um, 4 13 4

437

00:22:09.885 --> 00:22:11.145

and 4 13 5.

438

00:22:12.005 --> 00:22:16.735

Um, that article six specifically

439

00:22:16.835 --> 00:22:18.295

refers to the relevant section.

440

00:22:18.555 --> 00:22:21.495

So I'm assuming that those are the design plans

441

00:22:21.555 --> 00:22:23.295

to be taken into account at this point,

442

00:22:26.405 --> 00:22:28.345

and those demonstrate that the top of the

443

00:22:29.185 --> 00:22:32.555

outfall structure is intended to be 4.3 meters a OD.

444

00:22:33.295 --> 00:22:38.095

Um, so that itself is a slight difference, 200 millimeters

445

00:22:38.095 --> 00:22:41.455  
between the two, um, sets of information.

446

00:22:41.595 --> 00:22:44.855  
One is the design sections and one is the, um,

447

00:22:46.415 --> 00:22:49.515  
and the other is the Schedule 14, part 21.

448

00:22:50.795 --> 00:22:52.755  
I think our concern Sarah, has been that

449

00:22:54.325 --> 00:22:58.225  
the finished level needs to be at the present ground level,

450

00:22:58.285 --> 00:22:59.665  
and I'm sure that's the intention.

451

00:23:00.565 --> 00:23:03.065  
Um, all the design drawings and,

452

00:23:03.165 --> 00:23:06.175  
and the design drawings don't actually

453

00:23:06.205 --> 00:23:07.375  
show finished ground levels.

454

00:23:07.405 --> 00:23:08.855  
They show all the other parameters.

455

00:23:09.315 --> 00:23:14.095  
Um, and clearly there will be a few millimeters

456

00:23:14.095 --> 00:23:15.935  
of difference in heights running along there,

457

00:23:15.955 --> 00:23:20.095  
but presumably the, the, the primary design

458

00:23:20.095 --> 00:23:23.335

of the outfall is intended to match, to match

459

00:23:23.335 --> 00:23:24.815

to the river levels, um,

460

00:23:25.035 --> 00:23:27.215

and the river levels will be horizontal at that point,

461

00:23:27.755 --> 00:23:32.615

and the drawings will show horizontal level structures

462

00:23:32.615 --> 00:23:35.775

of the sheep piles and the, and the outfall structure.

463

00:23:36.675 --> 00:23:40.495

So I would've thought that probably what needs to be done is

464

00:23:40.495 --> 00:23:44.695

for the, for the schedule 14 parameters to be, if, if,

465

00:23:45.555 --> 00:23:49.215

if the Schedule 14 parameters are, if zero meters

466

00:23:49.215 --> 00:23:52.175

above finished ground level is what we're trying to achieve,

467

00:23:52.285 --> 00:23:55.655

that should be the overriding parameter, not, um,

468

00:23:57.265 --> 00:23:58.285

not the a OD.

469

00:23:59.105 --> 00:24:00.845

And there is this dis difference between

470

00:24:00.845 --> 00:24:03.485

that which is shown on the drawings at 4.3 meters,

471

00:24:03.985 --> 00:24:06.205

and that which is shown on the, um,

472

00:24:06.385 --> 00:24:08.485  
in the parameters is 4.5 meters.

473

00:24:09.425 --> 00:24:12.445  
And within all of that, they've asked for a 0.5 meter

474

00:24:14.425 --> 00:24:17.715  
variation or, um, deviation in the article.

475

00:24:18.215 --> 00:24:19.875  
I'm sure these can be tidied up, sir.

476

00:24:20.785 --> 00:24:22.195  
Okay. It is a, a visual thing

477

00:24:22.195 --> 00:24:24.915  
or a footpath, the footpath that you are concerned about?

478

00:24:25.025 --> 00:24:27.675  
Well, our primary concern is, is visual.

479

00:24:28.035 --> 00:24:29.995  
I think in this instance that it needs to,

480

00:24:30.615 --> 00:24:32.515  
to be no higher than, um,

481

00:24:35.035 --> 00:24:37.295  
the appearance of the rest of the, the riverbank,

482

00:24:37.395 --> 00:24:38.375  
for example, when viewed

483

00:24:38.375 --> 00:24:39.495  
from the opposite side of the river.

484

00:24:40.365 --> 00:24:42.775  
Also, there shouldn't be any sort of step up

485

00:24:42.875 --> 00:24:45.015

for the footpath as it crosses over the top

486

00:24:45.015 --> 00:24:46.415

of the, the structures.

487

00:24:46.795 --> 00:24:50.295

Um, and since the structures are to have probably six

488

00:24:50.295 --> 00:24:51.455

to eight inches of grass

489

00:24:51.595 --> 00:24:54.575

and soil on them to prevent it, you know,

490

00:24:54.575 --> 00:24:57.415

being a concrete structure that you have to walk over, um,

491

00:24:58.035 --> 00:25:01.745

we need to somehow establish that, that

492

00:25:02.215 --> 00:25:06.945

that will be at or very close to the existing ground level.

493

00:25:07.185 --> 00:25:10.025

I mean, clearly a few millimeters either way is,

494

00:25:10.045 --> 00:25:11.385

is is neither here nor there,

495

00:25:11.445 --> 00:25:15.665

but the prospect of an 18 inch step up is,

496

00:25:15.685 --> 00:25:17.225

is clearly not acceptable, sir.

497

00:25:18.575 --> 00:25:20.945

Okay. The applicant said that it would be graded

498

00:25:21.245 --> 00:25:22.705

so there wouldn't be a step up.

499

00:25:23.165 --> 00:25:28.045

Um, if, if it were to be graded, then would

500

00:25:28.045 --> 00:25:29.525

that, that would alleviate your concern?

501

00:25:30.035 --> 00:25:31.565

Well, it, it, it will if a,

502

00:25:32.265 --> 00:25:34.045

we we're talking about a matter of a couple

503

00:25:34.045 --> 00:25:36.165

of hundred millimeters, and I think if we're talking about

504

00:25:37.645 --> 00:25:41.405

a lump in effect over the top of the, the outfall pipe

505

00:25:41.425 --> 00:25:45.545

that's up to 18 inches above the, the riverbank level,

506

00:25:45.575 --> 00:25:49.015

that will be a significant visual intrusion

507

00:25:49.275 --> 00:25:51.325

and a natural feature.

508

00:25:51.945 --> 00:25:54.845

Um, it's clearly feasible to,

509

00:25:56.275 --> 00:25:58.405

to make it virtually flat

510

00:25:58.405 --> 00:26:00.405

because obviously what matters is that the, the,

511

00:26:01.345 --> 00:26:03.085

the outfall sheet piles

512

00:26:03.085 --> 00:26:05.765

and the concrete structure as it meets the river are,

513

00:26:05.905 --> 00:26:07.005

are at riverbank level.

514

00:26:07.145 --> 00:26:10.445

And beneath that, there will be, the pipes will cross

515

00:26:10.445 --> 00:26:12.085

underneath the, the path

516

00:26:12.185 --> 00:26:13.445

and clearly there will be a bit

517

00:26:13.445 --> 00:26:14.565

more clearance at that point.

518

00:26:15.065 --> 00:26:17.535

Um, so it ought to be possible,

519

00:26:17.875 --> 00:26:20.535

but it's not clearly specified as it stands, sir,

520

00:26:20.655 --> 00:26:23.975

I don't think in, in, in sch probably in schedule 14,

521

00:26:24.075 --> 00:26:27.375

that's the, the, the most un unhelpful,

522

00:26:27.555 --> 00:26:28.855

um, part of the document.

523

00:26:30.365 --> 00:26:31.895

Okay. Could it, on the design plans,

524

00:26:31.955 --> 00:26:35.135

it suggests the footpath is to the, the right of the

525

00:26:35.855 --> 00:26:37.415

structure anyway, so it doesn't appear to be

526

00:26:38.175 --> 00:26:39.335  
particularly affected.

527

00:26:39.795 --> 00:26:41.615  
Um, could you just comment on that, please?

528

00:26:41.615 --> 00:26:42.815  
Yeah. Yes, thank you, sir. Paul May

529

00:26:42.815 --> 00:26:44.685  
For the applicant, yes, that's also my understanding

530

00:26:44.685 --> 00:26:46.725  
that the, the, the footpath itself is not, is,

531

00:26:46.785 --> 00:26:47.925  
is not directly affected

532

00:26:47.985 --> 00:26:51.475  
and would essentially a run, run, uh, uh, uh,

533

00:26:51.475 --> 00:26:52.875  
around the back of the outfall.

534

00:26:53.375 --> 00:26:56.235  
Um, in, in terms of the other comments that, that,

535

00:26:56.235 --> 00:26:59.155  
that have been made there, um, I'd, I'd refer you to the,

536

00:26:59.535 --> 00:27:04.315  
uh, updated chapter of ES with chapter 15, which was,

537

00:27:04.735 --> 00:27:09.565  
um, uh, submitted I think, uh, library document rep

538

00:27:09.745 --> 00:27:13.965  
for 0 3 2, uh, which looked at the, the, the, the,

539

00:27:13.985 --> 00:27:16.925



the variation in heightened concluded that the conclusions

540

00:27:16.925 --> 00:27:19.485

of the assessment wouldn't change as a result.

541

00:27:19.985 --> 00:27:24.005

And as far as sort of matters of, of, of, of gradient

542

00:27:24.005 --> 00:27:26.685

and landscape treatment, of course, uh, uh, those,

543

00:27:26.735 --> 00:27:29.325

those are matters of, of essentially detailed design

544

00:27:30.005 --> 00:27:32.845

approval of which is secured under, uh, requirement seven.

545

00:27:34.995 --> 00:27:37.325

Okay, thanks. But in terms of what you need to,

546

00:27:37.505 --> 00:27:41.735

to build this, you, you need that if 500 mil,

547

00:27:42.435 --> 00:27:45.335

you can reduce it, say north 0.2 meters.

548

00:27:46.715 --> 00:27:48.215

Yes, sir. We did. We, we did look at

549

00:27:48.215 --> 00:27:51.375

that when we proposed the reduction from two meters down to,

550

00:27:51.555 --> 00:27:54.135

uh, down to North 0.5 and, and that's what we need.

551

00:27:55.825 --> 00:27:57.875

Okay. Um, yes, please.

552

00:27:59.955 --> 00:28:03.325

Charles Jones, could I just ask if the flood risk

553

00:28:03.325 --> 00:28:05.925

assessment takes into account this solid structure being

554

00:28:05.925 --> 00:28:08.125

half a meter higher than it's was shown

555

00:28:08.125 --> 00:28:09.165

on the drawings at the present?

556

00:28:09.475 --> 00:28:11.325

Obviously from F'S point of view,

557

00:28:11.665 --> 00:28:15.125

the backwater effects up into residences fronting onto the

558

00:28:15.125 --> 00:28:17.525

river are significant and there would be erosion on the

559

00:28:17.525 --> 00:28:19.365

other side if it does interfere with the,

560

00:28:19.585 --> 00:28:21.405

the, the through flow. Thank you.

561

00:28:21.895 --> 00:28:23.245

Thank you. That may be a matter we

562

00:28:23.275 --> 00:28:24.285

have to come on to later.

563

00:28:28.895 --> 00:28:30.955

Uh, thank you, sir. If we could pick up that later,

564

00:28:30.955 --> 00:28:32.075

because then we'll have the right

565

00:28:32.075 --> 00:28:33.195

people in the right places.

566

00:28:35.295 --> 00:28:39.085

Yes, Mrs. Cotton, I just wanted to ask the, the,

567

00:28:39.085 --> 00:28:41.765

the question, is it going to be less discreet than the

568

00:28:41.835 --> 00:28:44.045

outfall, which is currently there on the other bank,

569

00:28:44.055 --> 00:28:46.445

which is, I would use the word discreet.

570

00:28:46.745 --> 00:28:47.845

You, you, you, you.

571

00:28:47.955 --> 00:28:50.125

It's very hard to actually see it apart from when

572

00:28:50.255 --> 00:28:51.405

water is pouring out of it.

573

00:28:54.945 --> 00:28:57.885

Uh, my next, if the applicant, just one point note that I,

574

00:28:57.905 --> 00:28:59.285

uh, didn't mention earlier.

575

00:29:00.365 --> 00:29:04.185

If, if you see, uh, cross section on, um, 4.3

576

00:29:05.105 --> 00:29:07.025

0.5, we are actually tying in

577

00:29:07.025 --> 00:29:08.145

with an existing sheet piling wall

578

00:29:08.175 --> 00:29:11.785

that protects the abutment, um, for the a 14 over bridge.

579

00:29:12.485 --> 00:29:15.225

Um, so we're actually tying in to a, a,

580

00:29:15.585 --> 00:29:18.065

a similar structure next adjacent to it.

581

00:29:18.165 --> 00:29:21.085

Um, so the, the levels will be aligned with that.

582

00:29:21.595 --> 00:29:25.045

Primarily the sheet piles are also doing a, a function

583

00:29:25.045 --> 00:29:27.405

of protecting, um, bank erosion.

584

00:29:27.785 --> 00:29:31.565

So the outflow structure itself is not the only, uh, element

585

00:29:31.585 --> 00:29:32.805

of, of installation there.

586

00:29:33.065 --> 00:29:34.085

We have the outflow structure

587

00:29:34.185 --> 00:29:36.565

and also the, the sheet piles to protect bank erosion.

588

00:29:36.825 --> 00:29:38.845

If they're set too low, they, they, they won't do their job.

589

00:29:40.715 --> 00:29:44.265

Okay, thank you. Um, yes, please.

590

00:29:44.925 --> 00:29:48.905

Yes, sir. I'm sorry to be unhelpful about this, sir,

591

00:29:48.905 --> 00:29:52.225

but it isn't helpful to find that the plans which Mr.

592

00:29:52.325 --> 00:29:54.865

Dexter is referring to those sections, um,

593

00:29:55.215 --> 00:29:57.985

very clearly show the footpath running along the river

594

00:29:58.845 --> 00:30:00.585  
across the top of the outfall.

595

00:30:01.005 --> 00:30:02.545  
Um, they don't show the footpath

596

00:30:02.845 --> 00:30:04.065  
set back from the riverbank.

597

00:30:04.525 --> 00:30:06.225  
Um, and these are the sort of things

598

00:30:06.225 --> 00:30:07.905  
that are really quite unsatisfactory.

599

00:30:07.905 --> 00:30:10.425  
There's also a visualization, which you will have seen,

600

00:30:10.525 --> 00:30:13.905  
so I think it's been reproduced again in the design code,

601

00:30:14.195 --> 00:30:17.945  
which shows very clearly a, a person standing on a path

602

00:30:18.015 --> 00:30:21.385  
with the, the sheet pile wall immediately to their left.

603

00:30:21.725 --> 00:30:24.305  
Um, and the path is very clearly shown.

604

00:30:24.305 --> 00:30:26.665  
It's running along the top back of that wall.

605

00:30:33.965 --> 00:30:36.045  
I think it's on four point 13.4.

606

00:30:36.225 --> 00:30:39.615  
It shows the footpath just to the right

607

00:30:39.615 --> 00:30:41.335  
of the structure on the cross section.

608

00:30:48.005 --> 00:30:52.215  
Yeah, so it, it, there's a, the section, the section

609

00:30:52.275 --> 00:30:53.895  
and the key plan don't match up

610

00:30:53.895 --> 00:30:56.535  
because on this key plan plan it shows the path

611

00:30:56.535 --> 00:30:57.815  
that's very clearly running straight

612

00:30:57.815 --> 00:30:58.935  
across the top of the structure.

613

00:30:59.515 --> 00:31:04.385  
Um, yes, it, it does appear on the, um, on the cross section

614

00:31:04.405 --> 00:31:07.185  
as though the path has been in that point moved back,

615

00:31:07.685 --> 00:31:09.145  
in which case the visualization

616

00:31:09.365 --> 00:31:12.225  
that's been widely published is, is, is wrong.

617

00:31:12.725 --> 00:31:15.385  
Um, and there will be an area of grass

618

00:31:15.485 --> 00:31:17.065  
or concrete between the path

619

00:31:17.085 --> 00:31:19.705  
and the river, um, several meters in width.

620

00:31:20.045 --> 00:31:24.975

So my, my understanding is that on four point 13.3,

621

00:31:25.075 --> 00:31:27.295

the dotted line isn't, is not the footpath.

622

00:31:28.075 --> 00:31:29.075

That's something else.

623

00:31:32.905 --> 00:31:35.525

Yes, sir. I, i, I was drawing your attention.

624

00:31:35.625 --> 00:31:37.565

If you go to four point 13.4

625

00:31:38.305 --> 00:31:40.365

and you look at the key plan on the right hand side

626

00:31:40.365 --> 00:31:42.165

of the page, you will see that

627

00:31:42.165 --> 00:31:45.845

that has the word path very clearly delineated along the

628

00:31:45.845 --> 00:31:49.165

river bank, straight across the top of the, um,

629

00:31:50.025 --> 00:31:51.085

the outfall structure.

630

00:31:51.315 --> 00:31:53.085

Yeah, that's not necessarily the footpath.

631

00:31:53.225 --> 00:31:54.685

The designated footpath though

632

00:31:56.835 --> 00:31:57.835

Says path.

633

00:31:57.905 --> 00:31:59.275

Um, yeah,

634

00:31:59.465 --> 00:32:01.955

Because when we walked, we walked along the path

635

00:32:01.975 --> 00:32:03.515

and it wasn't, it didn't appear to be

636

00:32:05.245 --> 00:32:07.215

that close to the riverbank.

637

00:32:07.575 --> 00:32:10.215

I think the key point, Sarah, is, is yes, that

638

00:32:10.685 --> 00:32:13.015

that may have been just a, a marking from a,

639

00:32:13.115 --> 00:32:15.975

an underlying set of ordinance survey data

640

00:32:16.035 --> 00:32:17.655

or something that was used for that drawing.

641

00:32:18.155 --> 00:32:21.895

Um, but we've also certainly got in the design code,

642

00:32:21.915 --> 00:32:24.335

for example, this visualization, which shows

643

00:32:24.335 --> 00:32:27.575

that path running along the, the river bank, um,

644

00:32:28.185 --> 00:32:30.735

right at the edge running immediately

645

00:32:30.735 --> 00:32:32.495

behind the, the sheet pile wall.

646

00:32:32.915 --> 00:32:34.295

Um, it would be helpful if

647

00:32:34.295 --> 00:32:37.175



that illustration was withdrawn, if it's not correct.

648

00:32:37.835 --> 00:32:39.325

Um, and also be helpful.

649

00:32:39.825 --> 00:32:42.375

Um, well, that would certainly be helpful.

650

00:32:42.595 --> 00:32:46.415

So I, I disagree in practical terms

651

00:32:46.445 --> 00:32:49.255

that they need a 0.5 meter uplift,

652

00:32:49.275 --> 00:32:52.135

but clearly you've heard from the applicant and they do, um,

653

00:32:52.315 --> 00:32:55.735

and I can't, I can't prove that they can manage with less,

654

00:32:55.835 --> 00:32:57.215

but common sense suggests

655

00:32:57.215 --> 00:32:59.255

that 200 millimeters would be sufficient.

656

00:33:00.925 --> 00:33:03.295

Okay, thank you. Before we move on, we'd like to, uh,

657

00:33:03.365 --> 00:33:04.535

have a final say on that.

658

00:33:05.205 --> 00:33:06.615

Yeah, Mike Doff and the applicant,

659

00:33:06.635 --> 00:33:07.775

the visualization we've,

660

00:33:07.775 --> 00:33:09.935

we've got in the design code is from the opposite bank.

661

00:33:09.935 --> 00:33:13.695

Looking at the outfall, I'm not sure, um, where Mr.

662

00:33:13.755 --> 00:33:17.215

Gil is referring to with regards to a, a pedestrian on,

663

00:33:17.295 --> 00:33:20.055

on top of the outfall, but when we don't believe we

664

00:33:20.055 --> 00:33:21.135

have that, um, shown.

665

00:33:22.565 --> 00:33:26.395

Okay, thank you. Um, in that case, we'll move on

666

00:33:26.395 --> 00:33:30.095

to article 44 and rights on the River cam matters.

667

00:33:30.875 --> 00:33:33.225

Um, the conservators

668

00:33:33.245 --> 00:33:37.785

of the river cam in rep 4 0 9 9 appear

669

00:33:37.785 --> 00:33:40.425

to suggest that Article 44 1

670

00:33:40.425 --> 00:33:43.815

and two should apply just during construction

671

00:33:44.635 --> 00:33:47.855

and the article 44 3 to be more general in nature,

672

00:33:48.425 --> 00:33:51.655

which should appear to then cover the operational period,

673

00:33:52.035 --> 00:33:53.535

um, and for maintenance purposes.

674

00:33:55.115 --> 00:33:57.515

Um, first of all, just like

675

00:33:57.515 --> 00:33:58.875

to understand has there been any progression

676

00:33:58.875 --> 00:34:01.955

between the applicant and the conservators on the wording

677

00:34:01.955 --> 00:34:03.315

of this particular requirement?

678

00:34:04.795 --> 00:34:06.855

Uh, I'll start with the applicant please. Mr. May.

679

00:34:07.555 --> 00:34:08.895

Uh, Thank you, sir.

680

00:34:08.895 --> 00:34:11.175

Discuss discussions have been ongoing

681

00:34:11.435 --> 00:34:14.735

and indeed, um, uh, there's an outstanding arrangement

682

00:34:14.835 --> 00:34:17.615

for a meeting to discuss, um, uh, these,

683

00:34:17.745 --> 00:34:19.055

these, these provisions.

684

00:34:19.635 --> 00:34:22.495

Uh, further, um, it, it,

685

00:34:22.555 --> 00:34:25.015

it might be worth me just taking a couple of minutes

686

00:34:25.075 --> 00:34:27.615

to explain articles 44 1

687

00:34:27.615 --> 00:34:30.935

and two, um, to set out what they're trying to achieve

688

00:34:30.995 --> 00:34:35.495

as distinct from um, article 44 3.

689

00:34:36.475 --> 00:34:40.335

Um, and, and also to note that the provisions

690

00:34:40.335 --> 00:34:41.695

of Article 44

691

00:34:41.715 --> 00:34:44.175

and their operation need to be read in conjunction

692

00:34:44.285 --> 00:34:46.575

with the proposed protective provisions in favor

693

00:34:46.595 --> 00:34:50.695

of the conservancy, which give, um, uh, which sort

694

00:34:50.695 --> 00:34:53.215

of set out further details to be provided to them

695

00:34:53.275 --> 00:34:54.295

and approvals and,

696

00:34:54.315 --> 00:34:56.855

and consultation that needs to be sought prior

697

00:34:56.855 --> 00:35:00.855

to the exercise of the powers in, in, um, article 44.

698

00:35:01.955 --> 00:35:06.895

So, um, uh, to, to, to separate out, um, articles 44 1

699

00:35:06.895 --> 00:35:11.455

and 44 2, what, what these are essentially, uh,

700

00:35:11.775 --> 00:35:14.575

a, a pre-authorization, um,

701

00:35:14.765 --> 00:35:18.175

that the applicant is seeking in order to interfere with,

702

00:35:18.325 --> 00:35:19.695

with rights of navigation

703

00:35:19.695 --> 00:35:21.655

and other rights on, on the river cam.

704

00:35:22.115 --> 00:35:25.175

So I'll start with, um, article 44 2

705

00:35:25.375 --> 00:35:28.975

'cause that's, um, perhaps the, uh, the easier place

706

00:35:28.975 --> 00:35:32.935

to start, which relates to the permanent extinguishment of,

707

00:35:33.155 --> 00:35:34.615

uh, of those rights.

708

00:35:35.155 --> 00:35:38.925

And this, this effectively relates to, uh, a,

709

00:35:39.085 --> 00:35:42.325

a relatively small, uh, strip of land,

710

00:35:42.775 --> 00:35:46.245

which is shown on the land plans numbered plot 19 a.

711

00:35:46.665 --> 00:35:48.725

And you, you may recall that that was a change

712

00:35:48.725 --> 00:35:51.485

that the applicant introduced to, to clarify what that area

713

00:35:51.545 --> 00:35:54.525

of permanent acquisition, uh, would be, which

714

00:35:55.145 --> 00:35:57.605

It was reducing size from half of the river

715

00:35:57.625 --> 00:35:58.725  
to Exactly, yeah.

716

00:35:58.725 --> 00:35:59.925  
Okay. Exactly. And,

717

00:35:59.945 --> 00:36:02.205  
and that covers actually what will be the permanent,

718

00:36:02.345 --> 00:36:05.005  
the extent of the permanent structure within,

719

00:36:05.105 --> 00:36:06.325  
within the river cam.

720

00:36:06.465 --> 00:36:09.885  
So physically it will not be able to, um,

721

00:36:10.345 --> 00:36:13.845  
it will not be possible to navigate along that section

722

00:36:14.385 --> 00:36:17.245  
of the can because there will be something in the way, um,

723

00:36:17.315 --> 00:36:21.965  
effectively, and that is why, um, article 44 2 seeks,

724

00:36:22.305 --> 00:36:23.765  
uh, to, uh,

725

00:36:23.765 --> 00:36:27.445  
permanently extinguish those rights over the section of land

726

00:36:27.445 --> 00:36:31.805  
that is ultimately acquired permanently for, uh, uh, for

727

00:36:31.805 --> 00:36:32.925  
that outfall structure.

728

00:36:34.085 --> 00:36:36.095

Okay. And just remind us what the physical thing

729

00:36:36.125 --> 00:36:38.495

that would be in the way of navigation would be? Um,

730

00:36:38.595 --> 00:36:39.935

It, well, I think it's effectively

731

00:36:39.935 --> 00:36:41.295

what you're seeing almost in Mr.

732

00:36:41.415 --> 00:36:44.095

Dexter's visualization on, on the other bank.

733

00:36:44.155 --> 00:36:48.975

So a relatively small sort of concrete structure in terms

734

00:36:48.975 --> 00:36:51.525

of the, its, its the extent

735

00:36:51.645 --> 00:36:53.725

to which it extends into, into the river

736

00:36:57.975 --> 00:37:01.395

And the stuff on the river bed as well.

737

00:37:03.165 --> 00:37:05.665

Uh, there is, but I, is it my understanding that

738

00:37:05.665 --> 00:37:08.745

that won't interfere, that won't interfere on a permanent

739

00:37:08.745 --> 00:37:11.025

basis with any, any navigation activity.

740

00:37:16.265 --> 00:37:16.485

Um,

741

00:37:16.835 --> 00:37:17.835

Okay. Just looking at the

742

00:37:17.835 --> 00:37:19.045

design plans, again,

743

00:37:19.545 --> 00:37:22.285

all the structure appears to be outside of the river.

744

00:37:31.485 --> 00:37:35.875

If you could just clarify that, for example, on the key plan

745

00:37:47.735 --> 00:37:49.315

on four point 13.4.

746

00:37:49.615 --> 00:37:51.115

Yes. That's what I'm, I'm looking at.

747

00:37:51.115 --> 00:37:52.835

So I dunno whether Mr. Dexter is able

748

00:37:52.855 --> 00:37:54.955

to potentially explain further,

749

00:37:55.095 --> 00:37:58.455

but if you, if we look at the, um,

750

00:37:59.275 --> 00:38:02.215

Or four point 13.3 shows it in a larger, larger scale.

751

00:38:02.715 --> 00:38:04.855

Yes, I think, but the section I think you're looking at on

752

00:38:04.955 --> 00:38:09.325

yes, 4 13 4, um, does appear to have, uh,

753

00:38:09.325 --> 00:38:13.325

that certainly the, uh, the, the lower section does appear

754

00:38:13.325 --> 00:38:16.165

to have a section that, that enters into,

755

00:38:17.145 --> 00:38:18.885



enters into the, to the line of the river.

756

00:38:21.245 --> 00:38:23.255

Yeah, we we're broadly talking about the,

757

00:38:23.275 --> 00:38:24.535

the sheet pile element that,

758

00:38:24.535 --> 00:38:26.735

that the encroach is marginally into the river, but

759

00:38:26.735 --> 00:38:28.975

nonetheless it does margining encroach,

760

00:38:29.155 --> 00:38:30.295

you're exactly correct.

761

00:38:30.325 --> 00:38:32.695

With regards to the scour protection, it's,

762

00:38:32.695 --> 00:38:35.325

it's slightly lower than the, the current river bed,

763

00:38:35.505 --> 00:38:37.525

so there will be no navigation impact,

764

00:38:37.585 --> 00:38:38.605

but with regards

765

00:38:38.605 --> 00:38:40.725

to impact into the encroachment into the river,

766

00:38:40.725 --> 00:38:43.885

the sheep piles, both sides do marginally, but do.

767

00:38:45.275 --> 00:38:47.485

Okay, thank you. Can I just ask the conservative if that's

768

00:38:47.485 --> 00:38:48.565

how they understand this as well,

769

00:38:48.565 --> 00:38:52.525

and that's the reason, um, that the applicant seeking powers

770

00:38:52.525 --> 00:38:53.965

of compulsory acquisition over plot?

771

00:38:54.245 --> 00:38:55.245

19 A,

772

00:38:57.215 --> 00:38:58.595

Uh, good morning, sir.

773

00:38:59.775 --> 00:39:04.195

Um, we have been engaged in this conversation on this matter

774

00:39:04.935 --> 00:39:07.115

for a number of weeks,

775

00:39:07.935 --> 00:39:12.075

and we only received a response specific to this,

776

00:39:12.975 --> 00:39:16.915

um, which highlighted that they were referring solely

777

00:39:17.535 --> 00:39:20.835

to the constructed physical, um,

778

00:39:22.535 --> 00:39:26.145

intrusion, potential intrusion into the river yesterday.

779

00:39:26.845 --> 00:39:30.425

So we, we potentially have no

780

00:39:31.135 --> 00:39:34.745

ongoing issue if it's just simply related to the structure,

781

00:39:34.885 --> 00:39:36.265

it was our understanding

782

00:39:36.375 --> 00:39:39.145

that there would be no noticeable obstruction

783

00:39:39.165 --> 00:39:41.625  
to navigation coming from the bank.

784

00:39:42.165 --> 00:39:45.385  
And, um, as far as the structure was concerned,

785

00:39:45.595 --> 00:39:48.545  
which would obviously mitigate any dangers

786

00:39:48.545 --> 00:39:51.705  
to any boats traveling, um, to and from.

787

00:39:51.845 --> 00:39:55.465  
So we've really, we've, we have persisted in trying

788

00:39:55.465 --> 00:39:58.185  
to rationalize and understand this,

789

00:39:58.455 --> 00:40:01.945  
this fact why the permanent extinguishment is required.

790

00:40:02.445 --> 00:40:05.945  
And we obviously are not foolish enough to believe that, um,

791

00:40:05.945 --> 00:40:10.385  
having a physical, uh, uh, OB object in the river, um,

792

00:40:10.925 --> 00:40:13.625  
we would persist in requiring navigation rights.

793

00:40:14.005 --> 00:40:18.425  
Um, it was just that there is a slight, we, we have asked

794

00:40:18.485 --> 00:40:23.255  
for, for clarification to a certain extent, we will go back

795

00:40:23.635 --> 00:40:27.855  
and, um, make sure that our understanding of any, um,

796

00:40:28.875 --> 00:40:32.375

any intrusion into the river, if it is, you know,

797

00:40:32.485 --> 00:40:36.335

insignificant as far as any bank would be then,

798

00:40:36.725 --> 00:40:40.215

then the actual navigation is not the issue.

799

00:40:40.355 --> 00:40:43.375

So it is just that, obviously as a, an organization

800

00:40:43.375 --> 00:40:46.895

where we are very limited in getting our funding from, um,

801

00:40:48.005 --> 00:40:50.255

from non, we don't have any subsidy.

802

00:40:50.515 --> 00:40:53.695

The only fees we can charge are for landowners who come in

803

00:40:53.695 --> 00:40:56.735

and, um, maintain the navigate, uh, who want

804

00:40:56.735 --> 00:40:57.735

to maintain their land.

805

00:40:57.995 --> 00:41:02.135

Um, along the navigation, we charge, uh, colleges

806

00:41:02.315 --> 00:41:06.495

and, um, other appearing owners, um, to, um,

807

00:41:07.165 --> 00:41:10.735

make projects and, um, and carry out works along the river.

808

00:41:11.155 --> 00:41:15.335

If they completely suspend, uh, the act in that area, it

809

00:41:15.335 --> 00:41:17.735

with, it withdraws our opportunity to do that.

810

00:41:17.795 --> 00:41:20.735

So we have a, a legitimate concern as to exactly

811

00:41:20.735 --> 00:41:21.855

what they're referring to,

812

00:41:22.515 --> 00:41:25.895

and it seems that we are getting there in understanding it.

813

00:41:26.315 --> 00:41:28.975

Um, and the further down this process we are going,

814

00:41:29.355 --> 00:41:32.255

we are actually getting more clarity from Ang

815

00:41:32.255 --> 00:41:34.925

and Water Ex to exactly what they're referring to.

816

00:41:34.945 --> 00:41:38.685

And in this instance I take it, they are just referring

817

00:41:38.685 --> 00:41:42.645

to the structure of the outflow pipe that they're,

818

00:41:42.645 --> 00:41:43.845

they're putting into that

819

00:41:44.555 --> 00:41:47.645

area which may protrude fractionally, um,

820

00:41:47.945 --> 00:41:51.245

but not materially into the river and effect navigation.

821

00:41:53.895 --> 00:41:54.905

Okay, thank you. So you are,

822

00:41:55.245 --> 00:41:57.105

are you fairly confident you'll reach an agreement

823

00:41:57.135 --> 00:41:59.385  
with the applicant, um, over the next,

824

00:42:00.435 --> 00:42:01.755  
I dunno, couple of weeks maybe?

825

00:42:02.925 --> 00:42:05.545  
Um, I think, I think we'll reach an understanding

826

00:42:05.545 --> 00:42:06.905  
whether we reach an agreement.

827

00:42:07.265 --> 00:42:08.345  
I think we'll be largely

828

00:42:08.445 --> 00:42:10.985  
to do whether we are satisfied the information that's

829

00:42:11.225 --> 00:42:14.385  
provided to us from Anglican water is clear, um,

830

00:42:14.645 --> 00:42:17.945  
and doesn't feel ob that it's obfuscating something else.

831

00:42:18.165 --> 00:42:22.665  
And at the moment we feel that we've, that we've,

832

00:42:23.455 --> 00:42:26.315  
in answer asking this question, we've not received

833

00:42:26.525 --> 00:42:29.915  
until this point an actual definition of

834

00:42:30.105 --> 00:42:31.835  
what it is they want, you know,

835

00:42:31.855 --> 00:42:35.235  
and why they want, um, this, this,

836

00:42:35.335 --> 00:42:36.915

um, um, item in.

837

00:42:37.335 --> 00:42:40.435

So we will, we, we've asked our legal advisors to engage

838

00:42:40.435 --> 00:42:42.915

with their legal advisors, make sure

839

00:42:42.915 --> 00:42:44.755

that this is exactly what they mean.

840

00:42:46.385 --> 00:42:48.475

Okay. And I understand that's, you say that's going

841

00:42:48.475 --> 00:42:51.275

to be happening, um, in an upcoming meeting,

842

00:42:51.415 --> 00:42:54.835

but could I just, um, if the suggested wording

843

00:42:54.835 --> 00:42:57.795

that the conservators are suggesting for Article 44 2

844

00:42:59.415 --> 00:43:03.565

that would run contrary, I guess to the land plans,

845

00:43:03.565 --> 00:43:04.765

because that would not allow then

846

00:43:04.785 --> 00:43:08.685

for any compulsory acquisition of freehold over

847

00:43:08.685 --> 00:43:10.485

that particular part of the river.

848

00:43:11.935 --> 00:43:13.275

Is that how you understand it as well?

849

00:43:13.385 --> 00:43:14.435

Well, yes, quite so sorry.

850

00:43:14.435 --> 00:43:17.075

And it would actually take away the purpose of Article 44 2,

851

00:43:17.075 --> 00:43:18.755

which is permanent acquisition in,

852

00:43:18.855 --> 00:43:20.955

in conjunction with operation.

853

00:43:24.415 --> 00:43:26.425

Yeah, I understand that. Okay. Thank you.

854

00:43:28.245 --> 00:43:30.345

Um, did you want to say anything finally

855

00:43:30.365 --> 00:43:32.425

before we move on on that?

856

00:43:32.425 --> 00:43:33.745

Just thought that particular matter,

857

00:43:34.555 --> 00:43:37.295

Uh, not, not in relation to Article 44 2, sir,

858

00:43:37.335 --> 00:43:38.895

I can move on to Article 44 1.

859

00:43:39.115 --> 00:43:43.855

Yes, please. Um, uh, yes.

860

00:43:44.045 --> 00:43:48.225

Okay. If you could just wait

861

00:43:48.225 --> 00:43:50.425

for the roving microphone, please. I'm

862

00:43:50.945 --> 00:43:52.505

Tony Booz from French of the River cam.

863

00:43:52.625 --> 00:43:55.825



I mean, when people talk about, um, a marginal, uh,

864

00:43:55.975 --> 00:43:59.745

incursion in the river of the concrete structure, you know,

865

00:44:00.025 --> 00:44:01.625

marginal can mean anything.

866

00:44:02.585 --> 00:44:05.455

Could you, I would like to hear it specified in terms

867

00:44:05.475 --> 00:44:07.175

of millimeters, centimeters.

868

00:44:07.915 --> 00:44:08.935

Um, that's one thing.

869

00:44:09.075 --> 00:44:10.535

The other is that, um,

870

00:44:12.375 --> 00:44:14.595

we obviously operate a very different view of rights

871

00:44:15.255 --> 00:44:17.235

in friends of the River can than some others.

872

00:44:17.415 --> 00:44:19.555

You actually can't take away rights.

873

00:44:20.875 --> 00:44:24.655

The river has rights by virtue of its existence, uh,

874

00:44:25.055 --> 00:44:26.095

a as a as a river.

875

00:44:26.335 --> 00:44:27.855

I just would like people to be mindful of that.

876

00:44:27.955 --> 00:44:31.755

So although, um, uh,

877

00:44:32.115 --> 00:44:36.995

anglin water may think that they're acquiring rights, you,

878

00:44:37.015 --> 00:44:38.835

you don't acquire rights in that way?

879

00:44:39.535 --> 00:44:40.955

Not from our, our point of view.

880

00:44:41.255 --> 00:44:44.235

So already constraining the banks of the river is,

881

00:44:44.295 --> 00:44:47.465

is an infringement on the rights of the river. Thank you.

882

00:44:48.215 --> 00:44:50.745

Okay, thank you. I guess to what degree that would be

883

00:44:51.325 --> 00:44:55.425

is a decision, well, is a judgment that we, as the Xa would,

884

00:44:55.435 --> 00:44:57.065

would have to make on that, but yes.

885

00:45:01.905 --> 00:45:04.875

Okay. I mean, there are plans which show the extent

886

00:45:04.875 --> 00:45:07.675

of the outfall structure in comparison to the river,

887

00:45:07.695 --> 00:45:09.915

and maybe the applicant can direct you

888

00:45:09.915 --> 00:45:11.355

to those, uh, during the break,

889

00:45:16.745 --> 00:45:19.205

Say how many millimeters, how many centimeters, presu,

890

00:45:19.205 --> 00:45:21.645

presumably they're much more aware of the nature

891

00:45:21.665 --> 00:45:23.125  
of those plans and precisely

892

00:45:23.125 --> 00:45:25.485  
what these measurements mean than I am.

893

00:45:27.545 --> 00:45:30.765  
Alright. Dexter for the applicant, um, we,

894

00:45:30.865 --> 00:45:32.485  
we do show the alignment, um,

895

00:45:32.745 --> 00:45:34.045  
on the, on the plans as stated.

896

00:45:34.225 --> 00:45:36.205  
Um, happy to discuss in, in the break.

897

00:45:36.465 --> 00:45:38.445  
Um, we are not intending to

898

00:45:39.035 --> 00:45:41.885  
necessarily encroach much more than the existing alignment

899

00:45:42.065 --> 00:45:43.965  
of the, uh, of the river profile for the,

900

00:45:43.985 --> 00:45:45.525  
the embankment that's there currently.

901

00:45:45.825 --> 00:45:49.165  
Um, but we, we can have a separate discussion about that.

902

00:45:49.485 --> 00:45:52.725  
I think measuring millimeters within the natural environment

903

00:45:53.385 --> 00:45:54.605  
of, of a, the edge

904

00:45:54.605 --> 00:45:57.605

of a river bed is Red River Bank is gonna be quite complex,

905

00:45:57.745 --> 00:45:58.805

but we're happy to discuss

906

00:45:59.105 --> 00:46:00.365

We, but meter is not.

907

00:46:02.035 --> 00:46:03.405

Okay. Thank you. If you could move on

908

00:46:03.405 --> 00:46:05.525

to 44 1 in that case, please.

909

00:46:07.585 --> 00:46:09.375

Thank you, sir. Just, just before doing that, what I will

910

00:46:09.375 --> 00:46:12.695

of course add is the sent back to my point that these need

911

00:46:12.695 --> 00:46:14.655

to be read in conjunction with the, uh,

912

00:46:14.725 --> 00:46:18.615

with the protected provisions, um, which require

913

00:46:19.135 --> 00:46:21.695

detailed design plans, et cetera, to be submitted

914

00:46:21.695 --> 00:46:22.975

for approval, um,

915

00:46:23.205 --> 00:46:25.175

both under the protected provisions themselves

916

00:46:25.435 --> 00:46:28.215

and also of course under, uh, requirement seven, uh,

917

00:46:28.475 --> 00:46:29.495

via the planning authority.

918

00:46:29.515 --> 00:46:33.175

And there is a consultation process that's, uh, that, that,

919

00:46:33.175 --> 00:46:34.175

that's engaged there.

920

00:46:34.235 --> 00:46:38.535

So this isn't sort of the end of that design phase, um,

921

00:46:38.755 --> 00:46:41.375

if I could characterize it, uh, in, in that way.

922

00:46:42.155 --> 00:46:45.715

Um, moving on then to, uh,

923

00:46:45.715 --> 00:46:47.515

article 44 1.

924

00:46:47.935 --> 00:46:51.915

Now what this relates to is effectively a pre-authorization

925

00:46:52.135 --> 00:46:55.875

to interfere, uh, with rights on a temporary basis

926

00:46:56.705 --> 00:47:00.835

over an area that's shown hatch blue on, uh,

927

00:47:00.855 --> 00:47:02.195

on the rights of way plans.

928

00:47:02.775 --> 00:47:07.595

And that's something, um, that is needed both for, uh, uh,

929

00:47:08.195 --> 00:47:11.835

construction, um, and ongoing, uh, maintenance.

930

00:47:12.525 --> 00:47:13.795

Again, there is a process

931

00:47:14.015 --> 00:47:17.075

that's set out within the protective provisions

932

00:47:17.135 --> 00:47:21.115

to provide details of, of, of those to the conservators

933

00:47:21.655 --> 00:47:26.595

and, um, to take into account, uh, their, um, uh, uh, their

934

00:47:27.155 --> 00:47:31.405

responses and, um, inherent, um, uh, within,

935

00:47:32.185 --> 00:47:37.165

uh, within, uh, uh, that process is, um, uh,

936

00:47:37.165 --> 00:47:40.445

providing details of what those temporary suspensions, uh,

937

00:47:40.625 --> 00:47:44.365

uh, might be and, uh, uh, a process to try

938

00:47:44.365 --> 00:47:47.765

and minimize, uh, uh, the effects on,

939

00:47:47.825 --> 00:47:49.685

on navigation on the river, uh,

940

00:47:49.965 --> 00:47:51.565

inherent within those protected provisions.

941

00:47:53.215 --> 00:47:54.295

Hmm. Okay. Thank you.

942

00:47:56.425 --> 00:47:59.125

Um, I think I'm going to then move on in that case to

943

00:47:59.665 --> 00:48:04.555

the next bullet point, um, which is schedule one, uh,

944

00:48:04.615 --> 00:48:05.755

the authorized development.

945

00:48:07.325 --> 00:48:12.025

Um, I think I'll just start with Water Beach

946

00:48:12.985 --> 00:48:16.085

Pipeline South first.

947

00:48:18.985 --> 00:48:23.485

So if we just look at the section, uh, sorry, the Secretary

948

00:48:23.485 --> 00:48:25.245

of State section 35

949

00:48:25.275 --> 00:48:30.025

direction, it's included.

950

00:48:31.765 --> 00:48:33.895

Yeah, if you could share it, it might be maybe helpful.

951

00:48:35.765 --> 00:48:37.885

I think we put it on the list of documents to share,

952

00:48:41.075 --> 00:48:43.935

but it includes five bullet points,

953

00:48:49.975 --> 00:48:51.005

which is effectively

954

00:48:51.005 --> 00:48:54.985

what the proposal element would include.

955

00:48:56.875 --> 00:49:00.635

Um, could you just clarify firstly, which

956

00:49:01.095 --> 00:49:04.035

of the bullet points that the Water Beach Pipeline self

957

00:49:05.035 --> 00:49:06.405

element would fall under?

958

00:49:13.315 --> 00:49:13.735

Was that

959

00:49:14.195 --> 00:49:16.535

In the process of being shared on the screen or,

960

00:49:16.915 --> 00:49:18.495

Uh, if you're able to, if you're able to,

961

00:49:18.565 --> 00:49:20.295

I'll, I'll then talk to that rather than Sure.

962

00:49:20.295 --> 00:49:22.655

Scrabble around in the library to, to find it.

963

00:49:41.695 --> 00:49:45.985

Hmm. So it's page 145, I think, of the,

964

00:49:45.985 --> 00:49:48.325

um, planning statement.

965

00:50:15.705 --> 00:50:19.455

So are you just able to give the examination number

966

00:50:19.595 --> 00:50:21.415

for the planning statement that you

967

00:50:21.415 --> 00:50:22.775

Are Of course, looking At.

968

00:50:22.785 --> 00:50:23.785

Thank you.

969

00:50:33.075 --> 00:50:36.185

It's Rep 1 0 4 9. Thank you.

970

00:50:57.095 --> 00:50:58.435

So it says the Secretary State notes.

971

00:50:58.435 --> 00:51:00.155



So the applicant describes the proposed project

972

00:51:00.295 --> 00:51:01.595  
as encompassing the following,

973

00:51:01.595 --> 00:51:03.115  
and then there's five bullet points.

974

00:51:07.135 --> 00:51:08.275  
Yes. Thank you, sir. I've got it now.

975

00:51:08.575 --> 00:51:13.345  
Um, I think the, the, the applicant's, uh,

976

00:51:13.865 --> 00:51:18.025  
position is, um, that it would form part

977

00:51:18.025 --> 00:51:19.105  
of the connecting tunnels

978

00:51:19.105 --> 00:51:21.705  
and pipes, intercepting wastewater from Water Beach Newtown

979

00:51:21.705 --> 00:51:23.345  
to convey it to the proposed project.

980

00:51:24.285 --> 00:51:29.095  
Now that conveyance, um, may be, um,

981

00:51:29.515 --> 00:51:33.215  
either direct for reasons, uh, that have been, uh,

982

00:51:33.875 --> 00:51:36.575  
talked about in, in, in the past related to the,

983

00:51:36.575 --> 00:51:40.175  
effectively the speed of delivery of, of development, uh,

984

00:51:40.175 --> 00:51:44.455  
within Water Beach, Newtown, which may mean that, um, uh,

985

00:51:44.525 --> 00:51:48.335

effectively an interim solution, uh, is, is not required

986

00:51:48.675 --> 00:51:53.535

or it may be, um, a, uh, a pipe that goes all the way,

987

00:51:53.915 --> 00:51:58.895

uh, to the existing, uh, works with, uh, then,

988

00:51:59.155 --> 00:52:03.695

uh, effectively a, a, a spur off to take it to, uh,

989

00:52:03.915 --> 00:52:06.455

the new works, uh, in due course.

990

00:52:07.315 --> 00:52:11.775

And I think it's worth, um, in assuming that a water beach

991

00:52:11.835 --> 00:52:16.615

to existing works, um, uh, pipe is,

992

00:52:16.715 --> 00:52:21.015

is required, ultimately there will be within, um,

993

00:52:21.395 --> 00:52:23.575

the way in which the development or,

994

00:52:23.595 --> 00:52:26.655

or the new plant is then commissioned, um,

995

00:52:26.675 --> 00:52:31.495

is anticipate a period of time where the new plant will be,

996

00:52:32.075 --> 00:52:37.055

um, effectively taking flows from Water Beach, Newtown,

997

00:52:38.355 --> 00:52:41.585

as well as from the existing, uh,

998

00:52:41.645 --> 00:52:45.185

the existing works effectively via that diverted route.

999

00:52:45.245 --> 00:52:49.665

So water beach flows would go to, uh, the existing works

1000

00:52:49.925 --> 00:52:51.545

during the commissioning phase

1001

00:52:51.645 --> 00:52:54.425

and then come back, uh, to the new works

1002

00:52:54.425 --> 00:52:55.785

through the transfer tunnel.

1003

00:52:56.785 --> 00:53:00.945

Hmm. So before it was decommissioned, it was so

1004

00:53:01.605 --> 00:53:06.265

Indeed, sir, temp temporally, there will be a, a process,

1005

00:53:06.265 --> 00:53:09.825

obviously once the, uh, where the new works is constructed,

1006

00:53:10.805 --> 00:53:15.595

there is then a commissioning process for those new works,

1007

00:53:15.595 --> 00:53:19.555

effectively testing that they, you know, they operate in,

1008

00:53:19.695 --> 00:53:20.835

in, in the right way.

1009

00:53:21.495 --> 00:53:25.765

And, uh, in layman's terms, I understand that, um,

1010

00:53:26.305 --> 00:53:29.245

uh, a process effectively of switching flows

1011

00:53:29.435 --> 00:53:32.645

between the new works and the, sorry, the existing works

1012  
00:53:32.665 --> 00:53:34.205  
and the new works to test that, it's

1013  
00:53:34.205 --> 00:53:35.405  
to test that it's operational.

1014  
00:53:35.425 --> 00:53:39.725  
So at least during that period there would be, um, uh,

1015  
00:53:40.575 --> 00:53:45.405  
water beach flows being treated by the new works via,

1016  
00:53:46.065 --> 00:53:50.165  
uh, uh, effectively a route that comes, uh, through the, uh,

1017  
00:53:50.165 --> 00:53:51.245  
through the existing works.

1018  
00:53:53.375 --> 00:53:55.715  
Mm-Hmm. Okay. So just so I understand it,

1019  
00:53:55.895 --> 00:53:59.475  
the Water Beach Pipeline comes from Water Beach Newtown,

1020  
00:54:00.095 --> 00:54:03.115  
it joins a spur, which then has a potential

1021  
00:54:03.115 --> 00:54:05.195  
to connect from there to the proposed

1022  
00:54:06.505 --> 00:54:08.245  
the pipeline Water Beach Pipeline South

1023  
00:54:08.245 --> 00:54:09.405  
takes it to the existing.

1024  
00:54:10.385 --> 00:54:12.645  
So what you're saying is there may be a time when

1025  
00:54:14.325 --> 00:54:17.825

the Water Beach Pipeline South takes it to the existing,

1026

00:54:18.045 --> 00:54:22.625

and then that flow is then from the existing diverted

1027

00:54:22.625 --> 00:54:25.125

to the proposed for a period of time,

1028

00:54:27.245 --> 00:54:29.465

and then after that it would be the decommission

1029

00:54:29.525 --> 00:54:32.545

and then it would just be the, the Northern what, uh,

1030

00:54:32.545 --> 00:54:34.665

what speech pipeline would be, which would be used?

1031

00:54:35.205 --> 00:54:36.345

Uh, yes, sir.

1032

00:54:36.425 --> 00:54:39.865

I think probably the way I understand it is practically in

1033

00:54:39.865 --> 00:54:42.065

the way it, which it will be constructed is

1034

00:54:42.065 --> 00:54:45.305

that there will be a decision made that the, uh,

1035

00:54:45.375 --> 00:54:47.545

that there was a need due to, um,

1036

00:54:48.675 --> 00:54:51.225

flows generated from Water Beach for that

1037

00:54:51.225 --> 00:54:53.185

to be treated at the new works

1038

00:54:53.365 --> 00:54:55.305

before, sorry, at the existing works,

1039

00:54:55.325 --> 00:54:58.225

before the new works was operational. If

1040

00:54:58.505 --> 00:54:59.625

I understand that, it's just how

1041

00:54:59.625 --> 00:55:00.825

does it, how is it conveyed?

1042

00:55:01.245 --> 00:55:06.115

How does this Water Beach Pipeline South convey to the

1043

00:55:06.755 --> 00:55:08.315

proposed, that's what I'm asking. Yeah,

1044

00:55:08.435 --> 00:55:10.195

EE effectively it would be rooted

1045

00:55:10.305 --> 00:55:11.755

back through the transfer. Okay.

1046

00:55:11.775 --> 00:55:14.155

And can you point me to a paragraph anywhere that,

1047

00:55:14.305 --> 00:55:16.595

that explains that in any of the documents, please?

1048

00:55:22.815 --> 00:55:24.235

Not at this exact moment, sir.

1049

00:55:24.315 --> 00:55:27.075

I will, I will, I will, uh, get the team to look and,

1050

00:55:27.095 --> 00:55:29.115

and we'll provide you with that, with that reference.

1051

00:55:29.535 --> 00:55:31.555

Um, if I can't do it immediately, then,

1052

00:55:31.625 --> 00:55:33.635

then we'll do it in the, in the post-hearing notes.

1053

00:55:34.455 --> 00:55:38.855

Mm-Hmm. Okay.

1054

00:55:38.875 --> 00:55:43.495

So if, if, for example, nowhere says that that's the case,

1055

00:55:46.065 --> 00:55:48.295

would it, would that fit into the second bullet point?

1056

00:55:54.075 --> 00:55:58.295

Well, I, I, I still, I still think it, I still think it

1057

00:55:58.845 --> 00:56:03.595

would, sir, but I think that's, um, something

1058

00:56:03.595 --> 00:56:05.995

that I'd like to, I'd, I'd like to actually see what is,

1059

00:56:05.995 --> 00:56:07.355

what is said within the documentation,

1060

00:56:07.355 --> 00:56:10.515

and then provide you with a, a more coherent answer, uh,

1061

00:56:10.515 --> 00:56:11.555

on that point if I can.

1062

00:56:16.025 --> 00:56:18.275

Okay. So you're not anywhere suggesting it may be

1063

00:56:18.275 --> 00:56:20.555

associated development, you're saying it's part of the

1064

00:56:23.225 --> 00:56:24.385

proposed development, um,

1065

00:56:24.715 --> 00:56:27.115

which falls under those main bullet points?

1066

00:56:27.495 --> 00:56:28.495

Uh,

1067

00:56:29.295 --> 00:56:30.795

Cer certainly my argument is

1068

00:56:30.795 --> 00:56:32.955

that it falls under those main bullet points yes.

1069

00:56:32.955 --> 00:56:34.155

For the reasons I identified.

1070

00:56:34.345 --> 00:56:36.955

However, should you, should you not agree,

1071

00:56:37.675 --> 00:56:38.915

I still th I think it would then

1072

00:56:39.645 --> 00:56:41.275

still fall within the definition

1073

00:56:41.275 --> 00:56:42.835

of associated development to,

1074

00:56:44.915 --> 00:56:45.915

Okay. If it doesn't fall

1075

00:56:45.915 --> 00:56:47.565

under the bullet bullet points though,

1076

00:56:47.705 --> 00:56:49.885

how would it be directly related

1077

00:56:49.985 --> 00:56:52.925

to the proposed wastewater treatment plant if it would have

1078

00:56:52.925 --> 00:56:54.005

no connections to it

1079

00:56:54.625 --> 00:56:56.965



and is not needed in order to, to deliver it?

1080

00:57:00.095 --> 00:57:02.195

Uh, sorry, sir. Um, I, I,

1081

00:57:02.235 --> 00:57:04.435

I think it would essentially be the same arguments

1082

00:57:04.435 --> 00:57:07.715

as I advanced as to why it forms part of the, uh, the, the,

1083

00:57:07.735 --> 00:57:09.635

the main development in, in,

1084

00:57:09.635 --> 00:57:12.355

in the way in which it would treat flows, um, or the,

1085

00:57:12.355 --> 00:57:15.635

or the potential for the, uh, new works to treat flows, uh,

1086

00:57:15.705 --> 00:57:17.435

from, from water beach Newtown.

1087

00:57:17.615 --> 00:57:19.675

Really the distinction in my argument as

1088

00:57:19.675 --> 00:57:22.955

to whether it's effectively part of the project directed in

1089

00:57:23.335 --> 00:57:25.955

or associated development comes around,

1090

00:57:26.105 --> 00:57:28.395

whether you consider the interpretation of

1091

00:57:28.395 --> 00:57:31.635

that particular bullet point is sufficient to encompass

1092

00:57:32.255 --> 00:57:34.755

the entirety of, uh, of, of, of that route.

1093

00:57:35.095 --> 00:57:36.715

Um, uh, I say it does,

1094

00:57:37.215 --> 00:57:38.595

but if I'm wrong, then I think

1095

00:57:38.695 --> 00:57:41.395

for exactly the same reasons it forms part of it, it,

1096

00:57:41.395 --> 00:57:42.955

it forms associated development.

1097

00:57:45.425 --> 00:57:46.505

Hmm. Okay. Um,

1098

00:57:46.975 --> 00:57:48.825

it'd be really helpful if you could find somewhere

1099

00:57:48.825 --> 00:57:53.345

that explains that the Water beach pipeline South would may

1100

00:57:54.435 --> 00:57:58.855

for a period of time then divert flows back to the

1101

00:58:00.685 --> 00:58:03.245

proposed wastewater treatment plant, um, even if it's

1102

00:58:04.405 --> 00:58:07.785

potential for a some period of time

1103

00:58:07.785 --> 00:58:09.585

before it's decommissioned.

1104

00:58:10.085 --> 00:58:12.265

Um, further question,

1105

00:58:12.405 --> 00:58:15.185

is the Water Beach Pipeline South Severable from other parts

1106

00:58:15.205 --> 00:58:16.225

of the proposed development?

1107

00:58:17.285 --> 00:58:21.135

For example,

1108

00:58:21.315 --> 00:58:23.615

if the XA took the view that it,

1109

00:58:23.795 --> 00:58:25.295

it didn't fall within the bullet points

1110

00:58:25.315 --> 00:58:28.615

and wasn't associated develop development, how sever,

1111

00:58:28.715 --> 00:58:31.615

how severable is that element from the remainder

1112

00:58:31.615 --> 00:58:32.655

of the proposed development?

1113

00:58:37.035 --> 00:58:39.975

Uh, I'd need to take that away and give that more thought.

1114

00:58:39.975 --> 00:58:43.255

Certainly it forms a discreet work package.

1115

00:58:44.235 --> 00:58:48.935

Um, and obviously the applicant's position is

1116

00:58:48.935 --> 00:58:50.335

that if it wasn't needed,

1117

00:58:51.165 --> 00:58:54.455

because effectively the new works became operational

1118

00:58:54.835 --> 00:58:59.335

before Water Beach flows reached the relevant level, um,

1119

00:58:59.755 --> 00:59:03.535

my inclination is that it would be severable, uh, as, as,

1120

00:59:03.555 --> 00:59:06.695

as, as a result because it simply wouldn't be constructed.

1121

00:59:07.605 --> 00:59:09.495

Okay. But, and you are saying you could do it under

1122

00:59:09.495 --> 00:59:10.695

permitted development rights?

1123

00:59:10.875 --> 00:59:13.815

Yes. In any, in any event. Okay.

1124

00:59:13.915 --> 00:59:16.935

So if the, say the examining authority

1125

00:59:17.035 --> 00:59:18.255

or the Secretary State considered

1126

00:59:18.255 --> 00:59:21.565

that the water speech pipeline South did not fit into any

1127

00:59:21.565 --> 00:59:23.445

of the five bullet points or criteria

1128

00:59:23.445 --> 00:59:26.965

for associated development, what would be the implications

1129

00:59:27.065 --> 00:59:28.965

for removing these works from the DCO

1130

00:59:30.565 --> 00:59:31.945

and the land plans, work plans,

1131

00:59:31.945 --> 00:59:33.185

book of reference, et cetera?

1132

00:59:34.645 --> 00:59:36.145

That's what I'd need to give more thought to.

1133

00:59:36.145 --> 00:59:37.345

So, because obviously there's lots

1134

00:59:37.345 --> 00:59:40.585

of different provisions which relate to that section of, uh,

1135

00:59:40.645 --> 00:59:43.305

the water beach pipeline, uh, which, which

1136

00:59:44.375 --> 00:59:45.825

effectively are referred to

1137

00:59:45.825 --> 00:59:47.945

and secured by various plans and provisions.

1138

00:59:47.945 --> 00:59:49.305

So I'd need to give further thought to that

1139

00:59:49.305 --> 00:59:51.825

and provide, uh, a, a, a detailed note.

1140

00:59:52.905 --> 00:59:55.875

Okay. We'll put that down as an action point. Um, Mr.

1141

00:59:55.935 --> 00:59:58.315

Burley just has a question on that matter as well. Thank

1142

00:59:58.315 --> 00:59:59.315

You. Um, it follows

1143

00:59:59.315 --> 01:00:01.555

on from the discussion we had in the

1144

01:00:02.165 --> 01:00:04.035

first set of hearings when

1145

01:00:04.575 --> 01:00:07.275

we discussed whether the water beach pipeline was

1146

01:00:08.035 --> 01:00:10.675

a severable package, and I think you've just said there

1147

01:00:10.675 --> 01:00:13.235

that it may well be a severable package.

1148

01:00:14.615 --> 01:00:19.475

Um, what if you constructed that both water Beach North

1149

01:00:19.495 --> 01:00:20.755

and Water Beach South

1150

01:00:21.695 --> 01:00:24.835

and then didn't proceed with the wastewater treatment plant,

1151

01:00:25.845 --> 01:00:30.195

would you then be left with, um, part of, um,

1152

01:00:30.315 --> 01:00:32.195

a development that wasn't authorized?

1153

01:00:45.545 --> 01:00:47.385

I don't think that would be the case, sir,

1154

01:00:47.385 --> 01:00:49.345

because obviously, clearly if it was part

1155

01:00:49.345 --> 01:00:51.425

of the authorized development, sorry, if it was part

1156

01:00:51.425 --> 01:00:55.765

of the development that was directed in, it would form part

1157

01:00:55.765 --> 01:00:57.805

of development for which development consent,

1158

01:00:58.425 --> 01:00:59.565

uh, was required.

1159

01:01:00.725 --> 01:01:02.985

But if, if that's inextricably linked

1160

01:01:02.985 --> 01:01:05.185

to the proposed waste, what treatment plant,

1161

01:01:06.285 --> 01:01:08.505

and you are saying it's, it's part of

1162

01:01:08.505 --> 01:01:12.145

that description in the section 35, would

1163

01:01:12.145 --> 01:01:13.185

that still hold good

1164

01:01:18.575 --> 01:01:19.575

Again, sir? That's something

1165

01:01:19.575 --> 01:01:20.925

I might take away

1166

01:01:20.925 --> 01:01:22.285

and give further thought to.

1167

01:01:22.285 --> 01:01:24.205

And the reason, the reason why is

1168

01:01:24.205 --> 01:01:27.165

because from a practical perspective, the way in which

1169

01:01:27.745 --> 01:01:29.485

the discharge of requirements

1170

01:01:29.485 --> 01:01:33.995

and the exercise of powers is, is, is set out.

1171

01:01:34.735 --> 01:01:38.315

Um, I'm not sure that actually it would come forward

1172

01:01:38.955 --> 01:01:41.675

independently in the way in which it's been characterized

1173

01:01:41.675 --> 01:01:45.915

there, but, um, let me, let me take that away if I can and,

1174

01:01:45.915 --> 01:01:47.755

and, and give that some further thought.

1175

01:01:48.695 --> 01:01:52.435

Um, my team of, uh, whilst we've been talking have,

1176

01:01:52.545 --> 01:01:56.025

have found the, uh, the reference, uh,

1177

01:01:56.025 --> 01:01:58.145

within the project description chapter,

1178

01:01:58.595 --> 01:02:03.505

which is paragraph 2.82, um, which,

1179

01:02:03.845 --> 01:02:05.145

uh, talks about, uh,

1180

01:02:05.295 --> 01:02:07.505

it's within a section talking about the water beach

1181

01:02:07.865 --> 01:02:11.105

pipelines, and, um, it, it, it states, I'll just,

1182

01:02:11.105 --> 01:02:12.585

I'll just read it out for, for ease

1183

01:02:12.585 --> 01:02:15.625

that the developer need date based on the existing capacity

1184

01:02:15.625 --> 01:02:19.105

within the network and the predicted build out rates

1185

01:02:19.265 --> 01:02:21.845

of water Beach, Newtown is expected to be

1186

01:02:21.845 --> 01:02:23.525

before the proposed, um,

1187

01:02:24.255 --> 01:02:26.525



water wastewater treatment works is operational.

1188

01:02:27.265 --> 01:02:29.725

As such, the Water Beach pipeline has been designed

1189

01:02:29.725 --> 01:02:33.005

to take flows into the existing wastewater treatment works

1190

01:02:33.025 --> 01:02:35.605

for an interim period as a reasonable worst case scenario.

1191

01:02:36.235 --> 01:02:40.445

Once the proposed, um, uh, works is constructed, um,

1192

01:02:40.865 --> 01:02:42.725

the works, the, the, the southern part

1193

01:02:42.725 --> 01:02:45.485

of the pipeline will become redundant, uh, and,

1194

01:02:45.865 --> 01:02:47.325

and will be decommissioned.

1195

01:02:47.425 --> 01:02:49.605

So that element is there.

1196

01:02:50.005 --> 01:02:52.485

I appreciate you were wanting, was there,

1197

01:02:52.485 --> 01:02:54.205

was there anything which says

1198

01:02:54.715 --> 01:02:57.045

that those flows would then come back?

1199

01:02:57.545 --> 01:02:59.725

Um, we'll look at that. We'll look at that point further.

1200

01:03:00.265 --> 01:03:01.285

Yes, that was what I was

1201  
01:03:01.285 --> 01:03:03.165  
after, whether the flows would come back.

1202  
01:03:03.165 --> 01:03:04.485  
So I've I've read that paragraph.

1203  
01:03:04.485 --> 01:03:07.245  
Yeah, but that doesn't say that the flows would come back.

1204  
01:03:07.265 --> 01:03:07.925  
Thanks, sir.

1205  
01:03:15.785 --> 01:03:18.555  
Okay. We'll make, um, an action point for both

1206  
01:03:18.695 --> 01:03:23.145  
for those points, uh, in that case.

1207  
01:03:23.145 --> 01:03:25.265  
Moving on to work number three,

1208  
01:03:26.475 --> 01:03:28.265  
which is a public visit to parking work.

1209  
01:03:28.265 --> 01:03:29.945  
Number 19, the gateway building.

1210  
01:03:31.505 --> 01:03:34.325  
And whilst not on the agenda, um,

1211  
01:03:34.545 --> 01:03:36.045  
the questions may well extend to it.

1212  
01:03:36.045 --> 01:03:37.725  
Number seven, the workshop and parking.

1213  
01:03:42.735 --> 01:03:46.875  
So firstly, the applicant's response to EQ 2.7 point 14

1214  
01:03:47.815 --> 01:03:50.275

states that it is proposed to only provide parking

1215

01:03:50.375 --> 01:03:54.165

for operational staff and visitors work.

1216

01:03:54.165 --> 01:03:56.285

Number three in the DCA refers

1217

01:03:56.285 --> 01:03:58.365

to public and visitor parking.

1218

01:03:59.015 --> 01:04:02.705

Could you please clarify the difference between public

1219

01:04:03.005 --> 01:04:05.785

and visitor parking, if there is any?

1220

01:04:09.865 --> 01:04:13.325

Uh, it, it, it, it may be, uh, a matter of, uh,

1221

01:04:13.585 --> 01:04:14.725

uh, semantics.

1222

01:04:14.985 --> 01:04:17.925

Uh, that's, uh, I mean, I, I think this is, um,

1223

01:04:19.705 --> 01:04:21.765

public in this context is not intended

1224

01:04:21.785 --> 01:04:22.965

to mean a public car park.

1225

01:04:22.965 --> 01:04:25.845

If I could put it, if I could put it like that, it will be

1226

01:04:26.105 --> 01:04:31.045

for members of the public visiting, uh, the, uh, the works

1227

01:04:31.305 --> 01:04:32.365

or the gateway building

1228

01:04:32.385 --> 01:04:33.885  
or any of the other uses that,

1229

01:04:33.885 --> 01:04:35.925  
that are specified, uh, within that.

1230

01:04:36.185 --> 01:04:40.045  
So visitors, Uh, yes, if you want to, uh, if you want

1231

01:04:40.045 --> 01:04:41.165  
to characterize it in that way, yes.

1232

01:04:41.195 --> 01:04:42.805  
Okay. Because I don't think public is defined

1233

01:04:43.275 --> 01:04:44.965  
necessarily in the DC0.

1234

01:04:44.985 --> 01:04:47.925  
So you say you're not providing public parking?

1235

01:04:48.185 --> 01:04:50.565  
Yes, it says public parking. So I'm,

1236

01:04:50.625 --> 01:04:52.405  
I'm, I'm quite happy, um,

1237

01:04:52.745 --> 01:04:54.285  
to just refer to visitor parking.

1238

01:04:58.005 --> 01:04:58.495  
Okay, thanks.

1239

01:05:05.295 --> 01:05:09.235  
Um, also it appears that the parking associated with work,

1240

01:05:09.375 --> 01:05:12.515  
wic, sorry, with work number three, which is the front

1241

01:05:12.515 --> 01:05:13.635

of the gateway building,

1242

01:05:14.645 --> 01:05:16.875  
would be used on an infrequent basis.

1243

01:05:18.515 --> 01:05:20.975  
Why could these spaces not be a accommodate accommodated

1244

01:05:20.975 --> 01:05:22.735  
within, say, work number seven?

1245

01:05:27.325 --> 01:05:30.885  
We're talking monthly for, say, groups

1246

01:05:32.165 --> 01:05:36.105  
to the Discovery Center, and I think you say possibly daily

1247

01:05:36.105 --> 01:05:39.755  
or weekly for people coming to meetings

1248

01:05:39.755 --> 01:05:41.035  
with Ang and Water, perhaps.

1249

01:05:42.015 --> 01:05:44.795  
Uh, Thank you, sir. I mean, I might, I might pastor Mr.

1250

01:05:44.855 --> 01:05:49.635  
Dexter here on, on the operational requirements of, um, of,

1251

01:05:49.655 --> 01:05:51.195  
of the facility itself.

1252

01:05:51.935 --> 01:05:55.435  
But, um, the visit, the visitor parking obviously is outside

1253

01:05:55.435 --> 01:05:59.675  
of the Earth Bank, and the, um, uh, the,

1254

01:05:59.735 --> 01:06:02.955  
the other parking of, put it that way is, is inside.

1255

01:06:03.815 --> 01:06:08.305

So, um, my, um, logical thought will be, it will be a matter

1256

01:06:08.305 --> 01:06:11.145

of maintaining a, a from a health and safety perspective

1257

01:06:11.405 --> 01:06:13.225

and, and, and running a safe facility

1258

01:06:13.495 --> 01:06:16.625

that there would be a desire to, uh, to separate visitors

1259

01:06:17.255 --> 01:06:21.305

from, uh, effectively, uh, workers who have, uh,

1260

01:06:22.215 --> 01:06:25.265

authorization to, uh, to enter onto the site.

1261

01:06:25.265 --> 01:06:27.225

But I'll let Mixter Dexter expand in

1262

01:06:27.225 --> 01:06:28.505

perhaps a little bit more detail.

1263

01:06:29.425 --> 01:06:30.945

Hmm. Yeah, so we would, it'd be useful

1264

01:06:30.945 --> 01:06:32.545

to understand the reasons behind that.

1265

01:06:35.615 --> 01:06:37.875

Um, my Dexter for the applicant, um, yeah,

1266

01:06:37.875 --> 01:06:40.435

follow on from Paul's point, um, trying to keep that

1267

01:06:41.075 --> 01:06:44.675

segregation between visitors that are non-operational or,

1268

01:06:44.895 --> 01:06:47.995

or not, or not there for operational needs such

1269

01:06:47.995 --> 01:06:50.995

as contractors or, or, uh, management supervision.

1270

01:06:51.495 --> 01:06:54.555

Um, we, um, proposing to keep those, uh, outside

1271

01:06:54.555 --> 01:06:57.035

of the Earth Bank, um, to make sure we've got that

1272

01:06:57.595 --> 01:07:00.755

security gap and control of people entering the,

1273

01:07:00.975 --> 01:07:02.035

uh, entering the works.

1274

01:07:02.695 --> 01:07:06.395

Uh, those that are, uh, coming inside will be planned and

1275

01:07:06.395 --> 01:07:08.595

therefore controlled to make sure we can control the numbers

1276

01:07:08.615 --> 01:07:11.755

of vehicles operators, uh, and, uh, technical

1277

01:07:11.755 --> 01:07:15.075

and engineering visitors that are, um, visiting the site

1278

01:07:15.255 --> 01:07:17.395

for maintenance operations or management.

1279

01:07:18.495 --> 01:07:21.595

But within work. Number seven, would there be space,

1280

01:07:22.135 --> 01:07:26.035

do you think, to accommodate 12 more parking spaces

1281

01:07:26.335 --> 01:07:27.835

and a perhaps a coach space?

1282  
01:07:43.155 --> 01:07:44.045  
Just bring it up. Sorry.

1283  
01:08:00.915 --> 01:08:02.435  
A apologies. The workshop

1284  
01:08:02.435 --> 01:08:04.075  
and parking area is, is adjacent

1285  
01:08:04.135 --> 01:08:05.795  
to the, to the parking area.

1286  
01:08:06.055 --> 01:08:10.145  
Um, they are inside the Earth Bank, so it,

1287  
01:08:10.165 --> 01:08:12.305  
it wouldn't allow us to keep that segregation between

1288  
01:08:12.955 --> 01:08:17.045  
those visiting as, um, for non-operational requirements.

1289  
01:08:17.585 --> 01:08:19.965  
And why could you not segregate those visiting

1290  
01:08:19.965 --> 01:08:21.285  
for non-operational requirements?

1291  
01:08:23.265 --> 01:08:26.155  
They've gotta pass through the, the entrance gate to get

1292  
01:08:26.155 --> 01:08:28.315  
to, to work Plan seven, where the workshop

1293  
01:08:28.315 --> 01:08:31.595  
and the, the car parking and the, um, uh, a one-way system

1294  
01:08:31.655 --> 01:08:34.755  
for HG Visa are operating.

1295  
01:08:35.715 --> 01:08:37.215



But it's not just HPVs.

1296

01:08:37.805 --> 01:08:42.205

There'd be, uh, staff who would using the

1297

01:08:42.795 --> 01:08:44.895

office space, who would travel through their own cars.

1298

01:08:45.075 --> 01:08:48.195

So I'm just trying to understand what, what are the health

1299

01:08:48.195 --> 01:08:52.505

and safety issues of, say a teacher

1300

01:08:53.325 --> 01:08:56.525

or whatever in a car, traveling, going through the gates

1301

01:08:56.525 --> 01:08:58.205

and parking in a segregated parking

1302

01:08:58.255 --> 01:08:59.445

space within the Earth Bank?

1303

01:09:01.275 --> 01:09:05.605

Um, Mike Dexter every, everyone that will be coming

1304

01:09:05.605 --> 01:09:07.965

inside will be inducted, um, to,

1305

01:09:07.985 --> 01:09:09.645

for the safe operation of, of the site.

1306

01:09:10.345 --> 01:09:12.165

Um, those that are coming, uh, might,

1307

01:09:12.165 --> 01:09:14.125

might have different accessibility needs or,

1308

01:09:14.425 --> 01:09:18.005

or not understand how uh, water treatment works operates.

1309

01:09:18.495 --> 01:09:20.565

We've tried to keep that separation to make sure

1310

01:09:20.565 --> 01:09:23.125

that we have that physical barrier of prevention

1311

01:09:23.265 --> 01:09:26.125

before, um, to make sure our operational colleagues can

1312

01:09:26.185 --> 01:09:29.245

induct them properly before they come onto the site.

1313

01:09:29.545 --> 01:09:32.685

Um, if they drive onto the operational site, then they,

1314

01:09:32.685 --> 01:09:34.085

they could theoretically walk around

1315

01:09:34.345 --> 01:09:36.085

and we'd prefer that not to happen.

1316

01:09:37.885 --> 01:09:41.165

I think as the a SI had yesterday, we had, um,

1317

01:09:41.335 --> 01:09:44.245

we've got the, the, the gate between the,

1318

01:09:44.665 --> 01:09:46.685

the operational treatment works and the car parking.

1319

01:09:47.135 --> 01:09:49.725

We've got a more blended, uh, area here

1320

01:09:50.355 --> 01:09:51.925

that would not be preferable in the new,

1321

01:09:51.925 --> 01:09:52.925

in the proposed development.

1322

01:09:53.085 --> 01:09:54.645

'cause that would mean all car parking

1323

01:09:54.705 --> 01:09:56.125  
was external to the Earth Bank.

1324

01:09:56.705 --> 01:09:59.645  
So we've brought car parking inside the Earth Bank

1325

01:09:59.705 --> 01:10:01.405  
to make sure that operational vehicles

1326

01:10:02.065 --> 01:10:04.125  
are within a protected area

1327

01:10:04.425 --> 01:10:07.685  
and visitors are, are, are kept outside of it until inducted

1328

01:10:07.685 --> 01:10:09.885  
and, um, controlled appropriately.

1329

01:10:10.835 --> 01:10:12.565  
Okay. Thank you. Um,

1330

01:10:12.745 --> 01:10:16.445  
and you set out an XQ 2.1 0.8 that there would be,

1331

01:10:17.125 --> 01:10:19.605  
I think it said 513 meters squared

1332

01:10:20.475 --> 01:10:22.615  
of office floor space in the gateway building.

1333

01:10:23.595 --> 01:10:26.455  
Um, and you referenced policy ti stroke three.

1334

01:10:27.555 --> 01:10:30.255  
And in policy ti stroke three, figure 11

1335

01:10:30.555 --> 01:10:34.845  
of the South C local plan, it indicates one space

1336  
01:10:34.845 --> 01:10:38.845  
for every 25 square meters of office space, which

1337  
01:10:39.465 --> 01:10:42.845  
if you have 513 square meters of office space,

1338  
01:10:43.795 --> 01:10:46.405  
that would appear to equate to around 21 spaces.

1339  
01:10:47.385 --> 01:10:49.285  
Um, so I'm wondering why provision is

1340  
01:10:49.285 --> 01:10:52.445  
therefore being made for 30 parking spaces for office staff.

1341  
01:10:59.325 --> 01:11:00.605  
I may need to respond back to you on that.

1342  
01:11:00.725 --> 01:11:02.325  
I just need to check the calculations.

1343  
01:11:02.685 --> 01:11:04.125  
I do believe we did have the right number

1344  
01:11:04.125 --> 01:11:06.645  
for floor space versus car parking,

1345  
01:11:06.645 --> 01:11:08.085  
but I need to return back to you on that.

1346  
01:11:26.310 --> 01:11:29.075  
Apologies. What number, um, were we referring to

1347  
01:11:29.075 --> 01:11:30.715  
with our responses?

1348  
01:11:31.805 --> 01:11:32.995  
Which, what? Sorry? The,

1349  
01:11:32.995 --> 01:11:34.355

the response we give you the, the

1350

01:11:34.355 --> 01:11:35.355

Flow. No, I think

1351

01:11:35.355 --> 01:11:36.915

XQ 2.1 0.8.

1352

01:11:37.885 --> 01:11:38.915

Appreciate it. Thank you.

1353

01:12:13.535 --> 01:12:15.465

Apologies. I can't, I can't answer that just at this moment.

1354

01:12:25.355 --> 01:12:27.435

Hmm. I think 2.1 0.8 set out

1355

01:12:31.225 --> 01:12:33.035

513 square meters

1356

01:12:33.775 --> 01:12:36.755

and then elsewhere you refer to policy T one dash three,

1357

01:12:41.715 --> 01:12:44.095

but figure 11 of T one stroke three

1358

01:12:44.955 --> 01:12:48.295

suggests 25 1 space per 25 square

1359

01:12:48.315 --> 01:12:50.175

meters of office,

1360

01:13:10.245 --> 01:13:11.245

Correct? Correct.

1361

01:13:11.245 --> 01:13:14.935

For office, in terms of our open plan area, um,

1362

01:13:15.605 --> 01:13:16.735

when we include meeting rooms

1363

01:13:16.755 --> 01:13:19.935

and other areas, we have got more floor space in,

1364

01:13:19.955 --> 01:13:23.055

in totality, I think we maybe just still need

1365

01:13:23.055 --> 01:13:26.695

to align our total floor space and parking provision piece.

1366

01:13:26.755 --> 01:13:26.975

But

1367

01:13:32.765 --> 01:13:35.505

if, if preferable, we can take away and, and respond.

1368

01:13:36.855 --> 01:13:41.345

Okay. My reading though is that you say 513 meters squared

1369

01:13:41.345 --> 01:13:42.465

of office space and then you break

1370

01:13:42.465 --> 01:13:45.825

that down into meeting rooms and desk space.

1371

01:13:46.045 --> 01:13:50.425

So it, it appears that the total is 513 square meters.

1372

01:13:54.775 --> 01:13:56.235

Sophie Stevenson for the applicant.

1373

01:13:56.235 --> 01:13:57.435

Apologies, we're struggling

1374

01:13:57.435 --> 01:13:59.675

to find the other answer to the question.

1375

01:13:59.735 --> 01:14:03.075

So, you know, we've got 1.8, it's the one

1376

01:14:03.105 --> 01:14:04.515

regarding the policy

1377

01:14:04.515 --> 01:14:06.995

where we then break it down into car park numbers.

1378

01:14:07.215 --> 01:14:10.355

Can you confirm what response number that is please?

1379

01:14:12.385 --> 01:14:16.395

It? Well, it's an Q one, but you,

1380

01:14:16.495 --> 01:14:17.875

but you are saying you're providing,

1381

01:14:19.265 --> 01:14:21.605

you'll have 30 operator, 30 staff workers

1382

01:14:21.705 --> 01:14:24.765

and you are providing 30 spaces for those staff.

1383

01:14:25.745 --> 01:14:27.645

But what I'm saying is if that's the floor space

1384

01:14:27.645 --> 01:14:29.965

and the policy says a lesser amount, why are you providing

1385

01:14:31.375 --> 01:14:32.615

a great a greater amount?

1386

01:14:32.745 --> 01:14:36.815

Sorry, you've summarized your parking numbers at ex Q2

1387

01:14:37.315 --> 01:14:39.815

24, 20 0.4.

1388

01:15:29.755 --> 01:15:31.795

I think we've got the addition of the, um,

1389

01:15:33.015 --> 01:15:34.755

car parking spaces for, um,

1390

01:15:35.375 --> 01:15:38.435

the people not requiring office space with the, the vans

1391

01:15:38.435 --> 01:15:41.395

and, uh, technicians as well as visitors.

1392

01:15:42.245 --> 01:15:43.295

Yeah, I understand that.

1393

01:15:43.515 --> 01:15:45.775

Um, but you are providing 30 parking spaces

1394

01:15:45.955 --> 01:15:49.735

for office staff.

1395

01:15:51.925 --> 01:15:55.595

Yep. So the people working in the office,

1396

01:15:57.305 --> 01:15:59.485

but the policy suggests a lesser amount than 30 spaces

1397

01:15:59.665 --> 01:16:00.965

for the floor space of the office.

1398

01:16:05.575 --> 01:16:07.735

I apologize, I need to take that away and, and reconfirm.

1399

01:16:17.825 --> 01:16:19.925

So maybe if you could have a look at the office floor

1400

01:16:19.925 --> 01:16:22.885

space 513 and then look at the policy

1401

01:16:24.095 --> 01:16:28.355

and see if that equates to 30 park, uh, one space per

1402

01:16:29.855 --> 01:16:31.215

'cause It's not done by office work, it's done

1403

01:16:31.215 --> 01:16:32.655



by floor space because

1404

01:16:36.095 --> 01:16:37.095

Thank you, sir. I mean, if

1405

01:16:37.095 --> 01:16:37.845

it may be helpful,

1406

01:16:37.965 --> 01:16:40.125

I think we might pick up on this point also in the traffic

1407

01:16:40.145 --> 01:16:42.445

and transport agenda item when we get there

1408

01:16:42.445 --> 01:16:44.765

because there's, there's, there's an interrelated point.

1409

01:16:44.785 --> 01:16:47.885

So if we look out the answer, um, overnight

1410

01:16:47.945 --> 01:16:49.165

and come back to you when we get to

1411

01:16:49.165 --> 01:16:50.565

that agenda item tomorrow, we'll

1412

01:16:50.565 --> 01:16:51.565

Do. Okay, thank you.

1413

01:16:51.565 --> 01:16:52.725

Um,

1414

01:16:52.725 --> 01:16:55.165

and then moving on to the gateway building.

1415

01:16:55.545 --> 01:16:56.965

So regarding the gateway building

1416

01:16:57.065 --> 01:16:59.765

of the 30 office staff proposed to be housed there

1417

01:17:00.625 --> 01:17:01.965  
and you provide a list in

1418

01:17:03.505 --> 01:17:05.765  
XQ two point 20.4 response.

1419

01:17:06.985 --> 01:17:09.925  
Um, it appears from looking at appendix F also

1420

01:17:09.925 --> 01:17:13.065  
of rep 1 0 80, that none of those,

1421

01:17:13.765 --> 01:17:16.625  
or very few of them would be directly associated

1422

01:17:16.655 --> 01:17:19.385  
with the direct day-to-day operation

1423

01:17:19.765 --> 01:17:21.665  
of the proposed wastewater treatment plant.

1424

01:17:23.205 --> 01:17:25.865  
Um, in addition, the Discovery Center would also appear not

1425

01:17:25.865 --> 01:17:28.865  
to directly relate to the operation

1426

01:17:28.865 --> 01:17:30.465  
of the proposed wastewater treatment plant.

1427

01:17:31.785 --> 01:17:32.845  
So first question is,

1428

01:17:32.945 --> 01:17:34.765  
is the gateway building work number three,

1429

01:17:36.285 --> 01:17:38.515  
which is the parking, is it severable from the rest

1430

01:17:38.515 --> 01:17:39.595

of the proposed development?

1431

01:17:42.015 --> 01:17:44.385

Just a yes or a no. Would be helpful, please.

1432

01:17:46.375 --> 01:17:47.555

No, why not?

1433

01:17:49.175 --> 01:17:52.195

Uh, Mike Dexter, um, the 30 we refer

1434

01:17:52.195 --> 01:17:55.435

to are the 30 staff in addition to the operational staff

1435

01:17:55.435 --> 01:17:56.755

that require office space.

1436

01:17:57.135 --> 01:17:59.035

The, the office is office space

1437

01:17:59.315 --> 01:18:03.475

provided is for operational, um, operation

1438

01:18:03.475 --> 01:18:05.835

of the wastewater proposed wastewater treatment plan,

1439

01:18:05.895 --> 01:18:07.155

as well as the management staff

1440

01:18:07.375 --> 01:18:08.995

and regional supervision that,

1441

01:18:08.995 --> 01:18:10.715

that operate help operate the,

1442

01:18:10.815 --> 01:18:13.115

the wastewater treatment plant and the region.

1443

01:18:13.695 --> 01:18:16.035

The network technicians, network managers

1444

01:18:16.105 --> 01:18:19.395  
that operate the Cambridge network, um, they,

1445

01:18:19.395 --> 01:18:20.955  
they are based, uh, from Cambridge

1446

01:18:21.455 --> 01:18:24.835  
and the WRL um, operate operators that, um,

1447

01:18:25.855 --> 01:18:28.595  
are a port proportion of their works is related

1448

01:18:28.695 --> 01:18:31.555  
to the effective management control, uh,

1449

01:18:31.575 --> 01:18:34.075  
and supervision of all the tanker movements within the

1450

01:18:34.075 --> 01:18:36.995  
Cambridge region supplying or delivering sludge

1451

01:18:37.215 --> 01:18:40.235  
and, uh, delivering neutral bio product to, to our region,

1452

01:18:40.735 --> 01:18:42.475  
um, which are a direct relation to them.

1453

01:18:43.075 --> 01:18:47.195  
Albeit they do have other, um, PA schools within their role

1454

01:18:47.195 --> 01:18:50.635  
that are, are more within the angling water region rather

1455

01:18:50.635 --> 01:18:51.915  
than just Cambridge specifically.

1456

01:18:53.385 --> 01:18:56.075  
Okay. But of the 30 office staff, do they have

1457

01:18:56.075 --> 01:18:58.755

to be on site in order for, um,

1458

01:18:59.895 --> 01:19:03.035

the wastewater treatment plant to operate effectively

1459

01:19:03.655 --> 01:19:07.345

or could they theoretically work from a,

1460

01:19:07.485 --> 01:19:08.625

an alternative location?

1461

01:19:11.355 --> 01:19:14.285

Mike Dexter, they currently work, um, from, uh,

1462

01:19:14.285 --> 01:19:15.645

Milton House within the,

1463

01:19:15.705 --> 01:19:17.285

the current wastewater treatment plant.

1464

01:19:17.505 --> 01:19:19.525

Um, but if that,

1465

01:19:19.525 --> 01:19:22.005

their role isn't necessarily dependent on them being

1466

01:19:22.005 --> 01:19:23.525

physically at Cambridge.

1467

01:19:24.895 --> 01:19:29.735

Okay, thank you. So may,

1468

01:19:29.755 --> 01:19:31.335

may I just answer the question with

1469

01:19:31.335 --> 01:19:33.765

regarding the Discovery Center, um,

1470

01:19:33.765 --> 01:19:34.805

because I I believe you

1471  
01:19:34.805 --> 01:19:36.005  
POed at the moment ago, I didn't answer.

1472  
01:19:36.425 --> 01:19:39.645  
Uh, so the Discovery Center is a blended solution

1473  
01:19:39.655 --> 01:19:41.965  
where we take the two BT rooms

1474  
01:19:42.265 --> 01:19:45.245  
and, um, a create a, a mixed, uh, use

1475  
01:19:45.855 --> 01:19:47.325  
facilities who have a meeting room.

1476  
01:19:47.325 --> 01:19:48.605  
It can turn into discovery centers,

1477  
01:19:48.745 --> 01:19:50.885  
not a separate function of that building.

1478  
01:19:50.985 --> 01:19:53.925  
It is a, is a bi function of, uh, meeting rooms.

1479  
01:19:56.935 --> 01:19:58.865  
Okay. So just back to that other question,

1480  
01:19:59.005 --> 01:20:01.425  
is there gateway building, if you were

1481  
01:20:01.425 --> 01:20:02.785  
to lift out the gateway building

1482  
01:20:02.925 --> 01:20:06.195  
and work number three from the DC0,

1483  
01:20:07.915 --> 01:20:09.765  
is it, which suggest,

1484  
01:20:09.765 --> 01:20:12.045

which would mean it was, um, severable?

1485

01:20:12.745 --> 01:20:15.625

Is that, is that a poss is that possible?

1486

01:20:15.625 --> 01:20:16.825

Does anything else rely on,

1487

01:20:17.965 --> 01:20:20.425

so it looks like the Earth Fund would still remain,

1488

01:20:20.925 --> 01:20:22.065

it would just be those uses

1489

01:20:22.665 --> 01:20:24.885

or those particular uses severable from the rest

1490

01:20:24.885 --> 01:20:26.245

of the proposed development.

1491

01:20:27.105 --> 01:20:28.565

We would still need office space

1492

01:20:28.745 --> 01:20:33.365

for our operational colleagues and, um, operational visitors

1493

01:20:33.365 --> 01:20:36.205

and technical, um, visitors that, that come the site

1494

01:20:36.395 --> 01:20:37.925

That I understand that, but is

1495

01:20:37.985 --> 01:20:41.285

but outta the works, if you remove, say you were to

1496

01:20:52.245 --> 01:20:52.535

Yeah.

1497

01:20:54.685 --> 01:20:56.135

Okay. I'll come back to that question in a

1498

01:20:56.135 --> 01:20:57.255  
second. But, um, um,

1499

01:20:57.315 --> 01:20:58.315  
So I think Mr. Pryor

1500

01:20:58.315 --> 01:21:00.535  
can help you on this if you are

1501

01:21:00.535 --> 01:21:01.615  
happy to hear from him.

1502

01:21:02.475 --> 01:21:06.895  
Yes, please. Andrew Pryor for the applicant.

1503

01:21:07.075 --> 01:21:08.535  
Th thank you for your patience on

1504

01:21:08.535 --> 01:21:09.615  
this point, sir, this morning.

1505

01:21:09.875 --> 01:21:12.655  
Um, I think it, it's worth referring to the design

1506

01:21:12.655 --> 01:21:14.975  
and access statement in particular chapter nine,

1507

01:21:15.265 --> 01:21:18.175  
which describes the purpose of the, the gateway building

1508

01:21:18.635 --> 01:21:22.425  
and the various functions, some of which are, uh, uh,

1509

01:21:22.425 --> 01:21:25.385  
related directly to the site and some which as Mr.

1510

01:21:25.425 --> 01:21:27.745  
Dexter's acknowledge could be performed elsewhere.

1511

01:21:27.805 --> 01:21:29.865



So there is an element of severability,

1512

01:21:30.165 --> 01:21:33.705

but as a whole that gateway building is, is a key part

1513

01:21:33.705 --> 01:21:35.545

of the development and its design

1514

01:21:35.685 --> 01:21:38.785

and its function has been, um, developed in association

1515

01:21:38.785 --> 01:21:40.185

with a large number of stakeholders

1516

01:21:40.335 --> 01:21:42.945

through the design process, through the design council

1517

01:21:43.565 --> 01:21:46.065

to deliver a well balanced, um,

1518

01:21:47.105 --> 01:21:48.825

function against those greenbelt objectives.

1519

01:21:49.125 --> 01:21:52.705

So, um, I think I I refer you really to chapter nine

1520

01:21:52.705 --> 01:21:57.065

of the das on the purposes that it serves, some of which are

1521

01:21:57.605 --> 01:21:59.745

not sever severable, some of which are,

1522

01:22:00.935 --> 01:22:02.855

Hmm, I'm thinking about the physical works though,

1523

01:22:02.855 --> 01:22:04.375

whether the physical works are

1524

01:22:04.535 --> 01:22:05.935

severable, but I'll, I'll come back to that. The

1525

01:22:06.015 --> 01:22:07.015

Building itself, sir? Yes,

1526

01:22:07.015 --> 01:22:07.895

and the car park.

1527

01:22:08.315 --> 01:22:10.655

Um, I think your car parking point is separate

1528

01:22:10.675 --> 01:22:13.415

and we'll come onto that afternoon in terms of policy, but

1529

01:22:13.975 --> 01:22:16.295

although they are integral to that welcoming area at the,

1530

01:22:16.395 --> 01:22:17.455

at the front of the building

1531

01:22:17.875 --> 01:22:20.575

and bringing visitors into it, I think we,

1532

01:22:20.945 --> 01:22:22.175

we've made a submission

1533

01:22:22.175 --> 01:22:25.855

that having a visitor center is a fairly, a normal part

1534

01:22:25.855 --> 01:22:27.335

of operation of some water treatment works.

1535

01:22:27.635 --> 01:22:30.295

Um, and there's another, uh, example of one of those in our,

1536

01:22:30.295 --> 01:22:32.495

in our region where we have another one.

1537

01:22:32.755 --> 01:22:34.255

Um, uh,

1538

01:22:35.415 --> 01:22:36.655

I suppose the question for us is this

1539

01:22:36.655 --> 01:22:37.935

is a DCO application.

1540

01:22:38.035 --> 01:22:42.175

We have to consider whether works are fit into the category

1541

01:22:42.175 --> 01:22:43.335

of associated development

1542

01:22:43.515 --> 01:22:44.855

for the purposes of the planning act.

1543

01:22:45.355 --> 01:22:46.975

Um, so whilst still the

1544

01:22:48.085 --> 01:22:49.905

Indeed Developments may have them, they may,

1545

01:22:50.215 --> 01:22:51.905

they may have gone through a separate process

1546

01:22:52.085 --> 01:22:53.625

of getting consent for them.

1547

01:22:53.805 --> 01:22:55.945

Indeed, and I believe we made some submissions on,

1548

01:22:55.965 --> 01:22:57.985

on the nature of the associated development

1549

01:22:57.985 --> 01:23:00.385

and why it forms that, and perhaps we could make an

1550

01:23:00.385 --> 01:23:02.825

additional legal submission on these elements, um,

1551

01:23:03.485 --> 01:23:05.645

within the gateway building to, to, to show

1552

01:23:05.645 --> 01:23:07.485

that we believe it's associated development.

1553

01:23:07.635 --> 01:23:10.325

Okay. I'll just continue with my questioning as I was,

1554

01:23:10.505 --> 01:23:11.765

um, so thank you.

1555

01:23:12.065 --> 01:23:14.685

We understand that the existing wastewater treatment plant

1556

01:23:14.685 --> 01:23:16.565

offers educational tools, is that correct?

1557

01:23:21.015 --> 01:23:25.095

Right, except the existing Existing, yes.

1558

01:23:25.635 --> 01:23:26.855

Not currently the existing. We have

1559

01:23:26.885 --> 01:23:28.575

educational tools at one of our other.

1560

01:23:28.795 --> 01:23:30.375

Oh, one of your other ones? Yeah. Okay.

1561

01:23:32.105 --> 01:23:33.525

Um, and does, okay,

1562

01:23:33.545 --> 01:23:36.325

so the existing one doesn't currently have any designated

1563

01:23:36.375 --> 01:23:39.325

space, um, such as that, which would be

1564

01:23:39.605 --> 01:23:41.405

provided by the Discovery Center

1565

01:23:41.405 --> 01:23:42.845

element of the gateway building.

1566

01:23:44.085 --> 01:23:46.775

Mike Dexter. It hasn't got designated space,

1567

01:23:46.795 --> 01:23:48.775

but it does have spaces that would be suitable

1568

01:23:48.955 --> 01:23:51.175

for such things as a discovery center, uh,

1569

01:23:51.175 --> 01:23:53.215

like the amenity building meeting room

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01:23:53.215 --> 01:23:54.375

or the boardroom that

1571

01:23:54.375 --> 01:23:56.215

that could be utilized in, in such instances.

1572

01:23:57.975 --> 01:23:59.025

Okay. But but you're

1573

01:23:59.025 --> 01:24:00.985

but you don't currently run educational tours

1574

01:24:00.985 --> 01:24:02.825

of the site anyway?

1575

01:24:03.405 --> 01:24:05.585

We don't currently run, we have had tours

1576

01:24:05.585 --> 01:24:08.705

around Cambridge, but we haven't got scheduled tours, no.

1577

01:24:12.475 --> 01:24:14.285

Okay. So therefore, noting

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01:24:14.515 --> 01:24:19.365

what we've just been talking about, um, so we as the XA

1579

01:24:19.365 --> 01:24:21.765

or maybe the Secretary of State might come to the conclusion

1580

01:24:21.765 --> 01:24:24.885

that the Gateway building, which is working number 19

1581

01:24:26.065 --> 01:24:28.245

and car parking associated with it,

1582

01:24:29.255 --> 01:24:30.885

which includes work numbers three

1583

01:24:31.385 --> 01:24:36.265

and possibly seven, um, do not meet the tests

1584

01:24:36.525 --> 01:24:39.105

to be considered associated development under the Planning

1585

01:24:39.205 --> 01:24:42.865

Act and as per the DCLG 2013 guidance.

1586

01:24:45.095 --> 01:24:46.115

So in this scenario,

1587

01:24:46.745 --> 01:24:48.915

what would be the implications should the XA

1588

01:24:48.915 --> 01:24:51.195

or the Secretary of State decide that these works go

1589

01:24:51.195 --> 01:24:52.355

beyond what is necessary?

1590

01:24:53.715 --> 01:24:57.795

IE is not associated development under the Planning Act 2008

1591

01:24:58.575 --> 01:25:00.835

and should be removed from the development consent order,

1592

01:25:07.865 --> 01:25:10.505

particularly in part, so particularly noting that, um,

1593

01:25:10.925 --> 01:25:13.745

you don't operate educational terms at the moment,

1594

01:25:13.965 --> 01:25:18.025

and you've said that, um, staff

1595

01:25:18.725 --> 01:25:21.905

of the, well, most of the 30 office staff could work

1596

01:25:22.865 --> 01:25:26.825

remotely from that particular, uh, site.

1597

01:25:27.965 --> 01:25:31.025

So I, I, I think firstly that would be a,

1598

01:25:31.185 --> 01:25:33.145

a significant disappointment to ourselves

1599

01:25:33.285 --> 01:25:35.465

and to stakeholders who have specifically asked

1600

01:25:35.465 --> 01:25:36.665

for those gateway functions

1601

01:25:36.665 --> 01:25:39.865

to be incorporated in the design, including work

1602

01:25:39.865 --> 01:25:43.305

with the design council to, to, um, to deliver this.

1603

01:25:43.465 --> 01:25:45.785

I think we strongly believe this is associated development.

1604

01:25:46.165 --> 01:25:48.905

Um, if secretive state were to consider that,

1605

01:25:48.905 --> 01:25:52.385

that we would have to remove some of these functions

1606

01:25:52.855 --> 01:25:57.425

that are, um, uh, core

1607

01:25:57.445 --> 01:25:59.025

to the site, there's some of these here

1608

01:25:59.025 --> 01:26:01.705

that any reasonable interpretation would say would be

1609

01:26:01.705 --> 01:26:03.725

associated evidence for the messing, messing facilities,

1610

01:26:03.725 --> 01:26:06.045

for example, they would have to be removed somewhere else,

1611

01:26:06.105 --> 01:26:08.405

put into an alternative structure. Um,

1612

01:26:08.985 --> 01:26:09.685

But there were the work,

1613

01:26:09.685 --> 01:26:10.845

there's some in the workshop building,

1614

01:26:10.845 --> 01:26:11.965

There's some in the workshop building,

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01:26:11.965 --> 01:26:13.925

but I believe there's some in the gateway building as well.

1616

01:26:14.345 --> 01:26:17.165

So some of these elements of the gateway building would need

1617

01:26:17.165 --> 01:26:21.325

to be relocated and, um, those benefits of the,

1618

01:26:21.525 --> 01:26:23.605

of the visitor center would be, would be removed.

1619

01:26:23.665 --> 01:26:26.325



It would be a significant change to the design.

1620

01:26:26.825 --> 01:26:31.125

Um, we could on a without prejudice basis,

1621

01:26:31.315 --> 01:26:32.925

provide an alternative to that,

1622

01:26:33.105 --> 01:26:34.925

but I think we strongly believe they

1623

01:26:34.925 --> 01:26:36.045

are associated development.

1624

01:26:39.715 --> 01:26:41.125

Okay, thank you. Um,

1625

01:26:42.495 --> 01:26:44.855

I mean, certainly sir, if it would assist,

1626

01:26:44.855 --> 01:26:48.775

perhaps we could make further submissions on why we believe

1627

01:26:49.325 --> 01:26:51.775

that it is associated development against,

1628

01:26:52.165 --> 01:26:56.995

against the guidance because, um, certainly, uh, the,

1629

01:26:57.015 --> 01:27:01.745

the applicant's position is that certainly in limb one

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01:27:01.745 --> 01:27:03.585

of associated development is related

1631

01:27:03.725 --> 01:27:05.545

to supporting the construction

1632

01:27:05.545 --> 01:27:08.625

or operation of the principal development.

1633

01:27:09.495 --> 01:27:13.565

It doesn't mean that, just, just say using the office space,

1634

01:27:13.835 --> 01:27:16.565

that doesn't mean that just because office workers could

1635

01:27:16.565 --> 01:27:19.765

work in a different location that that test is not met.

1636

01:27:21.245 --> 01:27:24.185

Um, that's the, that's the way in which it was approached.

1637

01:27:24.185 --> 01:27:25.465

I mean, particularly with office workers,

1638

01:27:25.465 --> 01:27:27.705

because you could, you could always make an argument

1639

01:27:27.705 --> 01:27:29.745

technically that they could work in a different location.

1640

01:27:30.485 --> 01:27:34.705

Um, the question to be asked is whether what's proposed,

1641

01:27:35.365 --> 01:27:37.825

uh, supports the operation of the works.

1642

01:27:39.675 --> 01:27:41.845

Okay, thank you. I do have more questions on this,

1643

01:27:41.905 --> 01:27:44.325

but I'm conscious of the time, so I think

1644

01:27:44.915 --> 01:27:46.765

it's probably better to take a break there, um,

1645

01:27:47.025 --> 01:27:50.805

for 20 minutes and we'll come back at 1120.

1646

01:27:51.265 --> 01:27:54.205

So, uh, for the time being, it's 10 58

1647

01:27:54.545 --> 01:27:56.405

and the hearings adjourned until 11 two.