0
00:00:00.705 --> 00:00:03.965
25 minutes past three, and this hearing is resumed.

1
00:00:05.315 --> 00:00:07.365
I'll be moving on to agenda item six,

2
00:00:07.415 --> 00:00:09.005
which is water Resources.

3
00:00:11.245 --> 00:00:14.425
The Environment Agency submitted a letter yesterday

4
00:00:14.535 --> 00:00:16.705
regarding the, uh, flood risk assessment

5
00:00:16.725 --> 00:00:19.185
or FRA, which has been published on the website.

6
00:00:19.935 --> 00:00:21.585
This, again, raises concerns

7
00:00:21.585 --> 00:00:23.985
regarding additional flood risk on third party land

8
00:00:24.005 --> 00:00:25.705
as a result of the proposed development

9
00:00:25.925 --> 00:00:29.745
and lack of mitigation measures for the benefit of the room.

10
00:00:29.765 --> 00:00:32.145
And in, in case any ips have not yet had chance

11
00:00:32.145 --> 00:00:34.465
to review the letter, could the Environment Agency briefly

12
00:00:34.465 --> 00:00:35.585
outline their concerns?

13
00:00:38.305 --> 00:00:41.095
Thank you, Madam. Um, Neville, Ben Environment Agency.

14
00:00:41.325 --> 00:00:43.735
I'll hand you over to our flat lead, Louise Foreman.

15
00:00:43.825 --> 00:00:44.825
Thank you.

16
00:00:48.095 --> 00:00:50.435
Uh, Louise Foreman from the Environment Agency.

17
00:00:51.295 --> 00:00:54.875
Um, yeah, so our main concern is that, um,

18
00:00:56.835 --> 00:00:59.655
ait we understand that a mitigation strategy is no longer

19
00:00:59.655 --> 00:01:04.575
being proposed by, um, to be included in

20
00:01:05.585 --> 00:01:06.905
a revised flood risk assessment.

21
00:01:08.045 --> 00:01:12.185
Um, the modeling that has been undertaken indicates that

22
00:01:13.435 --> 00:01:15.295
in the future there will be

23
00:01:16.025 --> 00:01:19.045
an increase in flood risk within some third party land,

24
00:01:19.355 --> 00:01:21.685
including an area where properties are located.

25
00:01:22.655 --> 00:01:26.855
Um, and this is the result of increased, um,

26
00:01:27.445 --> 00:01:31.735

volumes of water entering the treatment plant from

27
00:01:32.365 --> 00:01:34.145
future planned growth in the area.

28
00:01:35.525 --> 00:01:38.385
Um, and we consider that the cumulative impacts

29
00:01:38.445 --> 00:01:42.025
of the development should be assessed within the FRA

30
00:01:42.565 --> 00:01:45.915
and that mitigation should be, um,

31
00:01:46.395 --> 00:01:48.515
proposed within the FRA to ensure

32
00:01:48.515 --> 00:01:51.975
that there'll be no increase in flood risk elsewhere, um,

33
00:01:52.475 --> 00:01:55.255
and that the development is in accordance with YPPF.

34
00:01:57.695 --> 00:02:00.555
Um, so yeah, those are our main concerns

35
00:02:00.855 --> 00:02:03.915
and we understand that the applicant is now, um,

36
00:02:06.365 --> 00:02:09.845
planning to submit revised additional modeling, uh,

37
00:02:09.845 --> 00:02:12.085
which we haven't requested, um,

38
00:02:12.185 --> 00:02:13.805
at such a late stage in the process.

39
00:02:14.305 --> 00:02:15.305
So.

40
00:02:16.025 --> 00:02:17.115
Okay. Thank you very much.

41
00:02:18.515 --> 00:02:20.535
So could I just ask the a, uh, the applicant

42
00:02:20.555 --> 00:02:22.735
for a response on those comments in particularly just

43
00:02:22.735 --> 00:02:26.575
to understand why, um, mitigation measures aren't proposed?

44
00:02:29.755 --> 00:02:32.665
Madam? Um, may I start with the, the modeling,

45
00:02:32.845 --> 00:02:34.985
the additional modeling, um,

46
00:02:35.525 --> 00:02:38.345
and the environment agency's letter?

47
00:02:38.925 --> 00:02:41.665
Um, clearly we are all very aware of

48
00:02:41.715 --> 00:02:43.745
where we are in the examination.

49
00:02:44.525 --> 00:02:46.865
Um, but at the same time, um,

50
00:02:48.845 --> 00:02:52.105
we have needed to produce this information in,

51
00:02:52.125 --> 00:02:55.425
in order fully to inform the Environment agency

52
00:02:55.685 --> 00:02:57.825
and, um, the examination.

53
00:02:58.565 --> 00:03:03.365

Um, it's, it has been agreed today, I believe, to,

54
00:03:03.705 --> 00:03:08.565
um, transmit to the agency, um, the, the, the data,

55
00:03:09.465 --> 00:03:10.525
um, and some

56
00:03:10.525 --> 00:03:13.205
of the accompanying narrative that goes with it.

57
00:03:14.065 --> 00:03:18.245
Uh, and the, um, uh, the, that,

58
00:03:18.245 --> 00:03:20.685
that would be ahead of the modeling report

59
00:03:21.465 --> 00:03:24.005
and the modeling report would go

60
00:03:24.065 --> 00:03:26.485
to the agency on the 22nd of March.

61
00:03:27.465 --> 00:03:31.325
But, um, what is also, um, being offered,

62
00:03:31.465 --> 00:03:34.605
and we are very much hoping that the agency will be able

63
00:03:34.605 --> 00:03:39.405
to avail themselves of this is, um, that relevant members

64
00:03:39.425 --> 00:03:40.725
of our team go

65
00:03:40.985 --> 00:03:43.645
and as it were, walk them through the, the,

66
00:03:43.745 --> 00:03:47.285
the relevant officers, walk them through the material

67
00:03:47.315 --> 00:03:50.645
that they are getting, because clearly they're getting the

68
00:03:50.845 --> 00:03:53.205
material before they've got the modeling report.

69
00:03:53.865 --> 00:03:58.685
Um, so that everybody is working hard, uh,

70
00:03:58.795 --> 00:04:02.445
with, with an eye to the examination timeframe

71
00:04:02.785 --> 00:04:03.925
and timetable.

72
00:04:04.705 --> 00:04:05.725
Um, can I

73
00:04:05.725 --> 00:04:06.725
Ask Ms. Ellis on that point?

74
00:04:06.785 --> 00:04:08.605
So what is the additional model

75
00:04:08.825 --> 00:04:10.085
and, um,

76
00:04:10.945 --> 00:04:12.525
why are you providing it if it's not

77
00:04:12.525 --> 00:04:13.685
being requested by the ea?

78
00:04:13.945 --> 00:04:18.925
Yes. Um, Madam, I'll, I'll ask, um, uh, doctor,

79
00:04:19.225 --> 00:04:23.765
doctor, no, Mrs. Buchanan, um, to,

80
00:04:24.105 --> 00:04:26.125

uh, explain that, uh, to you.

81
00:04:26.125 --> 00:04:27.125
Thank you.

82
00:04:29.535 --> 00:04:32.195
No, Buchanan for the, um, applicant.

83
00:04:32.785 --> 00:04:36.235
Yeah, so the additional scenarios are associated

84
00:04:36.345 --> 00:04:37.635
with phase one

85
00:04:37.935 --> 00:04:41.555
and phase two, so that it, I nearly wanna say can directly

86
00:04:41.555 --> 00:04:44.075
and easily be aligned to the permit application

87
00:04:44.495 --> 00:04:45.915
that's been made, the discharge

88
00:04:45.915 --> 00:04:47.075
application that's been made.

89
00:04:47.525 --> 00:04:52.355
We've also run a few extra scenarios just to be able to, um,

90
00:04:52.425 --> 00:04:54.915
explain the narrative of, um,

91
00:04:56.555 --> 00:04:58.085
that the move

92
00:04:58.585 --> 00:05:02.005
of the works doesn't cause any detriment

93
00:05:02.585 --> 00:05:05.485
and how I nearly wanna say which mechanisms

94
00:05:06.065 --> 00:05:10.885
may contribute then to the small impact that is seen in some

95
00:05:10.885 --> 00:05:15.205
of the flooding scenarios to these properties, um,

96
00:05:15.715 --> 00:05:16.805
that has been mentioned.

97
00:05:17.265 --> 00:05:21.885
So that's all just to kind of give their bigger picture so

98
00:05:21.885 --> 00:05:25.645
that people can understand if there is a issue or not.

99
00:05:26.745 --> 00:05:27.965
Are you trying to identify

100
00:05:27.995 --> 00:05:30.165
that it's the proposed development which

101
00:05:30.595 --> 00:05:32.325
doesn't increase flood risk?

102
00:05:32.755 --> 00:05:36.245
Correct. As alternatively to the additional, um,

103
00:05:36.395 --> 00:05:38.565
increased future population you're, is that

104
00:05:38.565 --> 00:05:39.685
what you're trying to Yeah,

105
00:05:40.325 --> 00:05:41.325
Identify? So we we're trying to make sure

106
00:05:41.325 --> 00:05:41.525

107
00:05:41.635 --> 00:05:42.805

that the understanding is there

108
00:05:42.805 --> 00:05:46.045
or the information is there to base their conclusion on

109
00:05:46.235 --> 00:05:48.165
that it isn't the move of the works

110
00:05:49.375 --> 00:05:52.985
that actually makes a small betterment, but what it is

111
00:05:53.085 --> 00:05:56.185
and when it is or how it is that there is the impact

112
00:05:56.555 --> 00:05:57.685
where it arises.

113
00:05:58.345 --> 00:05:59.645
So that was what we were trying

114
00:05:59.665 --> 00:06:02.805
to get the information together to present to the EA

115
00:06:03.195 --> 00:06:05.605
that they can then come to the same conclusion,

116
00:06:05.605 --> 00:06:06.805
looking at the same information.

117
00:06:07.465 --> 00:06:09.925
And then just one small thing to correct,

118
00:06:10.385 --> 00:06:12.445
we are sending the modeling report

119
00:06:13.145 --> 00:06:16.365
and the models now, and then the,

120
00:06:16.835 --> 00:06:18.685
When you say now, when do you, today,

121
00:06:18.685 --> 00:06:21.205
Today, today the modeling report and just purely

122
00:06:21.205 --> 00:06:25.085
because it's a big quantity of data, so it needs zipping

123
00:06:25.085 --> 00:06:26.085
and transferring.

124
00:06:26.265 --> 00:06:29.045
So that will take basically overnight to go

125
00:06:29.045 --> 00:06:30.085
to the air for the models.

126
00:06:30.985 --> 00:06:35.645
And then the flood risk assessment document, that is the one

127
00:06:35.645 --> 00:06:37.765
that is going on the 22nd of March.

128
00:06:37.815 --> 00:06:40.645
Sorry. That's fine. Small detail

129
00:06:42.755 --> 00:06:44.765
From my reading of the EA response

130
00:06:44.765 --> 00:06:48.695
that we received yesterday, it's the cumulative impacts

131
00:06:48.695 --> 00:06:51.135
that they seem to have concerns with.

132
00:06:51.555 --> 00:06:55.405
Um, and the compliance with the MPPF,

133
00:06:56.525 --> 00:06:58.325
I know that it, it makes sense to me

134
00:06:58.325 --> 00:06:59.405

what you're saying about the modeling

135
00:06:59.545 --> 00:07:01.645
and identifying the differences between the

136
00:07:02.795 --> 00:07:05.835
relocation versus the future increased populations.

137
00:07:05.895 --> 00:07:09.035
But if it's the EA concern about the cumulative impacts,

138
00:07:10.535 --> 00:07:14.295
how will that modeling resolve that concern through the ea

139
00:07:15.975 --> 00:07:17.995
It just shows when, how,

140
00:07:18.095 --> 00:07:20.715
and where the water's coming from.

141
00:07:22.265 --> 00:07:23.845
So to kind of explain

142
00:07:23.985 --> 00:07:27.285
and provide evidence that the small increase in volume into

143
00:07:27.285 --> 00:07:29.485
the river isn't the issue

144
00:07:30.655 --> 00:07:32.365
where the problem is occurring.

145
00:07:33.065 --> 00:07:34.925
So that's the type of contents

146
00:07:34.985 --> 00:07:36.485
and information that we've been

147
00:07:36.485 --> 00:07:38.045
collecting to provide to them.

148
00:07:39.275 --> 00:07:41.855
Can I ask for, um, response from the EA on that? Please,

149
00:07:42.505 --> 00:07:43.505
Madam? Could I just

150
00:07:43.505 --> 00:07:47.335
add clearly, um, we are very keen

151
00:07:47.715 --> 00:07:50.495
for the discourse with the EA to be

152
00:07:50.835 --> 00:07:53.335
as well resourced as possible.

153
00:07:54.115 --> 00:07:57.255
Um, we also have an eye to the way in which you

154
00:07:57.255 --> 00:07:59.455
and the Secretary of State will need to,

155
00:07:59.595 --> 00:08:01.895
to look at these matters, um,

156
00:08:02.275 --> 00:08:05.015
and the pinpointing of impact.

157
00:08:05.035 --> 00:08:06.975
So clearly cumulative is one thing,

158
00:08:07.555 --> 00:08:10.895
but also, um, standalone is another thing.

159
00:08:11.595 --> 00:08:15.175
Um, and that, um, that

160
00:08:15.935 --> 00:08:19.935
pinpointing should also, um, uh, uh,

161
00:08:20.525 --> 00:08:23.855

influence any considerations of mitigation,

162
00:08:23.855 --> 00:08:27.215
which is a matter that the environment agency, um, have

163
00:08:27.755 --> 00:08:29.135
raised, uh,

164
00:08:29.435 --> 00:08:32.135
and is a matter which we want to discuss with them.

165
00:08:32.235 --> 00:08:36.135
But we want to discuss that, um, on what we see

166
00:08:36.155 --> 00:08:37.735
as a fully informed footing.

167
00:08:38.485 --> 00:08:39.935
Just before I go back to the ea, do,

168
00:08:39.955 --> 00:08:42.495
do you envisage any potential mitigation measures?

169
00:08:42.495 --> 00:08:47.355
You said that there was, did a small increase in risk,

170
00:08:47.615 --> 00:08:49.835
so you, you are not envisaging any mitigation measures

171
00:08:49.835 --> 00:08:51.475
as part of your fed risk assessment?

172
00:08:52.775 --> 00:08:54.955
We don't, but that's the kind of thing that we would love

173
00:08:55.045 --> 00:08:57.765
to discuss with the EA to make sure that we are aligned in

174
00:08:57.765 --> 00:09:00.045
that understanding that that is the,

175
00:09:00.325 --> 00:09:03.165
I only wanna say a comfortable position based on the

176
00:09:03.165 --> 00:09:04.805
conservative nature of the modeling

177
00:09:04.985 --> 00:09:07.125
and information that's used, um,

178
00:09:07.145 --> 00:09:08.765
and the model itself to reach.

179
00:09:09.515 --> 00:09:11.925
Okay. And do you, do you know how many properties,

180
00:09:11.925 --> 00:09:15.205
which properties, um, the EA has raised concerns

181
00:09:15.395 --> 00:09:17.925
regarding in terms of, uh, future flood risk?

182
00:09:18.965 --> 00:09:23.465
Yes, And with, okay, how many properties

183
00:09:23.465 --> 00:09:24.545
or plots are we talking about?

184
00:09:25.335 --> 00:09:27.795
Um, they are just rechecking those ones,

185
00:09:27.855 --> 00:09:31.875
but it is a very small handful, less than a handful number.

186
00:09:35.295 --> 00:09:36.335
And where, whereabouts are they?

187
00:09:36.425 --> 00:09:37.455
Which properties are they?

188
00:09:39.025 --> 00:09:42.615

Um, Rough, roughly speaking, are they, I dunno,

189
00:09:43.765 --> 00:09:45.465
Mon Mona Coman for the applicant?

190
00:09:45.495 --> 00:09:48.545
Yeah, so they're, they're downstream of the development, um,

191
00:09:48.855 --> 00:09:53.105
kind of in the, uh, east of water beach town.

192
00:09:53.765 --> 00:09:57.705
As, as, uh, Ms. Buchanan has said, just a, a small handful

193
00:09:57.845 --> 00:10:00.425
of properties that are currently in flood zone three

194
00:10:00.425 --> 00:10:02.625
and at risk of, of flooding currently.

195
00:10:09.245 --> 00:10:12.215
Okay, thank you. Um, could I ask for a response, uh,

196
00:10:12.215 --> 00:10:14.215
from the EA on the points outlined in terms

197
00:10:14.215 --> 00:10:15.935
of the additional modeling, which is going

198
00:10:15.935 --> 00:10:17.975
to be presented by the applicant,

199
00:10:28.315 --> 00:10:30.615
Louise Foreman for the Environment Agency?

200
00:10:31.795 --> 00:10:35.835
Um, yes, we're happy to, to look at the additional modeling.

201
00:10:36.495 --> 00:10:40.905
Um, although it, yeah, it will take us quite a long time

202
00:10:40.905 --> 00:10:44.505
to undertake a detail to review of that modeling, um,

203
00:10:46.045 --> 00:10:48.665
and to have a meeting with the applicant next

204
00:10:48.665 --> 00:10:49.745
week to discuss that.

205
00:10:50.405 --> 00:10:54.195
But, um, we're still concerned that if, um,

206
00:10:54.475 --> 00:10:58.435
a mitigation strategy is not included in the FRA,

207
00:10:58.745 --> 00:11:01.755
then it is likely to be considered unacceptable.

208
00:11:02.735 --> 00:11:07.475
Um, and we, we are not aware of any mechanism

209
00:11:07.475 --> 00:11:10.355
through the planning system that requires developers

210
00:11:10.455 --> 00:11:14.515
to limit fairwater discharges from new development into the

211
00:11:14.565 --> 00:11:17.795
wastewater water treatment works, um,

212
00:11:18.175 --> 00:11:21.405
and subsequent discharge into the river cam.

213
00:11:22.225 --> 00:11:26.775
So there is inevitably, um, going

214
00:11:26.775 --> 00:11:30.855
to be some increase in flood risk in the future, which needs

215
00:11:30.855 --> 00:11:32.535

to be mitigated for.

216
00:11:32.915 --> 00:11:35.615
Um, and we think that, um,

217
00:11:36.275 --> 00:11:40.055
the flood risk assessment should set out one reasonably

218
00:11:40.495 --> 00:11:43.935
feasible option for limiting discharges into the river cam.

219
00:11:45.455 --> 00:11:46.455
Thank you.

220
00:11:57.405 --> 00:12:01.745
Thank you. Um, if there isn't a mechanism

221
00:12:01.925 --> 00:12:04.905
to restrict, um, affluent

222
00:12:05.325 --> 00:12:09.265
or treat effluent going into the cam, does that potentially,

223
00:12:10.125 --> 00:12:11.625
um, limit the number of

224
00:12:12.635 --> 00:12:14.885
dwellings which could be delivered on the site?

225
00:12:15.705 --> 00:12:20.275
If that's the only way to reduce the affluent?

226
00:12:23.745 --> 00:12:26.045
You start a question to, oh, Sorry.

227
00:12:27.895 --> 00:12:30.555
I'm happy for the ea. Would you like to answer that first?

228
00:12:32.605 --> 00:12:35.745
Um, we understand that it's the future

229
00:12:36.655 --> 00:12:39.585
plan development up to the year 2050

230
00:12:40.095 --> 00:12:44.145
that is included in the modeling based on the local plan.

231
00:12:45.005 --> 00:12:49.195
So, um, yeah, there needs

232
00:12:49.195 --> 00:12:53.805
to be a way, somehow way of, um, controlling

233
00:12:54.265 --> 00:12:57.285
or limiting the discharge into the river cam from the

234
00:12:57.285 --> 00:12:59.565
additional volume that will be coming from that development,

235
00:13:02.255 --> 00:13:03.255
Uh, Mr. Ben

236
00:13:03.255 --> 00:13:03.815

237
00:13:05.855 --> 00:13:06.855
Environment Agency. Um,

238
00:13:06.855 --> 00:13:08.935
I just wanted to make a point about the modeling

239
00:13:09.045 --> 00:13:11.775
that we are being, uh, told will be submitted today

240
00:13:11.795 --> 00:13:14.735
or tomorrow, um, as set out in our letter

241
00:13:14.875 --> 00:13:17.895
and has been said repeatedly to the, to the applicant

242
00:13:17.895 --> 00:13:19.735

that it does take us a considerable amount of time

243
00:13:19.995 --> 00:13:21.495
and we're very concerned that we won't have time

244
00:13:21.495 --> 00:13:23.855
to review it throughout the examination period.

245
00:13:24.755 --> 00:13:27.495
Um, so we just wanted to make that point

246
00:13:27.495 --> 00:13:29.935
that it's quite possible we could reach into the examination

247
00:13:29.955 --> 00:13:33.935
and still find the modeling if unacceptable as well

248
00:13:33.935 --> 00:13:36.095
as the FRA that goes along with it.

249
00:13:37.615 --> 00:13:38.625
Okay, thank you, Mr. Ben.

250
00:13:38.965 --> 00:13:41.475
And the question that I was asking about does,

251
00:13:41.545 --> 00:13:43.795
does it then restrict potentially the number

252
00:13:43.795 --> 00:13:46.035
of dwellings which could be brought forward in the future

253
00:13:47.495 --> 00:13:49.355
in terms of ensuring flood risk,

254
00:13:50.455 --> 00:13:51.455
Adam Increase In flood

255
00:13:51.455 --> 00:13:52.305
risk? Um,

256
00:13:52.305 --> 00:13:53.105
I know that Mr.

257
00:13:53.515 --> 00:13:57.105
Pryor, uh, wishes to, I think, address this question.

258
00:13:58.165 --> 00:14:01.865
Um, if I could just pick up this logistical point, um,

259
00:14:02.015 --> 00:14:05.105
just raised about timing, as you will have gathered,

260
00:14:05.205 --> 00:14:09.265
we are doing everything that we possibly can to, um, assist

261
00:14:09.265 --> 00:14:13.625
with that to get material to the agency as fast as possible,

262
00:14:14.165 --> 00:14:17.545
um, and to assist and resource them.

263
00:14:17.925 --> 00:14:21.185
And if there's any further ways that they can suggest

264
00:14:21.185 --> 00:14:23.985
that we can help, we are very willing to consider those.

265
00:14:24.805 --> 00:14:26.345
Um, and I think Mr.

266
00:14:26.595 --> 00:14:29.385
Pryor wants to address your question,

267
00:14:29.525 --> 00:14:32.145
and it may be that I will also have some things

268
00:14:32.365 --> 00:14:33.705
to say as well.

269
00:14:35.645 --> 00:14:37.015

Yeah. Uh, thank, thank you madam.

270
00:14:37.015 --> 00:14:38.175
Uh, Andrew Pryor for the applicant.

271
00:14:38.175 --> 00:14:41.375
Um, uh, madam, we, we disagree

272
00:14:41.375 --> 00:14:44.015
with the environment agency's contention that there are not

273
00:14:44.645 --> 00:14:46.075
mitigation methods available

274
00:14:46.815 --> 00:14:49.475
to manage overall flows into the river camp,

275
00:14:49.625 --> 00:14:52.205
because that's what the planning system is there to do.

276
00:14:52.945 --> 00:14:55.365
We, they can be managed at a strategic level

277
00:14:55.365 --> 00:14:57.485
through the local plan, through the allocation of housing.

278
00:14:57.995 --> 00:15:02.245
They can be managed through, uh, maximum consumption levels

279
00:15:02.245 --> 00:15:03.245
through the local plan,

280
00:15:03.785 --> 00:15:06.045
and they can be measured ultimately for the refusal

281
00:15:06.045 --> 00:15:07.365
of planning permission if it gives rise

282
00:15:07.365 --> 00:15:09.325
to an adverse flood impact.

283
00:15:09.785 --> 00:15:12.485
Um, our proposed development,

284
00:15:12.485 --> 00:15:15.325
the applicant's proposed development is, is merely a conduit

285
00:15:15.325 --> 00:15:17.125
for all those flows coming out

286
00:15:17.125 --> 00:15:19.605
of those producers of that wastewater.

287
00:15:20.145 --> 00:15:23.325
Um, so we feel that the mitigation

288
00:15:23.345 --> 00:15:25.245
for this is the appropriate enforcement

289
00:15:25.705 --> 00:15:28.165
of the strategic flood management process

290
00:15:28.195 --> 00:15:30.925
through the local plan and through the planning system.

291
00:15:31.545 --> 00:15:35.375
Um, we would like to sit down

292
00:15:35.375 --> 00:15:37.735
and talk with the environment agency about that process

293
00:15:37.795 --> 00:15:38.935
and how that process works.

294
00:15:39.115 --> 00:15:42.135
But we don't think that project level mitigation

295
00:15:42.235 --> 00:15:45.775
for a small increment of flooding is proportionate,

296
00:15:46.075 --> 00:15:50.455

nor should that management fall on, uh, individual,

297
00:15:51.075 --> 00:15:53.735
uh, effectively, uh,

298
00:15:53.865 --> 00:15:56.775
water customers when it can be far more effectively managed

299
00:15:56.795 --> 00:15:57.855
at a strategic level.

300
00:15:59.355 --> 00:16:02.295
So you, you suggested that the planning system, such

301
00:16:02.295 --> 00:16:04.575
as refusal of planning permission could be a a means

302
00:16:04.575 --> 00:16:07.935
potentially to, um, uh, restrict

303
00:16:08.315 --> 00:16:09.535
Across the catch across the

304
00:16:09.535 --> 00:16:10.735
catchment, across the catchment.

305
00:16:10.735 --> 00:16:13.855
You get, if, if an any individual application gives rise

306
00:16:13.875 --> 00:16:17.295
to an increased level of, uh, flood risk, then that has

307
00:16:17.295 --> 00:16:18.615
to be managed through the planning system.

308
00:16:18.895 --> 00:16:20.975
I suppose what, what I'm asking is the delivery

309
00:16:20.975 --> 00:16:25.065
of the housing as a result of this project, as a result

310
00:16:25.105 --> 00:16:27.745
of the proposed development, is that likely

311
00:16:28.045 --> 00:16:30.305
to potentially be reduced in the, the, the number

312
00:16:30.305 --> 00:16:32.665
of housing pot, the potential number of, is, is that likely

313
00:16:32.665 --> 00:16:33.745
to be reduced in the future

314
00:16:33.745 --> 00:16:35.705
because of this flood risk issue?

315
00:16:35.945 --> 00:16:38.745
I, I don't think so, mom, because that proposal

316
00:16:38.805 --> 00:16:41.185
and that development will be subject to both, uh,

317
00:16:41.185 --> 00:16:42.705
the maximum consumption requirements

318
00:16:42.725 --> 00:16:44.145
and greenfield runoff rates.

319
00:16:44.405 --> 00:16:46.985
So it's very unlikely that the redevelopment

320
00:16:46.985 --> 00:16:48.505
of Cambridge Northeast would give rise

321
00:16:48.565 --> 00:16:50.305
to an increased flood increment.

322
00:16:50.645 --> 00:16:52.065
The main challenge we face here,

323
00:16:52.065 --> 00:16:53.705

and I I think it's something that, um,

324
00:16:53.805 --> 00:16:55.465
Ms. Buchanan will probably come back

325
00:16:55.465 --> 00:16:58.065
to is this is an incredibly precautionary model

326
00:16:58.065 --> 00:17:01.025
that takes in an awfully wide number of inputs

327
00:17:01.025 --> 00:17:03.265
that just simply cannot be known at this stage.

328
00:17:03.765 --> 00:17:07.545
But, um, those flood risks can be managed on a case

329
00:17:07.545 --> 00:17:11.465
by case basis as individual developments come online

330
00:17:11.485 --> 00:17:13.065
and put more water into the system.

331
00:17:20.015 --> 00:17:22.165
Could I ask the ea um, please

332
00:17:22.165 --> 00:17:25.475
what mitigation measures they would like to see

333
00:17:25.735 --> 00:17:26.835
as part of the proposal?

334
00:17:27.415 --> 00:17:28.415
If they were offered

335
00:17:31.905 --> 00:17:34.925
Louise Fullman for the Environment Agency, um,

336
00:17:36.815 --> 00:17:40.385
we would like to see, um,

337
00:17:41.515 --> 00:17:45.785
discharges into the rib cam being limited, um,

338
00:17:46.035 --> 00:17:49.725
which may require additional attenuation storage being

339
00:17:49.965 --> 00:17:52.005
provided on site at some point in the future.

340
00:17:54.845 --> 00:17:59.035
Um, but there may be other options which, um, the applicant

341
00:17:59.735 --> 00:18:03.925
can investigate and yeah, so we, it's,

342
00:18:04.655 --> 00:18:06.105
yeah, we are not really able

343
00:18:06.105 --> 00:18:10.105
to say which is the most appropriate option, uh,

344
00:18:10.265 --> 00:18:12.425
that should be, um, provided by the applicant

345
00:18:13.045 --> 00:18:14.585
and set out in the flood risk assessment.

346
00:18:16.065 --> 00:18:18.775
Okay. Thank you. Did,

347
00:18:18.795 --> 00:18:20.335
can I ask you if the councils have got any

348
00:18:20.695 --> 00:18:21.775
comments on this matter, please?

349
00:18:23.095 --> 00:18:26.015
We, we haven't, madam? No. Okay.

350
00:18:27.945 --> 00:18:31.735

Madam, could, could I come back and then Ms.

351
00:18:32.155 --> 00:18:34.815
Mrs. Buchanan, um, and Ms.

352
00:18:35.155 --> 00:18:39.495
Cowman, um, if we could each say a little, um, I just wanted

353
00:18:39.495 --> 00:18:40.775
to pick up one or two things

354
00:18:40.775 --> 00:18:42.615
and develop them slightly from what Mr.

355
00:18:42.825 --> 00:18:46.015
Pryor has said about the planning system.

356
00:18:46.675 --> 00:18:50.255
Um, he's mentioned attenuation to greenfield rates.

357
00:18:50.995 --> 00:18:54.575
Um, now that that is relevant

358
00:18:54.925 --> 00:18:58.535
because he also described the project as leading

359
00:18:58.555 --> 00:18:59.975
to a small increment,

360
00:19:00.515 --> 00:19:03.535
and both of those points are, are right

361
00:19:03.555 --> 00:19:05.855
and will be obvious to you, madam,

362
00:19:06.075 --> 00:19:09.375
but they are connected with this be

363
00:19:09.375 --> 00:19:12.615
because the environment agency, again,

364
00:19:12.615 --> 00:19:14.015
as you have identified, are,

365
00:19:14.475 --> 00:19:17.935
are here expressing concern about cumulative impacts.

366
00:19:18.715 --> 00:19:22.175
And so, um, the, the ability of the planning system

367
00:19:22.635 --> 00:19:26.255
to control to attenuate to greenfield rates,

368
00:19:26.265 --> 00:19:28.255
which is clearly established, um,

369
00:19:28.815 --> 00:19:31.015
national policy is one thing.

370
00:19:31.715 --> 00:19:36.015
Um, there is also, um, the, the, the,

371
00:19:36.595 --> 00:19:40.335
um, the planning tools, policy tools

372
00:19:40.435 --> 00:19:43.255
and development management tools, which are growing a pace,

373
00:19:43.915 --> 00:19:48.335
um, to, um, to, to get into, um,

374
00:19:49.215 --> 00:19:53.655
limiting the generation of wastewater within,

375
00:19:54.075 --> 00:19:56.415
uh, buildings, residential buildings

376
00:19:56.595 --> 00:19:58.455
and, uh, commercial buildings.

377
00:19:58.915 --> 00:20:01.575

Um, that's, that's, uh,

378
00:20:02.305 --> 00:20:06.495
developing in policy ways, um, well beyond

379
00:20:06.525 --> 00:20:09.295
what perhaps any of us might have thought of 10

380
00:20:09.295 --> 00:20:10.295
or 15 years ago.

381
00:20:10.555 --> 00:20:11.775
Um, cutting edge stuff.

382
00:20:12.395 --> 00:20:15.375
Um, at the period that we are, in terms

383
00:20:15.395 --> 00:20:17.815
of plan development in this part of the world,

384
00:20:17.815 --> 00:20:20.775
there is the golden opportunity, um, to

385
00:20:21.285 --> 00:20:24.535
develop such far thinking policies here

386
00:20:25.035 --> 00:20:28.295
and to take them through the emerging development plan.

387
00:20:28.835 --> 00:20:33.055
So the councils, the, the Joint planning Service, um,

388
00:20:33.315 --> 00:20:36.335
has a role that it can play here in, in this,

389
00:20:36.635 --> 00:20:37.975
um, as, as well.

390
00:20:38.555 --> 00:20:43.535
And also building regulations, um, which again,

391
00:20:44.115 --> 00:20:47.205
are much more advanced than they were, um, 10

392
00:20:47.205 --> 00:20:50.405
or 15 years ago, or possibly even five years ago.

393
00:20:51.145 --> 00:20:54.005
So, so that there is an existing

394
00:20:54.185 --> 00:20:57.285
and evolving suite of policy instruments

395
00:20:57.355 --> 00:21:00.405
that the public sector can use here.

396
00:21:01.165 --> 00:21:02.485
I would also returning

397
00:21:02.485 --> 00:21:05.405
to the discussion this morning about associated development

398
00:21:05.405 --> 00:21:09.765
and the discussion last time about the, uh, education,

399
00:21:10.425 --> 00:21:13.405
um, uh, element of the project.

400
00:21:14.465 --> 00:21:17.925
Um, I talked last time about the importance

401
00:21:18.065 --> 00:21:21.005
of public education in this whole area.

402
00:21:21.625 --> 00:21:24.605
The, the, the bringing about a culture cha change

403
00:21:24.625 --> 00:21:26.125
and winning of hearts and minds.

404
00:21:26.665 --> 00:21:29.605

Uh, there are all those policy instruments, um,

405
00:21:29.625 --> 00:21:33.005
but that they, they should be much more effective if they

406
00:21:33.005 --> 00:21:36.485
are allied with education, particularly with,

407
00:21:36.595 --> 00:21:38.925
with our children and young people, you know,

408
00:21:38.925 --> 00:21:41.165
the next generations coming through so

409
00:21:41.165 --> 00:21:44.765
that people can really understand how important all this is

410
00:21:45.105 --> 00:21:46.125
and why it matters.

411
00:21:46.705 --> 00:21:50.005
And that is why the educational function

412
00:21:50.005 --> 00:21:51.885
of this project is important

413
00:21:52.465 --> 00:21:56.485
and is intimately linked with the operation of the project

414
00:21:56.905 --> 00:22:01.165
and indeed the wider planning of Cambridge, which we know

415
00:22:01.935 --> 00:22:05.485
faces important issues to do with water management.

416
00:22:05.905 --> 00:22:10.725
So, so there is a bigger picture here, um, which,

417
00:22:10.855 --> 00:22:13.485
which is a much bigger picture than, than what Mr.

418
00:22:13.615 --> 00:22:16.725
Pryor rightly calls the small increment from this

419
00:22:16.865 --> 00:22:18.365
one, um, project.

420
00:22:19.225 --> 00:22:21.565
And, uh, these are some of the points

421
00:22:21.985 --> 00:22:25.045
and ideas which we would like to discuss further

422
00:22:25.115 --> 00:22:26.805
with the environment agency.

423
00:22:26.825 --> 00:22:29.365
And I've, I've given a bit of a, of a,

424
00:22:29.425 --> 00:22:32.885
of a plot spoiler here, uh, about some of the things, um,

425
00:22:33.025 --> 00:22:35.085
to have a sensible conversation about.

426
00:22:35.905 --> 00:22:40.845
Um, I'd now like to bring in, um, perhaps Ms.

427
00:22:40.945 --> 00:22:45.045
Cowman, um, first of all to, um, just to,

428
00:22:45.105 --> 00:22:47.885
to talk a little more about the technical sides

429
00:22:47.905 --> 00:22:49.125
of this, which Mr.

430
00:22:49.785 --> 00:22:51.365
Uh, Pryor left to her.

431
00:22:51.465 --> 00:22:54.885

And then, um, Ms. Buchanan I know has points that she wishes

432
00:22:54.985 --> 00:22:57.965
to add, if you'll just indulge us for a few moments.

433
00:22:58.055 --> 00:22:59.055
Thank you

434
00:23:03.695 --> 00:23:05.385
Mona Coleman for the applicant.

435
00:23:06.205 --> 00:23:10.425
So the modeling that's been undertaken, um,

436
00:23:10.765 --> 00:23:13.825
as we've described is, is highly conservative

437
00:23:13.925 --> 00:23:18.265
and it's largely based on what's known today,

438
00:23:18.645 --> 00:23:22.025
rather than projecting anything other than population

439
00:23:22.025 --> 00:23:23.225
growth into the future.

440
00:23:23.565 --> 00:23:26.865
So, for example, we know that in the future there's

441
00:23:27.465 --> 00:23:30.345
a very strong likelihood of reduced water consumption

442
00:23:30.775 --> 00:23:33.465
that hasn't been included in the model we're using kind

443
00:23:33.465 --> 00:23:35.785
of today's, uh, today's assumptions on that.

444
00:23:36.645 --> 00:23:40.905
Um, likewise, um, there's a, a, an element

445
00:23:41.005 --> 00:23:44.385
of surface water runoff included in the new model

446
00:23:44.525 --> 00:23:45.965
for this new development.

447
00:23:46.585 --> 00:23:48.405
Um, realistically we would hope

448
00:23:48.475 --> 00:23:51.165
that suds is very strictly enforced in,

449
00:23:51.165 --> 00:23:53.965
in the new development, and there would be no surface water

450
00:23:54.425 --> 00:23:56.125
runoff in the, in the fowl store.

451
00:23:56.545 --> 00:23:59.845
So the model is very conservative in, in that respect.

452
00:24:00.105 --> 00:24:03.245
And, um, the, the, the flood risk that we're seeing

453
00:24:03.505 --> 00:24:07.685
to these properties downstream may be purely a result

454
00:24:07.685 --> 00:24:09.805
of this conservatism in the model.

455
00:24:09.945 --> 00:24:13.845
And as Mr. Pryor has, has, um, alluded to it,

456
00:24:13.905 --> 00:24:17.845
it it's not really possible at this time to refine

457
00:24:18.075 --> 00:24:22.165
that analogy until, until we're kind of at a position

458
00:24:22.165 --> 00:24:24.685

where we understand these figures a little better

459
00:24:24.745 --> 00:24:26.085
and we're not there at the moment.

460
00:24:33.815 --> 00:24:35.105
Yeah, I think Mona

461
00:24:35.105 --> 00:24:36.585
and I wanted to highlight the same things.

462
00:24:36.585 --> 00:24:38.985
There's several very conservative assumptions

463
00:24:38.985 --> 00:24:41.385
that go into the flood, um, flood models.

464
00:24:41.805 --> 00:24:44.785
Um, and then the other things were that we

465
00:24:45.505 --> 00:24:48.945
specifically checked if the sewage component

466
00:24:49.575 --> 00:24:51.545
made an impact in terms of flooding

467
00:24:51.925 --> 00:24:54.865
and the sewage component doesn't even including all the

468
00:24:54.865 --> 00:24:58.505
growth, it is the rainfall element that does

469
00:24:59.035 --> 00:25:01.025
bring in some of the scenarios.

470
00:25:01.025 --> 00:25:02.825
And that that's the kind of things that we would love

471
00:25:02.825 --> 00:25:03.945
to discuss with the EA

472
00:25:04.545 --> 00:25:07.985
'cause um, yeah, like one scenario would show something

473
00:25:08.085 --> 00:25:09.425
and then another one wouldn't.

474
00:25:09.885 --> 00:25:14.025
So it brings that reasonable doubt if there is really a real

475
00:25:14.025 --> 00:25:17.425
thing based on all the conservative assumptions, one on top

476
00:25:17.425 --> 00:25:20.185
of another, um, that needs mitigating.

477
00:25:20.805 --> 00:25:23.585
And, um, the suggestion that was made by the ea

478
00:25:23.585 --> 00:25:26.865
what they would love to see in terms of extra storage

479
00:25:27.085 --> 00:25:29.185
or something like that at innovation on the site.

480
00:25:29.765 --> 00:25:33.985
In terms of the volumes, it is, it's massive amounts

481
00:25:33.985 --> 00:25:36.745
of volumes and it doesn't really add up.

482
00:25:37.225 --> 00:25:39.265
'cause you can only keep water for a certain amount of time

483
00:25:39.265 --> 00:25:42.345
and then you still have to, um, discharge it

484
00:25:42.855 --> 00:25:46.265
into the same river, which will cause the same problem.

485
00:25:46.645 --> 00:25:50.105

So yeah, we struggle to find a way of

486
00:25:51.095 --> 00:25:54.465
attenuating on our site when there's live attenuation in the

487
00:25:54.485 --> 00:25:56.465
cam, which is part of the fan network,

488
00:25:56.555 --> 00:25:58.785
which is drained manually.

489
00:25:59.765 --> 00:26:04.665
Um, so yeah, it didn't make sense to get to a place where

490
00:26:05.205 --> 00:26:06.865
the solution is on the site.

491
00:26:07.645 --> 00:26:12.185
It has to come from, um, other places as well to support it.

492
00:26:13.215 --> 00:26:16.055
'cause it's not caused by the development, it's not caused

493
00:26:16.055 --> 00:26:17.375
by the wastewater treatment works.

494
00:26:17.725 --> 00:26:18.725
It's itself.

495
00:26:30.045 --> 00:26:31.565
I just come back to the councils.

496
00:26:31.685 --> 00:26:36.515
I think, um, It's obviously, it's the applicant's stance

497
00:26:36.515 --> 00:26:39.515
that the planning system is, is the most appropriate way

498
00:26:39.855 --> 00:26:43.485
or is a, is a way to manage, um, the final levels

499
00:26:43.505 --> 00:26:45.005
of discharge into the cam.

500
00:26:45.665 --> 00:26:48.485
Um, and Ms. Ellis has suggested a number of different ways

501
00:26:48.485 --> 00:26:51.285
that that might be possible, such as, um, uh,

502
00:26:51.565 --> 00:26:55.285
emerging local policies which could, um, control, uh,

503
00:26:55.285 --> 00:26:56.285
water efficiency.

504
00:26:56.745 --> 00:26:59.445
Um, it doesn't necessarily need to be a response right now.

505
00:26:59.445 --> 00:27:01.325
It might be something that you want to have a think about

506
00:27:01.325 --> 00:27:05.445
and take away, but I would be interested to understand, um,

507
00:27:05.505 --> 00:27:08.885
the council's stance on the, the, uh, ability

508
00:27:08.945 --> 00:27:12.845
of the planning system to control, um, the final effluent,

509
00:27:13.025 --> 00:27:16.885
um, the final discharge rates, um, into the cam.

510
00:27:22.965 --> 00:27:24.515
Madam, I, I, I hear you.

511
00:27:24.675 --> 00:27:28.275
I, I, i, the, it would this come from all three councils,

512
00:27:28.275 --> 00:27:31.635

because obviously we have the county's position, a, a

513
00:27:31.655 --> 00:27:34.635
as the, the local, local drainage authority.

514
00:27:34.635 --> 00:27:35.915
Mm-Hmm. Um, uh,

515
00:27:36.055 --> 00:27:38.715
and then the other councils as, as the,

516
00:27:38.775 --> 00:27:40.675
as the planning authorities for specific types

517
00:27:40.675 --> 00:27:41.835
of development within their area.

518
00:27:41.935 --> 00:27:45.875
Mm-Hmm. The, I mean the, the, the reason

519
00:27:45.875 --> 00:27:49.235
that I was not going to make it a, a comment earlier is

520
00:27:49.235 --> 00:27:52.435
because the principal reference point would be the ea.

521
00:27:53.655 --> 00:27:56.555
So absolutely, if we can inform you and,

522
00:27:56.555 --> 00:27:59.635
and put a note in of, of how the, the system would work in

523
00:28:00.375 --> 00:28:04.555
any given example, uh, of, of a site

524
00:28:04.625 --> 00:28:09.355
that might have implications in, in, um, flood terms,

525
00:28:09.545 --> 00:28:10.875
then, then absolutely.

526
00:28:11.015 --> 00:28:14.875
But the, we're sort of stuck in terms of

527
00:28:14.975 --> 00:28:19.635
how far we would be able to, I suppose, disagree with ea.

528
00:28:19.755 --> 00:28:21.155
I think that's the point that I'm making.

529
00:28:21.525 --> 00:28:23.875
Understood. No, I, I, I totally respect that.

530
00:28:23.955 --> 00:28:26.675
I think it's, you know, are there any emerging local plan

531
00:28:26.955 --> 00:28:30.075
policies which would control, uh, water efficiency,

532
00:28:30.135 --> 00:28:33.475
for example, is there anything currently, um,

533
00:28:34.035 --> 00:28:36.355
proposed within the emerging local plan which would be able

534
00:28:36.355 --> 00:28:39.955
to control, um, water for efficiency in that regard?

535
00:28:40.575 --> 00:28:43.155
Um, I think it's the application of

536
00:28:45.135 --> 00:28:49.505
policies in the future, you know, without making speculation

537
00:28:50.055 --> 00:28:52.785
obviously, but how the planning system controls water

538
00:28:52.785 --> 00:28:54.865
efficiency or potentially could do in the future,

539
00:28:56.055 --> 00:28:57.835

not withstanding the EAs comments.

540
00:28:58.595 --> 00:29:00.355
Absolutely understood. We'll do that. Thank you.

541
00:29:03.025 --> 00:29:05.565
Yes, Charles Jones ton parish council.

542
00:29:05.895 --> 00:29:07.325
Could I make three simple points?

543
00:29:07.425 --> 00:29:10.285
The first is that the water efficiency you've,

544
00:29:10.285 --> 00:29:12.685
you've pointed out just then, um,

545
00:29:12.995 --> 00:29:15.125
it's pales into insignificance compared

546
00:29:15.125 --> 00:29:16.565
to the stormwater runoff components.

547
00:29:17.105 --> 00:29:19.925
And actually by focusing on a greenfield runoff rate,

548
00:29:19.925 --> 00:29:22.085
that takes you back to a certain level.

549
00:29:22.885 --> 00:29:24.165
I can't see any particular reason.

550
00:29:24.225 --> 00:29:25.605
And maybe it's something that

551
00:29:26.265 --> 00:29:28.565
you yourselves might consider whether, um,

552
00:29:28.995 --> 00:29:30.605
forthcoming projects could look

553
00:29:30.605 --> 00:29:33.325
for a lower than greenfield runoff rate with the intention,

554
00:29:33.325 --> 00:29:35.205
therefore of reducing overall flows.

555
00:29:36.115 --> 00:29:38.685
It's, it's quite a simple thing to, to deposit.

556
00:29:38.905 --> 00:29:40.165
It may be a difficult thing to do.

557
00:29:41.025 --> 00:29:44.125
The second point was a simple one I raised this morning.

558
00:29:44.665 --> 00:29:47.365
If there's a half meter extra concrete sitting just

559
00:29:47.365 --> 00:29:50.325
downstream of the a 14 road bridge

560
00:29:50.585 --> 00:29:52.325
that's within the conveyance zone

561
00:29:52.545 --> 00:29:55.325
of the cam in flood when it's out of bank.

562
00:29:55.625 --> 00:29:57.285
And I would've thought that extra half meter

563
00:29:57.285 --> 00:29:59.045
of concrete would make a material

564
00:29:59.125 --> 00:30:00.485
difference, stop seem flooding.

565
00:30:00.985 --> 00:30:05.565
And I just wondered whether the, the modeling exercise had

566
00:30:06.075 --> 00:30:08.645

assumed that ground levels were as existing,

567
00:30:08.645 --> 00:30:10.645
or whether in fact they looked at that question

568
00:30:10.645 --> 00:30:12.365
of the extra concrete sticking up in the middle

569
00:30:12.365 --> 00:30:13.445
of the A 14 space.

570
00:30:14.545 --> 00:30:16.605
The third point, it's very simple.

571
00:30:16.745 --> 00:30:20.215
One, the connection of the

572
00:30:20.975 --> 00:30:22.935
W Water Beach pipeline South,

573
00:30:24.835 --> 00:30:29.275
absent a new works immediately transfers the potential

574
00:30:29.275 --> 00:30:31.315
to pump an extra 280 liters a second,

575
00:30:31.435 --> 00:30:34.875
I think 286, 283 liters a second into

576
00:30:35.415 --> 00:30:37.635
the existing outfall into the cam.

577
00:30:38.655 --> 00:30:41.835
Now, that may be a very small amount in relation to

578
00:30:42.365 --> 00:30:45.035
storm flows in the cam, even over a five

579
00:30:45.035 --> 00:30:49.115
or 10 year period that until the main works was approved or,

580
00:30:49.175 --> 00:30:50.475
or upgraded or something.

581
00:30:51.825 --> 00:30:56.285
But if it has an upstream effect on outta bank flooding in f

582
00:30:57.155 --> 00:30:59.045
then we'd, we'd be concerned.

583
00:30:59.305 --> 00:31:02.445
And that the, the point of really coming to on that is

584
00:31:03.185 --> 00:31:06.205
the environmental statement is completely silent on the

585
00:31:06.205 --> 00:31:09.045
subject of what happens when you connect water Beach South,

586
00:31:09.385 --> 00:31:11.045
uh, handling storm flows.

587
00:31:11.665 --> 00:31:13.205
And it, it, if there is an argument

588
00:31:13.205 --> 00:31:15.405
to say it doesn't matter, then I feel

589
00:31:15.425 --> 00:31:16.445
it should be presented.

590
00:31:17.295 --> 00:31:18.295
Thank you.

591
00:31:20.075 --> 00:31:21.055
The applicant would like to

592
00:31:21.055 --> 00:31:22.095
respond to those points please.

593
00:31:30.365 --> 00:31:33.825

Um, I was just trying to see if I could find the notes as

594
00:31:33.825 --> 00:31:34.825
to the accuracy

595
00:31:34.885 --> 00:31:37.625
and the exact date of when the model was updated.

596
00:31:37.805 --> 00:31:39.665
But the revised model that was issued

597
00:31:39.665 --> 00:31:43.945
by the EA was specifically, um, updated, um,

598
00:31:44.205 --> 00:31:48.945
to incorporate a later survey date, I think it was 2018, um,

599
00:31:49.155 --> 00:31:50.185
topography survey.

600
00:31:50.925 --> 00:31:54.065
So the change of a small portion

601
00:31:54.125 --> 00:31:56.945
of concrete is insignificant in the wider

602
00:31:56.945 --> 00:31:58.305
context of that model.

603
00:31:58.965 --> 00:32:01.905
Um, and would not be, we would not be able to take

604
00:32:01.905 --> 00:32:05.185
that into account, um, for the modeling,

605
00:32:05.445 --> 00:32:07.545
and that's not that sensitive for it.

606
00:32:08.285 --> 00:32:11.145
So yeah, that's where it leaves us.

607
00:32:15.215 --> 00:32:15.565
Right.

608
00:32:23.675 --> 00:32:25.095
Any other points made by Mr. Jones?

609
00:32:32.995 --> 00:32:35.655
Um, Andrew per the outcome? Adam?

610
00:32:35.675 --> 00:32:39.055
Um, I think in respect to the water beach south flows, um,

611
00:32:40.015 --> 00:32:42.725
those are assessed in, in, in our application as far

612
00:32:42.725 --> 00:32:45.645
as our application, the application for yourselves is,

613
00:32:45.785 --> 00:32:46.965
is goes.

614
00:32:47.065 --> 00:32:51.525
So, um, I'm, I'm not sure that's a correct characterization.

615
00:32:51.625 --> 00:32:54.165
If, um, if Mr. Jones is saying

616
00:32:54.165 --> 00:32:56.405
that those flows should be characterized elsewhere in

617
00:32:56.405 --> 00:32:59.125
another application or in respect of another process, then

618
00:32:59.755 --> 00:33:00.845
that, that may be the case.

619
00:33:00.905 --> 00:33:04.205
But the FRA takes into account those flows going

620
00:33:04.205 --> 00:33:06.965

to Cambridge and then coming on through the transfer tunnel

621
00:33:07.545 --> 00:33:09.845
to the new development and then through the outfalls.

622
00:33:09.945 --> 00:33:12.645
So I, I don't think that's a, a correct characterization.

623
00:33:13.385 --> 00:33:15.925
Um, I think in terms of, uh,

624
00:33:16.255 --> 00:33:20.225
additional flood risk elsewhere, um, Mrs.

625
00:33:20.265 --> 00:33:22.505
Cannon's talked about the modeling there

626
00:33:22.505 --> 00:33:24.825
and how the sensitivity of that modeling on, on,

627
00:33:25.065 --> 00:33:27.665
'cause it's a regional model, you know, is a small raising

628
00:33:27.665 --> 00:33:29.505
of the bank in a very, very small period

629
00:33:29.525 --> 00:33:30.985
of the very small portion

630
00:33:30.985 --> 00:33:33.265
of the river is not gonna affect that model.

631
00:33:34.205 --> 00:33:36.625
My understanding is actually it's the, the, the,

632
00:33:36.805 --> 00:33:38.465
the potential flood impacts are

633
00:33:38.465 --> 00:33:39.905
downstream from their, not upstream.

634
00:33:40.205 --> 00:33:41.865
So they're downstream of our outfall.

635
00:33:42.125 --> 00:33:44.665
Um, so unlikely to affect F ton.

636
00:33:46.945 --> 00:33:50.925
Thank you. I'm sorry,

637
00:33:50.925 --> 00:33:52.765
Mr. Bright Charles Jones f Parish Council.

638
00:33:53.205 --> 00:33:55.925
I specifically said it was the water bee South cline

639
00:33:55.925 --> 00:33:57.925
before the new works is in operation.

640
00:33:58.465 --> 00:34:00.565
So you have this interim case where

641
00:34:01.335 --> 00:34:03.605
extra flood water is being brought into the cam

642
00:34:04.265 --> 00:34:05.485
that's not there at the moment

643
00:34:05.485 --> 00:34:08.085
because it's being discharged down to, um,

644
00:34:08.995 --> 00:34:11.045
much further downstream via drain.

645
00:34:11.585 --> 00:34:13.645
And it may be insignificant,

646
00:34:14.025 --> 00:34:16.365
but I do think the environmental statement should address

647
00:34:16.365 --> 00:34:17.765

that question and, and state.

648
00:34:17.785 --> 00:34:19.085
So if it is insignificant,

649
00:34:20.545 --> 00:34:23.075
Yeah, the, the, the adequacy of the FRA

650
00:34:23.075 --> 00:34:25.315
and the assumptions and the future baseline assumptions have

651
00:34:25.315 --> 00:34:27.595
been agreed with, with the environment agency.

652
00:34:27.615 --> 00:34:29.075
So they're the, they're the authority

653
00:34:29.075 --> 00:34:30.915
that we discuss the adequacy of the modeling within

654
00:34:31.455 --> 00:34:33.435
to my understanding the assumptions in

655
00:34:33.555 --> 00:34:35.715
that model are agreed with, with them.

656
00:34:35.975 --> 00:34:36.975
Ma,

657
00:34:37.535 --> 00:34:38.535
Thank you.

658
00:34:40.455 --> 00:34:42.765
Thank you. Um, with regard

659
00:34:42.765 --> 00:34:46.205
to the environment agency's concern about, um,

660
00:34:47.305 --> 00:34:49.565
all the extra housing providing more runoff,

661
00:34:49.685 --> 00:34:52.685
I think the applicant's response was a bit disingenuous

662
00:34:53.155 --> 00:34:56.405
because actually the city, uh,

663
00:34:56.465 --> 00:34:59.325
and the district council don't have that much power.

664
00:34:59.945 --> 00:35:03.885
Um, we've seen housing developments, um, being turned down

665
00:35:04.105 --> 00:35:05.405
by planning authorities,

666
00:35:05.465 --> 00:35:10.125
and then two have been, um, one on appeal by the developers.

667
00:35:10.505 --> 00:35:12.885
And I think the whole point about the, um,

668
00:35:13.585 --> 00:35:14.725
the government's proposal

669
00:35:14.905 --> 00:35:18.925
for 150,000 new homes is not

670
00:35:18.955 --> 00:35:20.525
what the councils would wish,

671
00:35:20.585 --> 00:35:24.445
and yet it looks like they may be pushed into accepting it.

672
00:35:24.545 --> 00:35:28.485
So it's, it's not up to local councils to be able

673
00:35:28.485 --> 00:35:30.685
to make those decisions necessarily.

674
00:35:31.405 --> 00:35:33.845

I think also there's um, there are a number

675
00:35:33.845 --> 00:35:35.845
of developments going ahead at the moment,

676
00:35:36.385 --> 00:35:38.525
and none of them, to the best of my knowledge,

677
00:35:39.115 --> 00:35:42.005
have state-of-the-art water requirements in them.

678
00:35:42.105 --> 00:35:43.765
So there are many houses being built

679
00:35:43.765 --> 00:35:45.045
without gray water systems.

680
00:35:45.655 --> 00:35:48.885
There are, um, the plumbing restrictions aren't down

681
00:35:48.985 --> 00:35:52.845
to 90 liters, um, a a day use,

682
00:35:53.105 --> 00:35:54.325
uh, and, and so on.

683
00:35:54.345 --> 00:35:58.085
So I think the whole building, um, uh,

684
00:35:58.085 --> 00:36:00.525
possibilities are not being used in current,

685
00:36:00.905 --> 00:36:01.925
um, developments.

686
00:36:02.535 --> 00:36:03.535
Thank you.

687
00:36:04.315 --> 00:36:06.925
Thank you, Ms. Cut.

688
00:36:08.705 --> 00:36:10.385
I just wondered, um, if, uh,

689
00:36:10.385 --> 00:36:14.705
the environment agency would be, uh, um, I'm not quite sure

690
00:36:14.725 --> 00:36:16.745
who, to whose advantage this question is.

691
00:36:17.125 --> 00:36:21.305
Um, um, whether the problems will be the same if, if it was

692
00:36:21.305 --> 00:36:22.385
with the current outfall.

693
00:36:22.385 --> 00:36:24.305
So if the proposed development doesn't go ahead,

694
00:36:24.535 --> 00:36:27.625
does the current outfall uh, potentially manage, uh,

695
00:36:27.945 --> 00:36:31.025
a growth in population, uh, better than the one,

696
00:36:31.125 --> 00:36:32.265
uh, that is designed?

697
00:36:32.365 --> 00:36:33.545
And so there was that point.

698
00:36:33.565 --> 00:36:37.585
And also, um, uh, of course, uh, uh, water,

699
00:36:37.675 --> 00:36:40.025
water companies are, are, are meant to respond

700
00:36:40.025 --> 00:36:43.385
to population growth rather than be, uh, party to it,

701
00:36:43.385 --> 00:36:45.105

which they are in this current situation,

702
00:36:45.105 --> 00:36:47.545
which is why I was interested to hear you, um,

703
00:36:47.545 --> 00:36:49.905
asking if it was, if the connection was being made

704
00:36:49.905 --> 00:36:51.905
with the development that is facilitated

705
00:36:51.905 --> 00:36:54.905
because of this de uh, uh, uh, relocation

706
00:36:55.445 --> 00:36:57.145
and the excess population growth.

707
00:36:57.165 --> 00:36:58.385
So it was, it was two things there,

708
00:36:58.485 --> 00:37:00.785
but, uh, just interested in, in the workings

709
00:37:00.785 --> 00:37:03.425
of the two outfall and if, if the new outfall actually

710
00:37:04.485 --> 00:37:07.745
is aggressively going to exacerbate, uh, or, or not.

711
00:37:07.765 --> 00:37:09.145
And I fear you might say something

712
00:37:09.145 --> 00:37:11.665
that would work in anyway.

713
00:37:11.665 --> 00:37:12.665
It's an interesting point.

714
00:37:14.465 --> 00:37:16.655
Would the applicant like to respond to

715
00:37:16.655 --> 00:37:17.975
that in the first instance,

716
00:37:20.765 --> 00:37:22.545
An Buchanan for the applicant?

717
00:37:22.725 --> 00:37:24.585
Um, that was one of the scenarios

718
00:37:24.585 --> 00:37:25.905
that we specifically checked

719
00:37:26.245 --> 00:37:29.185
to see if you kept discharging from the existing, um,

720
00:37:29.515 --> 00:37:33.465
wastewater treatment works in Milton compared to the

721
00:37:34.065 --> 00:37:35.185
proposed new location.

722
00:37:35.725 --> 00:37:38.145
If there was a, um, a significant difference

723
00:37:38.145 --> 00:37:40.825
and there was a slight betterment with the new location.

724
00:37:41.405 --> 00:37:43.625
And that has got to do with the fact that it's just,

725
00:37:43.725 --> 00:37:47.065
it was a slightly, um, time-wise further down.

726
00:37:47.165 --> 00:37:49.305
So it's, it's got to do with the timing

727
00:37:49.365 --> 00:37:50.785
of the flows into the river

728
00:37:51.405 --> 00:37:52.825

and that's why it's slightly better

729
00:37:55.965 --> 00:37:58.905
What it's in a different,

730
00:37:59.105 --> 00:38:02.625
'cause it's a, it's like half a meter, uh,

731
00:38:02.625 --> 00:38:05.065
It's, it's about, it provides about half an

732
00:38:05.065 --> 00:38:06.385
hour's worth of attenuation.

733
00:38:06.925 --> 00:38:09.225
So it, that extra distance that the water actually has

734
00:38:09.225 --> 00:38:12.345
to come to the new location does actually make it a

735
00:38:12.505 --> 00:38:13.745
slightly small difference,

736
00:38:14.645 --> 00:38:16.745
But the flow is greater from the new outfall.

737
00:38:17.095 --> 00:38:19.185
It's not greater 'cause it's the same people

738
00:38:19.185 --> 00:38:23.305
that you're connecting into the same type of treatment.

739
00:38:23.365 --> 00:38:25.705
So you've got one flow coming in one side

740
00:38:26.245 --> 00:38:27.945
and the same flow into the other one,

741
00:38:28.485 --> 00:38:31.705
and it literally is only the distance

742
00:38:31.845 --> 00:38:33.265
to the wastewater treatment works.

743
00:38:33.295 --> 00:38:34.385
That makes the difference

744
00:38:37.985 --> 00:38:38.985
Difference. Thank you.

745
00:38:38.985 --> 00:38:42.945
Um, a question for the applicant.

746
00:38:43.845 --> 00:38:47.215
What are the examining authorities options if the

747
00:38:47.775 --> 00:38:50.055
EA maintains its objection

748
00:38:50.345 --> 00:38:52.495
after the additional modeling is considered?

749
00:38:55.515 --> 00:38:58.745
Madam? Um, I'm not being flippant.

750
00:38:59.045 --> 00:39:00.545
I'm being absolutely sincere.

751
00:39:01.045 --> 00:39:05.545
It will depend upon, um, what the EAs stated reasons are

752
00:39:06.685 --> 00:39:10.245
and, um, it's impossible for, for us,

753
00:39:12.225 --> 00:39:15.315
with all due respect to, to answer that question.

754
00:39:15.495 --> 00:39:19.835
Now, um, with, without we,

755
00:39:20.295 --> 00:39:24.115

uh, have been through the process that we want to go through

756
00:39:24.185 --> 00:39:26.795
with the Environment Agency in the next couple of weeks

757
00:39:26.855 --> 00:39:31.035
or so, uh, and that we've had those discussions

758
00:39:31.335 --> 00:39:33.275
and, um, and heard their,

759
00:39:34.825 --> 00:39:38.165
and heard their views in the light of the,

760
00:39:38.585 --> 00:39:42.685
of the new matter information such as the kind of thing

761
00:39:42.685 --> 00:39:45.485
that, um, Ms. Buchanan has just mentioned.

762
00:39:46.085 --> 00:39:48.645
I know that Mr. Pryor wants to answer this question as well.

763
00:39:49.715 --> 00:39:52.255
Um, Madam uh, Andrew Pryor, the applicant, uh,

764
00:39:52.295 --> 00:39:54.375
I think if it's of use to you

765
00:39:54.535 --> 00:39:56.655
and your colleagues, what we would like to do is

766
00:39:57.205 --> 00:39:58.615
produce a position statement.

767
00:39:58.715 --> 00:40:01.175
We can try and agree with both Environment,

768
00:40:01.175 --> 00:40:02.215
environment Agency

769
00:40:02.215 --> 00:40:05.895
and the council characterizing this as a cumulative impact,

770
00:40:06.595 --> 00:40:08.455
um, agreeing

771
00:40:08.455 --> 00:40:10.935
that the most appropriate mitigation is upstream

772
00:40:11.235 --> 00:40:15.495
and strategic, um, and see where that takes us.

773
00:40:15.505 --> 00:40:17.935
There are local plan policies, there are, uh,

774
00:40:17.935 --> 00:40:19.095
other policy levers

775
00:40:19.405 --> 00:40:21.335
that can be applied at a strategic level.

776
00:40:21.395 --> 00:40:25.575
And I think if you would, uh, indulge us, give us a week

777
00:40:25.575 --> 00:40:28.175
or so to try and agree that position statement, um,

778
00:40:28.725 --> 00:40:33.175
with those bodies, that would be a useful way to take this.

779
00:40:33.195 --> 00:40:35.735
And then after that, we then probably need to see

780
00:40:35.735 --> 00:40:38.775
what mitigation the Environment Agency would be suggesting

781
00:40:39.235 --> 00:40:40.775
and see what the implications of

782
00:40:40.775 --> 00:40:43.095

that mitigation they're suggesting would be for the project.

783
00:40:43.355 --> 00:40:46.575
But as Mrs. Buchanan said, actually the ability

784
00:40:46.595 --> 00:40:50.535
to attenuate very, very large storm flows on site

785
00:40:51.195 --> 00:40:53.655
is not a sensible use of anybody's money and

786
00:40:53.675 --> 00:40:55.135
nor does it actually solve the problem.

787
00:40:55.555 --> 00:40:57.775
And so our contention is

788
00:40:57.775 --> 00:41:00.815
that this mitigation is at strategic level upstream

789
00:41:00.815 --> 00:41:02.655
and cumulative, and we would like to try

790
00:41:02.655 --> 00:41:04.335
and agree that position with the local authorities

791
00:41:04.335 --> 00:41:05.975
and with the environment agency.

792
00:41:09.215 --> 00:41:12.715
Can I just ask the environment agency, do they, excuse me,

793
00:41:12.715 --> 00:41:16.515
do they recognize that in comparison to the, um,

794
00:41:18.895 --> 00:41:20.935
existing wastewater treatment plan is suggested

795
00:41:20.935 --> 00:41:23.215
by the applicant that there would be a slight betterment

796
00:41:23.215 --> 00:41:27.055
with the relocation of the proposed development in

797
00:41:31.675 --> 00:41:32.195
isolation,

798
00:41:33.975 --> 00:41:36.275
Uh, Louise Foreman for the Environment Agency?

799
00:41:36.655 --> 00:41:40.685
Um, we, we would need to look back at the modeling

800
00:41:40.755 --> 00:41:44.805
that has been undertaken for the existing baseline scenario

801
00:41:45.075 --> 00:41:49.805
with future growth included, um, to compare the two,

802
00:41:49.825 --> 00:41:52.765
but I don't remember there being, uh, a big difference

803
00:41:52.765 --> 00:41:55.885
between the two, the results for those two scenarios.

804
00:41:56.545 --> 00:42:00.775
So I, I don't think there is, um,

805
00:42:01.235 --> 00:42:02.535
any significant betterment.

806
00:42:04.155 --> 00:42:06.975
But you also, uh, would you agree that there was an, um,

807
00:42:07.695 --> 00:42:10.375
a, a worsening either in that regard? Um,

808
00:42:10.995 --> 00:42:12.015
In Isolation

809
00:42:12.575 --> 00:42:16.525

Actually from Henry, there was this, a couple

810
00:42:16.545 --> 00:42:19.085
of small areas, um, of land

811
00:42:19.085 --> 00:42:23.085
that showed an increase in flood risk, um, in the,

812
00:42:23.915 --> 00:42:26.935
the proposed, um, wastewater treatment plant com

813
00:42:27.455 --> 00:42:28.535
compared with the existing one.

814
00:42:30.975 --> 00:42:34.275
So I don't, that's that there is any betterment, no.

815
00:42:36.205 --> 00:42:37.265
So that's different to

816
00:42:37.495 --> 00:42:39.265
what you've just set out a moment ago.

817
00:42:46.845 --> 00:42:48.895
Just to be absolutely clear, Mrs.

818
00:42:49.095 --> 00:42:54.015
Buchanan's last answer, um, had the benefit of the new work,

819
00:42:54.385 --> 00:42:56.215
which she, she knows,

820
00:42:56.835 --> 00:42:59.375
and which the environment agency officers haven't

821
00:42:59.515 --> 00:43:03.015
yet had the chance to look at that this is why

822
00:43:03.845 --> 00:43:05.535
this dialogue is so important.

823
00:43:16.915 --> 00:43:18.875
I think that's probably as far as we can go

824
00:43:19.065 --> 00:43:21.035
with the flood risk assessment today.

825
00:43:21.335 --> 00:43:23.635
Ms. Cotton, were, you were indicating that Yeah, yeah.

826
00:43:24.175 --> 00:43:26.115
One more time. You think just because the outfalls on the

827
00:43:26.115 --> 00:43:29.195
other side, again, excuse my ignorance from an engineering

828
00:43:29.195 --> 00:43:30.755
point of view and water flow point of view, but

829
00:43:31.115 --> 00:43:33.995
'cause the outflows on a totally opposite side, uh,

830
00:43:34.055 --> 00:43:37.315
and most of the properties downstream are on the same on

831
00:43:37.315 --> 00:43:39.475
that side as well, rather than the other side.

832
00:43:39.515 --> 00:43:41.315
I wonder if that's a contributing factor.

833
00:43:41.315 --> 00:43:45.515
That might mean that the, the relocation of the outflow, um,

834
00:43:45.565 --> 00:43:47.755
might potentially put those properties on the right hand

835
00:43:47.755 --> 00:43:49.355
side at risk because the outfall is now

836
00:43:49.355 --> 00:43:50.435

on, on the right hand side.

837
00:43:50.435 --> 00:43:53.795
And again, that's about water flow and I, I just wondered

838
00:43:54.635 --> 00:43:56.535
And the applicant provide a response Yeah.

839
00:43:56.955 --> 00:43:58.655
On acomb for the applicant. Yeah.

840
00:43:58.715 --> 00:44:01.735
Um, don't downstream, obviously the river water will mix

841
00:44:01.755 --> 00:44:03.295
and won't be, um, you know,

842
00:44:03.395 --> 00:44:06.135
on one side preferentially to the other.

843
00:44:06.395 --> 00:44:11.015
So sides of river is, is is fairly irrelevant assuming

844
00:44:11.015 --> 00:44:12.895
that they're both, that the banks are much

845
00:44:12.895 --> 00:44:14.095
the same height either side.

846
00:44:21.855 --> 00:44:23.405
Susan bucking for friends of the cam.

847
00:44:23.825 --> 00:44:25.445
Um, I'm not sure whether

848
00:44:25.515 --> 00:44:26.845
this question would fit anywhere else.

849
00:44:27.065 --> 00:44:28.685
I'd like to bring it in here

850
00:44:28.865 --> 00:44:30.885
and is whether the, uh,

851
00:44:30.935 --> 00:44:34.205
flood risk has taken into account sea level rise, um,

852
00:44:35.145 --> 00:44:38.165
and the predictions for, uh, the flooding

853
00:44:38.265 --> 00:44:41.565
of the fences over the next 20

854
00:44:42.455 --> 00:44:43.565
years and upwards.

855
00:44:43.895 --> 00:44:44.895
Thank you

856
00:44:50.285 --> 00:44:54.075
Koman for the applicant, the, um, model we've been

857
00:44:54.435 --> 00:44:57.835
provided by the EA is a fluvial model.

858
00:44:58.145 --> 00:45:00.955
It's not a title model, so we've got to work with the,

859
00:45:00.955 --> 00:45:02.515
the model that is in hand.

860
00:45:03.015 --> 00:45:06.355
So obviously being a flu model model, um, uh,

861
00:45:06.775 --> 00:45:09.515
sea level changes aren't, aren't relevant.

862
00:45:09.515 --> 00:45:11.675
It was a coastal model, obviously, uh,

863
00:45:11.765 --> 00:45:14.155

title sea level climate change impacts

864
00:45:14.155 --> 00:45:15.315
will be included in that.

865
00:45:16.015 --> 00:45:19.355
So for the fluvial model, there's climate change, um, uh,

866
00:45:19.485 --> 00:45:23.315
allowances in that for fluvial allowances,

867
00:45:23.415 --> 00:45:24.955
but not title allowances.

868
00:45:28.885 --> 00:45:33.095
Okay, thank you. Um, so moving on to the outline.

869
00:45:33.095 --> 00:45:34.615
Water quality monitoring plan.

870
00:45:36.035 --> 00:45:39.255
Uh, the National Trust requested changes

871
00:45:40.025 --> 00:45:41.815
under rep 5 1 2 7

872
00:45:42.115 --> 00:45:45.775
to the outlined water quality management plan, including use

873
00:45:45.775 --> 00:45:48.055
of loggers at all ball holes, which are monitored

874
00:45:49.075 --> 00:45:51.255
and monitoring throughout all phases of development.

875
00:45:51.875 --> 00:45:54.375
Um, could I ask the applicant's response to this,

876
00:45:54.905 --> 00:45:56.895
these requests and, uh, why?

877
00:46:18.335 --> 00:46:23.055
I think, um, we're going to need to take this in writing.

878
00:46:23.455 --> 00:46:28.215
I know, um, it, it's a subject that's being covered in the

879
00:46:28.765 --> 00:46:31.015
statement of common ground with the county.

880
00:46:32.105 --> 00:46:37.015
Um, I, I understand that we are in agreement

881
00:46:37.165 --> 00:46:41.055
with the county now, um, on that.

882
00:46:41.915 --> 00:46:44.135
Uh, but we will have to take the position

883
00:46:44.135 --> 00:46:46.135
with the National Trust offline if we may,

884
00:46:46.135 --> 00:46:47.775
and, uh, respond at the next deadline.

885
00:46:48.575 --> 00:46:53.485
I gather,

886
00:46:53.865 --> 00:46:56.485
uh, that, uh, Catherine Taylor can speak to this,

887
00:46:56.855 --> 00:46:58.365
Sorry, Catherine Taylor for the applicant.

888
00:46:58.425 --> 00:47:01.525
Um, just to update the comments from the National Trust,

889
00:47:01.625 --> 00:47:03.565
we are looking at those in relation to the water quality

890
00:47:04.365 --> 00:47:05.485

Turing plan specifically.

891
00:47:05.945 --> 00:47:08.125
Um, and we need to go, go back to them

892
00:47:08.125 --> 00:47:10.285
and see whether what we've added they're happy with.

893
00:47:11.285 --> 00:47:15.405
Okay, thank you. They've also, um, uh, requested

894
00:47:15.405 --> 00:47:18.845
to be in the list of, uh, recipients in Table 5.1

895
00:47:19.065 --> 00:47:20.965
of the outline water quality monitoring plan.

896
00:47:21.185 --> 00:47:23.645
Um, is that something that you're also looking at? It

897
00:47:23.645 --> 00:47:25.085
Is, and we've confirmed to them that we're happy

898
00:47:25.085 --> 00:47:26.565
to add add them to that table.

899
00:47:26.775 --> 00:47:27.245
Thank you.

900
00:47:42.765 --> 00:47:46.695
Okay. Um, moving on to, uh, brim and water efficiency.

901
00:47:48.025 --> 00:47:52.705
Um, uh,

902
00:47:52.705 --> 00:47:54.665
south Cambridge District Council's response,

903
00:47:55.365 --> 00:48:00.065
toq two point 21 point 13, uh, rep 5 1 1 2,

904
00:48:00.085 --> 00:48:01.265
uh, 1, 2, 2, sorry.

905
00:48:01.765 --> 00:48:04.865
States that brim excellent would not, uh,

906
00:48:05.065 --> 00:48:08.185
guarantee the maximum number of credits for what zero one

907
00:48:08.185 --> 00:48:10.505
regarding water efficiency, which is contrary

908
00:48:10.505 --> 00:48:13.185
to the applicant's view taken in response to ex Q2.

909
00:48:14.405 --> 00:48:17.425
Um, please can the applicant confirm how can the draft,

910
00:48:17.685 --> 00:48:19.065
or how could the draft DCO

911
00:48:19.065 --> 00:48:21.585
or supporting documents ensure that the maximum number

912
00:48:21.585 --> 00:48:24.425
of credits, um, for what zero one

913
00:48:24.425 --> 00:48:26.625
regarding water efficiency be secured,

914
00:48:28.195 --> 00:48:29.365
Mike Dexter for the applicant?

915
00:48:29.505 --> 00:48:33.725
Um, yeah, we're trying to be concise with a design code.

916
00:48:33.785 --> 00:48:35.325
We blended two elements,

917
00:48:35.385 --> 00:48:37.885

so we've mentioned we'll be b excellent,

918
00:48:37.885 --> 00:48:40.405
but also trying to conform to the, um,

919
00:48:42.205 --> 00:48:43.655
beta Cambridge sustainable design

920
00:48:43.655 --> 00:48:46.535
and construction STP 2020 where we'll be required

921
00:48:46.675 --> 00:48:49.175
for non-residential buildings to achieve five credits.

922
00:48:49.175 --> 00:48:51.815
Under what, under the design code, uh,

923
00:48:51.815 --> 00:48:54.295
the applicant's proposal is we will split those two apart

924
00:48:54.295 --> 00:48:55.695
and make two separate design codes

925
00:48:55.695 --> 00:48:56.775
and secure it through that manner.

926
00:48:58.285 --> 00:49:00.255
Yeah, I think the key to be specific about

927
00:49:00.975 --> 00:49:03.735
ensuring the maximum number of credits so that, yeah. Okay.

928
00:49:03.765 --> 00:49:06.375
Yeah, happy to, happy to do that by the next deadline.

929
00:49:06.625 --> 00:49:11.565
Thank you. I will submit that at the stage six.

930
00:49:11.695 --> 00:49:14.625
Thank you. Yes, Ms. Jones,

931
00:49:14.815 --> 00:49:18.065
Charles Jones ton Parish Council on the overall question

932
00:49:18.065 --> 00:49:19.185
of water efficiency.

933
00:49:19.685 --> 00:49:21.225
Um, I've raised the question of

934
00:49:21.685 --> 00:49:26.025
how the irrigation scheme needed to secure the, um,

935
00:49:26.945 --> 00:49:29.905
embankment planting, which is critical to the landscape

936
00:49:29.905 --> 00:49:33.025
and visual assessment, how that would actually take place,

937
00:49:33.315 --> 00:49:35.425
especially if there's a drought order in place.

938
00:49:36.045 --> 00:49:38.105
And I wondered whether the applicant had considered

939
00:49:38.105 --> 00:49:40.265
how they would get the water to do that irrigation

940
00:49:40.265 --> 00:49:44.065
and if they were proposing to use to adjustment TSE,

941
00:49:44.065 --> 00:49:46.545
whether they need any more kit to

942
00:49:46.765 --> 00:49:48.465
or permits to make it possible.

943
00:49:53.605 --> 00:49:55.305
Um, Mike Dexter for the applicant.

944
00:49:55.525 --> 00:49:57.305

Um, couple of points there.

945
00:49:57.605 --> 00:49:59.345
Um, I, I think we do discuss

946
00:49:59.345 --> 00:50:01.225
how we water within the, in the lrp.

947
00:50:01.365 --> 00:50:04.545
Um, we would struggle from a discharge consenting

948
00:50:04.545 --> 00:50:07.105
perspective to use final EFF in anything other than

949
00:50:07.345 --> 00:50:09.625
discharging it, um, would be a reuseable waste.

950
00:50:09.685 --> 00:50:11.625
So we would have to discuss

951
00:50:11.625 --> 00:50:13.105
how we could use the final elephant.

952
00:50:13.365 --> 00:50:16.505
Um, it's not necessarily, um, within our gift

953
00:50:16.525 --> 00:50:17.665
to to to do that.

954
00:50:17.925 --> 00:50:20.505
Um, but we have answered that within the learn with

955
00:50:20.505 --> 00:50:22.945
how we would manage water in the plants, uh,

956
00:50:22.945 --> 00:50:25.785
water in the trees and within the lu, um, they are supposed

957
00:50:25.785 --> 00:50:30.045
to be designed to be not watered in perpetuity, so they,

958
00:50:30.045 --> 00:50:31.525
they are supposed to grow themselves

959
00:50:31.625 --> 00:50:34.725
and then, um, live naturally within the, within the abundant

960
00:50:34.725 --> 00:50:36.085
and the landscape that we're designing.

961
00:50:37.705 --> 00:50:41.125
If I may ma'am, the question also involves if there's a

962
00:50:41.125 --> 00:50:43.685
drought order in place at the time when these plants are

963
00:50:43.685 --> 00:50:44.685
trying to get established.

964
00:50:45.385 --> 00:50:47.805
Um, is there any way through the DCO

965
00:50:47.805 --> 00:50:49.605
or some agreement with environment agents

966
00:50:49.605 --> 00:50:52.925
or any other mechanism to secure to allow the watering

967
00:50:52.925 --> 00:50:54.485
to take place so that we don't actually

968
00:50:54.485 --> 00:50:55.525
lose the visual screen?

969
00:51:01.905 --> 00:51:03.245
The applicant like to respond to that?

970
00:51:08.635 --> 00:51:10.375
Um, Sophie Stevenson for the applicant,

971
00:51:10.475 --> 00:51:12.615

the applicant updated the landscape

972
00:51:13.215 --> 00:51:16.135
ecological recreational management plan deadline five

973
00:51:16.395 --> 00:51:19.415
to cover additional watering elements

974
00:51:19.415 --> 00:51:20.575
during a drought period.

975
00:51:20.645 --> 00:51:24.255
That was predominantly in response to, um, the councils,

976
00:51:24.255 --> 00:51:26.175
which they've now agreed with the position

977
00:51:26.175 --> 00:51:28.855
that we've done everything possible in order to ensure

978
00:51:28.965 --> 00:51:33.455
that the, the plants are retained during a drought period.

979
00:51:33.675 --> 00:51:37.495
But obviously climate change means that, you know,

980
00:51:37.495 --> 00:51:38.575
we've gone as far as possible.

981
00:51:42.355 --> 00:51:45.505
Okay, thank you. Um,

982
00:51:46.775 --> 00:51:50.545
does Cambridge County counts, um, Cambridge City Council,

983
00:51:50.565 --> 00:51:52.985
excuse me, consider that the proposed development would

984
00:51:52.985 --> 00:51:56.865
secure a full number of credits for category what zero one

985
00:51:56.865 --> 00:51:58.625
of Brim in accordance with the requirements

986
00:51:58.625 --> 00:52:00.665
of Cambridge local plan plus E 28.

987
00:52:01.325 --> 00:52:05.065
Um, if it's the developments updated in, in line with

988
00:52:05.065 --> 00:52:08.195
how the applicant sets out in terms of the design code,

989
00:52:11.485 --> 00:52:12.825
And We're gonna have to come back to you on

990
00:52:12.825 --> 00:52:13.825
That, please. I'm sorry.

991
00:52:13.825 --> 00:52:13.825

992
00:52:24.945 --> 00:52:26.725
Uh, moving on to septic tanks.

993
00:52:27.105 --> 00:52:29.645
Um, the examining authority notes that the code

994
00:52:29.645 --> 00:52:33.365
of construction practice part B, which is REP 5 52,

995
00:52:33.465 --> 00:52:35.645
was updated to include mitigation measures

996
00:52:35.645 --> 00:52:39.085
regarding septic tanks set out with an Appendix C

997
00:52:39.425 --> 00:52:41.005
of rep 4 87.

998
00:52:41.915 --> 00:52:44.645

However, the updates do not refer to Red House Close,

999
00:52:44.695 --> 00:52:48.325
which was referenced in Appendix C of rep, uh, 4 87.

1000
00:52:48.625 --> 00:52:50.685
Please can the applicant confirm whether this was

1001
00:52:50.685 --> 00:52:51.845
intentional or an error?

1002
00:52:53.245 --> 00:52:54.825
Sophie Stevens for the applicant?

1003
00:52:54.985 --> 00:52:57.425
I can confirm that that was an error that that was omitted

1004
00:52:57.485 --> 00:52:59.945
and that the code of construction practice Part B will be

1005
00:52:59.975 --> 00:53:02.025
updated at the next deadline.

1006
00:53:05.765 --> 00:53:09.565
Thank you. Uh,

1007
00:53:09.565 --> 00:53:10.925
moving on to water quality.

1008
00:53:12.145 --> 00:53:13.725
Um, in the EAs response

1009
00:53:13.725 --> 00:53:17.405
to ex Q1 point 21.42,

1010
00:53:17.695 --> 00:53:21.965
which is rep 1 1 5 2, it stated that the modeling undertaken

1011
00:53:22.025 --> 00:53:24.525
for this application was based on models designed

1012
00:53:24.525 --> 00:53:27.005
to inform PR 19 decisions.

1013
00:53:28.045 --> 00:53:29.805
Although the PR 19 model suggests

1014
00:53:29.805 --> 00:53:33.125
that suggests the phosphate status in the river cam may

1015
00:53:33.125 --> 00:53:36.165
change from poor to moderate with the proposed limit

1016
00:53:36.265 --> 00:53:39.005
of N 0.4 milligrams per liter,

1017
00:53:39.555 --> 00:53:41.605
this may not be true under the new model designed

1018
00:53:41.605 --> 00:53:45.165
to inform PR 24 decisions due to the updates

1019
00:53:45.195 --> 00:53:47.765
that include pollution pays considerations.

1020
00:53:48.425 --> 00:53:50.405
We are currently in discussions with Anglia Water

1021
00:53:50.455 --> 00:53:54.325
concerning proposed P limits for PR 24 at the existing site

1022
00:53:54.745 --> 00:53:57.685
as their proposed 0.4 milligram per liter does not appear

1023
00:53:57.685 --> 00:53:58.725
to improve the water course

1024
00:53:58.725 --> 00:54:00.445
to moderate status for phosphate.

1025
00:54:01.345 --> 00:54:03.245

Um, can the EA confirm

1026
00:54:03.435 --> 00:54:05.165
what progress has been made on this matter

1027
00:54:05.165 --> 00:54:06.885
and whether things have moved on since then?

1028
00:54:09.885 --> 00:54:12.075
Thank you. Madam Neville been the Environment Agency.

1029
00:54:12.295 --> 00:54:15.315
Um, as I as we spoke about earlier,

1030
00:54:15.455 --> 00:54:17.675
the permitting is still not been duly made

1031
00:54:17.735 --> 00:54:20.435
for water quality, so I'm unable

1032
00:54:20.435 --> 00:54:21.635
to update you any further, I'm afraid.

1033
00:54:26.825 --> 00:54:29.515
Okay. Could the applicant offer any comments on this?

1034
00:54:29.675 --> 00:54:31.755
I mean, this is obviously quite important in terms

1035
00:54:31.755 --> 00:54:33.355
of water quality, um,

1036
00:54:34.335 --> 00:54:37.325
and understanding whether there would be, um,

1037
00:54:38.245 --> 00:54:40.765
a change from the, an improvement to the watercourse

1038
00:54:40.765 --> 00:54:42.965
for moderate to moderate, um,

1039
00:54:42.965 --> 00:54:45.565
because obviously the effects, the significance of effects,

1040
00:54:47.225 --> 00:54:49.245
Uh, Mona Koman for the applicant.

1041
00:54:49.865 --> 00:54:53.805
Um, the modeling that was undertaken for

1042
00:54:54.345 --> 00:54:56.925
PR 19, I believe is what is re um,

1043
00:54:57.155 --> 00:55:01.605
reflected in a PP 1 61 perhaps, um,

1044
00:55:01.675 --> 00:55:06.085
that was referenced only in the WFD report, uh,

1045
00:55:06.255 --> 00:55:11.125
where we did mention that finding of, uh, an, uh, improved

1046
00:55:11.885 --> 00:55:14.525
phosphorus level from, um, poor

1047
00:55:14.785 --> 00:55:17.045
to moderate based on, on that work.

1048
00:55:17.585 --> 00:55:20.925
It is only in the WFD that that is, uh, ref referenced.

1049
00:55:20.925 --> 00:55:23.125
It is not referenced in the es.

1050
00:55:23.145 --> 00:55:27.805
In the es we do our own calculations based on effluent load

1051
00:55:27.985 --> 00:55:30.365
and, uh, don't reference, uh, modeling.

1052
00:55:55.065 --> 00:55:57.325

In the absence of the proposed development,

1053
00:55:57.425 --> 00:55:59.445
please can the applicant confirm if

1054
00:55:59.985 --> 00:56:03.165
and when the existing wastewater treatment plan would have

1055
00:56:03.165 --> 00:56:06.085
to treat the, to the higher water quality standards sought

1056
00:56:06.205 --> 00:56:07.965
to be achieved by the proposed development

1057
00:56:08.035 --> 00:56:10.445
through rev review, through a review

1058
00:56:10.445 --> 00:56:11.845
of its environmental permit

1059
00:56:20.715 --> 00:56:23.055
And be canon for the applicant.

1060
00:56:23.345 --> 00:56:27.485
Um, the EA typically reviews the permit

1061
00:56:28.305 --> 00:56:32.045
on flow, uh, it triggers normally triggers on flow

1062
00:56:32.625 --> 00:56:33.645
or other triggers.

1063
00:56:33.645 --> 00:56:35.725
Could be the water framework director, for example,

1064
00:56:35.795 --> 00:56:37.125
that looks at the whole catchment.

1065
00:56:37.425 --> 00:56:41.445
So there are specific trigger points that the EA use

1066
00:56:42.145 --> 00:56:43.885
to look at these and then

1067
00:56:43.885 --> 00:56:47.645
therefore, um, trigger the changes.

1068
00:56:48.225 --> 00:56:52.085
So in terms of when would be difficult to predict

1069
00:56:54.145 --> 00:56:55.145
It, would it happen?

1070
00:56:55.145 --> 00:56:57.965
Is it, I I understand it's difficult to predict,

1071
00:56:58.105 --> 00:57:01.205
but I suppose the, the point that I'm getting at is

1072
00:57:01.205 --> 00:57:02.845
that the le the level of the significance

1073
00:57:02.905 --> 00:57:04.885
of benefit is derived in a comparison

1074
00:57:04.885 --> 00:57:08.005
between the existing wastewater treatment plant, um,

1075
00:57:08.095 --> 00:57:10.685
water quality effects and the proposed water,

1076
00:57:10.945 --> 00:57:12.005
uh, quality effects.

1077
00:57:12.505 --> 00:57:15.045
And if the existing wastewater treatment plant at some point

1078
00:57:15.305 --> 00:57:16.525
in the future, admittedly,

1079
00:57:17.105 --> 00:57:20.965

I'm not saying we can be specific about when, if it

1080
00:57:21.545 --> 00:57:23.765
it were to have to achieve those, um,

1081
00:57:23.765 --> 00:57:26.245
higher water quality effects in any any event.

1082
00:57:26.975 --> 00:57:29.405
Would that therefore reduce the significance of effects?

1083
00:57:33.725 --> 00:57:36.255
It's very difficult to forecast how those,

1084
00:57:36.435 --> 00:57:39.415
and I wanna say blocks would stack up one on top of another.

1085
00:57:40.075 --> 00:57:43.015
Um, I think if the same application was made

1086
00:57:43.015 --> 00:57:46.855
to the existing works, the EA might have a similar view,

1087
00:57:47.355 --> 00:57:51.175
but over time things may change to different places as well.

1088
00:57:51.995 --> 00:57:56.055
So it's really hard to give you a clear answer on that one.

1089
00:57:56.055 --> 00:57:57.055
Sorry,

1090
00:57:58.135 --> 00:58:00.005
Could the EA provide a response please?

1091
00:58:02.175 --> 00:58:04.125
Level burn environment agency, again,

1092
00:58:04.225 --> 00:58:06.125
all these matters are covered under our regulation,

1093
00:58:06.125 --> 00:58:08.165
which doesn't fall within our planning remit.

1094
00:58:08.185 --> 00:58:10.245
So there's very little I can say on the matter

1095
00:58:10.245 --> 00:58:11.925
because it's the applications are

1096
00:58:11.925 --> 00:58:13.045
being processed at the moment.

1097
00:58:16.015 --> 00:58:16.485
Thank you.

1098
00:58:22.635 --> 00:58:26.905
Um, please could the, uh, applicant expand on

1099
00:58:26.925 --> 00:58:28.345
how future climate change

1100
00:58:28.365 --> 00:58:30.225
and certainties are built into the design

1101
00:58:30.225 --> 00:58:31.465
of the proposed development?

1102
00:58:40.075 --> 00:58:42.695
Um, are you specifically asking from a water quality

1103
00:58:42.695 --> 00:58:45.415
perspective or Generally speaking?

1104
00:58:45.915 --> 00:58:46.975
Uh, generally speaking.

1105
00:58:47.565 --> 00:58:52.175
Okay. So if we start with the flows arriving at the works,

1106
00:58:52.715 --> 00:58:56.295

the network models, um, considered the, um,

1107
00:58:56.515 --> 00:58:59.295
one in a hundred year plus climate change scenario,

1108
00:59:00.165 --> 00:59:02.815
then if you then go into the switch works,

1109
00:59:02.915 --> 00:59:05.055
it obviously can handle those flows.

1110
00:59:05.515 --> 00:59:08.335
Um, in terms of the full floated treatment

1111
00:59:08.335 --> 00:59:12.415
and storm component of that same bigger flows, um,

1112
00:59:12.525 --> 00:59:16.455
with climate change, um, the treatment processes,

1113
00:59:16.465 --> 00:59:18.175
we've allowed to be able

1114
00:59:18.175 --> 00:59:21.095
to comfortably handle two degrees extra temperature

1115
00:59:21.735 --> 00:59:22.925
throughout, um,

1116
00:59:22.935 --> 00:59:25.845
which is a reasonable expectation in terms of climate change.

1117
00:59:26.465 --> 00:59:30.485
Um, for that, um, the odor control system would be

1118
00:59:31.075 --> 00:59:35.045
adaptable should the, um, circumstances

1119
00:59:35.145 --> 00:59:36.285
and the temperatures

1120
00:59:36.305 --> 00:59:40.045
and climate, generally speaking, change significantly to

1121
00:59:40.635 --> 00:59:43.445
need to be adapted even further beyond what the, um,

1122
00:59:43.725 --> 00:59:45.085
odor models, et cetera are showing.

1123
00:59:45.825 --> 00:59:48.645
Um, and then in terms of the flood risk assessment,

1124
00:59:48.835 --> 00:59:51.525
once again, that has, um, a variety

1125
00:59:51.585 --> 00:59:54.845
of different climate change scenarios included, um,

1126
00:59:55.015 --> 00:59:59.045
storm frequencies and sizes, et cetera as well.

1127
00:59:59.705 --> 01:00:01.285
Um, and I'm sure there are more

1128
01:00:01.435 --> 01:00:04.885
that I'm not exist currently thinking about, uh,

1129
01:00:05.025 --> 01:00:09.845
to the level of equipment, um, warming inside kiosks

1130
01:00:09.895 --> 01:00:11.685
where it might get warmer,

1131
01:00:11.685 --> 01:00:13.245
therefore you need extra ventilation,

1132
01:00:13.465 --> 01:00:14.845
et cetera, things like that as well.

1133
01:00:15.625 --> 01:00:18.525

Um, yeah, so there's different layers

1134
01:00:18.665 --> 01:00:21.605
and different areas of the plant as is relevant.

1135
01:00:23.895 --> 01:00:26.115
You think in specifically in relation to water quality.

1136
01:00:31.925 --> 01:00:33.865
The water quality is linked

1137
01:00:33.935 --> 01:00:36.265
with the flows and the weather.

1138
01:00:37.285 --> 01:00:40.465
So we have run various different scenarios

1139
01:00:40.485 --> 01:00:44.025
for if it's warmer, hence why we're speaking about the two

1140
01:00:44.025 --> 01:00:46.385
degrees that we looked at through the treatment process.

1141
01:00:47.285 --> 01:00:52.025
Um, if it's dry, if it's wetter, if it's uh, colder,

1142
01:00:52.725 --> 01:00:56.105
all those scenarios we've kind of run and risk assessed

1143
01:00:56.105 --> 01:01:00.305
and addressed at the place where they're making an impact.

1144
01:01:01.335 --> 01:01:04.275
So for example, if it gets much colder, do we need

1145
01:01:04.275 --> 01:01:07.515
to provide extra lagging for different pieces of equipment,

1146
01:01:07.525 --> 01:01:09.795
extra heat exchanges for if it gets hotter

1147
01:01:10.335 --> 01:01:12.995
to cool things down, that might get too hot.

1148
01:01:13.615 --> 01:01:17.035
So yeah, it, we've gone through a variety

1149
01:01:17.035 --> 01:01:19.755
of different risk assessment processes to try

1150
01:01:19.755 --> 01:01:21.955
and determine which elements would be vulnerable

1151
01:01:22.455 --> 01:01:23.555
and need extra attention.

1152
01:01:29.675 --> 01:01:32.235
I think Mr. Dexter may have something

1153
01:01:32.235 --> 01:01:33.835
to add on design as well.

1154
01:01:34.145 --> 01:01:38.805
Okay. Thank you. Um, Mike Dexter, I think, and,

1155
01:01:38.865 --> 01:01:40.765
and I also covered it, um, pretty thoroughly.

1156
01:01:41.705 --> 01:01:42.715
I've got nothing more to add.

1157
01:01:44.195 --> 01:01:46.945
Thank you. Um, those were all the questions

1158
01:01:46.945 --> 01:01:48.825
that I had on water resources.

1159
01:01:49.685 --> 01:01:51.625
Um, before we move on, does anybody, how,

1160
01:01:51.885 --> 01:01:54.065

did anyone have any other comments on agenda item

1161
01:01:54.135 --> 01:01:55.785
five? Yes, Mr. Jones?

1162
01:01:56.205 --> 01:01:57.785
I'm sorry to return to question water quality

1163
01:01:58.005 --> 01:02:01.225
and um, perhaps it's a question that one might ask

1164
01:02:01.225 --> 01:02:03.105
that you might have directed Environment agency,

1165
01:02:03.285 --> 01:02:06.425
but the Water Beach Pipeline South means

1166
01:02:06.655 --> 01:02:08.705
that the existing treatment processes

1167
01:02:08.705 --> 01:02:12.145
that we visited yesterday, that's all there is to cope

1168
01:02:12.145 --> 01:02:13.505
with the extra flows coming in from

1169
01:02:13.505 --> 01:02:14.705
Water Beach when they arrive.

1170
01:02:15.205 --> 01:02:19.165
And my question is sim simply, is it likely that the, the,

1171
01:02:20.025 --> 01:02:23.125
um, the necessary consenting standard, whatever

1172
01:02:23.125 --> 01:02:25.845
that might be, is that something angling water are likely

1173
01:02:25.845 --> 01:02:27.685
to be able to achieve with the kit they've got?

1174
01:02:28.875 --> 01:02:29.875
Thank you.

1175
01:02:32.985 --> 01:02:35.405
Um, would the Environment Agency like to respond to that

1176
01:02:36.665 --> 01:02:38.175
Level Bad Environment agency?

1177
01:02:38.185 --> 01:02:41.655
Again, this goes down to, to our, um, regulatory role

1178
01:02:41.795 --> 01:02:43.895
and that's not, um, something I can comment on,

1179
01:02:43.955 --> 01:02:46.975
but if it wants to be put to us in as a question,

1180
01:02:46.975 --> 01:02:49.255
written question, I'll try and do what I can to answer it.

1181
01:02:52.745 --> 01:02:54.245
Did the applicant want to respond at all

1182
01:02:58.935 --> 01:03:00.755
As commented by, um, Mr.

1183
01:03:00.935 --> 01:03:04.515
Ben? The changes in the existing search works

1184
01:03:04.695 --> 01:03:07.955
as consenting changes are typically dealt with

1185
01:03:07.955 --> 01:03:10.195
through the AMP cycles and

1186
01:03:10.195 --> 01:03:12.435
therefore if there is a shortage will

1187
01:03:12.435 --> 01:03:13.515

be addressed in that way.

1188
01:03:16.945 --> 01:03:21.225
Thank you. Can't see any more hands up

1189
01:03:21.225 --> 01:03:22.265
here or virtually.

1190
01:03:24.885 --> 01:03:28.625
Um, so I will now move on to agenda item seven,

1191
01:03:28.715 --> 01:03:33.355
which is land quality. So just first

1192
01:03:33.455 --> 01:03:34.515
We just have a moment

1193
01:03:34.615 --> 01:03:36.795
or two to change around with personnel?

1194
01:03:36.795 --> 01:03:37.475
Yes. Thank you

1195
01:04:11.155 --> 01:04:11.445
Adam.

1196
01:04:11.885 --> 01:04:14.605
I, our expert on this. Mr.

1197
01:04:15.145 --> 01:04:18.645
Um, Gordon Elli is online. We believe he's there.

1198
01:04:18.745 --> 01:04:19.745
Is he good?

1199
01:04:21.825 --> 01:04:26.285
Okay. So firstly, uh,

1200
01:04:26.615 --> 01:04:29.125
compliance with Cambridge and Peterborough Min

1201
01:04:29.225 --> 01:04:30.285
and Peterborough Minerals

1202
01:04:30.345 --> 01:04:33.405
and Waste Local Plan, uh, policy five.

1203
01:04:38.015 --> 01:04:41.635
The anxiety authority is in unclear from Cambridge County

1204
01:04:41.635 --> 01:04:45.915
Council's response to XQ two point 15.1 should rep

1205
01:04:45.985 --> 01:04:48.315
5 1 1 8 whether it considers

1206
01:04:48.315 --> 01:04:50.715
that the proposed development complies with CRE

1207
01:04:50.715 --> 01:04:52.115
and Peterborough Minerals

1208
01:04:52.115 --> 01:04:54.235
and Waste Local plan policy five in full.

1209
01:04:54.775 --> 01:04:57.955
Please can CRE County Council confirm if it considers

1210
01:04:57.955 --> 01:04:59.275
that there is an overriding need

1211
01:04:59.275 --> 01:05:00.795
for the proposed development which meets

1212
01:05:00.795 --> 01:05:02.595
with the requirements of Policy five Al?

1213
01:05:07.195 --> 01:05:10.715
Um, oh, it looks like we've got somebody poised.

1214
01:05:13.345 --> 01:05:15.115

Nope, that's not one of us. Sorry.

1215
01:05:15.575 --> 01:05:17.765
Uh, Madam, I'm going to turn to Mr. Canford for this.

1216
01:05:20.215 --> 01:05:23.035
Yes. Um, we, we can provide further information on this,

1217
01:05:23.095 --> 01:05:27.515
but, um, in relation to policy five, uh, as came

1218
01:05:27.515 --> 01:05:31.555
to County Council's intent, uh, within the criteria, um,

1219
01:05:32.685 --> 01:05:37.465
uh, that has, it has been satisfied in respect to, uh, uh,

1220
01:05:37.905 --> 01:05:40.025
complete prior extraction is not feasible

1221
01:05:40.525 --> 01:05:42.425
and that partial extraction can be addressed

1222
01:05:42.425 --> 01:05:43.705
through Waste Management Plan.

1223
01:05:43.965 --> 01:05:48.385
Um, we just minded, should the xa, uh, be mind is, uh,

1224
01:05:48.515 --> 01:05:50.345
there is no overriding need for the development.

1225
01:05:50.365 --> 01:05:52.865
Um, policy five would be satisfied,

1226
01:05:59.845 --> 01:06:00.845
Thank you.

1227
01:06:06.335 --> 01:06:08.635
But the statement of common ground still suggests

1228
01:06:08.635 --> 01:06:12.955
that this is an outstanding, um, matter of disagreement.

1229
01:06:13.335 --> 01:06:16.315
Um, perhaps that does need to still be updated

1230
01:06:16.455 --> 01:06:18.875
to reflect an agreed position. Yeah,

1231
01:06:19.045 --> 01:06:19.715
Stage six,

1232
01:06:34.765 --> 01:06:35.915
Sorry, just to confirm.

1233
01:06:37.095 --> 01:06:39.155
So just Cambridge County Council consider

1234
01:06:39.195 --> 01:06:40.555
that there is an overriding need,

1235
01:06:44.625 --> 01:06:48.895
Madam, as with other, the other two councils.

1236
01:06:48.895 --> 01:06:51.335
The county's position is that, that the, the question

1237
01:06:51.395 --> 01:06:54.055
of overriding need would be ultimately

1238
01:06:54.055 --> 01:06:56.335
for the decision maker, but if there is an overriding need

1239
01:06:56.915 --> 01:07:01.015
for the scheme, then, then it flows that the policy is met.

1240
01:07:02.185 --> 01:07:03.185
Okay.

1241
01:07:07.575 --> 01:07:10.955

Um, so moving on to the, um, generic, um,

1242
01:07:10.955 --> 01:07:12.475
quantitative risk assessment.

1243
01:07:13.055 --> 01:07:15.435
Um, do any of the councils have any comments

1244
01:07:15.575 --> 01:07:17.955
or concerns regarding the submitted risk assessment?

1245
01:07:18.655 --> 01:07:20.115
Um, and its conclusions,

1246
01:07:20.115 --> 01:07:23.035
which is Rep five 70 submitted at deadline five?

1247
01:07:30.155 --> 01:07:33.365
Nothing. No, madam, no. No concerns? No.

1248
01:07:33.875 --> 01:07:38.645
Okay. Uh,

1249
01:07:38.645 --> 01:07:40.925
those were the questions that I had on, um,

1250
01:07:41.195 --> 01:07:43.245
land quality before we move on.

1251
01:07:43.545 --> 01:07:44.545
Yep. Sorry.

1252
01:07:46.165 --> 01:07:48.785
So about, about, so I understand that we're the, you know,

1253
01:07:48.875 --> 01:07:52.345
we're re making the recommendation and the decision maker,

1254
01:07:52.345 --> 01:07:55.635
but these are your policies from your local plan.

1255
01:07:55.815 --> 01:07:58.275
So do you not have an opinion as to whether

1256
01:07:59.115 --> 01:08:01.285
there's no riding need for the development or not?

1257
01:08:02.845 --> 01:08:07.375
Well, sir, um, I understand that the, that from the nature

1258
01:08:07.375 --> 01:08:09.095
of the questions that have come through

1259
01:08:09.095 --> 01:08:11.255
to the local authority across this examination,

1260
01:08:11.685 --> 01:08:16.205
that it is a matter of concern that, um, that

1261
01:08:16.785 --> 01:08:20.525
the, the, the councils, uh, in any of their positions

1262
01:08:20.525 --> 01:08:24.765
as local planning authority, uh, have, have not been able,

1263
01:08:25.875 --> 01:08:30.535
uh, to express a view about the overriding need and,

1264
01:08:30.535 --> 01:08:32.175
and the overriding benefits of the scheme.

1265
01:08:33.755 --> 01:08:35.565
Both the district council

1266
01:08:35.665 --> 01:08:37.645
and the city council has explained their position.

1267
01:08:37.885 --> 01:08:39.405
'cause they're not the planning authority

1268
01:08:39.505 --> 01:08:42.445

and would never be the planning authority for this scheme.

1269
01:08:42.985 --> 01:08:47.005
The county council would be the deciding authority

1270
01:08:47.915 --> 01:08:51.485
were this to be an application under the 1990 Act,

1271
01:08:52.065 --> 01:08:55.005
but they are still not the decision maker

1272
01:08:55.425 --> 01:08:56.485
in, in this instance.

1273
01:08:56.505 --> 01:09:00.285
And therefore, for the, for, if it was

1274
01:09:00.425 --> 01:09:04.445
for the county council to be deciding this, that process

1275
01:09:05.095 --> 01:09:08.845
would have to involve a, um, a, an investigation

1276
01:09:08.845 --> 01:09:12.285
of the scheme that would, would be wholly artificial

1277
01:09:13.715 --> 01:09:17.165
well would be, would be different to the exercise

1278
01:09:17.165 --> 01:09:18.205
that you are doing.

1279
01:09:18.785 --> 01:09:23.445
So for the county council to, to, to sit before you here

1280
01:09:23.505 --> 01:09:27.045
and say we've come to a conclusion, uh, as the,

1281
01:09:27.045 --> 01:09:30.445
as the planning authority on the basis that we would be the,

1282
01:09:30.785 --> 01:09:33.485
the decision maker in, in another, in another world

1283
01:09:34.175 --> 01:09:35.445
would be inappropriate.

1284
01:09:36.625 --> 01:09:38.845
We are relying upon you as decision maker

1285
01:09:38.845 --> 01:09:41.005
and the Secretary of state as, as the decision maker

1286
01:09:41.505 --> 01:09:43.565
to say whether there is an overriding need.

1287
01:09:43.985 --> 01:09:47.205
If there is an overriding need, then the policy is met.

1288
01:09:48.105 --> 01:09:51.485
So I'm, I I'm, I'm sorry that I know why

1289
01:09:51.795 --> 01:09:53.365
that you are asking those questions,

1290
01:09:53.785 --> 01:09:56.525
but it's important we, for us throughout the whole

1291
01:09:56.525 --> 01:09:59.245
of this process that we don't overstep the mark.

1292
01:10:07.835 --> 01:10:10.685
Hmm. So you don't even have you, you can't even give a,

1293
01:10:10.705 --> 01:10:12.765
an opinion like it's, I'm not saying it's,

1294
01:10:13.605 --> 01:10:14.925
I know you are not the decision maker,

1295
01:10:15.065 --> 01:10:18.765

but you must have some thoughts on whether your policies

1296
01:10:18.785 --> 01:10:20.045
are met or not.

1297
01:10:22.025 --> 01:10:24.275
Well, sir, it's not as simple as that be.

1298
01:10:24.465 --> 01:10:29.355
Forgive me, because the, if we were to, to, to give

1299
01:10:29.355 --> 01:10:33.045
that a a view, it would be

1300
01:10:33.625 --> 01:10:36.445
wholly artificial and it would be inappropriate

1301
01:10:36.715 --> 01:10:40.725
because in order to come to that view about overriding need,

1302
01:10:41.705 --> 01:10:43.525
it would've required a separate process.

1303
01:10:44.745 --> 01:10:47.485
So it's, and the,

1304
01:10:49.515 --> 01:10:54.425
the question that you are asking would, would, um,

1305
01:10:54.505 --> 01:10:55.865
I can't put it any other way, but,

1306
01:10:55.865 --> 01:10:57.905
but we would be overstepping the mark.

1307
01:10:58.325 --> 01:11:01.865
You are an opinion from, from a a, from a,

1308
01:11:02.065 --> 01:11:05.345
a planning consultant who might be advising the,

1309
01:11:05.565 --> 01:11:07.465
the county council as one, one thing.

1310
01:11:07.845 --> 01:11:10.945
And, uh, I can't possibly give you my opinion as a,

1311
01:11:10.945 --> 01:11:13.105
as a lawyer about overriding need on, on,

1312
01:11:13.245 --> 01:11:14.525
on basis of my instruction.

1313
01:11:14.585 --> 01:11:17.405
So we don't, we're not being unhelpful.

1314
01:11:18.065 --> 01:11:20.285
Um, but the, the question

1315
01:11:20.305 --> 01:11:24.205
of the benefits from this scheme would be reliant upon

1316
01:11:24.745 --> 01:11:26.925
the local, upon upon the city council

1317
01:11:27.425 --> 01:11:28.925
and the views of the district council.

1318
01:11:29.025 --> 01:11:31.125
So if you want to look to,

1319
01:11:31.305 --> 01:11:34.565
or what we would look to as the county council would be

1320
01:11:34.565 --> 01:11:36.765
to look to advice from the city council

1321
01:11:36.945 --> 01:11:37.965
and the district council.

1322
01:11:38.465 --> 01:11:42.045

So that's, that's as far as we could possibly take it.

1323
01:11:42.065 --> 01:11:46.795
But the county council before you now cannot, cannot,

1324
01:11:47.495 --> 01:11:49.155
and should not express a view about the

1325
01:11:49.155 --> 01:11:50.555
overriding NA scheme?

1326
01:11:50.835 --> 01:11:51.835
'cause that is your decision.

1327
01:11:52.265 --> 01:11:54.035
Haven't the authorities already gone

1328
01:11:54.035 --> 01:11:55.075
through a similar process?

1329
01:11:55.575 --> 01:12:00.395
Um, wasn't there a, a local plan proposal to, well,

1330
01:12:00.395 --> 01:12:03.875
an investigation to relocate the wastewater treatment plant.

1331
01:12:05.055 --> 01:12:09.635
And how far did that go? What did the authorities look into?

1332
01:12:10.195 --> 01:12:12.435
I understand that the allocation didn't come

1333
01:12:12.435 --> 01:12:15.835
through the minerals plan, uh, minerals and waste plan

1334
01:12:15.835 --> 01:12:18.435
because the relocation wasn't viable.

1335
01:12:19.135 --> 01:12:22.715
Yes. But there must have been some type of conclusion, um,

1336
01:12:22.975 --> 01:12:27.475
as to, um, the acceptability of it for the authorities

1337
01:12:27.615 --> 01:12:28.715
to progress it that far.

1338
01:12:28.985 --> 01:12:30.595
Well, sir, my instruction is, it's,

1339
01:12:30.595 --> 01:12:32.275
it's in the local impact report.

1340
01:12:32.295 --> 01:12:33.515
It sets out the history there.

1341
01:12:33.515 --> 01:12:34.955
And you've just referred to that, sir.

1342
01:12:35.455 --> 01:12:36.635
My instructions are that

1343
01:12:36.635 --> 01:12:39.955
because it wasn't viable, there was no, there was no, well,

1344
01:12:39.955 --> 01:12:41.355
the matter was not, not taken any further.

1345
01:12:42.055 --> 01:12:45.355
So there was no overriding decision at that point.

1346
01:12:45.455 --> 01:12:46.475
And then it was like, oh,

1347
01:12:46.475 --> 01:12:47.955
we can't do it because it's not viable.

1348
01:12:48.415 --> 01:12:50.715
It was made very clear that it wasn't viable, so

1349
01:12:50.905 --> 01:12:52.635

that the matter was, was left there.

1350
01:12:53.585 --> 01:12:55.615
Right. So if it had been viable,

1351
01:12:55.725 --> 01:12:58.615
what further steps would've been undertaken to,

1352
01:12:59.035 --> 01:13:01.775
to reach a decision that the authorities were happy with it?

1353
01:13:03.115 --> 01:13:08.105
Uh, I would be

1354
01:13:08.105 --> 01:13:10.705
making assumptions, but if you would like to have

1355
01:13:11.335 --> 01:13:15.765
that hypothetical, uh, position set out, we, we could,

1356
01:13:15.765 --> 01:13:16.765
we could do that because,

1357
01:13:16.825 --> 01:13:21.045
but, um, I would, I can't tell you what they would've done,

1358
01:13:21.345 --> 01:13:23.165
but it would've been part of the process

1359
01:13:23.265 --> 01:13:24.645
of adapting their local plan.

1360
01:13:25.025 --> 01:13:27.445
And that probably would've involved, probably, sir.

1361
01:13:27.645 --> 01:13:30.405
I mean, I have to say this probably involved, uh,

1362
01:13:30.645 --> 01:13:32.005
carrying out a full consultation

1363
01:13:32.385 --> 01:13:34.205
of all the relevant parties involved

1364
01:13:34.225 --> 01:13:37.725
and whether, uh, whether the, in particular the city council

1365
01:13:37.985 --> 01:13:42.565
and the district council w were w were in favor. I

1366
01:13:42.565 --> 01:13:46.605
Think that just, just to boil it down, the, the, the point

1367
01:13:46.605 --> 01:13:48.165
where you're really struggling with is

1368
01:13:48.395 --> 01:13:51.845
that there is a clear proposition from an applicant,

1369
01:13:52.905 --> 01:13:55.845
and we're, we aren't getting any answers from the

1370
01:13:55.845 --> 01:13:59.565
authorities as to whether that would comply

1371
01:13:59.565 --> 01:14:00.725
with your policies or not,

1372
01:14:00.725 --> 01:14:03.365
or whether, you know, if you were assessing it,

1373
01:14:03.665 --> 01:14:07.765
it would comply, albeit we know you aren't assessing it.

1374
01:14:07.945 --> 01:14:11.605
And, um, it's a struggle for us to understand why

1375
01:14:12.435 --> 01:14:14.405
that opinion isn't being provided.

1376
01:14:15.475 --> 01:14:18.205

Well, well, Sarah, I, forgive me,

1377
01:14:18.425 --> 01:14:21.645
but we can only provide the decisions that would be,

1378
01:14:22.225 --> 01:14:23.725
and views that would be appropriate.

1379
01:14:25.025 --> 01:14:29.405
It, this is not, so it would be wrong for

1380
01:14:30.065 --> 01:14:34.325
the, the county council to say what their

1381
01:14:35.405 --> 01:14:37.725
position would be in that other world.

1382
01:14:38.475 --> 01:14:40.605
They can't tell you what the position,

1383
01:14:40.835 --> 01:14:42.245
what position you should take.

1384
01:14:42.905 --> 01:14:46.365
No. Well, we'd, but we'd like to be informed by the,

1385
01:14:46.745 --> 01:14:48.405
the parties that prepared the policy.

1386
01:14:48.665 --> 01:14:52.445
So if it was a section 78 non determination appeal,

1387
01:14:52.465 --> 01:14:55.085
for example, yes, an authority would tell us

1388
01:14:55.115 --> 01:14:58.025
what they would've, um, decided

1389
01:14:58.565 --> 01:15:00.545
had they had the powers to do so.

1390
01:15:01.685 --> 01:15:04.345
Yes, absolutely. So, but this is not a section 78.

1391
01:15:04.545 --> 01:15:06.905
I understand. Um, because we are not,

1392
01:15:06.965 --> 01:15:09.545
the county council is not the local planning authority,

1393
01:15:09.605 --> 01:15:13.185
and neither is the city and neither is the district council.

1394
01:15:13.765 --> 01:15:17.865
So for any of those authorities objectively to go beyond

1395
01:15:18.295 --> 01:15:23.105
that position and say to you, given what's given the basis

1396
01:15:23.125 --> 01:15:27.585
of those plan policies to say to you, oh,

1397
01:15:27.585 --> 01:15:30.225
clearly there's an overriding need that we,

1398
01:15:30.255 --> 01:15:33.265
that the county council has somehow come to a view on that.

1399
01:15:33.285 --> 01:15:36.225
Mm-Hmm. Even though it has not carried out

1400
01:15:36.225 --> 01:15:39.225
and can't carry out the same exercise that it would've done,

1401
01:15:39.515 --> 01:15:41.585
would simply be, would be wrong.

1402
01:15:42.285 --> 01:15:45.585
We, we, we, I know that I understand why you want it, but

1403
01:15:45.585 --> 01:15:49.785

because of the nature of this DCO and, and what is at stake

1404
01:15:49.785 --> 01:15:53.905
and the nature of the, the policies, the best advice

1405
01:15:53.905 --> 01:15:58.545
that we can give you is to say, look to, um,

1406
01:15:59.125 --> 01:16:01.985
the justification that we would look to in terms of

1407
01:16:02.505 --> 01:16:04.985
benefits from the applicant and from the city

1408
01:16:05.165 --> 01:16:06.945
and from the district, um,

1409
01:16:07.125 --> 01:16:10.065
and that overriding need would be considered as part

1410
01:16:10.065 --> 01:16:11.785
of the county council's position.

1411
01:16:11.805 --> 01:16:14.825
But it wouldn't, it's not for the county council to say,

1412
01:16:15.355 --> 01:16:16.705
based on the evidence that's

1413
01:16:16.705 --> 01:16:18.945
before you, they would have granted

1414
01:16:19.205 --> 01:16:21.025
or would've refused planning permission.

1415
01:16:21.365 --> 01:16:23.705
So does that mean you haven't told us about all

1416
01:16:23.705 --> 01:16:26.025
of the impacts that you think might arise from the

1417
01:16:26.025 --> 01:16:29.785
development if you're, if you're not offering a view on

1418
01:16:30.345 --> 01:16:32.865
a positive, a potential positive

1419
01:16:32.865 --> 01:16:35.905
and need the benefits of the development, have you

1420
01:16:36.385 --> 01:16:40.825
provided us with a full, um, view on potential impacts?

1421
01:16:43.295 --> 01:16:46.285
Well, so as far as the county,

1422
01:16:46.705 --> 01:16:48.885
but the county has looked at all the impacts,

1423
01:16:49.025 --> 01:16:50.765
so not just in its position as

1424
01:16:51.705 --> 01:16:54.765
So why, why is that appropriate when you can, um,

1425
01:16:54.955 --> 01:16:56.125
tell us about impact,

1426
01:16:56.145 --> 01:17:00.605
but you can't tell us about, um, other, you know, benefits.

1427
01:17:03.225 --> 01:17:07.275
Well, so, um, it's, it's not the same.

1428
01:17:07.705 --> 01:17:09.725
Forgive me, it's not the same thing

1429
01:17:09.725 --> 01:17:11.765
because I, I understand your,

1430
01:17:11.765 --> 01:17:14.125

your position is about overriding need.

1431
01:17:14.555 --> 01:17:16.445
That is a very specific issue.

1432
01:17:16.635 --> 01:17:18.845
It's something to be weighed in the planning balance. Yes,

1433
01:17:18.865 --> 01:17:19.865
Sir. So, so

1434
01:17:19.865 --> 01:17:21.485
that is that one particular part.

1435
01:17:21.545 --> 01:17:22.965
It would be inappropriate. So that's,

1436
01:17:22.965 --> 01:17:24.805
That's the only point that the county

1437
01:17:25.545 --> 01:17:26.765
or the authorities aren't willing

1438
01:17:26.785 --> 01:17:28.725
to give a, a view on. Well,

1439
01:17:28.985 --> 01:17:29.985
So forgive me. It's not that

1440
01:17:29.985 --> 01:17:31.845
we're not willing. So it's, it's,

1441
01:17:31.945 --> 01:17:34.205
it really isn't, uh, it, it's

1442
01:17:34.205 --> 01:17:37.485
because it would be inappropriate for the county council

1443
01:17:38.225 --> 01:17:41.525
to give you a view about the overriding need for this scheme

1444
01:17:42.505 --> 01:17:44.565
or whether or not that's met. Why,

1445
01:17:44.665 --> 01:17:45.965
Why is it inappropriate?

1446
01:17:47.505 --> 01:17:52.095
Well, sir, but perhaps it's better, sir, that,

1447
01:17:52.095 --> 01:17:55.815
that I, I, I, we put this down in a, in a position statement

1448
01:17:55.815 --> 01:17:56.935
and, and legal position

1449
01:17:56.935 --> 01:17:58.855
because I had understood

1450
01:17:58.855 --> 01:18:01.335
that the local impact report had made that clear.

1451
01:18:02.035 --> 01:18:03.255
Um, uh, uh, and at the moment,

1452
01:18:03.285 --> 01:18:08.055
this is coming outta a consequence of, of, uh, questions on,

1453
01:18:08.715 --> 01:18:09.735
uh, land quality.

1454
01:18:10.635 --> 01:18:12.775
So I don't want to respond

1455
01:18:12.775 --> 01:18:17.255
to you off the cuff without having spoken to the all my,

1456
01:18:17.355 --> 01:18:20.575
my clients, because clearly this is a fundamental

1457
01:18:20.665 --> 01:18:21.775

point that's being raised.

1458
01:18:22.475 --> 01:18:23.935
Um, and, but,

1459
01:18:23.995 --> 01:18:28.615
but we, we had hope that we had made our position clear, uh,

1460
01:18:28.755 --> 01:18:32.215
and we do want to assist the examining authority.

1461
01:18:32.755 --> 01:18:34.175
And, and as I understand it,

1462
01:18:34.235 --> 01:18:36.055
you are all concerned about the fact

1463
01:18:36.055 --> 01:18:40.615
that the county council, um, I is not going to go as far

1464
01:18:40.635 --> 01:18:43.935
to assess whether there's an overriding need or not.

1465
01:18:44.245 --> 01:18:46.135
Okay. But it is the other local authorities

1466
01:18:46.135 --> 01:18:47.655
as well, not just the county council.

1467
01:18:47.695 --> 01:18:52.175
A a Absolutely. So we will put

1468
01:18:52.175 --> 01:18:53.615
that in a clear statement. That'd

1469
01:18:53.615 --> 01:18:54.615
Be helpful. Thank you.

1470
01:18:54.615 --> 01:18:54.825

1471
01:18:58.275 --> 01:19:02.905
Yes, Mr. Gilda. Thank you, ma'am.

1472
01:19:03.005 --> 01:19:05.585
Can I, can I just throw into the pot since the county

1473
01:19:05.585 --> 01:19:07.105
council are going away to talk to the,

1474
01:19:07.805 --> 01:19:10.385
the other two planning authorities about this question of

1475
01:19:11.125 --> 01:19:13.985
owning up to the extent to which there are impacts.

1476
01:19:14.765 --> 01:19:17.785
Can I please ask that the greenbelt impacts are looked at

1477
01:19:17.785 --> 01:19:19.625
again, because we've got a situation where

1478
01:19:20.245 --> 01:19:22.225
the county council seems happy to defer

1479
01:19:22.225 --> 01:19:23.345
to the district councils.

1480
01:19:23.565 --> 01:19:25.905
And the district council seems happy to defer to you

1481
01:19:26.445 --> 01:19:28.905
in terms of the impact and harm on Greenbelt.

1482
01:19:29.365 --> 01:19:31.185
And I think that's the same question that Mr.

1483
01:19:31.185 --> 01:19:33.105
Burley's asking effectively. Yeah.

1484
01:19:33.255 --> 01:19:34.665

He's not getting clear guidance

1485
01:19:35.655 --> 01:19:37.585
even on a policy by policy basis.

1486
01:19:37.715 --> 01:19:39.585
Leave aside the overriding need,

1487
01:19:40.415 --> 01:19:42.265
very special circumstances balance.

1488
01:19:42.855 --> 01:19:45.905
He's not getting clear guidance on the impacts

1489
01:19:45.965 --> 01:19:47.265
and individual policies.

1490
01:19:47.525 --> 01:19:49.545
And since those policies are very much those

1491
01:19:49.565 --> 01:19:51.105
of the local planning authorities

1492
01:19:51.525 --> 01:19:53.585
and are backed up by their evidence base

1493
01:19:53.645 --> 01:19:54.945
and not by something that's

1494
01:19:54.945 --> 01:19:57.385
before this inquiry, I think it is important

1495
01:19:57.385 --> 01:20:00.825
that the local authorities make a clear statement about

1496
01:20:00.825 --> 01:20:02.225
things like harm to greenbelt.

1497
01:20:03.315 --> 01:20:04.595
I I think that all ties into

1498
01:20:04.595 --> 01:20:06.955
what the question we've been asking all the way along,

1499
01:20:06.990 --> 01:20:09.725
and we have asked the written questions we're asking again.

1500
01:20:10.385 --> 01:20:13.365
So, yeah, I mean, the local authorities say they could

1501
01:20:13.365 --> 01:20:15.005
amount to very special circumstances,

1502
01:20:15.865 --> 01:20:18.445
but they're unable to tell us if they consider they

1503
01:20:18.445 --> 01:20:19.885
would, for example.

1504
01:20:20.105 --> 01:20:22.475
But we'll leave that for now quite what we said.

1505
01:20:22.475 --> 01:20:24.715
But I, I understand where we're going with this one,

1506
01:20:29.805 --> 01:20:30.805
Ms. Cotton.

1507
01:20:32.435 --> 01:20:35.695
Um, if it, if it is for you to decide, um,

1508
01:20:35.695 --> 01:20:37.575
whether there is an overriding need

1509
01:20:37.575 --> 01:20:41.895
or not for this relocation, then, uh, should you not be, uh,

1510
01:20:41.895 --> 01:20:44.615
completely across all the changes and,

1511
01:20:44.635 --> 01:20:46.135

and facts about the new development.

1512
01:20:46.475 --> 01:20:49.855
Um, and the recent, um, uh, presentation made

1513
01:20:49.855 --> 01:20:52.695
by the developers to the, uh, county council was

1514
01:20:52.795 --> 01:20:54.895
of a very different shape from the original one.

1515
01:20:55.115 --> 01:20:57.375
So the numbers that have been submitted to you for jobs

1516
01:20:57.595 --> 01:21:01.055
and houses in the, uh, statement of reason has now changed

1517
01:21:01.055 --> 01:21:04.295
because the developers have said that, um, instead of, uh,

1518
01:21:04.715 --> 01:21:07.815
to the, to the surprise of the Count Counter Council, uh,

1519
01:21:07.815 --> 01:21:09.495
that instead of 20,000, uh,

1520
01:21:09.495 --> 01:21:10.815
square meters per commercial space,

1521
01:21:10.815 --> 01:21:13.255
it's now being quadrupled over quadrupled.

1522
01:21:13.255 --> 01:21:14.655
It's going to be, uh, four

1523
01:21:14.655 --> 01:21:17.895
and a half times that's going to be, uh, 90,000, uh,

1524
01:21:17.895 --> 01:21:19.695
square meters per commercial and r

1525
01:21:19.695 --> 01:21:21.455
and d space, which means that the number

1526
01:21:21.455 --> 01:21:24.775
of jobs created is going to be four and a half times that.

1527
01:21:24.775 --> 01:21:29.375
So instead of, uh, um, uh, 15,000 jobs there,

1528
01:21:29.675 --> 01:21:31.775
if, if the ratio is the same, that's now going

1529
01:21:31.775 --> 01:21:34.695
to be 67,500 jobs,

1530
01:21:35.075 --> 01:21:36.935
and given that they're going to be building the commercial

1531
01:21:37.275 --> 01:21:39.415
sector first, and it's going to be a slow build out

1532
01:21:39.415 --> 01:21:41.295
for H Homes, then that means

1533
01:21:41.295 --> 01:21:43.735
that we're gonna have a massive housing deficit created

1534
01:21:43.955 --> 01:21:45.415
by this, uh, development

1535
01:21:45.415 --> 01:21:48.575
because the, uh, 8,350 homes, uh,

1536
01:21:48.575 --> 01:21:51.735
releases 13,500 people of working age.

1537
01:21:51.795 --> 01:21:55.015
So we're gonna have a massive deficit, in fact, of 54,000,

1538
01:21:55.015 --> 01:21:55.855

and they're going to be building

1539
01:21:55.875 --> 01:21:57.055
all this commercial area first.

1540
01:21:57.315 --> 01:21:59.415
So all of these people have got to live somewhere else,

1541
01:21:59.475 --> 01:22:02.295
not within the quote unquote sustainable location, which

1542
01:22:02.315 --> 01:22:04.095
of course is very questionable, uh,

1543
01:22:04.095 --> 01:22:05.135
next to Cambridge North Station.

1544
01:22:05.235 --> 01:22:08.455
So if you are deciding if you are the ones deciding the

1545
01:22:08.455 --> 01:22:12.735
overall benefit, you need to be completely, uh, across all,

1546
01:22:12.755 --> 01:22:15.455
all the changes to this plan, which seem to be changing, uh,

1547
01:22:15.525 --> 01:22:16.695
very frequently.

1548
01:22:17.715 --> 01:22:21.295
Uh, sorry if that sounds a bit rude. Sorry. Apologies.

1549
01:22:25.315 --> 01:22:27.755
I I think we're straying slightly off the agenda at the

1550
01:22:27.755 --> 01:22:29.955
moment, so I'm just gonna bring it back round to back

1551
01:22:29.955 --> 01:22:32.675
to the agenda, um, that we've got in front of us.

1552
01:22:32.975 --> 01:22:36.925
So, um, just to clarify,

1553
01:22:37.225 --> 01:22:39.085
did anybody else have any comments on agenda item

1554
01:22:39.085 --> 01:22:40.365
seven, which is land quality?

1555
01:22:43.855 --> 01:22:44.955
No. Okay. Thank you.

1556
01:22:45.775 --> 01:22:48.635
Um, so I'll now move on to agenda item eight,

1557
01:22:48.645 --> 01:22:50.035
which is noise and vibration.

1558
01:22:52.095 --> 01:22:55.715
Um, could I just check that Mr. Ed House is online?

1559
01:22:55.865 --> 01:22:56.865
John Ed House?

1560
01:23:00.065 --> 01:23:03.645
I am, yes. I'm online, but thank you. Thank

1561
01:23:03.645 --> 01:23:04.645
You.

1562
01:23:04.745 --> 01:23:08.085
Um, so firstly, uh, scoping out of, um,

1563
01:23:12.185 --> 01:23:14.845
of the emergency generators from the noise assessment,

1564
01:23:18.005 --> 01:23:21.435
Madam, there's been that there's a, a piece

1565
01:23:21.435 --> 01:23:24.395

of further information which has come in

1566
01:23:24.965 --> 01:23:29.675
today in the form of an email from David Norton,

1567
01:23:29.675 --> 01:23:34.395
senior Public Health Manager at the County Council, um,

1568
01:23:35.295 --> 01:23:36.475
saying we are happy

1569
01:23:36.475 --> 01:23:39.275
that the emergency generators have now been assessed

1570
01:23:39.375 --> 01:23:40.995
and scoped into the noise assessment,

1571
01:23:41.415 --> 01:23:45.515
but need time to review the report, um, just submitted

1572
01:23:45.535 --> 01:23:48.315
and will consult with environmental health colleagues

1573
01:23:48.695 --> 01:23:49.795
before giving a view.

1574
01:23:49.935 --> 01:23:54.115
So that sounds like a deadline six, um, matter,

1575
01:23:54.935 --> 01:23:58.515
but that's, uh, that's a, an email exchange today.

1576
01:23:58.855 --> 01:24:00.995
So, sorry, have, have you, you have done an assessment

1577
01:24:00.995 --> 01:24:04.275
of the, uh, emergency generators and

1578
01:24:04.435 --> 01:24:08.385
provided that to Yes.

1579
01:24:08.405 --> 01:24:10.305
The council, and then that was the response

1580
01:24:10.305 --> 01:24:11.545
that you've received back from them?

1581
01:24:11.565 --> 01:24:14.105
Yes. And they are reviewing that information? Yes.

1582
01:24:14.345 --> 01:24:18.505
A note has been shared with the county council about that.

1583
01:24:19.255 --> 01:24:21.265
Okay. Is that, is

1584
01:24:21.265 --> 01:24:22.865
that the county council's understanding as well?

1585
01:24:22.925 --> 01:24:24.385
Can I just confirm? Yes,

1586
01:24:24.385 --> 01:24:24.825
It, it's,

1587
01:24:33.525 --> 01:24:36.905
Mr. Gibson is also available to give commentary from, from,

1588
01:24:37.165 --> 01:24:38.185
um, the district council.

1589
01:24:38.655 --> 01:24:39.655
Okay, thank you.

1590
01:24:43.325 --> 01:24:45.595
Hello, uh, Peter Gibson, south C District Council.

1591
01:24:45.855 --> 01:24:47.035
Uh, just on the, um,

1592
01:24:47.135 --> 01:24:48.635

so I wasn't aware that there was a notice actually.

1593
01:24:49.015 --> 01:24:50.475
Uh, but uh, I was gonna say I'm happy

1594
01:24:50.495 --> 01:24:51.715
for the emergency generators

1595
01:24:51.715 --> 01:24:54.115
to be scoped out the noise assessment likelihood as is

1596
01:24:54.115 --> 01:24:56.595
that they'd only operate if they're absolutely required, uh,

1597
01:24:56.755 --> 01:24:58.475
I under untypical conditions.

1598
01:24:59.055 --> 01:25:01.475
Um, but, uh, I also, I'm more than happy

1599
01:25:01.475 --> 01:25:04.035
to review any comments and if, if the app been sort

1600
01:25:04.035 --> 01:25:06.075
of scoped in now, uh, I'm more than happy to review that

1601
01:25:06.135 --> 01:25:08.795
and any, any subsequent documentation.

1602
01:25:10.765 --> 01:25:11.935
Okay. We'll leave it that there's,

1603
01:25:11.935 --> 01:25:14.895
there's an update at deadline six coming, I think,

1604
01:25:15.305 --> 01:25:16.335
based on what I've heard.

1605
01:25:17.325 --> 01:25:19.275
Okay. Yes, madam.

1606
01:25:19.955 --> 01:25:23.795
Thank you. Um, so,

1607
01:25:27.795 --> 01:25:28.935
uh, effects from, uh,

1608
01:25:29.215 --> 01:25:31.175
temporary oor control measures and scrubbers.

1609
01:25:31.315 --> 01:25:34.815
So can, um, can we chair county council confirm whether the

1610
01:25:34.895 --> 01:25:37.975
applicant's response to XQ two point 18.3

1611
01:25:38.935 --> 01:25:41.135
resolves its concerns regarding potential noise

1612
01:25:41.135 --> 01:25:43.535
and vibration effects from temporary odor controls

1613
01:25:43.535 --> 01:25:46.015
and scrubbers identified in its local impact report?

1614
01:25:50.415 --> 01:25:51.795
Mr. Ka might be with that?

1615
01:25:52.585 --> 01:25:55.685
Uh, yes, we should have online, um, Ian Green

1616
01:25:55.705 --> 01:25:58.165
and, uh, David Norton that might be able to,

1617
01:25:58.345 --> 01:25:59.765
uh, talk to this item.

1618
01:26:06.555 --> 01:26:08.295
Yes. Thank you. Uh, sir.

1619
01:26:08.515 --> 01:26:11.015

So Ian Green Public Health at Cambridge County Council.

1620
01:26:11.515 --> 01:26:14.295
Uh, so just to agree that we've met with the applicant,

1621
01:26:14.305 --> 01:26:17.215
we've had discussion on temporary audit control measures

1622
01:26:17.715 --> 01:26:19.335
and further inflation, and we'll be

1623
01:26:19.575 --> 01:26:22.095
provided, uh, that we've asked for, so we can deal

1624
01:26:22.095 --> 01:26:23.175
with that at the next deadline.

1625
01:26:27.805 --> 01:26:28.515
Thank you.

1626
01:26:35.875 --> 01:26:38.775
And complaints procedures, please can South Cambridge

1627
01:26:38.775 --> 01:26:41.215
to District Council confirm whether the applicant's response

1628
01:26:41.235 --> 01:26:45.895
to ex Q2 point 18.4 sufficiently addresses its comments

1629
01:26:45.895 --> 01:26:47.935
regarding the complaints' procedure for noise

1630
01:26:47.935 --> 01:26:50.415
and vibration identified within its local impact report?

1631
01:26:54.825 --> 01:26:56.645
Uh, please gives the South Cambridge District Council.

1632
01:26:56.765 --> 01:26:58.325
I think these comments are actually made from the county

1633
01:26:58.325 --> 01:26:59.765
council rather than the district council.

1634
01:27:00.065 --> 01:27:01.565
I'm relatively happy actually,

1635
01:27:01.565 --> 01:27:03.045
with the, the complaints procedure.

1636
01:27:03.065 --> 01:27:04.845
It says that it's gonna be developed, uh,

1637
01:27:04.865 --> 01:27:06.205
as the project sort of evolves.

1638
01:27:06.205 --> 01:27:07.885
So, uh, more than happy to sort

1639
01:27:07.885 --> 01:27:09.285
of keep in with those conversations.

1640
01:27:11.385 --> 01:27:13.075
Okay. Can I hear from the county council please,

1641
01:27:17.195 --> 01:27:18.195
Adam? I,

1642
01:27:18.195 --> 01:27:19.725
I'm, my understanding is we're

1643
01:27:19.725 --> 01:27:20.805
all right with that one as well.

1644
01:27:20.985 --> 01:27:23.005
So is that fine?

1645
01:27:31.405 --> 01:27:32.535
Okay. Those were all the questions

1646
01:27:32.535 --> 01:27:34.295

that I had on noise vibration.

1647
01:27:34.395 --> 01:27:36.975
Can I ask if there's any other comments from anybody else in

1648
01:27:36.975 --> 01:27:38.945
the room or virtually?

1649
01:28:22.715 --> 01:28:25.445
Yeah, I'd just had one point going back to, uh,

1650
01:28:25.485 --> 01:28:29.745
biodiversity, and I'd just like to try

1651
01:28:29.745 --> 01:28:31.225
and understand a bit about the,

1652
01:28:32.245 --> 01:28:34.345
any potential Section 1 0 6 agreement,

1653
01:28:35.355 --> 01:28:38.185
which would come outta the requirement 25

1654
01:28:38.205 --> 01:28:39.345
for offsite by diversity.

1655
01:28:40.685 --> 01:28:44.145
Why, why would a section 1 0 6 agreement be needed anyway?

1656
01:28:44.215 --> 01:28:46.865
What would it look like? Who would be party to it

1657
01:28:48.425 --> 01:28:49.445
and what would it be for?

1658
01:28:50.945 --> 01:28:54.805
So, um, we had some discussions, um, about this

1659
01:28:55.515 --> 01:28:57.085
over the last break.

1660
01:28:57.205 --> 01:28:58.245
I think it was the last break.

1661
01:28:59.145 --> 01:29:03.225
Um, Mr. May can speak to this,

1662
01:29:03.445 --> 01:29:06.265
but possibly also, um, uh, Ms.

1663
01:29:06.455 --> 01:29:07.455
Kaho Kaun,

1664
01:29:10.485 --> 01:29:11.485
But maybe better.

1665
01:29:11.965 --> 01:29:15.185
Um, but, so the discussion we had was,

1666
01:29:15.245 --> 01:29:17.945
was over requirement 25, uh, uh, um,

1667
01:29:18.005 --> 01:29:22.445
and coming out the discussions that we'd had earlier, the,

1668
01:29:22.625 --> 01:29:25.605
the council's concern was that there was

1669
01:29:26.555 --> 01:29:28.375
no ability within the requirement

1670
01:29:28.875 --> 01:29:31.415
to ensure subsequent monitoring,

1671
01:29:32.155 --> 01:29:33.895
but on the basis of the description,

1672
01:29:34.045 --> 01:29:35.735
that was, I think it was Mr.

1673
01:29:35.785 --> 01:29:38.055

Pryor as well as Mr. Melley spoke to it being a scheme

1674
01:29:38.055 --> 01:29:40.575
that would come out of requirement 25.

1675
01:29:41.115 --> 01:29:43.935
And the wording that is contained within the requirement

1676
01:29:43.935 --> 01:29:46.095
that refers to future monitoring

1677
01:29:46.095 --> 01:29:47.855
and management needing to be agreed.

1678
01:29:48.135 --> 01:29:49.495
I know it's referred to as a report,

1679
01:29:49.495 --> 01:29:52.375
but it is a, it is a scheme, uh, uh, and

1680
01:29:52.605 --> 01:29:56.455
therefore the, the county council is, is content

1681
01:29:56.455 --> 01:30:00.255
that it would have, uh, a means of, um,

1682
01:30:01.105 --> 01:30:02.595
feeding into and ensuring

1683
01:30:02.595 --> 01:30:04.355
that monitoring would, would occur.

1684
01:30:04.545 --> 01:30:07.915
However, if that monitoring had to, uh, take place

1685
01:30:08.015 --> 01:30:11.875
or needed to, to involve the local authorities,

1686
01:30:12.505 --> 01:30:16.115
that would, uh, lead to a cost to the councils,

1687
01:30:16.375 --> 01:30:21.035
and that in turn would need the 1 0 6, uh,

1688
01:30:21.185 --> 01:30:22.235
funding for that.

1689
01:30:22.615 --> 01:30:25.235
And that's where perhaps Mr. Mail might come in.

1690
01:30:25.335 --> 01:30:27.715
So that is our, that is our understanding of

1691
01:30:27.715 --> 01:30:31.875
where a 1 0 6 might be needed outta the sort of scheme that

1692
01:30:31.875 --> 01:30:34.035
that is envisaged in requirement 25.

1693
01:30:34.585 --> 01:30:39.425
Okay. So if, how would you monitor it if it was

1694
01:30:39.425 --> 01:30:41.465
only on something, a scheme that was on your land?

1695
01:30:41.465 --> 01:30:43.665
Or would this, would you monitor it through say a,

1696
01:30:44.465 --> 01:30:46.045
you're talking about buying credits

1697
01:30:46.045 --> 01:30:47.845
through a, some kind of company.

1698
01:30:49.145 --> 01:30:51.525
Why would the council be monitoring that? Why would,

1699
01:30:52.325 --> 01:30:54.125
I suppose it depends upon what would be monitored,

1700
01:30:54.595 --> 01:30:55.925

what would require monitoring.

1701
01:30:55.925 --> 01:30:59.005
Yeah, if we, but all of the biodiversity net gain,

1702
01:30:59.005 --> 01:31:01.485
that would, that's quite a, a wide array.

1703
01:31:02.985 --> 01:31:07.775
But if it's about the river units, that's something else.

1704
01:31:50.975 --> 01:31:54.145
Yeah. So just, so for example, the, the carbon manage,

1705
01:31:54.615 --> 01:31:57.665
like carbon credits, you would just approach company

1706
01:31:57.685 --> 01:31:58.905
and pay them money.

1707
01:32:00.135 --> 01:32:01.395
That's it, that's the end.

1708
01:32:01.395 --> 01:32:02.795
The council's not monitoring that.

1709
01:32:04.135 --> 01:32:05.835
Why is it different if you purchase

1710
01:32:07.165 --> 01:32:09.505
or credits for biodiversity net gain?

1711
01:32:09.565 --> 01:32:13.015
Why, why would that need to be monitored, I suppose is

1712
01:32:13.015 --> 01:32:14.415
what I'm, I'm trying to understand.

1713
01:32:17.355 --> 01:32:21.245
Well, so it's very much for the county to explain this.

1714
01:32:21.945 --> 01:32:25.505
Um, uh, we've made it clear that, um,

1715
01:32:26.085 --> 01:32:28.585
if a proper case can be made for it, um,

1716
01:32:29.095 --> 01:32:31.345
then we are prepared to consider it.

1717
01:32:32.325 --> 01:32:35.905
Um, it, it might depend on

1718
01:32:35.905 --> 01:32:39.905
what form the biodiversity credits took,

1719
01:32:41.365 --> 01:32:43.945
uh, that that might affect things.

1720
01:32:45.185 --> 01:32:50.045
Um, but uh, it,

1721
01:32:50.635 --> 01:32:53.485
following the discussion, the main, uh, uh,

1722
01:32:53.485 --> 01:32:56.365
and we looked at the requirement 25 together,

1723
01:32:56.665 --> 01:33:01.005
and particularly paragraph D of that, which I think met some

1724
01:33:01.005 --> 01:33:04.245
of the officer's concerns and that it, it

1725
01:33:04.245 --> 01:33:07.125
therefore really boiled down to this monitoring

1726
01:33:07.885 --> 01:33:08.925
contribution issue.

1727
01:33:10.265 --> 01:33:14.485

Um, and clearly if it's proper that can,

1728
01:33:15.595 --> 01:33:17.205
something can be drafted.

1729
01:33:17.425 --> 01:33:21.725
The, the drafting of this is not complicated potentially.

1730
01:33:28.825 --> 01:33:30.545
Hmm. Okay. I'll leave it there for now. Thank you.

1731
01:33:40.665 --> 01:33:42.715
Okay. I think we're going to leave it there for today.

1732
01:33:42.715 --> 01:33:45.395
Thank you everybody for your contributions there are valued.

1733
01:33:45.695 --> 01:33:48.115
Oh, Mr. Mr. Mr. Jones,

1734
01:33:51.285 --> 01:33:52.435
Thank you very much indeed.

1735
01:33:52.475 --> 01:33:53.915
I wish to apologize for making a

1736
01:33:53.915 --> 01:33:55.115
misleading statement this morning.

1737
01:33:55.595 --> 01:33:58.395
I said that the, um, applicant had missed out one

1738
01:33:58.395 --> 01:34:00.715
of the hedges, uh, a gap in a hedge needed

1739
01:34:00.715 --> 01:34:01.835
to build a crossroads.

1740
01:34:02.255 --> 01:34:04.155
Um, in a discussion over lunchtime, it's pointed out

1741
01:34:04.155 --> 01:34:06.195
to me it's not a hedge, it's actually shrubs with trees.

1742
01:34:06.615 --> 01:34:07.955
So it's an area of vegetation.

1743
01:34:08.435 --> 01:34:10.515
I think that raises one wider two points.

1744
01:34:10.615 --> 01:34:13.715
One wider question about how we preserve the vegetation

1745
01:34:13.715 --> 01:34:15.915
that we're interested in, where it's not classed as a hedge.

1746
01:34:16.495 --> 01:34:20.275
Um, and the second point was that, um, we, we've also agreed

1747
01:34:20.275 --> 01:34:22.635
to, as you directed this morning, to work with the applicant

1748
01:34:22.635 --> 01:34:24.635
to find out where we have got vegetation.

1749
01:34:24.635 --> 01:34:25.955
It is Class A hedge. Thank you very much.

1750
01:34:28.005 --> 01:34:30.895
Noted. Thank you. Okay,

1751
01:34:31.295 --> 01:34:32.615
I said we we're gonna leave it there.

1752
01:34:32.835 --> 01:34:34.935
Um, I'll now adjourn the hearing

1753
01:34:35.075 --> 01:34:38.495
and we'll commence with agenda item nine tomorrow

1754
01:34:38.495 --> 01:34:39.575

morning at nine 30.

1755
01:34:40.325 --> 01:34:43.895
It's, um, 1659 and this hearing is adjourned. I.