



Event Transcript

| | |
|-----------------|---------------------------------------|
| Project: | Connahs Quay Low Carbon Power Project |
| Event: | Preliminary Meeting (PM) |
| Date: | 13 January 2026 |

Please note: This document is intended to assist Interested Parties.

It is not a verbatim text of what was said at the above event. The content was produced using artificial intelligence voice to text software. It may, therefore, include errors and should be assumed to be unedited.

The video recording published on the Planning Inspectorate project page is the primary record of the event.

Created by event.video

1

00:00:03.585 --> 00:00:04.075

Good morning.

2

00:00:04.295 --> 00:00:05.915

Um, it's now 10 o'clock

3

00:00:06.255 --> 00:00:08.995

and time for this meeting to begin, uh, I'd like

4

00:00:08.995 --> 00:00:11.395

to welcome you all to this preliminary meeting

5

00:00:11.415 --> 00:00:14.075

for the Connor's Key Low Carbon Power Project.

6

00:00:14.935 --> 00:00:16.395

Can I just confirm firstly

7

00:00:16.395 --> 00:00:19.665

that you can hear me clearly in the room and at the back.

8

00:00:19.665 --> 00:00:20.945

Okay. Thank you.

9

00:00:21.485 --> 00:00:22.905

And can I also confirm

10

00:00:22.905 --> 00:00:25.065

that the live streaming of the event has begun?

11

00:00:25.075 --> 00:00:27.025

Thank you gentlemen, and also

12

00:00:27.025 --> 00:00:29.745

that we're recording the event for posterity. Alright,

13

00:00:29.745 --> 00:00:30.745

Thanks. Uh,

14

00:00:30.745 --> 00:00:32.525
my name is Nick Ely

15

00:00:32.865 --> 00:00:34.725
and I've been appointed by the Secretary of State

16

00:00:34.785 --> 00:00:37.805
as the Examining Inspector to examine this application.

17

00:00:38.465 --> 00:00:40.125
Uh, you might also hear me referred to

18

00:00:40.125 --> 00:00:41.365
as the examining authority

19

00:00:42.305 --> 00:00:44.485
and I'm joined by my colleagues from the planning

20

00:00:44.485 --> 00:00:45.525
inspector, uh, Mr.

21

00:00:45.595 --> 00:00:48.845
Jake Stevens, the case manager, along with the Sam Stevens,

22

00:00:48.865 --> 00:00:50.885
the case officer at the rear of the room who are handling,

23

00:00:50.945 --> 00:00:53.445
uh, matters for today's meeting and hearings.

24

00:00:53.705 --> 00:00:56.045
And I believe we also have Mr. Harry Davis online who's

25

00:00:56.045 --> 00:00:58.365
dealing with the virtual, uh, component of the meeting

26

00:00:58.465 --> 00:01:00.605
and handling those people that are joining us there.

27

00:01:02.715 --> 00:01:05.575

Um, we also have the team from TM Services handling the

28

00:01:05.575 --> 00:01:07.975

audio visual component of this meeting, live streaming

29

00:01:07.975 --> 00:01:09.175

and recording it as I've said earlier,

30

00:01:09.755 --> 00:01:13.015

and a common translation services who will live,

31

00:01:13.085 --> 00:01:16.335

translate any spoken Welsh into English for the benefit

32

00:01:16.335 --> 00:01:18.535

of non Welsh speakers in the room or online.

33

00:01:19.835 --> 00:01:21.535

Um, we welcome contributions in

34

00:01:21.535 --> 00:01:22.735

Welsh during this examination.

35

00:01:23.395 --> 00:01:25.895

Uh, translation facilities are present today

36

00:01:25.915 --> 00:01:27.335

and will be any future meetings

37

00:01:27.335 --> 00:01:30.255

and hearings that we hold, uh, to allow those present

38

00:01:30.315 --> 00:01:31.935

to make and receive contributions in

39

00:01:31.935 --> 00:01:33.865

Welsh if they wish to do so.

40

00:01:34.585 --> 00:01:36.845

For those in the room when Welsh is being spoken,

41

00:01:37.225 --> 00:01:38.245
if you would like

42

00:01:38.245 --> 00:01:39.485
and hear an English translation,

43

00:01:39.565 --> 00:01:41.725
there'll be headphones available throughout the room.

44

00:01:42.105 --> 00:01:43.445
And for those who've joined us online,

45

00:01:43.525 --> 00:01:45.645
I believe you'd have one of two options available to you

46

00:01:45.705 --> 00:01:47.765
to receive the English translation feed.

47

00:01:48.345 --> 00:01:49.645
Uh, firstly you'll have an option

48

00:01:49.645 --> 00:01:52.645
to accept it via Microsoft Teams online if

49

00:01:52.645 --> 00:01:54.965
that option isn't available for you for some reason,

50

00:01:55.425 --> 00:01:57.765
you also got the option to dial in via a phone number

51

00:01:57.825 --> 00:01:59.125
and hear the translation

52

00:01:59.325 --> 00:02:00.445
services that have been provided there.

53

00:02:01.285 --> 00:02:03.285
I understand dialing in by the phone number can be a little

54

00:02:03.285 --> 00:02:04.325

bit more complicated

55

00:02:04.505 --> 00:02:06.165

and take a little while to punch in all the numbers

56

00:02:06.165 --> 00:02:07.765

that you need to punch into the keypad.

57

00:02:07.945 --> 00:02:10.285

So for those of you that are using this option, uh,

58

00:02:10.285 --> 00:02:12.805

can I just inquire today whether anybody in the room is

59

00:02:13.005 --> 00:02:14.485

planning on speaking in Welsh today?

60

00:02:17.485 --> 00:02:18.825

No problem. If you want to later as well

61

00:02:19.125 --> 00:02:21.625

or anyone online wishing to speak in Welsh today.

62

00:02:23.995 --> 00:02:25.525

Okay. Like I say, if you, if you'd like

63

00:02:25.525 --> 00:02:26.965

to take the opportunity to please feel free,

64

00:02:27.265 --> 00:02:29.325

but what we'll do is just prior to doing that,

65

00:02:29.325 --> 00:02:31.645

we'll remind people particularly for the benefits

66

00:02:31.645 --> 00:02:32.645

of those online,

67

00:02:32.645 --> 00:02:34.405

that it might be a little bit more challenging for them.

68

00:02:34.565 --> 00:02:39.305

'cause I have to dial a number. Okay. Uh, moving on.

69

00:02:39.325 --> 00:02:41.425

I'm now gonna deal with just a few minor housekeeping

70

00:02:41.425 --> 00:02:42.585

matters for those people here

71

00:02:42.585 --> 00:02:43.905

attending in person in the room.

72

00:02:45.015 --> 00:02:47.025

Firstly, you know, appreciate if you could set your, uh,

73

00:02:47.025 --> 00:02:48.505

devices to silent, uh,

74

00:02:48.765 --> 00:02:50.945

and accept, you know, some people here may be on call

75

00:02:50.945 --> 00:02:52.465

and what have you and may receive urgent calls,

76

00:02:52.485 --> 00:02:53.785

so please feel free to take those.

77

00:02:53.785 --> 00:02:54.905

But if you could leave the room and,

78

00:02:54.905 --> 00:02:56.745

and deal with 'em outside and then you're welcome

79

00:02:56.765 --> 00:02:58.585

to return when you finish, if that'd be great.

80

00:02:59.065 --> 00:03:00.885

Uh, toilets are out the room either by the bar

81

00:03:00.885 --> 00:03:01.765

and I believe there's some down

82

00:03:01.765 --> 00:03:02.645
this end of the building as well.

83

00:03:03.185 --> 00:03:05.565
And I've been advised there are no fire alarms today.

84

00:03:05.565 --> 00:03:07.405
So if the firearm does go off, we'll exit

85

00:03:07.405 --> 00:03:08.885
through those doors or those doors

86

00:03:08.945 --> 00:03:11.405
and you can, the muster point is out the front

87

00:03:11.405 --> 00:03:12.445
of the building in the car park.

88

00:03:15.235 --> 00:03:17.435
I aim to keep the proceedings of this meeting focused

89

00:03:17.455 --> 00:03:18.715
and as efficient as possible.

90

00:03:19.175 --> 00:03:21.835
And to assist this, I previously issued a letter, um,

91

00:03:22.375 --> 00:03:23.555
the rule six letter.

92

00:03:23.555 --> 00:03:24.595
You may hear it referred to,

93

00:03:24.855 --> 00:03:26.355
and this sets out an introduction

94

00:03:26.355 --> 00:03:27.595
to this preliminary meeting.

95

00:03:27.655 --> 00:03:29.355

So we're not in the examination just yet.

96

00:03:29.855 --> 00:03:32.115

Um, I hope you have had a chance to read this in advance

97

00:03:32.275 --> 00:03:33.355

'cause I've just been going through a quick summary

98

00:03:33.355 --> 00:03:34.755

of it now, not the full detail.

99

00:03:36.095 --> 00:03:39.035

You will find information about this application on the

100

00:03:39.115 --> 00:03:41.275

planning inspector's National Infrastructure Planning

101

00:03:41.305 --> 00:03:43.595

website and we would strongly encourage you

102

00:03:43.595 --> 00:03:46.035

to familiarize yourself with that website

103

00:03:46.225 --> 00:03:48.555

because the examining authority will be using it

104

00:03:48.555 --> 00:03:50.515

to communicate with you and provide access

105

00:03:50.515 --> 00:03:52.115

to documents throughout the examination.

106

00:03:53.905 --> 00:03:56.555

Today's meeting is being undertaken in a hybrid way,

107

00:03:56.745 --> 00:03:58.915

meaning some of you are present with us here in the room

108

00:03:59.015 --> 00:04:00.955

and some of you're present in joining us virtually

109

00:04:00.955 --> 00:04:02.275

online on Microsoft Teams.

110

00:04:02.985 --> 00:04:05.715

I'll try to make sure as much as possible that we, uh,

111

00:04:05.715 --> 00:04:07.475

give you an opportunity to get engaged in today.

112

00:04:07.695 --> 00:04:10.195

Uh, and you'll be given a fair opportunity to participate

113

00:04:12.455 --> 00:04:13.515

as previously alluded to.

114

00:04:13.595 --> 00:04:15.995

A recording of today's meeting will be made available on the

115

00:04:16.155 --> 00:04:18.435

Connor's key section of that National Infrastructure

116

00:04:18.675 --> 00:04:20.155

Planning website as soon as practical

117

00:04:20.525 --> 00:04:21.875

after the meeting has finished.

118

00:04:23.305 --> 00:04:25.595

With this in mind, if you're going to speak at the meeting,

119

00:04:25.615 --> 00:04:28.715

if you could please speak clearly into the microphone, uh,

120

00:04:28.715 --> 00:04:30.915

stating your name and who you are representing.

121

00:04:31.105 --> 00:04:33.475

Apologies each and every time you do speak

122

00:04:33.795 --> 00:04:36.435

'cause it helps for the translation, helps for the, um,

123

00:04:36.435 --> 00:04:39.635

transcription and helps us to identify on the record.

124

00:04:40.415 --> 00:04:43.155

Um, instructions for the microns at the desks,

125

00:04:43.195 --> 00:04:45.555

I believe are it's green if it's on it's red, if it's off.

126

00:04:45.695 --> 00:04:47.595

And I believe there's a mi, a roving microphone

127

00:04:47.615 --> 00:04:48.635

for people at the back

128

00:04:48.635 --> 00:04:50.275

of the room if you'd like to speak at any point.

129

00:04:52.925 --> 00:04:55.315

There is also a link to the planning inspector's privacy

130

00:04:55.315 --> 00:04:57.355

notice included in that Rule six letter.

131

00:04:57.535 --> 00:04:59.955

Uh, and I assume that everybody today has had a chance

132

00:04:59.955 --> 00:05:01.475

to have a look at that 'cause it establishes

133

00:05:01.495 --> 00:05:03.955

how we use your personal data collected at the meeting

134

00:05:03.975 --> 00:05:05.155

or collected in the recordings

135

00:05:05.495 --> 00:05:07.635

and that we handle it in accordance with principle set out

136

00:05:07.635 --> 00:05:09.875

and, uh, GDPR, government Data,

137

00:05:10.105 --> 00:05:12.715

general Data Protection Rules and Regulations.

138

00:05:13.775 --> 00:05:15.915

If you have any concerns with that, uh, please speak

139

00:05:15.915 --> 00:05:17.315

to our case team at the real room.

140

00:05:19.495 --> 00:05:20.955

The meeting will follow the agenda

141

00:05:21.175 --> 00:05:23.955

as we set out in Alex a of the Rule six letter.

142

00:05:24.175 --> 00:05:25.035

And it would be helpful if you

143

00:05:25.035 --> 00:05:26.155

had a copy of that in front of you.

144

00:05:26.735 --> 00:05:27.755

And I believe, uh,

145

00:05:27.835 --> 00:05:29.835

the applicant has printed off some additional hard copies

146

00:05:29.935 --> 00:05:31.515

for the benefit of anyone who's not had an

147

00:05:31.515 --> 00:05:32.715

opportunity to bring one along.

148

00:05:33.655 --> 00:05:37.115

Uh, and I think it would also be helpful if the applicant,

149

00:05:37.235 --> 00:05:38.755

I believe it's the applicant is gonna, uh,

150

00:05:38.855 --> 00:05:40.155

put the agenda on the screen for us.

151

00:05:40.155 --> 00:05:41.275

Please, if you could. Thank you very much.

152

00:05:46.725 --> 00:05:49.835

Thank you. Let me just briefly explain the

153

00:05:49.835 --> 00:05:50.915

purpose of this meeting.

154

00:05:51.255 --> 00:05:52.635

Um, this preliminary meeting.

155

00:05:53.695 --> 00:05:55.635

The purpose is to focus on the way in which we're gonna

156

00:05:55.635 --> 00:05:57.725

conduct the application, uh,

157

00:05:57.825 --> 00:06:01.645

and how we propose to examine the application on that basis.

158

00:06:01.905 --> 00:06:04.445

I'm only gonna be inviting discussion about the procedure

159

00:06:04.505 --> 00:06:06.765

of the examination today, uh, this morning.

160

00:06:06.765 --> 00:06:09.005

Sorry. The purpose of this meeting is not

161

00:06:09.005 --> 00:06:10.845

to discuss the merits or benefits

162

00:06:10.845 --> 00:06:11.925

or concerns that you may have

163

00:06:11.925 --> 00:06:14.045
regarding the application this morning.

164

00:06:14.905 --> 00:06:15.925
Um, uh,

165

00:06:16.065 --> 00:06:19.445
and those merits can only be actually discussed once the

166

00:06:19.565 --> 00:06:21.765
examination's been fully opened, which it will be

167

00:06:21.765 --> 00:06:23.045
after this meeting closes.

168

00:06:25.315 --> 00:06:27.035
I appreciate there's a large number

169

00:06:27.035 --> 00:06:28.315
of local residents who've attended

170

00:06:28.335 --> 00:06:30.555
and want to make your views known, um,

171

00:06:30.775 --> 00:06:32.915
and also have expressed concern

172

00:06:33.055 --> 00:06:36.115
to ourselves in the flying inspector about not being, uh,

173

00:06:36.435 --> 00:06:39.115
communicated to for the purpose of this meeting.

174

00:06:39.115 --> 00:06:40.395
And I just want to explain why

175

00:06:40.705 --> 00:06:42.435
unfortunately that may have happened.

176

00:06:43.135 --> 00:06:44.675

Um, my understanding,

177

00:06:44.695 --> 00:06:46.475

and I'll will perhaps come

178

00:06:46.475 --> 00:06:47.675

to you a bit later in the meeting has to go

179

00:06:47.675 --> 00:06:51.115

to seek some clarification is there are principally, um,

180

00:06:52.135 --> 00:06:53.315

two types of parties

181

00:06:53.385 --> 00:06:56.595

that will be engaged in this examination.

182

00:06:57.265 --> 00:06:59.195

They are affected persons,

183

00:06:59.975 --> 00:07:01.795

and that's a legal definition of a,

184

00:07:01.935 --> 00:07:04.075

of a person whose land is being potentially being

185

00:07:04.085 --> 00:07:05.195

compulsory acquired.

186

00:07:05.195 --> 00:07:06.635

So the land will be taken away from them

187

00:07:06.655 --> 00:07:08.035

and handed over to the applicant

188

00:07:09.255 --> 00:07:11.755

or temporary possession is being taken of their land.

189

00:07:11.755 --> 00:07:12.995

So that's an effective person

190

00:07:13.415 --> 00:07:16.075

and they will be defined within the examination

191

00:07:16.175 --> 00:07:17.755

by a red line.

192

00:07:18.575 --> 00:07:20.475

And if you are not within that red line,

193

00:07:20.475 --> 00:07:22.515

then you would not be classed as an effective person

194

00:07:22.615 --> 00:07:26.155

for the, uh, legality of the planning act 2008.

195

00:07:26.695 --> 00:07:30.195

The second type of person is an, uh, interested party

196

00:07:30.855 --> 00:07:32.675

and there is an opportunity to register that

197

00:07:32.675 --> 00:07:35.155

and I do appreciate that some, uh, some people miss

198

00:07:35.155 --> 00:07:36.475

that opportunity and I understand the reasons

199

00:07:36.575 --> 00:07:38.235

and my condolences for the reasons for that.

200

00:07:38.975 --> 00:07:41.355

Um, and that gives you, uh, again, a,

201

00:07:41.435 --> 00:07:42.915

a slightly separate status as

202

00:07:42.915 --> 00:07:44.595

to becoming involved in the examination.

203

00:07:44.985 --> 00:07:46.795

Applicant is an interested party,

204

00:07:46.935 --> 00:07:50.195

as are the statutory authorities like the Council

205

00:07:50.695 --> 00:07:53.435

and Natural England Natural Resources Wales, uh,

206

00:07:53.725 --> 00:07:55.435

Welsh Assembly, government parties like that.

207

00:07:55.735 --> 00:07:58.875

So it's an opportunity, the, in all honesty,

208

00:07:58.875 --> 00:08:00.435

it doesn't give you too much difference

209

00:08:00.435 --> 00:08:01.795

hopefully going forward in the examination.

210

00:08:01.795 --> 00:08:04.875

And I will explain that later because what it means is any,

211

00:08:05.095 --> 00:08:06.235

any person, any member

212

00:08:06.235 --> 00:08:08.395

of the public can become engaged in this examination

213

00:08:08.395 --> 00:08:09.915

and present their views to myself so

214

00:08:09.915 --> 00:08:10.715

that we can make our

215

00:08:10.715 --> 00:08:12.275

representation to the Secretary of State.

216

00:08:12.295 --> 00:08:13.595

So it doesn't prevent you from doing that,

217

00:08:14.175 --> 00:08:15.675
it just means legally defined

218

00:08:15.675 --> 00:08:16.875
you have a slightly different status.

219

00:08:16.975 --> 00:08:19.755
So I, I do understand, you know, I would be concerned

220

00:08:19.755 --> 00:08:21.795
and I understand why you've, uh, have concerns as

221

00:08:21.795 --> 00:08:24.315
to why you've not been contacted for that reason.

222

00:08:24.975 --> 00:08:27.395
But, um, I hope that it doesn't really help.

223

00:08:27.635 --> 00:08:29.595
I appreciate, but it doesn't hope it clarifies

224

00:08:29.615 --> 00:08:30.715
why that much have been the case.

225

00:08:31.095 --> 00:08:32.355
It doesn't mean that you are not

226

00:08:32.355 --> 00:08:33.795
important to this examination.

227

00:08:33.865 --> 00:08:35.035
Doesn't mean that we won't listen

228

00:08:35.035 --> 00:08:36.635
to your views on this examination

229

00:08:36.935 --> 00:08:38.955
and I certainly would be interested to hear them.

230

00:08:40.855 --> 00:08:43.275

Uh, thank you. I'm gonna now, uh, go

231

00:08:43.275 --> 00:08:44.515

around the room if it's okay,

232

00:08:44.655 --> 00:08:45.755

and ask the people

233

00:08:45.755 --> 00:08:47.675

that are gonna be participating in today's meeting

234

00:08:47.895 --> 00:08:48.915

to introduce yourselves.

235

00:08:49.415 --> 00:08:51.395

And when I state your organization's name,

236

00:08:51.735 --> 00:08:54.635

if you could introduce yourself and state your name

237

00:08:54.655 --> 00:08:57.485

and who you represent, and if there are any specific agenda

238

00:08:57.485 --> 00:08:59.725

items you, excuse me, you wish to speak on

239

00:09:00.425 --> 00:09:02.325

if you are not representing an organization,

240

00:09:02.325 --> 00:09:03.765

if you could just please confirm your name

241

00:09:03.765 --> 00:09:04.965

and summarize your, uh,

242

00:09:04.965 --> 00:09:06.845

briefly your interest in the application

243

00:09:07.105 --> 00:09:08.325

and confirm possibly which

244

00:09:08.325 --> 00:09:09.605
agenda item you'd like to speak on.

245

00:09:10.105 --> 00:09:12.085
Please give everybody also state how you'd like

246

00:09:12.085 --> 00:09:13.485
to be addressed, whether it's Mr.

247

00:09:13.555 --> 00:09:15.365
Miss, miss, miss, or,

248

00:09:15.365 --> 00:09:16.605
or if there's any pre nominals

249

00:09:16.605 --> 00:09:18.005
that you would like to miss use.

250

00:09:19.175 --> 00:09:22.765
Thank you. Uh, can we start firstly with the applicant

251

00:09:22.785 --> 00:09:23.845
and their advisors please?

252

00:09:26.905 --> 00:09:29.045
Uh, good morning sir. Hope you can hear me. Yes.

253

00:09:29.705 --> 00:09:33.205
Uh, my name is James Strawn, spelled Strahan,

254

00:09:33.445 --> 00:09:35.965
S-T-R-A-C-H-A-N, but pronounced Raun.

255

00:09:36.065 --> 00:09:38.045
I'm very happy to say Mr. Stra.

256

00:09:38.625 --> 00:09:42.645
And I'm of King's Council of 39 a six Chambers.

257

00:09:44.625 --> 00:09:49.405

And so I'm instructed by Charlotte Dyer of Council who sits

258

00:09:49.405 --> 00:09:53.605

to my left of Herbert Smith, Freehills Kramer, LLP

259

00:09:55.105 --> 00:09:59.485

to her left is Elizabeth Tos, also of Herbert Smith,

260

00:09:59.675 --> 00:10:03.165

Freehills Kramer and I, I am

261

00:10:03.965 --> 00:10:05.605

representing the applicant today.

262

00:10:06.845 --> 00:10:09.805

IE can also introduce those who are here

263

00:10:09.865 --> 00:10:12.605

for the preliminary meeting who may participate.

264

00:10:12.825 --> 00:10:15.765

Uh, Mr. Roger Bramwood who sits to my right

265

00:10:17.135 --> 00:10:20.485

who's the technical lead for low mission plant at Juniper,

266

00:10:20.485 --> 00:10:25.365

the applicant and project manager in the applicant's clean

267

00:10:25.925 --> 00:10:27.085

Dispatchable Power Team.

268

00:10:27.955 --> 00:10:31.295

Um, I will deal with his qualifications in relation

269

00:10:31.295 --> 00:10:33.655

to issue specific hearings in due course if I may.

270

00:10:34.235 --> 00:10:37.815

And then Mr. Nicholas State is to my right as well,

271

00:10:38.665 --> 00:10:42.095

who's the associate director for impact assessment at ACOM

272

00:10:43.155 --> 00:10:45.655

and, uh, the environmental impact assessment

273

00:10:45.725 --> 00:10:46.735

lead for the project.

274

00:10:47.185 --> 00:10:48.655

There are others at the table

275

00:10:48.875 --> 00:10:51.255

but who are not going to participate in the,

276

00:10:51.655 --> 00:10:52.855

I think the preliminary meeting,

277

00:10:53.275 --> 00:10:55.495

but maybe later on in the examination.

278

00:10:55.635 --> 00:10:57.895

So unless you want me to introduce everyone,

279

00:10:57.895 --> 00:10:59.775

I'll leave it at that for the time being.

280

00:11:00.385 --> 00:11:02.375

Thank you very much. Um, I appreciate you may want

281

00:11:02.375 --> 00:11:04.335

to come in and out on any of the items as well, so

282

00:11:05.055 --> 00:11:06.215

I I should have said that.

283

00:11:06.235 --> 00:11:08.055

So yes, so we, we, we will try

284

00:11:08.055 --> 00:11:10.055
and keep our contributions to a minimum,

285

00:11:10.075 --> 00:11:11.215
but we, we may wish

286

00:11:11.275 --> 00:11:13.415
to comment on the all of the agenda items.

287

00:11:13.505 --> 00:11:14.615
Thank you. Thank

288

00:11:14.615 --> 00:11:15.615
You. Okay. Um,

289

00:11:15.615 --> 00:11:16.415
thank you.

290

00:11:16.435 --> 00:11:18.415
And if I could now move on to the organizations

291

00:11:18.415 --> 00:11:19.695
and individuals that have given notice

292

00:11:19.715 --> 00:11:20.975
of their intentions to speak.

293

00:11:21.035 --> 00:11:22.375
And again, if you could perhaps,

294

00:11:22.515 --> 00:11:24.775
if there are specific items you'd like me to come back

295

00:11:24.775 --> 00:11:25.855
to you on the agenda would be helpful.

296

00:11:25.905 --> 00:11:26.905
Thank you.

297

00:11:28.665 --> 00:11:32.455

Hello Inspector. Um, my name is, uh, Ms. Charlie Pope.

298

00:11:32.635 --> 00:11:34.095

I'm a senior planning officer

299

00:11:35.055 --> 00:11:36.455

representing Flincher County Council.

300

00:11:37.555 --> 00:11:41.655

To my left is, uh, Ms. Hannah Parrish,

301

00:11:42.775 --> 00:11:45.215

planning manager at Flincher County Council.

302

00:11:46.595 --> 00:11:48.855

To my right plus one is Mrs.

303

00:11:48.945 --> 00:11:53.095

Susan Corda County Solicitor of Flincher County Council.

304

00:11:54.265 --> 00:11:56.525

And to my right plus two is Mr.

305

00:11:56.705 --> 00:12:00.885

Tim Hibbett, uh, planning Officer Flincher County Council.

306

00:12:01.985 --> 00:12:03.005

And we would like

307

00:12:03.005 --> 00:12:08.005

to make representation on items number four,

308

00:12:11.775 --> 00:12:16.245

Thank you. Um, just going

309

00:12:16.245 --> 00:12:18.365

to other statutory parties, I believe.

310

00:12:18.745 --> 00:12:22.285

Are there any statutory parties I have missed? Only virtual.

311

00:12:22.865 --> 00:12:24.085

So lemme start with the room. Is there any,

312

00:12:24.085 --> 00:12:25.925

any statutory parties that would be sort of, um,

313

00:12:26.055 --> 00:12:28.485

government organizations, local government organizations

314

00:12:28.745 --> 00:12:32.805

or, uh, statutory undertakers in the room

315

00:12:32.805 --> 00:12:34.245

that I may have missed who may wish

316

00:12:34.245 --> 00:12:35.765

to speak at this morning's meeting?

317

00:12:39.155 --> 00:12:43.645

Okay. And moving to the online, uh, participants, uh,

318

00:12:43.665 --> 00:12:46.725

are there any, uh, participants online who'd like to, uh,

319

00:12:47.205 --> 00:12:48.285

identify themselves and speak?

320

00:12:53.005 --> 00:12:56.085

I can't, oh, sorry. It's a hand up there. Uh, is it Mr. Mr.

321

00:12:56.085 --> 00:12:57.085

Andrew Boswell?

322

00:13:01.545 --> 00:13:04.565

Yes. Good morning, sir. Thank you. Um, yeah, Dr.

323

00:13:04.565 --> 00:13:09.045

Andrew Boswell, um, emergency science law.

324

00:13:09.865 --> 00:13:13.725

Um, I'd like to speak on item four, please.

325

00:13:14.315 --> 00:13:16.365

Okay, thank you. Thank you.

326

00:13:19.195 --> 00:13:20.925

Okay. Now moving to, uh,

327

00:13:20.935 --> 00:13:22.725

other interested parties in the room,

328

00:13:23.065 --> 00:13:27.205

are there any participants in the room who would like to,

329

00:13:27.705 --> 00:13:30.445

um, speak and identify items that,

330

00:13:30.665 --> 00:13:32.125

or you can more than welcome

331

00:13:32.125 --> 00:13:33.645

to put your hand up later if you'd rather speak

332

00:13:33.645 --> 00:13:34.765

when it, when it comes to that point.

333

00:13:39.595 --> 00:13:43.125

Okay. And any online participants

334

00:13:43.125 --> 00:13:44.765

similarly, who would like to?

335

00:13:50.995 --> 00:13:53.565

Okay, thank you. I can't see any, uh, hands up on the, uh,

336

00:13:53.925 --> 00:13:55.125

Microsoft team, so I'm not missing that now.

337

00:13:55.155 --> 00:13:57.805

Okay. Like I say, during the course of, of,

338

00:13:57.945 --> 00:13:59.965

of this morning's meeting and also during, uh, the course

339

00:13:59.965 --> 00:14:01.645

of, um, the whole examination,

340

00:14:01.645 --> 00:14:03.445

in any further meetings we have, if you wish to speak,

341

00:14:03.445 --> 00:14:04.605

just feel free, put your hand up

342

00:14:04.605 --> 00:14:05.925

and say, look, I'd like to make a comment, please.

343

00:14:06.025 --> 00:14:07.725

I'm more than happy to take it at any time.

344

00:14:10.385 --> 00:14:12.525

Uh, right. Are there any other comments

345

00:14:12.525 --> 00:14:15.805

that anyone would like to raise on agenda item one?

346

00:14:16.025 --> 00:14:18.245

Uh, just on the opening of this preliminary meeting.

347

00:14:22.195 --> 00:14:24.845

Okay. I am gonna move on to agenda item two.

348

00:14:24.845 --> 00:14:28.245

This is my, uh, remarks about the examination process,

349

00:14:28.345 --> 00:14:30.205

the process of how we're gonna undertake the

350

00:14:30.365 --> 00:14:31.565

examination of this application.

351

00:14:31.665 --> 00:14:34.725

Now. Uh, so again, in order to try

352

00:14:34.725 --> 00:14:36.645

and streamline the running of this event, uh, a lot

353

00:14:36.645 --> 00:14:38.365

of the detail is provided in the Rule six letters.

354

00:14:38.775 --> 00:14:41.845

Again, I appreciate not all parties receive those due

355

00:14:41.845 --> 00:14:42.845

to the reasons that they would

356

00:14:42.845 --> 00:14:44.205

be registered for this examination.

357

00:14:44.355 --> 00:14:47.365

Hopefully our case team have contacted those individuals

358

00:14:47.365 --> 00:14:49.165

and given you a chance to have a look at those documents.

359

00:14:49.225 --> 00:14:52.605

Now, uh, for expediency, I'm just going to go through, uh,

360

00:14:52.725 --> 00:14:53.925

a bit of a brief summary of that

361

00:14:53.925 --> 00:14:55.725

and I don't propose to go into a lot of detail,

362

00:14:55.725 --> 00:14:57.085

but please feel free to have a look at

363

00:14:57.085 --> 00:14:58.205

that document if you wish.

364

00:14:59.355 --> 00:15:01.165

It's important that you're clear in ha the process

365

00:15:01.195 --> 00:15:03.005

that we are undertaking for this examination.

366

00:15:03.305 --> 00:15:05.045

And therefore if there's anything you aren't clear about,

367

00:15:05.045 --> 00:15:07.285

please feel free to raise your opportunity

368

00:15:07.305 --> 00:15:08.365

and ask a question now.

369

00:15:10.185 --> 00:15:13.165

So on the basis of that, uh, detail in that, in that letter

370

00:15:13.225 --> 00:15:15.645

and any questions about the way I wish to propose

371

00:15:15.745 --> 00:15:18.925

to undertake this and just if you've got any specific detail

372

00:15:19.015 --> 00:15:21.365

about the timetable, the draft timetable

373

00:15:21.365 --> 00:15:23.365

as it stands at the moment, I'm going to cover

374

00:15:23.365 --> 00:15:25.525

that off in item four later about some of the dates.

375

00:15:25.675 --> 00:15:30.445

Timings, Apologies

376

00:15:30.505 --> 00:15:32.805

for those of you who are already probably very,

377

00:15:32.805 --> 00:15:34.085

very familiar with this process,

378

00:15:34.265 --> 00:15:35.765

but I'm just gonna go into a little bit of detail

379

00:15:35.765 --> 00:15:37.285
of the planning Act 2008.

380

00:15:37.345 --> 00:15:39.485
Uh, for those, for those parties who are not perhaps

381

00:15:39.505 --> 00:15:41.965
so familiar with it, uh, I'm gonna outline some

382

00:15:41.965 --> 00:15:43.685
of the essential features of this examination.

383

00:15:43.705 --> 00:15:48.045
And the purpose of this examination is

384

00:15:48.045 --> 00:15:50.565
to enable me to make a recommendation to the Secretary

385

00:15:50.565 --> 00:15:51.565
of State as

386

00:15:51.565 --> 00:15:54.245
to whether this project should receive consent in the form

387

00:15:54.245 --> 00:15:55.845
of a development consent order.

388

00:15:57.425 --> 00:15:59.245
Um, we'll be reviewing the evidence put forward

389

00:15:59.265 --> 00:16:01.925
by all parties and making recommendation based on

390

00:16:02.565 --> 00:16:05.325
planning policy statements to the Secretary of State

391

00:16:05.385 --> 00:16:06.845
who will then make the decision.

392

00:16:08.315 --> 00:16:09.885

It's primarily a written process,

393

00:16:10.545 --> 00:16:13.765

but there'll be opportunities for hearings such as, um,

394

00:16:13.985 --> 00:16:15.245

the ones being held this afternoon

395

00:16:15.265 --> 00:16:16.965

and tomorrow morning for all parties

396

00:16:17.105 --> 00:16:19.605

to comment on all evidence received from all

397

00:16:19.605 --> 00:16:22.925

of the parties involved and from the commencements

398

00:16:22.925 --> 00:16:24.045

of this examination.

399

00:16:25.065 --> 00:16:27.925

At the end of this meeting, we'll have six months

400

00:16:28.265 --> 00:16:29.485

to examine the application,

401

00:16:30.145 --> 00:16:32.485

ask questions, and seek evidence.

402

00:16:33.585 --> 00:16:35.165

And from the closure of the examination,

403

00:16:35.685 --> 00:16:37.805

I then have three months to prepare a report

404

00:16:37.805 --> 00:16:41.525

to the Secretary of State who will then make their decision.

405

00:16:41.525 --> 00:16:43.485

They normally have three months to make a further decision.

406

00:16:44.385 --> 00:16:47.845

So I'm expecting a decision would be made on this

407

00:16:47.875 --> 00:16:50.485

application in approximately 12 months time.

408

00:16:53.225 --> 00:16:55.125

You'll have the opportunity to set out your case

409

00:16:56.545 --> 00:16:58.205

and the evidence to support it in writing

410

00:16:58.545 --> 00:16:59.685

and you'll also have the opportunity

411

00:16:59.705 --> 00:17:03.125

to comment on everybody else's submitted evidence.

412

00:17:04.375 --> 00:17:06.285

Thank you to those people that have already made those

413

00:17:06.285 --> 00:17:08.005

submissions, uh, and received those.

414

00:17:08.025 --> 00:17:11.365

And thank you for those written material that comes in

415

00:17:11.365 --> 00:17:14.205

and is accepted into this examination will be published on

416

00:17:14.205 --> 00:17:16.925

the project page of the national infrastructure website.

417

00:17:17.345 --> 00:17:19.285

So it's available for everybody to see.

418

00:17:19.745 --> 00:17:21.845

And there are various different types of documents

419

00:17:21.845 --> 00:17:22.885
that are hosted on that website,

420

00:17:22.885 --> 00:17:24.085
and I'll go through some of these now.

421

00:17:24.755 --> 00:17:27.085
Firstly, a really important one is the local impact report.

422

00:17:27.385 --> 00:17:28.885
And a local impact report is prepared

423

00:17:28.885 --> 00:17:31.405
by the local authority giving details of how

424

00:17:32.065 --> 00:17:34.525
the likely impact of the proposed development on any part

425

00:17:34.525 --> 00:17:35.565
of the local authorities area.

426

00:17:37.025 --> 00:17:40.285
The Planning Act 2008 defines which local authorities

427

00:17:40.285 --> 00:17:41.965
are required to be invited to submit

428

00:17:41.965 --> 00:17:42.965
that local impact report.

429

00:17:43.105 --> 00:17:45.125
And we have Flincher County Council here today.

430

00:17:45.905 --> 00:17:48.605
The planning inspectorates guidance is for local authorities

431

00:17:48.605 --> 00:17:50.910
to start preparing that local impact report as soon

432

00:17:50.910 --> 00:17:53.445

as the application is is resected for examination.

433

00:17:53.645 --> 00:17:54.805

'cause it's quite a piece of work I

434

00:17:54.805 --> 00:17:56.005

appreciate for the local authority.

435

00:17:57.385 --> 00:18:00.245

Our Rule six letter sets out a dead, a procedural deadline

436

00:18:00.345 --> 00:18:02.565

for that local, for your, for your local authority

437

00:18:02.585 --> 00:18:04.085

to submit your local impact report.

438

00:18:04.085 --> 00:18:06.925

And that is the 10th of Feb February this year.

439

00:18:06.925 --> 00:18:10.165

However, I do note that you, uh,

440

00:18:10.285 --> 00:18:13.165

Fincher County Council's response to procedural deadline A

441

00:18:13.695 --> 00:18:16.325

where you advise me that it may prove a challenge,

442

00:18:17.095 --> 00:18:19.205

especially if a change request is

443

00:18:19.205 --> 00:18:20.725

forthcoming from the applicant.

444

00:18:20.825 --> 00:18:23.325

And as we've been informally advised by the applicant, um,

445

00:18:23.555 --> 00:18:27.125

that a change request is potentially forthcoming.

446

00:18:27.725 --> 00:18:28.765

I will have a chat with you

447

00:18:28.825 --> 00:18:31.085

and we'll talk about the procedural impact of that

448

00:18:31.085 --> 00:18:32.085

and any deadlines on that.

449

00:18:32.665 --> 00:18:34.325

And I'll do that a little bit later in the meeting.

450

00:18:36.555 --> 00:18:38.405

Next, there are statements of common ground.

451

00:18:38.405 --> 00:18:40.805

These are documents are set out where issues of agreement

452

00:18:40.825 --> 00:18:42.485

and dispute between the applicant

453

00:18:42.585 --> 00:18:44.085

and other interested parties.

454

00:18:45.085 --> 00:18:46.525

And these are statements allow me

455

00:18:46.525 --> 00:18:49.005

to focus in on the key issues of where people disagree

456

00:18:49.005 --> 00:18:50.045

or parties disagree.

457

00:18:50.875 --> 00:18:53.485

I'll address these again a little bit later in item six

458

00:18:53.985 --> 00:18:56.085

and I'll seek to clarify whether there is a commitment

459

00:18:56.085 --> 00:18:58.165

for those parties to enter into the agreement or not

460

00:18:58.545 --> 00:19:00.045
and which parties are involved

461

00:19:00.045 --> 00:19:01.365
and which will not be involved.

462

00:19:03.995 --> 00:19:06.525
Written representations are your opportunity as well

463

00:19:06.525 --> 00:19:07.925
for an interested party to write to us

464

00:19:07.925 --> 00:19:10.325
and draw anything you think you need to, to my attention

465

00:19:10.625 --> 00:19:11.645
as an item of evidence.

466

00:19:13.705 --> 00:19:17.525
Um, I will also issue, uh, written questions,

467

00:19:17.765 --> 00:19:19.605
examining authorities written questions will typically

468

00:19:19.605 --> 00:19:22.165
follow the themes that I've set out in my initial assessment

469

00:19:22.225 --> 00:19:24.685
of principal issues and will formally ask the applicant

470

00:19:24.685 --> 00:19:27.685
and other interested parties for answers to specific queries

471

00:19:28.195 --> 00:19:29.925
that I have regarding the application.

472

00:19:31.105 --> 00:19:32.685
The dates when I'll ask for these,

473

00:19:32.685 --> 00:19:34.125

they're also set out on the timetable.

474

00:19:35.535 --> 00:19:37.965

We'll also hold a series of examinations during the exam,

475

00:19:38.065 --> 00:19:40.925

uh, during the examination that's hold a series of hearings,

476

00:19:40.955 --> 00:19:42.565

apologies during the examination,

477

00:19:42.945 --> 00:19:44.165

and we'll publish the dates

478

00:19:44.705 --> 00:19:46.165

and agendas for these in advance.

479

00:19:54.775 --> 00:19:55.885

There are three different types

480

00:19:55.905 --> 00:19:58.125

of hearings under the Planning Act.

481

00:19:58.345 --> 00:20:00.605

The first type of hearing is an open floor hearing,

482

00:20:00.605 --> 00:20:03.445

which will be held if any interested party requests.

483

00:20:09.585 --> 00:20:11.925

The second type of hearing is a compulsory acquisition

484

00:20:11.925 --> 00:20:13.725

hearing, which will be held if requested

485

00:20:13.865 --> 00:20:15.045

by an affected person

486

00:20:16.025 --> 00:20:18.845

to discuss these compulsory acquisition issues

487

00:20:19.145 --> 00:20:21.205

and those parties whose land is affected

488

00:20:21.345 --> 00:20:23.205

by compulsory acquisition conditions.

489

00:20:25.505 --> 00:20:28.045

And finally, there will be issue specific hearings,

490

00:20:28.045 --> 00:20:29.845

which will be held to enter into the detail

491

00:20:29.845 --> 00:20:32.445

of any specific issues raised during this examination.

492

00:20:33.265 --> 00:20:35.445

The first of these will follow this meeting, uh,

493

00:20:35.605 --> 00:20:39.285

this afternoon and is focused on the general principle

494

00:20:39.285 --> 00:20:41.845

of the development and the development consent order.

495

00:20:42.585 --> 00:20:45.445

But I'm expecting further, uh, issue specific hearings

496

00:20:45.445 --> 00:20:48.165

to be held during the examination where, uh,

497

00:20:48.195 --> 00:20:50.445

I'll request further clarity on principle issues

498

00:20:50.915 --> 00:20:52.605

that we've addressed and highlighted.

499

00:20:55.025 --> 00:20:58.965

If you'd like to participate in, um, any of those hearings,

500

00:20:59.185 --> 00:21:01.405

you're required to submit a request to register

501

00:21:01.405 --> 00:21:02.925

for each hearing on or

502

00:21:02.925 --> 00:21:04.965

before the date set out in the timetable.

503

00:21:05.985 --> 00:21:08.605

And information about how to submit a request to register is

504

00:21:08.805 --> 00:21:10.005

provided in the Rule six letter.

505

00:21:10.865 --> 00:21:13.445

If all you wish to do is simply observe the hearings,

506

00:21:13.445 --> 00:21:15.685

then you do not need to make a request to register.

507

00:21:15.705 --> 00:21:17.405

Public live streaming will go on

508

00:21:17.665 --> 00:21:19.725

and recordings of the hearing will be available on project

509

00:21:19.795 --> 00:21:22.805

webpage and equally, members of the public are free

510

00:21:22.805 --> 00:21:25.005

to attend any of the hearings going forward.

511

00:21:27.405 --> 00:21:29.985

I'm, uh, interested to hear if, uh,

512

00:21:30.085 --> 00:21:32.585

any interested parties here in the room have a preference

513

00:21:32.585 --> 00:21:36.385

for these hearings to be in person or virtually, uh, or,

514

00:21:36.805 --> 00:21:38.545

or if we keep it hybrid so there's not,

515

00:21:38.575 --> 00:21:40.465

it's the most opportunity for parties to attend

516

00:21:40.465 --> 00:21:43.545

and live locally and parties who may be more remote from,

517

00:21:43.605 --> 00:21:45.265

uh, Connor's key to attend virtually.

518

00:21:47.125 --> 00:21:48.505

So does anybody have a strong

519

00:21:48.505 --> 00:21:49.945

preference to do it one way or the other?

520

00:21:49.965 --> 00:21:51.025

Can I just ask in the room

521

00:21:52.245 --> 00:21:54.225

or should we just keep going like this? I

522

00:21:54.615 --> 00:21:55.615

It's hybrid.

523

00:21:58.125 --> 00:22:00.495

Okay. So sorry, was that hybrid as well? Yeah.

524

00:22:00.875 --> 00:22:02.655

And from the two ladies at the back? Yes.

525

00:22:02.835 --> 00:22:05.295

So keep it, keep it, keep both options available. Yes.

526

00:22:05.485 --> 00:22:08.705

Okay, I'll, we'll do that. Thank you.

527

00:22:16.075 --> 00:22:20.965

Okay. Now going

528

00:22:20.965 --> 00:22:22.365

to move on if that's okay.

529

00:22:22.665 --> 00:22:24.885

To, uh, remarks about the initial

530

00:22:24.885 --> 00:22:26.205

assessment of principal issues.

531

00:22:26.465 --> 00:22:29.245

Uh, and in the rule six letter, I sent out a list of what,

532

00:22:29.265 --> 00:22:32.005

uh, having read through the application documents

533

00:22:32.585 --> 00:22:35.005

and also receiving the written representations from the

534

00:22:35.005 --> 00:22:36.685

parties who've made them, uh,

535

00:22:36.835 --> 00:22:39.725

what I consider were the principal issues that we would like

536

00:22:39.725 --> 00:22:42.525

to examine in more detail regarding this application.

537

00:22:44.555 --> 00:22:46.605

It's important to note this list doesn't necessarily cover

538

00:22:46.625 --> 00:22:48.725

all the issues that we may wish to inquire on

539

00:22:48.725 --> 00:22:52.005

during this examination or forecast those that may uh,

540

00:22:52.145 --> 00:22:53.405

pop up during the examination.

541

00:22:53.625 --> 00:22:56.285

But merely highlights my initial draw, if you like,

542

00:22:56.305 --> 00:22:58.685

of the first issues that jump out at mes.

543

00:22:58.705 --> 00:22:59.925

We shouldn't be going into more detail

544

00:23:00.865 --> 00:23:02.965

and also those that you wrote to me about.

545

00:23:03.025 --> 00:23:04.165

So thank you for those as well.

546

00:23:06.515 --> 00:23:09.525

It's likely we will be scheduling further issue specific

547

00:23:09.525 --> 00:23:10.725

hearings on some of these topics

548

00:23:11.265 --> 00:23:13.525

and I'll notify you in due course when we've had an

549

00:23:13.525 --> 00:23:16.245

opportunity to look at the local impact report from the, uh,

550

00:23:16.245 --> 00:23:18.725

local authority, the statements common ground to see

551

00:23:18.725 --> 00:23:20.565

what agreements and disagreements there are

552

00:23:20.865 --> 00:23:22.965

and any other written representations that any

553

00:23:22.965 --> 00:23:24.485

of you may send in to me at any time.

554

00:23:26.595 --> 00:23:27.885

Just so you know, there's no order

555

00:23:27.885 --> 00:23:29.045

of importance in this list.

556

00:23:29.245 --> 00:23:31.165

I think I might have sorted it alphabetically, I think.

557

00:23:31.945 --> 00:23:34.445

But, um, yeah, it doesn't mean that

558

00:23:34.445 --> 00:23:36.045

what if if if one's at the top of the list

559

00:23:36.045 --> 00:23:37.445

and one's at the bottom one's got number one

560

00:23:37.445 --> 00:23:39.085

or one's got number nine, it doesn't mean

561

00:23:39.085 --> 00:23:41.125

that one is any more important than the other.

562

00:23:42.985 --> 00:23:45.710

So the first, uh, principle issue that, um, I picked out

563

00:23:45.710 --> 00:23:47.110

that we'd like to go into in more detail

564

00:23:47.110 --> 00:23:48.525

during this examination is air quality

565

00:23:48.665 --> 00:23:51.445

and particularly the assessments of assessment

566

00:23:51.445 --> 00:23:54.085

of the impacts of air quality, the likely emissions

567

00:23:54.085 --> 00:23:56.285

and effects and proposed mitigation with regards

568

00:23:56.305 --> 00:23:58.685

to local residents and the environment.

569

00:24:00.505 --> 00:24:03.605

Uh, the second one, which we're holding a hearing on, uh,

570

00:24:04.125 --> 00:24:07.285

tomorrow morning, uh, is the traffic and transport issue.

571

00:24:07.665 --> 00:24:09.525

Uh, and the assessment of impacts of traffic

572

00:24:09.545 --> 00:24:12.645

and transport, including any impacts on the local community,

573

00:24:13.425 --> 00:24:15.285

uh, especially during construction

574

00:24:15.865 --> 00:24:18.565

and wider impacts on, uh, the strategic road network

575

00:24:18.625 --> 00:24:21.325

and, uh, essentially moving loads on the river.

576

00:24:23.385 --> 00:24:25.685

The third issue, which is also covered, uh,

577

00:24:25.965 --> 00:24:29.285

tomorrow morning, uh, to, to, uh, initially is, uh,

578

00:24:29.445 --> 00:24:30.685

terrestrial and aquatic ecology.

579

00:24:31.425 --> 00:24:33.525

Uh, again, I want to look at the impacts on the,

580

00:24:33.525 --> 00:24:35.325

the terrestrial and aquatic, uh, ecology

581

00:24:35.385 --> 00:24:37.605

and proposed mitigation measures proposed by the applicant,

582

00:24:37.775 --> 00:24:40.045

especially with regard to the flora

583

00:24:40.045 --> 00:24:42.085

and fauna associated with the

584

00:24:42.695 --> 00:24:44.725

designated European designated sites

585

00:24:44.905 --> 00:24:46.725

of the RT and surrounds.

586

00:24:47.585 --> 00:24:50.525

And similarly, the marine ecology. Look at that.

587

00:24:51.865 --> 00:24:55.965

Um, the fifth issue is water environment and flood risk.

588

00:24:56.425 --> 00:24:59.205

I'd like to look at the assessment of the abstraction

589

00:24:59.205 --> 00:25:01.085

and discharge impacts on the water quality

590

00:25:01.825 --> 00:25:05.005

and any proposed mitigation and the assessment of the flood

591

00:25:05.025 --> 00:25:07.525

and coastal risk from all sources on the proposed

592

00:25:07.525 --> 00:25:08.925

development and its mitigation.

593

00:25:09.865 --> 00:25:13.525

The sixth impact is the landscape and visual amenity impact

594

00:25:13.985 --> 00:25:16.165

and the assessment of the impacts on the landscape

595

00:25:16.165 --> 00:25:17.365

and visual amenity

596

00:25:17.365 --> 00:25:19.805

of the proposed development and its mitigation.

597

00:25:21.305 --> 00:25:22.885

The seventh impact is climate change

598

00:25:22.985 --> 00:25:24.925

and that's the assessment of the proposed development

599

00:25:24.925 --> 00:25:26.445

towards contributing towards

600

00:25:27.105 --> 00:25:29.645

and litigating for climate change impacts.

601

00:25:30.745 --> 00:25:34.205

The eighth uh, issue is major accidents and disasters

602

00:25:34.545 --> 00:25:36.045

and this is the assessment of the risk

603

00:25:36.125 --> 00:25:39.125

of a major accident rising at the proposed development

604

00:25:39.305 --> 00:25:41.805

and the consequence, uh, the consequences, sorry,

605

00:25:42.025 --> 00:25:44.845

and mitigation measures put in place to protect from that.

606

00:25:45.505 --> 00:25:46.645

And then the ninth one is

607

00:25:46.645 --> 00:25:48.725

what we call cumulative and combined effects.

608

00:25:48.725 --> 00:25:50.285

So this is the assessment of the effects

609

00:25:50.625 --> 00:25:52.925

of this proposed development in conjunction with

610

00:25:53.605 --> 00:25:56.565

adjacent ongoing and planned developments in the area.

611

00:25:58.065 --> 00:26:01.445

So those are why considered to be the initial assessment

612

00:26:01.505 --> 00:26:02.525

of principal issues.

613

00:26:03.905 --> 00:26:06.925

So does anybody have any comments on that list initially,

614

00:26:07.985 --> 00:26:09.085

uh, or any that, um,

615

00:26:11.145 --> 00:26:15.405

Of items there, any online at all?

616

00:26:16.475 --> 00:26:17.925

Okay, thanks.

617

00:26:20.515 --> 00:26:22.645

Like I said, just to bear in mind if it's not,

618

00:26:22.745 --> 00:26:23.965

if an issue isn't on that list,

619

00:26:23.965 --> 00:26:26.485

it doesn't mean we won't necessarily go into it in

620

00:26:26.485 --> 00:26:27.565

detail during the examination.

621

00:26:27.565 --> 00:26:29.405

It's just those are the ones I've drawn out initially

622

00:26:29.405 --> 00:26:31.965

that I'm writing questions around and describe.

623

00:26:34.955 --> 00:26:38.365

Okay. Is everybody comfortable?

624

00:26:38.365 --> 00:26:39.845

Does anybody need a break? All just for

625

00:26:41.665 --> 00:26:42.845

For Okay.

626

00:26:42.845 --> 00:26:44.125

Just, okay, good.

627

00:26:44.625 --> 00:26:45.765

Uh, I'm gonna move on

628

00:26:45.765 --> 00:26:48.485

to agenda item four now, if that's okay.

629

00:26:48.505 --> 00:26:51.165

And that's the draft examination timetable,

630

00:26:52.025 --> 00:26:53.285

the big long list of dates.

631

00:26:54.675 --> 00:26:55.525

I've received some comments

632

00:26:55.525 --> 00:26:56.485

on this, so we'll go through those.

633

00:27:04.025 --> 00:27:07.525

The examination period is a, uh, statutory period,

634

00:27:07.615 --> 00:27:09.405

which can last up to six months.

635

00:27:10.065 --> 00:27:12.885

And the draft timetable sets out how I propose

636

00:27:12.905 --> 00:27:14.245

to undertake the examination

637

00:27:14.245 --> 00:27:15.805

of this application over that period.

638

00:27:17.025 --> 00:27:19.725

And you may note that we aim to conclude it in the period

639

00:27:19.765 --> 00:27:21.085

of five months from today.

640

00:27:21.085 --> 00:27:23.525

This is to allow for any potential slippages of dates

641

00:27:24.025 --> 00:27:26.205

or if we have to reschedule any hearings

642

00:27:26.205 --> 00:27:30.565

or meetings during the program within this period.

643

00:27:30.685 --> 00:27:33.645

I have tried to sort to avoid clashes with lots of other,

644

00:27:34.105 --> 00:27:37.405

um, NCFA examinations that are going on in the vicinity of,

645

00:27:37.545 --> 00:27:40.725

uh, this project and hearings and deadlines and,

646

00:27:40.825 --> 00:27:43.165

and appreciating how busy the local authority

647

00:27:43.185 --> 00:27:44.405

is dealing with other ones.

648

00:27:44.745 --> 00:27:46.165

Uh, and also, uh, some

649

00:27:46.165 --> 00:27:47.805

of the other statutory undertakers dealing with

650

00:27:48.685 --> 00:27:49.805

a large number of applications.

651

00:27:49.805 --> 00:27:51.805

I think there's nine in North Wales at the moment.

652

00:27:54.545 --> 00:27:58.365

Um, I have tried to also avoid the usual suspects of Easter

653

00:27:58.365 --> 00:27:59.365

and school holidays.

654

00:27:59.545 --> 00:28:02.085

Uh, but do note that a number of parties have raised with me

655

00:28:02.085 --> 00:28:04.445

that some of the deadlines do fall within these periods.

656

00:28:04.445 --> 00:28:06.885

And I'll go through those, uh, feedback from those

657

00:28:06.885 --> 00:28:09.005

and the sort of suggestions they've had for alternate dates,

658

00:28:09.385 --> 00:28:10.925

uh, and also alternate dates

659

00:28:10.925 --> 00:28:12.045

from the applicant going forward.

660

00:28:12.785 --> 00:28:14.645

So apologies, I've tried to calibrate the time,

661

00:28:14.785 --> 00:28:18.005

but it is always very similar to herding cats.

662

00:28:19.265 --> 00:28:21.565

Uh, I'm not gonna take you through it line by line

663

00:28:21.665 --> 00:28:23.485

as it's relatively self-explanatory,

664

00:28:23.485 --> 00:28:25.605

however, I'm gonna highlight some key points in the

665

00:28:25.605 --> 00:28:26.725

timetable if that's okay.

666

00:28:26.745 --> 00:28:30.605

Yes. Sorry. Sorry. Do we have, um, oh yes. Sorry.

667

00:28:30.605 --> 00:28:32.085

Would it, would it be helpful please if you could

668

00:28:32.085 --> 00:28:33.165

put the timet on the screen?

669

00:28:33.165 --> 00:28:35.805

Thank you. Sorry.

670

00:28:54.435 --> 00:28:55.885

Okay. Thank you.

671

00:28:56.335 --> 00:28:59.885

Thank you. Okay. Um, so as if by magic,

672

00:29:00.195 --> 00:29:02.885

firstly the gray boxes, they highlight, um,

673

00:29:03.065 --> 00:29:04.645

the events which are taking place today

674

00:29:04.645 --> 00:29:06.085

and tomorrow, along with procedural

675

00:29:06.245 --> 00:29:07.285

deadline A which is already passed.

676

00:29:08.065 --> 00:29:10.285

Uh, they highlight in gray, uh,

677

00:29:10.685 --> 00:29:12.805

'cause by the time we issue our final Rule eight letter,

678

00:29:12.805 --> 00:29:15.165

these events will have already have taken place.

679

00:29:16.385 --> 00:29:19.165

Um, I'm aiming

680

00:29:19.165 --> 00:29:21.685

to issue the Rule eight letter in due course

681

00:29:21.685 --> 00:29:23.525

after this meeting once I've made some revisions

682

00:29:23.525 --> 00:29:24.525

to the timetable.

683

00:29:24.525 --> 00:29:25.645

We're just about to discuss, uh,

684

00:29:25.645 --> 00:29:27.205

after receiving some feedback from parties

685

00:29:28.065 --> 00:29:31.205

and this was set out the final timetable of how we propose

686

00:29:31.205 --> 00:29:32.445

to go through the examination.

687

00:29:33.295 --> 00:29:35.605

There are various deadlines in this draft timetable.

688

00:29:35.705 --> 00:29:37.365

Uh, and you should note that the time for

689

00:29:37.365 --> 00:29:41.325
that deadline is 2359 hours if you're working up

690

00:29:41.325 --> 00:29:42.405
to the last minute and you want

691

00:29:42.405 --> 00:29:46.805
to get some information into those deadlines, um, some

692

00:29:46.805 --> 00:29:49.045
of those deadlines include opportunities for the applicant

693

00:29:49.065 --> 00:29:50.165
to update the application.

694

00:29:50.665 --> 00:29:53.045
Uh, and I appreciate receiving new documents

695

00:29:53.045 --> 00:29:54.565
after you've read a big long document

696

00:29:54.565 --> 00:29:56.205
and that one's changed, you've gotta reread it again

697

00:29:56.425 --> 00:29:58.845
and can be really challenging and confusing

698

00:29:58.845 --> 00:30:01.605
and require a lot of work on the part of, uh, yourself

699

00:30:01.625 --> 00:30:03.285
to read through and make sure

700

00:30:03.285 --> 00:30:04.485
you're working on the most current update.

701

00:30:04.485 --> 00:30:06.365
One also requires a lot of work from the applicant

702

00:30:06.365 --> 00:30:07.405

and their team to produce it.

703

00:30:07.945 --> 00:30:09.005

So it's in the interest

704

00:30:09.005 --> 00:30:11.805

of all parties if we can avoid unnecessary updates if

705

00:30:12.045 --> 00:30:13.845

possible, and help keep the examination

706

00:30:13.845 --> 00:30:15.085

flowing smoothly as possible.

707

00:30:15.705 --> 00:30:17.805

Uh, the app on that basis, the applicant's guide

708

00:30:17.805 --> 00:30:19.685

to the application is a very helpful resource

709

00:30:19.755 --> 00:30:22.325

that helps you check which is the most up to date.

710

00:30:22.325 --> 00:30:24.405

For instance, landscape visual impact if you're worried

711

00:30:24.405 --> 00:30:26.605

about what the, uh, proposed development looks like

712

00:30:26.705 --> 00:30:29.525

or the legal documents for the funding statement,

713

00:30:29.525 --> 00:30:32.005

if you're worried about if the applicant is sufficiently

714

00:30:32.125 --> 00:30:33.365

resourced to undertake the work.

715

00:30:35.585 --> 00:30:39.445

Um, deadline one. I think it's on the next page. Thank you.

716

00:30:39.455 --> 00:30:43.005

Sorry. Yeah. Is the, is a, the first deadline.

717

00:30:43.005 --> 00:30:45.405

It's the 27th of January, which is a fortnight today.

718

00:30:45.865 --> 00:30:48.165

And it's your opportunity to comment on any

719

00:30:48.165 --> 00:30:50.165

of the representations that have come in so far

720

00:30:50.865 --> 00:30:53.605

and also submit any new written representations on the

721

00:30:53.765 --> 00:30:55.605

proposed development that you may wish to do.

722

00:30:56.865 --> 00:30:58.525

Um, you should also be aware

723

00:30:58.525 --> 00:31:00.325

that if you make an oral statement today,

724

00:31:00.425 --> 00:31:02.165

you may follow it up in writing

725

00:31:02.265 --> 00:31:03.445

by that deadline if you wish.

726

00:31:03.665 --> 00:31:06.965

Uh, so you can write to me

727

00:31:06.965 --> 00:31:08.925

to reinforce something if you'd rather do it that way.

728

00:31:10.145 --> 00:31:12.005

Um, it also includes the submission of

729

00:31:12.005 --> 00:31:13.365

what we call the statements of common ground,

730

00:31:13.365 --> 00:31:14.925

which I alluded to earlier with the parties

731

00:31:14.955 --> 00:31:17.885

that are listed in Annex F of that document.

732

00:31:17.885 --> 00:31:18.885

And I'll go through those.

733

00:31:19.385 --> 00:31:21.485

Uh, I know you already have entered into some

734

00:31:21.485 --> 00:31:22.565

of those in draft already.

735

00:31:23.105 --> 00:31:25.445

Uh, but I'll in later in the meeting I'll be reviewing

736

00:31:25.445 --> 00:31:28.365

that list of, um, parties that you, uh,

737

00:31:28.765 --> 00:31:30.285

entering into statements of common ground with

738

00:31:30.625 --> 00:31:32.965

and also note your comments about, um,

739

00:31:33.585 --> 00:31:35.325

misinterpretation on my part perhaps,

740

00:31:35.385 --> 00:31:36.725

and politics in advance for that.

741

00:31:38.425 --> 00:31:41.885

Um, the applicant will also submit their updated lists,

742

00:31:41.885 --> 00:31:43.565

as I previously mentioned, to give you an idea

743

00:31:43.565 --> 00:31:45.485
of what's changed at each deadline.

744

00:31:47.425 --> 00:31:50.285
The applicant will also potentially submit a draft itinerary

745

00:31:50.305 --> 00:31:53.325
for an accompanied site inspection if it's required.

746

00:31:53.665 --> 00:31:56.405
And I'll be discussing the need of potential locations for

747

00:31:56.405 --> 00:31:59.805
where, um, an accompanied site inspection may be

748

00:31:59.805 --> 00:32:00.845
needed later in the meeting.

749

00:32:01.625 --> 00:32:05.045
Um, uh, the deadline one is ought an opportunity

750

00:32:05.065 --> 00:32:06.285
for any parties to request

751

00:32:06.285 --> 00:32:07.885
to be heard at an open floor hearing.

752

00:32:08.025 --> 00:32:11.405
So if you would like an open floor hearing, um, to help

753

00:32:11.405 --> 00:32:13.725
with our planning, it would be really useful if you could

754

00:32:13.725 --> 00:32:18.405
either let us know today, uh, or write in to the examination

755

00:32:18.405 --> 00:32:19.645
and say, I would like to have an

756

00:32:19.645 --> 00:32:20.885

opportunity to speak in public.

757

00:32:21.985 --> 00:32:24.565

Um, and if you do that, it would be really useful

758

00:32:24.565 --> 00:32:27.325

to know what's, um, what's a good day of the week

759

00:32:27.325 --> 00:32:28.445

for the local community.

760

00:32:28.445 --> 00:32:30.325

You know, I don't wanna hit something like Market day

761

00:32:30.325 --> 00:32:31.645

or if there's a particularly busy day

762

00:32:31.705 --> 00:32:33.245

for some community center.

763

00:32:33.625 --> 00:32:36.885

And then similarly, what timing works best for, uh,

764

00:32:36.965 --> 00:32:39.380

a local community, whether it's an evening meeting, um,

765

00:32:39.380 --> 00:32:42.045

afternoon meeting, or really early in the me in the morning

766

00:32:42.045 --> 00:32:44.165

meeting before anyone gets off and goes to work.

767

00:32:44.785 --> 00:32:46.085

So it'd be really useful to know that.

768

00:32:46.345 --> 00:32:47.765

Is there any parties that would like,

769

00:32:47.815 --> 00:32:49.365

while we're in the room now to request

770

00:32:49.545 --> 00:32:50.765
an open floor hearing?

771

00:32:50.765 --> 00:32:52.405
So that's an opportunity to speak in public

772

00:32:52.425 --> 00:32:53.645
and present your views in public.

773

00:32:55.835 --> 00:32:58.245
Like I say, don't have to do it today if you don't wish.

774

00:32:58.725 --> 00:33:01.285
I can always take that in writing later at any

775

00:33:01.285 --> 00:33:03.285
point up to deadline.

776

00:33:04.275 --> 00:33:06.285
Okay? Don't, don't please don't feel pressured.

777

00:33:07.105 --> 00:33:08.845
Uh, but like I said, that would be the deadline for

778

00:33:08.845 --> 00:33:09.925
that is deadline one, please.

779

00:33:11.355 --> 00:33:14.045
It's also similarly an opportunity for any affected person

780

00:33:14.185 --> 00:33:17.325
to request to be heard at a compulsory acquisition hearing,

781

00:33:17.635 --> 00:33:19.805
like I say, to help us plan in advance.

782

00:33:20.065 --> 00:33:23.565
That's a person whose land is within the red boundary on the

783

00:33:23.565 --> 00:33:24.605

plan on the website

784

00:33:24.825 --> 00:33:28.165

and who's potentially going to lose their land in perpetuity

785

00:33:28.385 --> 00:33:31.605

to the applicant or have it temporarily possessed,

786

00:33:32.305 --> 00:33:33.325

uh, by the applicant.

787

00:33:33.745 --> 00:33:35.805

Um, so again, if effective persons,

788

00:33:35.805 --> 00:33:37.085

if there are any in the room

789

00:33:37.625 --> 00:33:40.125

or online, if you could let us know that you would like us

790

00:33:40.125 --> 00:33:42.725

to hold a compulsory acquisition hearing, please.

791

00:33:47.025 --> 00:33:49.005

And again, if so, when and what, what dates?

792

00:33:49.125 --> 00:33:50.805

I mean those, those scheduled dates

793

00:33:50.805 --> 00:33:53.485

that I've set aside are the optimal dates for that, please.

794

00:33:55.715 --> 00:33:57.325

Okay, the next deadline is

795

00:33:57.385 --> 00:34:01.245

of note is deadline two the 10th of February, uh, this year.

796

00:34:01.465 --> 00:34:02.885

Uh, and this is a key deadline

797

00:34:03.045 --> 00:34:04.965

'cause it in at the moment includes the date

798

00:34:04.965 --> 00:34:06.765

for the submission of the local impact report,

799

00:34:07.465 --> 00:34:09.005

uh, by the local authority.

800

00:34:09.095 --> 00:34:10.685

Along with any comments that you may want

801

00:34:10.685 --> 00:34:13.925

to make on the deadline One submissions, uh,

802

00:34:13.945 --> 00:34:16.405

as previously mentioned, I know at Flincher County Council

803

00:34:16.505 --> 00:34:19.045

you've raised concerns about the potential for a change

804

00:34:19.045 --> 00:34:21.645

to the application and consequently the potential

805

00:34:21.645 --> 00:34:23.325

for changes to your local impact report

806

00:34:23.325 --> 00:34:24.765

and the challenge in meeting that deadline.

807

00:34:25.365 --> 00:34:27.485

I have received, uh, on Friday last week,

808

00:34:27.685 --> 00:34:31.405

a change notification request from the applicant.

809

00:34:31.465 --> 00:34:33.405

I'm gonna go into, uh, that in a bit more detail a little

810

00:34:33.405 --> 00:34:34.565

bit later if that's okay.

811

00:34:35.345 --> 00:34:37.765

But, uh, if it's okay with you,

812

00:34:37.775 --> 00:34:39.085

we'll come back to it at that point.

813

00:34:39.245 --> 00:34:41.165

I it, I'm not expecting you to go, oh,

814

00:34:41.205 --> 00:34:42.525

I can make a decision on that today.

815

00:34:42.625 --> 00:34:45.405

But if it will go through what the six changes are proposed

816

00:34:45.405 --> 00:34:47.565

by the applicant, give you a bit of an idea, give a bit

817

00:34:47.565 --> 00:34:49.765

of a chance that once we, um, uh,

818

00:34:49.885 --> 00:34:51.525

I think they've already may have pre-con consulted

819

00:34:51.525 --> 00:34:52.565

you as well, hopefully.

820

00:34:52.565 --> 00:34:56.325

Oh no. Okay. Sorry. Um, then, um, we will, we will come back

821

00:34:56.325 --> 00:34:57.885

and, uh, give you a chance to have a good look at that

822

00:34:57.905 --> 00:34:59.765

and then you can make a representation to me

823

00:34:59.765 --> 00:35:01.125

that there's no way I can get it done

824
00:35:01.125 --> 00:35:04.285
or actually it's, it's, it's not as significant

825
00:35:04.285 --> 00:35:05.485
as it would affect the deadline.

826
00:35:05.945 --> 00:35:07.485
I'm happy to take that in

827
00:35:07.485 --> 00:35:08.765
and take your notification on that.

828
00:35:12.025 --> 00:35:13.965
Um, you'll also notice

829
00:35:13.995 --> 00:35:16.765
that throughout the timetable every deadline includes

830
00:35:16.765 --> 00:35:19.405
provision for the examining authority under the Rule 17

831
00:35:19.425 --> 00:35:21.805
of the Act to request some further information from any

832
00:35:21.805 --> 00:35:22.805
party it seeks fit.

833
00:35:26.145 --> 00:35:28.445
Uh, and again, like I said earlier, in addition, most

834
00:35:28.445 --> 00:35:31.045
of those uh, deadlines include an opportunity for you

835
00:35:31.045 --> 00:35:33.405
to comment on previously submitted information.

836
00:35:33.425 --> 00:35:34.565
So if you see something that's coming in

837
00:35:34.565 --> 00:35:35.685

that you either agree with

838

00:35:35.685 --> 00:35:38.245

or don't agree with your chances then to come in

839

00:35:38.245 --> 00:35:40.805

and say, I'd like to make my view on this piece

840

00:35:40.805 --> 00:35:42.605

of information that you've just received.

841

00:35:43.625 --> 00:35:45.765

Say for example, deadline two, if you see something

842

00:35:45.765 --> 00:35:47.045

that comes in at Deadline one

843

00:35:47.225 --> 00:35:49.405

and you think, well, I'm not sure I, uh, agree with that,

844

00:35:49.405 --> 00:35:51.005

or Actually I think it would be better if they

845

00:35:51.625 --> 00:35:54.885

did this in this way, then that's your chance to do that.

846

00:35:56.835 --> 00:35:58.685

I've got three sets of hearings scheduled,

847

00:35:58.685 --> 00:36:02.445

which I've discussed in more detail in the next agenda item.

848

00:36:02.915 --> 00:36:04.965

However, I would like to highlight that the third round

849

00:36:04.965 --> 00:36:06.805

of hearings are probably gonna be provisional

850

00:36:07.065 --> 00:36:09.365

and we will only behold them if we consider

851

00:36:09.365 --> 00:36:10.925

that we need more information at that date.

852

00:36:11.625 --> 00:36:14.445

Uh, so as such,

853

00:36:14.465 --> 00:36:17.445

the week commencing the 27th of April this year can be

854

00:36:17.565 --> 00:36:19.005

considered as a reserve block in case

855

00:36:19.005 --> 00:36:20.525

of additional hearings as needed.

856

00:36:20.905 --> 00:36:23.645

And I'll keep you informed as best I can in advance of, uh,

857

00:36:23.795 --> 00:36:25.365

whether we'll be holding those or not.

858

00:36:26.515 --> 00:36:28.125

Just to remind you again, the examination is

859

00:36:28.125 --> 00:36:29.565

primarily a written process.

860

00:36:30.385 --> 00:36:33.285

So I'll be posing written questions to the applicant

861

00:36:33.285 --> 00:36:35.645

and other parties to ensure that we have the information

862

00:36:35.645 --> 00:36:37.645

that we need to properly examine the application.

863

00:36:39.395 --> 00:36:41.245

I've scheduled two rounds of written questions,

864

00:36:41.265 --> 00:36:43.085

the first being on the 17th of February

865

00:36:43.585 --> 00:36:45.165

and second on the 5th of May.

866

00:36:46.385 --> 00:36:48.605

And then intending to close the examination

867

00:36:48.605 --> 00:36:51.485

after a period of five months, which is currently scheduled

868

00:36:51.485 --> 00:36:52.725

to be about the 9th of June.

869

00:36:53.705 --> 00:36:56.565

Uh, but have a, I do reserve the right

870

00:36:56.585 --> 00:36:59.165

to extend the examination out to this, uh, legal limit

871

00:36:59.185 --> 00:37:00.925

of six months if that becomes necessary.

872

00:37:01.785 --> 00:37:04.445

Uh, has any parties got any concerns?

873

00:37:04.445 --> 00:37:06.165

We've undertaken the examination within five months

874

00:37:07.215 --> 00:37:08.325

other than mentioning

875

00:37:08.325 --> 00:37:12.965

changes any parties online.

876

00:37:13.715 --> 00:37:16.605

Okay. Right.

877

00:37:16.605 --> 00:37:18.525

So a number of parties have raised concerns to me

878

00:37:18.525 --> 00:37:20.565
with the timetable, uh, and I'll try

879

00:37:20.565 --> 00:37:22.085
and group these together and go from them now.

880

00:37:22.085 --> 00:37:23.485
So I'm gonna start, um,

881

00:37:24.355 --> 00:37:25.365
just looking for the back of the room.

882

00:37:25.365 --> 00:37:27.165
I don't think we've got natural resources well

883

00:37:27.165 --> 00:37:28.725
or Natural England virtually online.

884

00:37:28.725 --> 00:37:31.845
Have we, they're joining us tomorrow I think.

885

00:37:32.625 --> 00:37:36.125
Can I just check that? No. Okay.

886

00:37:37.345 --> 00:37:38.925
So they won't get the benefit of my comment,

887

00:37:38.945 --> 00:37:40.605
but I'll let 'em know anyway that I did note

888

00:37:40.605 --> 00:37:43.005
that they wanted me to move this, this particular hearing.

889

00:37:43.225 --> 00:37:46.005
Uh, sorry, tomorrow's hearing and deadline one.

890

00:37:46.305 --> 00:37:48.205
Um, basically I appreciate their comments.

891

00:37:48.235 --> 00:37:50.765

They were saying they needed, um, more time to reply

892

00:37:50.825 --> 00:37:54.085

to the applicant's latest submitted evidence on the

893

00:37:54.085 --> 00:37:55.605

Habitat's Regulations assessment.

894

00:37:56.465 --> 00:38:01.285

Um, We had quite an

895

00:38:01.405 --> 00:38:03.525

extended period of pre examination, uh, due

896

00:38:03.525 --> 00:38:05.165

to additional consultation by the applicant.

897

00:38:05.285 --> 00:38:08.525

So I think those ecological statutory bodies have had

898

00:38:09.095 --> 00:38:11.765

ample time to, uh, look at the initial application.

899

00:38:11.925 --> 00:38:14.565

I accept that they haven't had a good opportunity yet

900

00:38:14.565 --> 00:38:18.845

to look at the, uh, the, uh, without prejudice case

901

00:38:18.845 --> 00:38:20.365

that you submitted by procedural deadline.

902

00:38:20.445 --> 00:38:21.925

A um, um,

903

00:38:22.025 --> 00:38:25.325

but I'm minded not to, as you're probably aware, not

904

00:38:25.325 --> 00:38:26.485

to delay the hearing of tomorrow.

905

00:38:26.805 --> 00:38:29.245

I, um, I'm intending to hold that one

906

00:38:29.345 --> 00:38:31.685

and, uh, have an early air of this issue just

907

00:38:31.685 --> 00:38:34.445

so we can all understand what page we're all on together.

908

00:38:35.185 --> 00:38:36.765

Uh, and I do reserve the right

909

00:38:36.765 --> 00:38:39.685

to hold a further hearing on the subject of, um, the issues

910

00:38:39.685 --> 00:38:41.725

that Natural Resources Wales

911

00:38:41.825 --> 00:38:43.885

and naturally England have raised regarding, uh,

912

00:38:44.125 --> 00:38:46.125

ecological matters later in the examination.

913

00:38:46.765 --> 00:38:48.725

I apologize, I don't think we can extend deadline one

914

00:38:48.725 --> 00:38:51.165

to give them a chance to make a comment on that impact,

915

00:38:51.265 --> 00:38:52.605

but do acknowledge that, you know,

916

00:38:52.615 --> 00:38:55.485

their written representations may be late on that point.

917

00:38:55.505 --> 00:38:58.245

So I'm gonna keep deadline one, uh, in a fortnight's time if

918

00:38:58.245 --> 00:38:59.405

that's okay with everybody.

919

00:39:01.505 --> 00:39:03.005

And like I said, I don't think they're on the call

920

00:39:03.005 --> 00:39:04.165

today for a comment on that.

921

00:39:05.345 --> 00:39:07.885

I'm gonna skip forward the next comment if that's okay.

922

00:39:08.265 --> 00:39:11.085

Uh, so I'm looking at where am I too? Sorry, I apologies.

923

00:39:11.145 --> 00:39:12.885

I'm jumping around not making it very easy for you.

924

00:39:12.885 --> 00:39:17.445

Am I I'm looking at, um, uh, yeah, so the applicant wrote

925

00:39:17.445 --> 00:39:20.965

to me about round three hearings, which are, um,

926

00:39:21.145 --> 00:39:22.205

and the reason I'll go over this

927

00:39:22.365 --> 00:39:24.165

'cause this impacts the deadline prior to that,

928

00:39:24.165 --> 00:39:25.845

so I'm jumping around a little bit in the timetable.

929

00:39:25.845 --> 00:39:28.965

Apologies. Round three hearings have been scheduled

930

00:39:28.965 --> 00:39:30.365

for the 27th of April

931

00:39:30.425 --> 00:39:32.485

and I believe the applicant would prefer for those

932

00:39:32.485 --> 00:39:34.045
to be moved to the 4th of May

933

00:39:34.265 --> 00:39:36.925
to ensure they can get attendance from their parties

934

00:39:37.345 --> 00:39:38.565
and key members of their team.

935

00:39:39.755 --> 00:39:42.805
Like I've said, those provisional dates for the hearings

936

00:39:42.805 --> 00:39:44.845
and hearings in that week.

937

00:39:44.905 --> 00:39:47.205
It could be some duplication that's all between me.

938

00:39:47.365 --> 00:39:48.805
I might ask a question, it might also be

939

00:39:48.925 --> 00:39:50.005
a written question as well.

940

00:39:50.665 --> 00:39:52.565
Uh, and it gives a little bit of a shorter period

941

00:39:52.705 --> 00:39:53.765
for people, uh, parties

942

00:39:53.905 --> 00:39:56.125
to submit representation following those periods,

943

00:39:56.125 --> 00:39:57.165
which is deadline six.

944

00:39:57.165 --> 00:39:58.765
However, we will come to that shortly

945

00:39:58.925 --> 00:40:00.325

'cause we're proposing that maybe moved to

946

00:40:00.825 --> 00:40:02.085

but not excessively so.

947

00:40:02.465 --> 00:40:04.805

And also it's the week of the early way bank holiday,

948

00:40:04.865 --> 00:40:07.045

so it might interfere with parties arrangements.

949

00:40:07.275 --> 00:40:10.565

However, notwithstanding all of that, I, I'm,

950

00:40:10.585 --> 00:40:13.285

I'm quite happy to move that hearing to that date of the,

951

00:40:13.305 --> 00:40:16.325

um, the 4th of May if all parties are minded

952

00:40:16.425 --> 00:40:17.485

to accept that in the room.

953

00:40:17.625 --> 00:40:20.365

So that's your proposal if we do hold

954

00:40:20.705 --> 00:40:21.925

the third round of hearings

955

00:40:23.185 --> 00:40:27.525

To Move from the 27th of April

956

00:40:27.825 --> 00:40:29.965

to the, to the week commencing fall from May,

957

00:40:29.965 --> 00:40:31.445

which I think is the bank holiday weekend,

958

00:40:31.465 --> 00:40:33.285

but it would be the, the following of that.

959

00:40:34.825 --> 00:40:35.925

Did any parties have any

960

00:40:35.925 --> 00:40:37.085

strong views about that in the room?

961

00:40:37.315 --> 00:40:38.965

Like bearing my, like, say their provision

962

00:40:38.965 --> 00:40:41.325

and we may not hold that date anyway.

963

00:40:43.595 --> 00:40:44.605

Yeah, sorry, finish here.

964

00:40:44.865 --> 00:40:47.285

Can I just get clarification on that one moment please?

965

00:40:47.315 --> 00:40:50.765

Yeah, of course. Um, so which date is,

966

00:40:51.065 --> 00:40:53.365

So it's, it's, it's the time reserved for the third round

967

00:40:53.365 --> 00:40:54.805

of, correct me if I'm wrong, please applicant.

968

00:40:54.865 --> 00:40:56.805

The time reserved for the third round of hearings,

969

00:40:56.805 --> 00:40:58.765

which is the week commencing the 27th of April.

970

00:40:59.545 --> 00:41:01.805

And we are proposing to move that back a week

971

00:41:01.945 --> 00:41:02.965

to the 4th of May.

972

00:41:03.045 --> 00:41:04.925

I know this has some knock on impact, which I'll go on

973

00:41:04.925 --> 00:41:06.085
to in a minute with deadline six

974

00:41:06.225 --> 00:41:08.925
and also deadline five if that's okay.

975

00:41:10.385 --> 00:41:12.925
So it sh it 'cause we're can potentially move those two

976

00:41:12.925 --> 00:41:14.765
as well to make it a bit more accommodating.

977

00:41:20.435 --> 00:41:21.765
We'd have to reserve Jeff Stuart

978

00:41:21.765 --> 00:41:23.245
on that for the time being. Thank you.

979

00:41:23.555 --> 00:41:26.085
Okay. Again, if I'll, I'll put that out.

980

00:41:26.105 --> 00:41:29.565
Um, and if, if necessary we can, um, uh, you know,

981

00:41:29.745 --> 00:41:30.885
do that by written correspondence.

982

00:41:32.145 --> 00:41:36.965
Um, right. Natural England have

983

00:41:36.975 --> 00:41:39.005
risen to me and requested that deadline five,

984

00:41:39.015 --> 00:41:43.685
which is the presently, uh, two weeks

985

00:41:43.705 --> 00:41:45.485
before those hearings we just moved,

986

00:41:45.485 --> 00:41:46.565

which will now be three weeks

987

00:41:46.565 --> 00:41:49.285

before those hearings we just moved, be moved back a week

988

00:41:49.285 --> 00:41:51.165

because that falls within a school holiday.

989

00:41:52.065 --> 00:41:55.885

And so based on that measure, I think that's reasonable

990

00:41:55.885 --> 00:41:59.325

to accept because we are moving that hearing if we accept

991

00:41:59.325 --> 00:42:01.205

that, moving at that hearing that we've got a bit more

992

00:42:01.205 --> 00:42:02.365

time for the parties there.

993

00:42:02.365 --> 00:42:03.605

And also it means

994

00:42:03.605 --> 00:42:05.725

that hopefully you haven't got a deadline in the school,

995

00:42:05.865 --> 00:42:09.365

Easter holidays to work to, to get

996

00:42:09.365 --> 00:42:10.485

to some information to us.

997

00:42:11.905 --> 00:42:13.325

Can I just seek clarification

998

00:42:13.345 --> 00:42:14.885

to exactly which date you want to

999

00:42:14.885 --> 00:42:15.885

Move that? So that would be

1000

00:42:15.885 --> 00:42:16.605
deadline five,

1001

00:42:16.605 --> 00:42:18.405
which is currently the 14th of April,

1002

00:42:18.415 --> 00:42:20.645
which I'm being advised for, was on a school, um,

1003

00:42:20.645 --> 00:42:23.445
Easter holiday in North Wales,

1004

00:42:24.465 --> 00:42:25.685
but not, hang on.

1005

00:42:25.685 --> 00:42:27.605
Who made the comment? England, no, England apologies.

1006

00:42:27.905 --> 00:42:29.005
And North Wales as well. Yes,

1007

00:42:29.645 --> 00:42:31.005
I think there's a slight one week overlap

1008

00:42:31.005 --> 00:42:33.245
between the fortnight holidays and, um,

1009

00:42:34.585 --> 00:42:35.765
and move that back a week

1010

00:42:35.765 --> 00:42:37.965
and then move the, the following here

1011

00:42:38.495 --> 00:42:40.645
round three hearings back a week as well.

1012

00:42:40.665 --> 00:42:43.285
So shifting everything there a week extra,

1013

00:42:43.285 --> 00:42:44.805

giving a bit more time to everybody extra there?

1014

00:42:48.155 --> 00:42:51.735

Yes. So from the 14th to the 21st, is that correct?

1015

00:42:51.915 --> 00:42:52.135

Yes.

1016

00:42:59.155 --> 00:43:03.095

Uh, and like I said that we will still hopefully have, uh,

1017

00:43:03.095 --> 00:43:06.175

bear with me two weeks between them

1018

00:43:06.955 --> 00:43:10.175

and the Brown free hearings if we hold them.

1019

00:43:11.195 --> 00:43:12.575

So we'll hopefully you'll have enough time

1020

00:43:12.635 --> 00:43:14.815

to prepare between those two.

1021

00:43:15.995 --> 00:43:18.015

And then finally, I mean these,

1022

00:43:18.015 --> 00:43:20.655

these all come together if you like, these, uh,

1023

00:43:20.955 --> 00:43:23.935

NR Natural Resources Wales and Natural in both written

1024

00:43:23.995 --> 00:43:27.495

and the applicant about Deadline six, which is the, one

1025

00:43:27.495 --> 00:43:28.655

of the final deadlines towards the end

1026

00:43:28.655 --> 00:43:31.255

of the examination saying that they would like

1027

00:43:31.255 --> 00:43:32.415

that move back as well.

1028

00:43:33.115 --> 00:43:34.975

So that's currently the 26th of May

1029

00:43:35.475 --> 00:43:37.655

and they'd like it moved, I think, I think you, uh,

1030

00:43:37.655 --> 00:43:39.655

the applicant was also expressing a preference to move

1031

00:43:39.655 --> 00:43:40.695

that back a bit later as well.

1032

00:43:41.235 --> 00:43:42.855

Yes, James Storm for the applicant.

1033

00:43:43.075 --> 00:43:44.455

And so yes, we, we had,

1034

00:43:44.565 --> 00:43:48.375

well we had suggested the 29th of May, um,

1035

00:43:48.405 --> 00:43:53.255

because of the bank holiday in that week, uh, was,

1036

00:43:53.355 --> 00:43:56.295

so we had suggested 29th of May for deadline six.

1037

00:43:57.115 --> 00:43:59.735

Uh, I, I've also received comments again from Natural

1038

00:43:59.735 --> 00:44:02.255

England and Natural Resources Wales about that deadline

1039

00:44:02.435 --> 00:44:04.255

and I'm happy to move it back to the 2nd of June if

1040

00:44:04.255 --> 00:44:06.815

that gives you even, you know, extra benefit of,

1041

00:44:06.815 --> 00:44:07.855

uh, another day.

1042

00:44:09.295 --> 00:44:12.295

I think. Well, yeah, I'm not gonna whip over that,

1043

00:44:12.295 --> 00:44:13.375

but I I thought we,

1044

00:44:13.555 --> 00:44:15.815

we were just slightly concerned about the close. Yes.

1045

00:44:15.875 --> 00:44:18.095

It only gives you a week until the close examination and

1046

00:44:18.095 --> 00:44:21.135

We usually have rather a lot to do at the end.

1047

00:44:21.235 --> 00:44:26.175

So if if no one were opposed to it, I think we would prefer

1048

00:44:26.175 --> 00:44:29.415

to stick with the 29th of May.

1049

00:44:30.165 --> 00:44:34.525

Okay. If, if, if everyone will content with that,

1050

00:44:34.855 --> 00:44:35.885

could I just

1051

00:44:35.885 --> 00:44:40.645

because I've announced myself to say date again, uh, on

1052

00:44:41.195 --> 00:44:44.805

item 14, um, you,

1053

00:44:44.805 --> 00:44:49.605

you very kindly accommodated us on the time reserved

1054

00:44:49.685 --> 00:44:53.245

for the third round of hearings if required.

1055

00:44:55.325 --> 00:44:57.605

I, I I took it from that, that it's still,

1056

00:44:58.145 --> 00:45:02.565

you're still proposing the 5th of May for item 14,

1057

00:45:03.045 --> 00:45:05.005

albeit as you pointed out, there may be yes.

1058

00:45:05.065 --> 00:45:06.125

The risk of duplication,

1059

00:45:06.145 --> 00:45:09.725

but we are, we, we are content with that. Yeah. Thank you.

1060

00:45:09.945 --> 00:45:11.205

That's that's my plan. I'll,

1061

00:45:11.315 --> 00:45:13.605

I'll still be issuing wisdom questions on that deadline

1062

00:45:13.785 --> 00:45:15.525

of course, and I just, if we do hold a hearing,

1063

00:45:15.525 --> 00:45:17.925

there may be a risk that I might probably be

1064

00:45:17.925 --> 00:45:19.085

asking you the same question at hearing.

1065

00:45:19.115 --> 00:45:21.285

Totally understand that. Thank you very much, sir.

1066

00:45:21.285 --> 00:45:22.285

Yeah, thank you.

1067

00:45:25.135 --> 00:45:28.485

Thank you. Right.

1068

00:45:30.795 --> 00:45:33.405

Okay. So that's, um, the, the queries

1069

00:45:33.405 --> 00:45:36.925

and, uh, comments that I've received on the timetable.

1070

00:45:37.385 --> 00:45:39.245

Uh, I was proposing that I was going

1071

00:45:39.245 --> 00:45:41.485

to incorporate those new dates into a,

1072

00:45:41.665 --> 00:45:42.965

um, the Rule eight letter.

1073

00:45:42.965 --> 00:45:44.805

They will go out shortly

1074

00:45:44.805 --> 00:45:46.765

after the, um, following this meeting.

1075

00:45:47.385 --> 00:45:51.285

Um, but e equally if, um, any parties including, you know,

1076

00:45:51.325 --> 00:45:53.485

flincher County Council have a concern with that

1077

00:45:53.585 --> 00:45:54.925

and I'm happy to take that.

1078

00:45:54.925 --> 00:45:55.925

And ready.

1079

00:45:56.925 --> 00:45:59.935

Charlie Pope Flincher County Council, um, just for a point

1080

00:45:59.935 --> 00:46:01.975

of clarification, I have consulted

1081

00:46:02.675 --> 00:46:05.735

our representatives in Flincher County Council on the

1082

00:46:05.735 --> 00:46:07.295

timetable as was published,

1083

00:46:07.955 --> 00:46:10.775

and we had no concerns as opposed to the,

1084

00:46:10.835 --> 00:46:13.295

to the proposed timescales as was written down here.

1085

00:46:13.925 --> 00:46:16.575

This is the first Flincher County Council have been made

1086

00:46:16.575 --> 00:46:18.855

aware of these proposed new dates.

1087

00:46:19.515 --> 00:46:21.895

Um, so whilst in good faith we will try

1088

00:46:22.275 --> 00:46:23.855

and accommodate these new dates,

1089

00:46:24.315 --> 00:46:26.695

but I have to do need to make it absolutely clear

1090

00:46:26.695 --> 00:46:29.215

that at this stage I haven't got confirmation from

1091

00:46:29.795 --> 00:46:31.455

my county council representatives

1092

00:46:31.455 --> 00:46:33.255

that these dates will actually suit.

1093

00:46:33.395 --> 00:46:36.375

So following today, I will consult them

1094

00:46:36.375 --> 00:46:38.135
and hopefully they will be able

1095

00:46:38.135 --> 00:46:39.815
to accommodate these new revised dates.

1096

00:46:40.245 --> 00:46:41.535
Okay, thank you very much for that.

1097

00:46:41.535 --> 00:46:43.615
What I'll do is, like I say, if, if it's okay with you,

1098

00:46:43.685 --> 00:46:46.455
I'll effectively, when we go out with our confirmation

1099

00:46:46.515 --> 00:46:49.455
of timetable, it's a bit away, you know,

1100

00:46:49.455 --> 00:46:50.535
it's towards the end of the examination.

1101

00:46:50.595 --> 00:46:52.295
The, uh, we're not moving deadline one,

1102

00:46:52.385 --> 00:46:53.655
these are deadlines five

1103

00:46:53.655 --> 00:46:54.895
and six and the hearings that we held.

1104

00:46:55.275 --> 00:46:57.375
If you have some concerns, please let us know.

1105

00:46:57.395 --> 00:46:59.095
And I may have to issue a further update

1106

00:46:59.155 --> 00:47:02.615
to the timetable in due course, but if, if that, sorry.

1107

00:47:02.715 --> 00:47:03.815

Yes, the applicant, Mr. Strong,

1108

00:47:04.505 --> 00:47:06.655

James Strong for the applicant, ju just, um,

1109

00:47:06.775 --> 00:47:11.335

I hope it helps that the, the various timetable changes.

1110

00:47:11.485 --> 00:47:14.055

They're not all, they don't all eliminate from us from

1111

00:47:14.055 --> 00:47:17.535

others, but they, they have been published on the website

1112

00:47:17.595 --> 00:47:19.895

and I think they've been available since the 2nd of January.

1113

00:47:20.195 --> 00:47:23.015

So I I it may be you haven't seen them,

1114

00:47:23.015 --> 00:47:24.735

but they, they, they're all the

1115

00:47:24.735 --> 00:47:25.895

ones that you are discussing.

1116

00:47:25.995 --> 00:47:29.245

So I'm, uh, as far as I'm aware, have been

1117

00:47:29.855 --> 00:47:31.125

aired in that forum.

1118

00:47:31.305 --> 00:47:33.085

So I've only raised it just

1119

00:47:33.085 --> 00:47:37.405

because, um, you may, if, if you are going to consult,

1120

00:47:37.795 --> 00:47:39.245

yeah, you may want to just see

1121
00:47:39.245 --> 00:47:40.925
what people were saying in the relevant,

1122
00:47:41.425 --> 00:47:43.125
um, documents that were published.

1123
00:47:44.035 --> 00:47:47.325
Yeah, I'll go back over those, uh, shortly,

1124
00:47:47.345 --> 00:47:50.405
but I say they're, they're principally arising from, um,

1125
00:47:50.435 --> 00:47:53.045
like I say, not not the applicant initially it's just a

1126
00:47:53.045 --> 00:47:55.365
comment about the round three hearings from the applicant

1127
00:47:55.585 --> 00:47:58.045
and the potential, uh, extension of deadline six,

1128
00:47:58.065 --> 00:48:00.125
but principally from natural resources wells

1129
00:48:00.125 --> 00:48:01.365
and naturally they have raised concerns

1130
00:48:01.365 --> 00:48:02.485
to me around the timetable.

1131
00:48:03.475 --> 00:48:05.245
Okay. If you want to have a look and see if they correlate

1132
00:48:05.245 --> 00:48:07.405
with the, again, if they don't, please let me know.

1133
00:48:10.835 --> 00:48:14.085
Okay. Um, for time. Okay.

1134
00:48:14.705 --> 00:48:17.165

I'm going to move on to, uh, agenda.

1135

00:48:17.425 --> 00:48:20.125

Oh, sorry, just quickly is yes, sorry,

1136

00:48:20.125 --> 00:48:22.245

just any further commentary on the timetable?

1137

00:48:22.825 --> 00:48:24.285

Uh, yes. So, um, we,

1138

00:48:24.285 --> 00:48:26.925

we do have some comments about Deadline four.

1139

00:48:27.325 --> 00:48:30.085

I think, you know, you are aware of some of our concerns

1140

00:48:30.085 --> 00:48:32.285

with regard to that, but can I just make

1141

00:48:32.285 --> 00:48:33.605

that clear and document some of them?

1142

00:48:34.065 --> 00:48:37.605

So with regard to, um, the deadline that is, uh,

1143

00:48:37.745 --> 00:48:41.565

on the 27th of January, that initial deadline there,

1144

00:48:41.745 --> 00:48:44.965

the statement of common ground, just for a point

1145

00:48:44.965 --> 00:48:47.845

of clarification, that, um, Fletcher County Council, we,

1146

00:48:47.945 --> 00:48:51.125

we did have a draft statement of common ground, uh,

1147

00:48:51.125 --> 00:48:52.485

submitted to us in July.

1148

00:48:52.745 --> 00:48:54.525

We provided comments back on that.

1149

00:48:55.225 --> 00:48:58.245

Um, I requested an updated one on the 18th of December

1150

00:48:59.105 --> 00:49:00.605

and we did receive

1151

00:49:00.635 --> 00:49:03.245

that then following on the 23rd of December.

1152

00:49:03.425 --> 00:49:05.485

So I've yet to be able to get the opportunity

1153

00:49:05.545 --> 00:49:07.765

to consult my parties on that.

1154

00:49:08.145 --> 00:49:12.765

So, um, we may struggle to get a response on that, uh,

1155

00:49:13.625 --> 00:49:15.205

for the 27th of January.

1156

00:49:15.825 --> 00:49:20.685

And just to add in to that issue, um, a significant element

1157

00:49:20.985 --> 00:49:24.365

of our statement of common ground is gonna be represented

1158

00:49:24.425 --> 00:49:28.605

by this change notification, which we, um,

1159

00:49:29.795 --> 00:49:31.085

were notified

1160

00:49:31.475 --> 00:49:34.525

that it was being submitted on the 9th of January,

1161

00:49:35.265 --> 00:49:37.565

but we actually had it submitted to ourselves.

1162

00:49:37.745 --> 00:49:38.925

And I have updated

1163

00:49:39.145 --> 00:49:40.205

and checked on the webpage

1164

00:49:40.205 --> 00:49:44.525

that it hasn't been available on the webpage, um, at, uh,

1165

00:49:45.115 --> 00:49:47.245

4 24 yesterday evening.

1166

00:49:47.745 --> 00:49:51.805

So as of this point, it's very difficult for us

1167

00:49:51.805 --> 00:49:53.845

to provide a meaning of full response as

1168

00:49:53.845 --> 00:49:56.605

to whether we do have common ground

1169

00:49:56.665 --> 00:50:00.245

or not common ground in regards to significant issues.

1170

00:50:00.985 --> 00:50:05.205

Um, and also as I think you are aware, um,

1171

00:50:05.275 --> 00:50:09.925

that also will heavily impact our LIR, which the date is set

1172

00:50:10.065 --> 00:50:12.365

as the 10th of February as is.

1173

00:50:12.945 --> 00:50:15.965

And you know, whilst we have been doing quite a bit

1174

00:50:16.005 --> 00:50:18.125

of work in the background with pre-submission

1175

00:50:18.145 --> 00:50:21.685

and submission, um, with the applicant on the existing LIR,

1176

00:50:22.265 --> 00:50:27.165

um, as, as i I we, we aren't aware of exactly

1177

00:50:27.395 --> 00:50:30.125

what change notification implications there are

1178

00:50:30.835 --> 00:50:32.645

that a document was submitted last night.

1179

00:50:32.665 --> 00:50:34.285

But with all due respect,

1180

00:50:34.745 --> 00:50:37.085

we really haven't had an opportunity to look at it.

1181

00:50:37.625 --> 00:50:40.205

So I know you're aware we need to talk about those issues,

1182

00:50:40.205 --> 00:50:41.765

but I just wanted to formally reference that

1183

00:50:41.765 --> 00:50:43.485

that is significant concerns

1184

00:50:43.485 --> 00:50:44.845

to Flincher County Council at present

1185

00:50:45.105 --> 00:50:48.205

and affects those two deadlines. Thank you. Yeah,

1186

00:50:48.205 --> 00:50:49.205

Thank you. Um,

1187

00:50:49.205 --> 00:50:53.765

I would just cover

1188

00:50:53.765 --> 00:50:54.765

off those two for a moment

1189

00:50:54.825 --> 00:50:55.925
and come back to yourself for a bit

1190

00:50:55.925 --> 00:50:57.205
of comment if that's okay to the applicant.

1191

00:50:57.205 --> 00:50:59.445
But, um, yeah, similar position.

1192

00:50:59.745 --> 00:51:02.285
Um, uh, can I just clarify again,

1193

00:51:02.285 --> 00:51:03.765
when did you receive the latest

1194

00:51:03.995 --> 00:51:05.285
updated statement of common ground?

1195

00:51:05.285 --> 00:51:06.325
You said the 28th of December.

1196

00:51:07.345 --> 00:51:10.925
The, uh, 23rd of December 23rd. Okay.

1197

00:51:11.205 --> 00:51:14.005
Following a request on the 18th of December. Yep. Okay.

1198

00:51:14.025 --> 00:51:17.285
But prior to that, the, the formal one was July.

1199

00:51:18.065 --> 00:51:19.485
Yes. Yeah. Um,

1200

00:51:21.345 --> 00:51:24.205
Whilst we have a deadline for statements of common ground

1201

00:51:24.225 --> 00:51:27.445
to be submitted, I'm quite hap you know, the, the the,

1202

00:51:27.545 --> 00:51:28.525

I'm quite happy for them to

1203

00:51:28.685 --> 00:51:29.525

progress through the examination.

1204

00:51:29.625 --> 00:51:31.285

I'm not expecting the file on version

1205

00:51:31.305 --> 00:51:32.685

to be issued by the 27th.

1206

00:51:33.145 --> 00:51:36.005

If at any time you haven't got the ability to agree

1207

00:51:36.005 --> 00:51:36.925

and process, I'm happy for that to be

1208

00:51:36.925 --> 00:51:38.125

reflected in the statement of common ground.

1209

00:51:38.865 --> 00:51:41.125

If, for instance, you have to pass, I dunno necessarily

1210

00:51:41.245 --> 00:51:42.525

how your administration works,

1211

00:51:42.545 --> 00:51:43.605

but if you have to pass yours

1212

00:51:43.605 --> 00:51:44.965

through your members' committee to be approved

1213

00:51:44.965 --> 00:51:47.485

before it's passed back, if you want to issue a draft

1214

00:51:47.485 --> 00:51:48.685

and say, but this has not got members

1215

00:51:48.965 --> 00:51:50.085

approval, happy with that as well.

1216

00:51:50.585 --> 00:51:52.245

So I appreciate it's a living

1217

00:51:52.245 --> 00:51:53.925

developing document throughout the process.

1218

00:51:54.185 --> 00:51:55.645

But equally, I also understand,

1219

00:51:55.705 --> 00:51:58.285

and I also, this is not a criticism of any party,

1220

00:51:58.425 --> 00:52:00.805

but I understand that a lot of parties have expressed to me

1221

00:52:00.805 --> 00:52:02.965

that since receiving the initial statement

1222

00:52:02.965 --> 00:52:05.805

of common ground in July, they haven't had much engagement.

1223

00:52:06.245 --> 00:52:07.925

I imagine that's 'cause the applicant's been very busy,

1224

00:52:08.505 --> 00:52:11.045

but, um, just to be aware that a lot

1225

00:52:11.045 --> 00:52:13.445

of parties have expressed to me that now the examination's

1226

00:52:13.565 --> 00:52:15.285

starting, it's beginning to pick up pace on your side.

1227

00:52:15.285 --> 00:52:16.485

So I just wanted to reflect that.

1228

00:52:16.985 --> 00:52:19.965

Um, so that's a statement coming around similarly.

1229

00:52:20.165 --> 00:52:22.405

I, I think I received the change notification

1230

00:52:23.185 --> 00:52:24.285

on, uh, Friday afternoon.

1231

00:52:24.405 --> 00:52:26.245

I got the documents, uh, over the weekend.

1232

00:52:26.595 --> 00:52:29.845

I've had a look through them prior to coming up here, uh,

1233

00:52:29.865 --> 00:52:33.885

to have a look at this and, um, you know, we'll go through

1234

00:52:33.885 --> 00:52:35.925

that a little bit later in, in, in the examination.

1235

00:52:35.925 --> 00:52:37.045

But I, I'll give you the opportunity

1236

00:52:37.065 --> 00:52:38.765

to come back Mr. Str if you'd like to.

1237

00:52:39.625 --> 00:52:40.725

Uh, thank you very much.

1238

00:52:40.865 --> 00:52:43.205

Uh, James Raun for the applicant, sir, can I just deal

1239

00:52:43.205 --> 00:52:45.045

with a couple of points about that?

1240

00:52:45.425 --> 00:52:49.005

Um, first of all, in relation to statements

1241

00:52:49.005 --> 00:52:52.605

of common ground, uh, yes, the applicant is seeking

1242

00:52:52.605 --> 00:52:54.525

to progress statements of common ground.

1243

00:52:54.745 --> 00:52:59.405

And as you've just mentioned, the idea of course is that

1244

00:53:00.065 --> 00:53:02.485

if it's an iterative process, um,

1245

00:53:02.615 --> 00:53:04.245

which inevitably it will be

1246

00:53:04.245 --> 00:53:06.165

because of different topics being covered,

1247

00:53:06.755 --> 00:53:09.925

then there's the opportunity to update them as time goes on.

1248

00:53:10.585 --> 00:53:14.605

The applicant has, um, engaged including

1249

00:53:14.605 --> 00:53:16.965

with Flincher in the interim.

1250

00:53:17.205 --> 00:53:19.845

I mean, there'd be meetings, uh, that I'm aware

1251

00:53:19.845 --> 00:53:23.965

of on the 18th of November, 28th of November, um,

1252

00:53:24.185 --> 00:53:26.085

at 8th of January, 9th of January.

1253

00:53:26.425 --> 00:53:29.885

And that's all very welcome so far as we are concerned

1254

00:53:29.885 --> 00:53:33.405

because it enables us to progress a statement

1255

00:53:33.405 --> 00:53:36.285

to common ground or to narrow if there are issues in

1256

00:53:36.285 --> 00:53:37.485
dispute where they lie.

1257

00:53:38.105 --> 00:53:42.165
And, um, we, we did provide an updated statement

1258

00:53:42.165 --> 00:53:44.885
to common ground on the 23rd December,

1259

00:53:45.265 --> 00:53:48.885
but we are very much in the process of continuing to engage

1260

00:53:48.885 --> 00:53:51.925
with Flincher and hope that that process continues.

1261

00:53:52.625 --> 00:53:57.405
We would therefore prefer that the deadlines that deal

1262

00:53:57.405 --> 00:53:59.005
with statements of common ground are kept

1263

00:53:59.395 --> 00:54:02.165
with the important caveat you've already given.

1264

00:54:02.715 --> 00:54:07.165
Doesn't prevent there being scope for further, uh, updates

1265

00:54:07.185 --> 00:54:08.845
to the statement common ground which are

1266

00:54:09.005 --> 00:54:11.285
provided in the timetable that you've set out.

1267

00:54:11.785 --> 00:54:12.845
So that's the first point.

1268

00:54:12.865 --> 00:54:14.845
Can I just deal with the change notification?

1269

00:54:16.345 --> 00:54:20.285

The, um, examination obviously proceeds on the basis

1270

00:54:20.505 --> 00:54:23.205
of the application, there is scope

1271

00:54:23.305 --> 00:54:26.965
to make change notifications, uh, requests

1272

00:54:27.265 --> 00:54:29.485
to the examining yourself, the examining authority.

1273

00:54:30.305 --> 00:54:31.885
And in this particular case,

1274

00:54:32.135 --> 00:54:35.245
we've actually submitted a change notification request

1275

00:54:35.245 --> 00:54:36.325
earlier than might

1276

00:54:36.325 --> 00:54:40.285
otherwise be anticipated in the examination process.

1277

00:54:41.145 --> 00:54:44.445
And of course, the change notification process has its own

1278

00:54:45.115 --> 00:54:48.445
timetable, uh, which ensures that you

1279

00:54:48.465 --> 00:54:50.565
and due course will be able to consider it.

1280

00:54:50.985 --> 00:54:54.565
And effective persons, sorry, I'm gonna not use that term,

1281

00:54:55.475 --> 00:54:58.085
persons who, who may be interested in it

1282

00:54:58.085 --> 00:55:01.325
for whatever reason, uh, and the consultation process.

1283

00:55:02.185 --> 00:55:06.445

But what I, um, what I think is important to emphasize is

1284

00:55:06.445 --> 00:55:11.205

that that is in its own right a process which ensures people

1285

00:55:11.205 --> 00:55:12.925

have the opportunity to comment

1286

00:55:13.305 --> 00:55:17.845

and in due course you to decide on the change notification.

1287

00:55:18.585 --> 00:55:20.805

In the meantime, it's not meant to inhibit or

1288

00:55:20.805 --> 00:55:25.405

otherwise impede the examination of the application

1289

00:55:25.425 --> 00:55:27.125

that's currently before you.

1290

00:55:27.785 --> 00:55:31.205

And the fact that we submitted a change notification earlier

1291

00:55:31.235 --> 00:55:32.885

than might otherwise have occurred,

1292

00:55:33.355 --> 00:55:37.885

certainly wasn't intended to then cause the timetable

1293

00:55:38.065 --> 00:55:41.645

for commenting on the application to be delayed,

1294

00:55:41.645 --> 00:55:43.445

it was meant to actually have the opposite effect.

1295

00:55:43.985 --> 00:55:48.045

So when it comes to the local impact report from the local

1296

00:55:48.045 --> 00:55:52.885

authority, we would strongly endorse the principle that

1297

00:55:52.885 --> 00:55:55.645

that local impact report should deal with the application

1298

00:55:55.915 --> 00:55:59.805

that has been made and is currently before the authority.

1299

00:56:00.425 --> 00:56:04.405

And the current timetable enables the authority to do that.

1300

00:56:04.585 --> 00:56:08.725

We don't expect in that same way, the local impact report

1301

00:56:08.725 --> 00:56:11.565

to be tackling the change notification,

1302

00:56:11.705 --> 00:56:13.645

or we're not seeking to prejudice the local,

1303

00:56:13.785 --> 00:56:16.005

the authority in considering the change

1304

00:56:16.005 --> 00:56:17.285

notification in due course.

1305

00:56:17.945 --> 00:56:20.885

But the, the local impact report, if necessary,

1306

00:56:21.155 --> 00:56:23.805

even due course affected by the change notification

1307

00:56:24.545 --> 00:56:26.205

can be updated and, and,

1308

00:56:26.225 --> 00:56:27.925

and through that consultation process.

1309

00:56:28.305 --> 00:56:29.645

So I just want to make that clear

1310

00:56:29.645 --> 00:56:31.645

because in the effort

1311

00:56:31.645 --> 00:56:34.525

to be helpful in submitting change notification requests,

1312

00:56:34.525 --> 00:56:38.005

it appears we're suffering a degree of criticism as far

1313

00:56:38.005 --> 00:56:39.445

as we were trying to do it the other way around.

1314

00:56:40.425 --> 00:56:44.085

We, we would therefore welcome obviously continued

1315

00:56:44.085 --> 00:56:46.485

engagement with Flincher comment,

1316

00:56:46.745 --> 00:56:50.005

the local impact report in accordance with the timetable

1317

00:56:50.465 --> 00:56:53.565

and emphasize to flincher that as it happens,

1318

00:56:53.625 --> 00:56:55.565

we don't expect them to absorb it all.

1319

00:56:55.565 --> 00:56:58.285

The change notification is far more minor.

1320

00:56:58.545 --> 00:57:00.805

We would suggest that then they'll, they'll be able

1321

00:57:00.805 --> 00:57:02.365

to reach their own view of that in due course,

1322

00:57:02.385 --> 00:57:04.285

but won't affect the most

1323

00:57:04.285 --> 00:57:05.645

of the issues they're going to consider.

1324

00:57:06.225 --> 00:57:08.325

But we'll give them, of course, the time

1325

00:57:08.325 --> 00:57:11.445

that we've identified in the change notification,

1326

00:57:11.465 --> 00:57:13.325

if you are happy with that, for them to comment.

1327

00:57:13.425 --> 00:57:16.165

But we would be very reluctant for that to hold up

1328

00:57:17.105 --> 00:57:18.125

the process

1329

00:57:18.435 --> 00:57:21.205

that you are outlining in the timetable in

1330

00:57:21.205 --> 00:57:22.605

commenting on the application.

1331

00:57:23.685 --> 00:57:26.045

I hope that, I hope that clarifies the position

1332

00:57:26.545 --> 00:57:29.845

and I hope that reassures flincher that of course they,

1333

00:57:29.875 --> 00:57:32.525

like anyone else affected by the change notification,

1334

00:57:32.855 --> 00:57:35.725

we'll have the opportunity to comment in accordance

1335

00:57:35.725 --> 00:57:37.685

with the timetable we've suggested

1336

00:57:38.035 --> 00:57:39.885

with the change notification in due course.

1337

00:57:40.535 --> 00:57:44.445

Thank you. Uh, we'll, like I say, we will discuss, um,

1338

00:57:44.595 --> 00:57:47.485

unit item six a little bit about the change notification,

1339

00:57:47.945 --> 00:57:50.685

uh, and the potential changes arising that.

1340

00:57:50.985 --> 00:57:54.485

But, um, just so from my simplistic mind at the moment, just

1341

00:57:54.485 --> 00:57:56.885

to clarify for me, what you are implying is

1342

00:57:56.885 --> 00:57:59.925

that the local impact report at the moment should be based

1343

00:57:59.925 --> 00:58:01.645

on the application as received initially

1344

00:58:02.265 --> 00:58:03.725

and the statement of common ground.

1345

00:58:03.755 --> 00:58:05.445

Similarly, as

1346

00:58:05.445 --> 00:58:08.525

and when, if I decide to accept the change notification,

1347

00:58:08.525 --> 00:58:10.005

which I'll talk about again in item six,

1348

00:58:10.465 --> 00:58:12.765

you can update your local impact report

1349

00:58:12.875 --> 00:58:15.365

with an appropriate amount of time following.

1350

00:58:15.465 --> 00:58:16.645

And similarly, uh,

1351

00:58:16.645 --> 00:58:17.965

your statement of common ground if it changes.

1352

00:58:18.145 --> 00:58:19.245

Yes. Flincher County Council,

1353

00:58:19.595 --> 00:58:21.165

Charlie Pope Flincher County Council.

1354

00:58:21.235 --> 00:58:23.885

Just to add to that, I, I entirely agree

1355

00:58:23.885 --> 00:58:25.165

with the view toward a statement

1356

00:58:25.165 --> 00:58:26.925

of common ground being an iterative process,

1357

00:58:27.385 --> 00:58:28.645

and that can change along the line.

1358

00:58:29.245 --> 00:58:32.245

I do remain to have concerns about the element

1359

00:58:32.345 --> 00:58:34.445

of the LIR at this stage

1360

00:58:35.765 --> 00:58:39.325

'cause we have no concept as to what the magnitude

1361

00:58:39.345 --> 00:58:42.685

of the changes are that could significantly impact

1362

00:58:42.685 --> 00:58:44.445

what work has already carried on.

1363

00:58:45.165 --> 00:58:49.165

I mean, with due respect, even 24 hours to consider

1364

00:58:49.165 --> 00:58:52.445

what has been submitted would give us an indication as to

1365

00:58:52.445 --> 00:58:56.445

what the implications are on our existing, um, LIR.

1366

00:58:57.055 --> 00:58:58.055

Thank you.

1367

00:59:06.315 --> 00:59:08.525

Yeah. Inducted, um, um,

1368

00:59:12.195 --> 00:59:13.645

just thinking aloud about, right, so

1369

00:59:17.345 --> 00:59:19.685

I'm happy to receive from you your local impact report

1370

00:59:20.265 --> 00:59:23.165

as it stands at the moment, and if you wish to caveat that

1371

00:59:23.165 --> 00:59:24.405

and say we are aware of it,

1372

00:59:24.425 --> 00:59:26.085

we have had taken no consideration.

1373

00:59:26.085 --> 00:59:28.285

If, if you wanna do that some way, what we'll do is,

1374

00:59:28.385 --> 00:59:29.725

you know, we we'll explore

1375

00:59:29.725 --> 00:59:30.765

that going through the examination.

1376

00:59:30.765 --> 00:59:32.165

If there is something that comes

1377

00:59:32.165 --> 00:59:33.885

through in any potential change, if

1378

00:59:33.905 --> 00:59:36.405

or not it's accepted, then I obviously try

1379

00:59:36.405 --> 00:59:39.645

and give you as much ample time as possible to update that.

1380

00:59:44.415 --> 00:59:48.165

Right. Um, are there any other comments

1381

00:59:48.665 --> 00:59:51.405

or queries on the timetable at all?

1382

00:59:54.705 --> 00:59:55.965

Excuse me, sir.

1383

00:59:57.265 --> 01:00:00.005

Oh, sorry. On mine. Sorry. Yes. Sorry. Yes.

1384

01:00:00.105 --> 01:00:01.405

Uh, sorry. Uh, Dr. Boswell.

1385

01:00:01.425 --> 01:00:03.965

Yes. Thank you very much, sir. Yeah. Um, Dr.

1386

01:00:03.965 --> 01:00:07.245

Andrew Boswell climate, um, emergency science

1387

01:00:07.345 --> 01:00:10.885

and law, um, I did submit an email on

1388

01:00:11.445 --> 01:00:15.325

December the 30th of procedural, um, deadline a,

1389

01:00:16.145 --> 01:00:17.445

um, covering this.

1390

01:00:17.865 --> 01:00:21.605

Um, but, um, it, it's essentially

1391

01:00:22.945 --> 01:00:27.805
on, um, the, um, principle issue, um,

1392

01:00:28.155 --> 01:00:29.205
climate change.

1393

01:00:30.225 --> 01:00:35.045
Um, I, first of all, I, I hope that that will go to one

1394

01:00:35.285 --> 01:00:38.725
of the rounds of ihs, one of the rounds of hearings.

1395

01:00:39.705 --> 01:00:43.125
Um, but I wanted to lodge, um,

1396

01:00:44.645 --> 01:00:48.965
a a sort of, uh, at this point, a marker that, um,

1397

01:00:49.955 --> 01:00:52.245
there's considerable date debate.

1398

01:00:52.245 --> 01:00:55.325
There's considerable debate over the latest science

1399

01:00:55.385 --> 01:00:58.165
of the scope free upstream emissions.

1400

01:00:59.065 --> 01:01:01.045
Um, and this actually is

1401

01:01:01.135 --> 01:01:03.845
after things like scoping report were,

1402

01:01:04.275 --> 01:01:05.525
were written and so on.

1403

01:01:06.185 --> 01:01:09.605
Um, and, um, my,

1404

01:01:09.785 --> 01:01:14.325

my request is simple really, that there's a slot reserved,

1405

01:01:14.985 --> 01:01:18.205

um, on the climate change when it comes

1406

01:01:18.225 --> 01:01:22.445

to an issue specific hearing hope, um, for this issue

1407

01:01:22.985 --> 01:01:25.565

to be properly aired as well.

1408

01:01:26.145 --> 01:01:28.845

So the, the issue is the latest science on scope,

1409

01:01:28.875 --> 01:01:30.605

free upstream emissions.

1410

01:01:32.155 --> 01:01:34.245

Okay. That was my first

1411

01:01:34.245 --> 01:01:35.445

point that sort of lodging that.

1412

01:01:35.475 --> 01:01:39.805

Just in terms of what's sort of happened with the change of,

1413

01:01:40.305 --> 01:01:44.925

um, the weeks for round three,

1414

01:01:45.745 --> 01:01:48.725

um, I might actually find that may weeks

1415

01:01:49.365 --> 01:01:50.805

slightly harder, I think.

1416

01:01:51.625 --> 01:01:55.125

Um, so, um, I would just state a preference

1417

01:01:55.305 --> 01:01:59.325

for the climate change ISH to be in the week

1418

01:01:59.325 --> 01:02:02.925

of March the 16th, the round two if possible, please.

1419

01:02:03.535 --> 01:02:05.725

Thank you. That's all I want to say that,

1420

01:02:05.725 --> 01:02:06.725

That's lovely. Thank you very much,

1421

01:02:06.725 --> 01:02:09.045

Dr. Oswell. Yes. Um, thank you.

1422

01:02:09.045 --> 01:02:11.845

Firstly, thank you for your submission, uh, appreciate that.

1423

01:02:11.865 --> 01:02:13.645

Um, again, yourself

1424

01:02:13.645 --> 01:02:15.845

and other parties, uh, struggle to make the dates

1425

01:02:15.945 --> 01:02:17.885

for the relevant representation to lodge formally

1426

01:02:18.105 --> 01:02:19.765

as an interested party, but I'm more than happy

1427

01:02:19.765 --> 01:02:22.805

to receive your submission, uh, at procedural deadline.

1428

01:02:22.885 --> 01:02:25.925

A apologies if, uh, it wasn't, um, communicated back to you

1429

01:02:25.925 --> 01:02:26.965

that we're happy to accept that.

1430

01:02:27.185 --> 01:02:31.885

And similarly, um, your, your, um, request

1431

01:02:32.185 --> 01:02:33.525

for, uh, an issue specific hearing.

1432

01:02:33.625 --> 01:02:36.165

Uh, I, I am intending to hold, uh,

1433

01:02:36.165 --> 01:02:38.005

an issue specific hearing on the subject matter

1434

01:02:38.005 --> 01:02:39.685

of climate change amongst other issues.

1435

01:02:40.265 --> 01:02:42.565

Uh, and I think it would note in your comments

1436

01:02:42.565 --> 01:02:43.645

about your preference round two.

1437

01:02:43.725 --> 01:02:44.965

I think we'll be doing that in the

1438

01:02:46.045 --> 01:02:47.125

schedule of round two hearings.

1439

01:02:47.125 --> 01:02:49.845

So I will, um, along with climate change

1440

01:02:49.845 --> 01:02:51.605

and other topics, I'll be putting those forward

1441

01:02:51.665 --> 01:02:53.285

as a proposal for hearings in that week.

1442

01:02:53.865 --> 01:02:55.565

Um, reserve a a, an item

1443

01:02:55.745 --> 01:02:58.845

for the upstream emissions commentary that you are,

1444

01:02:59.425 --> 01:03:00.565

Uh, Doing.

1445

01:03:00.885 --> 01:03:04.045

I would just, just, I appreciate, um, your,

1446

01:03:04.045 --> 01:03:06.485

your engagement in this examination and also others,

1447

01:03:06.745 --> 01:03:10.085

but I just would just, just remind all parties that, um,

1448

01:03:10.155 --> 01:03:14.085

this examination is seeking to examine the merits

1449

01:03:14.085 --> 01:03:17.125

and benefits and disadvantages of the application

1450

01:03:17.125 --> 01:03:19.205

of Connor's key low carbon power station.

1451

01:03:19.985 --> 01:03:23.045

It, it, i am I as an examining inspector, um,

1452

01:03:23.045 --> 01:03:25.565

forbidden from, uh, challenging government policy

1453

01:03:25.825 --> 01:03:26.925

and policy statements?

1454

01:03:27.225 --> 01:03:31.845

It is, that's so policy is for politicians, um,

1455

01:03:32.835 --> 01:03:36.165

measure of policy against applications is for likes

1456

01:03:36.165 --> 01:03:37.445

of mere mortals like myself.

1457

01:03:38.065 --> 01:03:41.445

Um, so just if you could, in preparing for that hearing,

1458

01:03:41.825 --> 01:03:44.485

be aware that you, you, you are, anybody is free

1459

01:03:44.485 --> 01:03:46.245

to make any comment they want, uh, as long

1460

01:03:46.245 --> 01:03:47.925

as it's not offensive or vexatious towards

1461

01:03:47.925 --> 01:03:49.325

others at these hearings.

1462

01:03:49.585 --> 01:03:54.325

But if you are critiquing government policy, I I I,

1463

01:03:54.475 --> 01:03:56.525

there's nothing I can do about it, I'm afraid.

1464

01:03:56.535 --> 01:03:57.535

Sorry.

1465

01:04:00.695 --> 01:04:01.765

Thank you very much, sir.

1466

01:04:01.845 --> 01:04:05.285

I, I understand that and also I, I apologize that you

1467

01:04:05.505 --> 01:04:10.445

and applicant have not received, um, anything from me yet,

1468

01:04:10.625 --> 01:04:14.245

um, because I was caught sort of off guard on the deadline

1469

01:04:14.305 --> 01:04:15.885

for the examination starting,

1470

01:04:16.305 --> 01:04:17.725

but I will get something in

1471

01:04:17.745 --> 01:04:20.365

for deadline one. Thank you. Thank you very much.

1472

01:04:20.655 --> 01:04:23.685

Thank you. Okay.

1473

01:04:23.985 --> 01:04:26.965

Uh, are there any other hands up in the room

1474

01:04:27.065 --> 01:04:29.485

or online for comments on the timetable?

1475

01:04:32.515 --> 01:04:35.095

Wow, that's made a mess of the spreadsheet chaps, hasn't it?

1476

01:04:36.865 --> 01:04:38.375

Right. Okay. Um,

1477

01:04:39.565 --> 01:04:41.535

item number five now I think we can press some.

1478

01:04:41.645 --> 01:04:43.095

Okay. 'cause hopefully we will give you a chance

1479

01:04:43.095 --> 01:04:45.095

to get a break and go and have a cup of tea or something

1480

01:04:45.095 --> 01:04:46.975

after the close of this meeting, um,

1481

01:04:47.795 --> 01:04:51.655

is my remarks on the notifications of the initial hearings.

1482

01:04:52.075 --> 01:04:54.415

So, um, I set these out in Annex e

1483

01:04:54.435 --> 01:04:56.255

of the original Rule six letter.

1484

01:04:56.795 --> 01:04:58.935

Um, and I just wanted to point out

1485

01:04:58.935 --> 01:05:01.135

that there are just two hearings over the next two days.

1486

01:05:01.155 --> 01:05:03.735

The first of these is the issue specific hearing,

1487

01:05:03.735 --> 01:05:05.615

which is gonna take place this afternoon.

1488

01:05:06.235 --> 01:05:09.215

And that hearing relates to the development consent order

1489

01:05:09.315 --> 01:05:11.615

and the Gen General can't say general's today,

1490

01:05:11.615 --> 01:05:14.055

general principles of the proposed development.

1491

01:05:14.715 --> 01:05:16.815

And then the second hearing will take place, uh,

1492

01:05:17.015 --> 01:05:19.925

again tomorrow morning on the subject of ecology,

1493

01:05:19.995 --> 01:05:21.565

traffic, and transport.

1494

01:05:22.685 --> 01:05:24.525

I do appreciate the comments I said earlier, raised

1495

01:05:24.525 --> 01:05:25.725

by Natural Resources Wales

1496

01:05:25.865 --> 01:05:27.605

and Natural England regarding that they felt

1497

01:05:27.605 --> 01:05:28.965

that this hearing shouldn't be held

1498

01:05:29.065 --> 01:05:30.685

so early in the examination

1499

01:05:30.685 --> 01:05:33.645

because they have had a lack of time to attack, react

1500

01:05:33.645 --> 01:05:36.565

to the applicant's submission at procedure deadline I,

1501

01:05:37.025 --> 01:05:38.685

or time to formulate their response

1502

01:05:38.705 --> 01:05:39.845

in advance of the hearing.

1503

01:05:40.225 --> 01:05:42.925

But I just wanted to re reassure all parties, including them

1504

01:05:43.155 --> 01:05:45.205

that I'm triggering that hearing early

1505

01:05:45.205 --> 01:05:47.445

because I think it's an important issue and I want to air

1506

01:05:47.445 --> 01:05:49.245

and debate it and make sure that we understand

1507

01:05:49.835 --> 01:05:51.125

what the applicant is proposing

1508

01:05:51.125 --> 01:05:52.565

and also what their mitigations

1509

01:05:52.905 --> 01:05:55.205

for impacts on ecological matters are.

1510

01:05:55.945 --> 01:05:57.045

And I would reserve

1511

01:05:57.045 --> 01:06:00.205

to hold a future hearing on the subject if we, uh, need

1512

01:06:00.205 --> 01:06:01.365

to at a later date.

1513

01:06:02.345 --> 01:06:04.365

So I wanted to give as much chance as possible to get

1514

01:06:04.365 --> 01:06:07.285

that issue aired as early as possible in examination.

1515

01:06:08.545 --> 01:06:11.565

Um, and also potentially any feedback from that.

1516

01:06:11.675 --> 01:06:13.685

Hopefully the applicant could improve

1517

01:06:13.865 --> 01:06:15.965

or alter their design if they felt necessary.

1518

01:06:17.225 --> 01:06:18.765

So I'm gonna continue

1519

01:06:18.765 --> 01:06:20.005

with the holding of that hearing tomorrow.

1520

01:06:20.265 --> 01:06:23.045

Um, again, I don't believe natural resources whales are

1521

01:06:23.045 --> 01:06:24.485

natural and under at today's meeting.

1522

01:06:24.665 --> 01:06:26.485

So interesting they raised that point

1523

01:06:26.625 --> 01:06:29.165

and, uh, don't want to comment on that.

1524

01:06:30.225 --> 01:06:34.165

Um, again, I think I've just picked up on that, uh, Mr. Mr.

1525

01:06:34.165 --> 01:06:35.405

Boswell, uh, doc, sorry, Dr.

1526

01:06:35.405 --> 01:06:37.645

Boswell, I was gonna come to you, uh, regarding your, uh,

1527

01:06:37.645 --> 01:06:40.445

notification to me on procedural deadline, ie.

1528

01:06:40.545 --> 01:06:41.645

And I am minded

1529

01:06:41.785 --> 01:06:45.205

to hold an issue specific hearing in round two on

1530

01:06:45.205 --> 01:06:46.245

the subject of climate change.

1531

01:06:46.585 --> 01:06:49.405

And as I will be picking out other subjects as well

1532

01:06:49.825 --> 01:06:52.125

to cover off, I'll do my best

1533

01:06:52.125 --> 01:06:54.525

to notify all parties in good time to allow

1534

01:06:54.525 --> 01:06:56.085

for your attendance at those meetings.

1535

01:06:56.085 --> 01:06:57.285

There may be some you wish to come to

1536

01:06:57.285 --> 01:06:58.885

and some you don't, uh,

1537

01:06:58.885 --> 01:07:01.445

and help you prepare for them that you want to come along

1538

01:07:01.445 --> 01:07:02.645

and become engaged with.

1539

01:07:04.345 --> 01:07:07.285

Um, and as we discussed earlier, I will continue

1540

01:07:07.285 --> 01:07:09.045
with this format of holding it, um,

1541

01:07:09.045 --> 01:07:11.245
presumably at this location if we, if it's available

1542

01:07:11.785 --> 01:07:13.485
for those weeks hopefully.

1543

01:07:13.665 --> 01:07:16.645
And also, uh, online for anyone who can't attend, uh,

1544

01:07:16.665 --> 01:07:18.845
in person on the day, uh,

1545

01:07:18.905 --> 01:07:20.405
and that all, all the details of how

1546

01:07:20.405 --> 01:07:22.605
to attend those all come out from ourselves in our usual

1547

01:07:22.605 --> 01:07:23.725
hearing notification letters

1548

01:07:24.225 --> 01:07:27.885
and, uh, how to join the meeting.

1549

01:07:28.365 --> 01:07:30.045
I appreciate some parties are concerned

1550

01:07:30.045 --> 01:07:31.125
they might not get notified aloud.

1551

01:07:31.125 --> 01:07:33.165
I'll come onto that in a moment. If I can explain the,

1552

01:07:33.425 --> 01:07:35.685
the means by which they'll be able to keep up to date

1553
01:07:35.685 --> 01:07:37.485
with what's happening with this proposal

1554
01:07:37.945 --> 01:07:40.845
and, uh, how to be advised of any changes

1555
01:07:41.385 --> 01:07:42.485
or upcoming hearings.

1556
01:07:44.905 --> 01:07:46.925
Um, if you do have any difficulty in registering,

1557
01:07:46.975 --> 01:07:48.885
first point of call is always ourselves at the planning

1558
01:07:48.885 --> 01:07:51.125
inspector and our case team will hopefully be able

1559
01:07:51.125 --> 01:07:52.925
to help you and yeah, get you in some

1560
01:07:52.925 --> 01:07:54.085
assistance with that regard.

1561
01:07:54.985 --> 01:07:56.765
Uh, okay.

1562
01:07:59.185 --> 01:08:01.685
Uh, so we won't go into the detail

1563
01:08:01.685 --> 01:08:03.245
of those two hearings, if that's okay.

1564
01:08:03.665 --> 01:08:05.325
Now we'll cover them off this afternoon

1565
01:08:05.425 --> 01:08:09.725
and tomorrow morning I'm gonna move on to item six,

1566
01:08:09.935 --> 01:08:13.245

which is, uh, my remarks on some procedural decisions

1567

01:08:13.245 --> 01:08:14.845
that I've had to issue so far.

1568

01:08:15.785 --> 01:08:18.805
Uh, and these are statutory procedural decisions

1569

01:08:19.085 --> 01:08:20.205
relating to the application.

1570

01:08:20.265 --> 01:08:23.685
The first one, and is, uh, primarily the reason

1571

01:08:23.745 --> 01:08:26.725
for the requesting of a derogation case from the applicant,

1572

01:08:26.945 --> 01:08:29.645
and also the reason for the holding of the issue.

1573

01:08:29.845 --> 01:08:32.485
Specific hearing tomorrow morning on not just ecology,

1574

01:08:32.545 --> 01:08:34.685
but uh, ecology, traffic and transport.

1575

01:08:35.065 --> 01:08:38.045
Uh, it's a request that be made to the applicant to,

1576

01:08:38.235 --> 01:08:40.685
without prejudice support, uh,

1577

01:08:40.685 --> 01:08:43.005
provide supporting documentation to apply

1578

01:08:43.005 --> 01:08:45.925
for a derogation under the conservation of habitats

1579

01:08:46.185 --> 01:08:49.725
and species regulations of 2017 as amended known

1580

01:08:49.725 --> 01:08:52.925

as the Habitats Regulations assessment for going forwards.

1581

01:08:53.705 --> 01:08:56.685

And this was due to advice that we received from statutory

1582

01:08:56.705 --> 01:08:59.605

and non nature conservation bodies such

1583

01:08:59.605 --> 01:09:01.685

as Natural Resources Wales and Natural England,

1584

01:09:02.265 --> 01:09:04.405

and the in-house team of environmental specialists

1585

01:09:04.405 --> 01:09:06.165

that we have at the planning inspector who considered

1586

01:09:06.165 --> 01:09:09.085

that there may be a need for a delegation case.

1587

01:09:09.085 --> 01:09:12.405

So that is what is suggesting that in their opinion,

1588

01:09:13.345 --> 01:09:15.685

the impacts from the development

1589

01:09:16.585 --> 01:09:21.445

and the proposed mitigation by the applicant to lessen

1590

01:09:21.445 --> 01:09:25.205

that is not enough to actually avoid impacts on a

1591

01:09:25.725 --> 01:09:26.765

European protected site, and

1592

01:09:26.765 --> 01:09:28.525

therefore you would need to seek a irrigation.

1593

01:09:28.825 --> 01:09:32.045

That's their initial opinion at the beginning of,

1594

01:09:32.345 --> 01:09:34.005

uh, the application.

1595

01:09:34.585 --> 01:09:37.925

Um, the applicant has very kindly taken

1596

01:09:37.925 --> 01:09:39.925

that on board that commentary.

1597

01:09:40.475 --> 01:09:42.965

They, the current position I understand is

1598

01:09:42.965 --> 01:09:44.485

that the applicant doesn't feel is the case,

1599

01:09:44.625 --> 01:09:46.885

but have produced a draft of delegation case

1600

01:09:46.885 --> 01:09:49.445

and we have received that at procedure deadline A,

1601

01:09:49.615 --> 01:09:51.285

which was, uh, only a fortnight ago.

1602

01:09:51.285 --> 01:09:53.685

And appreciate not all parties have had an opportunity

1603

01:09:54.225 --> 01:09:55.525

to review and comment on that,

1604

01:09:55.525 --> 01:09:57.445

and that's why Natural Resources Wales

1605

01:09:57.545 --> 01:09:59.565

and Natural England have expressed a concern about holding

1606

01:09:59.565 --> 01:10:00.685

that hearing so early.

1607

01:10:00.945 --> 01:10:03.765

But I wanted to, uh, if we can get a bit of early debate on

1608

01:10:03.765 --> 01:10:06.645

that, and I expect we will be debating that going forwards.

1609

01:10:09.065 --> 01:10:12.245

Uh, are there any comments on that specific submission

1610

01:10:12.245 --> 01:10:15.085

that any party would like to raise at this meeting?

1611

01:10:16.545 --> 01:10:20.165

No. Okay. Anyone online? No, thank you.

1612

01:10:21.945 --> 01:10:26.005

Um, sorry, it was nothing from Flincher. Sorry. Nothing.

1613

01:10:26.345 --> 01:10:30.445

Oh, sorry. Thank you. Um, okay,

1614

01:10:30.745 --> 01:10:32.325

I'm gonna move on if that's okay.

1615

01:10:32.505 --> 01:10:36.005

To, uh, the change notification

1616

01:10:36.005 --> 01:10:38.205

that I received last week from the applicant.

1617

01:10:38.225 --> 01:10:39.645

Now, uh, I wanted

1618

01:10:41.955 --> 01:10:43.845

Accepting this not to, you know,

1619

01:10:43.845 --> 01:10:45.485

let's not go into too much detail, if possible,

1620

01:10:45.485 --> 01:10:46.805

would it be possible for the applicant

1621

01:10:46.805 --> 01:10:51.085

to briefly explain the six proposed changes that they have?

1622

01:10:51.085 --> 01:10:53.325

Apologies, I haven't given you a chance to pre prep that,

1623

01:10:53.505 --> 01:10:55.725

but if we could just go through briefly the six

1624

01:10:56.685 --> 01:10:59.045

proposed changes that the applicant is intending to make

1625

01:10:59.045 --> 01:11:01.005

to the application, and then I'll hopefully go through

1626

01:11:01.065 --> 01:11:04.285

and comment on what my opinion of that notification is

1627

01:11:04.305 --> 01:11:05.685

for the benefit of those in the room.

1628

01:11:06.185 --> 01:11:08.645

Um, and, you know, the applicant has said, I'd like

1629

01:11:08.645 --> 01:11:10.005

to make a change to my application.

1630

01:11:10.425 --> 01:11:12.165

I'm gonna notify you that I'd like to do this,

1631

01:11:12.475 --> 01:11:13.685

that the onus is on me

1632

01:11:13.685 --> 01:11:16.565

to consider whether it is substantially different

1633

01:11:16.705 --> 01:11:18.365

to the initial application.

1634

01:11:18.865 --> 01:11:20.725

Uh, and if I believe it is, I would reject it.

1635

01:11:20.725 --> 01:11:22.325

If I don't believe it is, I would accept it

1636

01:11:22.505 --> 01:11:25.125

and then the applicant would then submit that change.

1637

01:11:25.125 --> 01:11:26.205

So it's quite a lengthy process

1638

01:11:26.385 --> 01:11:27.965

and I apologize for all parties.

1639

01:11:27.965 --> 01:11:31.045

There's quite a bit of work for both the applicant to do

1640

01:11:31.165 --> 01:11:33.805

and also for consulted parties to receive

1641

01:11:34.105 --> 01:11:35.805

and comment on that change.

1642

01:11:36.345 --> 01:11:38.285

So, uh, Mr. Strand, if that's okay,

1643

01:11:40.295 --> 01:11:41.645

James STR for the applicant?

1644

01:11:41.715 --> 01:11:42.725

I'll do my best, sir.

1645

01:11:43.825 --> 01:11:47.645

Uh, and as you pointed out, uh, we,

1646

01:11:47.665 --> 01:11:50.725

we did submit the change notification request.

1647

01:11:51.345 --> 01:11:54.685

Uh, we, we have provided it, for example, to flinch

1648

01:11:54.685 --> 01:11:58.685

because it hasn't yet been published on the website,

1649

01:11:58.865 --> 01:12:00.965

and we thought it'd be helpful for Flincher

1650

01:12:00.985 --> 01:12:02.765

to see it in advance, for example.

1651

01:12:02.905 --> 01:12:04.365

And I think it's also gone to,

1652

01:12:07.185 --> 01:12:09.005

Anyway, I'll find out about that.

1653

01:12:09.005 --> 01:12:11.165

But anyway, I'll, I'll move to what you've asked me to do

1654

01:12:11.165 --> 01:12:14.125

to just briefly summarize what's set out in,

1655

01:12:14.225 --> 01:12:15.285

in, in more detail.

1656

01:12:15.345 --> 01:12:18.285

In, in, in the Quest, the first

1657

01:12:18.805 --> 01:12:23.045

proposed change change, one I'll call it, is the reduction

1658

01:12:23.505 --> 01:12:25.725

of land acquisition powers.

1659

01:12:26.625 --> 01:12:28.285

And that arises

1660

01:12:28.285 --> 01:12:32.805

because of some overlap with the high net CO2

1661
01:12:33.405 --> 01:12:37.725
pipeline project and the proposed CO2 connection corridor.

1662
01:12:39.065 --> 01:12:43.205
And there was a, in preparing our application, there was a,

1663
01:12:43.305 --> 01:12:47.645
an assumption that some permanent compulsory acquisition

1664
01:12:48.625 --> 01:12:51.885
of, uh, some freehold land, uh,

1665
01:12:52.025 --> 01:12:53.805
was required in that respect.

1666
01:12:54.185 --> 01:12:58.205
But engagement with Liverpool Bay CCS,

1667
01:12:58.345 --> 01:13:01.245
that's carbon capture and storage limited, uh,

1668
01:13:01.245 --> 01:13:06.005
who are responsible for that pipeline project, um,

1669
01:13:06.505 --> 01:13:08.325
has established that we don't,

1670
01:13:09.145 --> 01:13:11.405
we don't believe we need those compulsory

1671
01:13:11.405 --> 01:13:12.805
acquisition powers.

1672
01:13:13.665 --> 01:13:17.685
And so that is a proposed change

1673
01:13:18.395 --> 01:13:21.005
that we're, um, putting forward.

1674
01:13:21.825 --> 01:13:25.045

And the reason why I previously categorized this

1675

01:13:25.045 --> 01:13:26.805

as relatively minor, because that's actually

1676

01:13:27.325 --> 01:13:29.765

reducing the sphere of the influence of the DCO.

1677

01:13:31.185 --> 01:13:34.485

And so we are not anticipating to the contrary any new

1678

01:13:34.585 --> 01:13:35.805

or likely, for example,

1679

01:13:35.805 --> 01:13:37.725

significant effects on the environment

1680

01:13:37.725 --> 01:13:41.205

and consequence of that propo,

1681

01:13:41.765 --> 01:13:43.165

unless you want any more detail,

1682

01:13:43.165 --> 01:13:45.405

I'll just carry on with that summary please. So I,

1683

01:13:45.405 --> 01:13:47.125

I, if I'll come back at which, how would you prefer,

1684

01:13:47.125 --> 01:13:48.485

would you like me just to, there's a couple

1685

01:13:48.485 --> 01:13:50.205

of questions I do have about some of the changes

1686

01:13:50.345 --> 01:13:51.645

to help clarify in my head,

1687

01:13:51.665 --> 01:13:52.645

but would you like me to do it

1688

01:13:52.645 --> 01:13:53.805

change by change or do you want to do it?

1689

01:13:53.805 --> 01:13:55.085

Whichever's gonna assist you?

1690

01:13:55.225 --> 01:13:57.925

Um, so, um, I'm happy to take, so that was, I may have

1691

01:13:57.925 --> 01:13:59.845

to defer to others if I,

1692

01:13:59.845 --> 01:14:01.965

if you ask me too challenging a question, but

1693

01:14:02.145 --> 01:14:04.005

No, so that's the compulsory acquisition

1694

01:14:04.005 --> 01:14:06.645

of originally the parcel of land at the end

1695

01:14:06.645 --> 01:14:08.085

of your CO2 corridor,

1696

01:14:08.105 --> 01:14:09.885

and that's the compulsory acquisition of the flint

1697

01:14:09.935 --> 01:14:12.645

above ground, above ground installation. Is

1698

01:14:12.645 --> 01:14:13.645

That Absolutely. And

1699

01:14:13.645 --> 01:14:16.805

that you're saying is you, you, you do not need

1700

01:14:16.805 --> 01:14:18.805

to acquire that land now because high net

1701

01:14:18.805 --> 01:14:20.045

will be acquiring that land.

1702

01:14:20.315 --> 01:14:21.805

Exactly. Thank

1703

01:14:21.805 --> 01:14:22.805

You. High net.

1704

01:14:22.805 --> 01:14:25.405

Yeah, yeah, exactly right. Yeah.

1705

01:14:25.435 --> 01:14:26.525

Yeah. Okay. Sorry,

1706

01:14:26.545 --> 01:14:27.545

Yes, flinch.

1707

01:14:27.915 --> 01:14:29.805

Just for a point of clarification then,

1708

01:14:29.805 --> 01:14:33.045

therefore, as I understand change request one,

1709

01:14:33.245 --> 01:14:35.725

flincher County Council doesn't have an issue with, with,

1710

01:14:35.755 --> 01:14:38.325

with providing additional comment related to that. Yeah,

1711

01:14:38.565 --> 01:14:41.485

I I, I, I'll be honest, I won't expect you to, you know,

1712

01:14:41.885 --> 01:14:42.885

I wouldn't wanna put you on the spot,

1713

01:14:42.885 --> 01:14:43.965

but if you feel free, if you wish,

1714

01:14:43.965 --> 01:14:45.205

but I wouldn't not, we wouldn't want you to feel

1715

01:14:45.205 --> 01:14:47.205

that you've got a comment on, we're not doing the change

1716

01:14:48.235 --> 01:14:51.365

request now, it's just I've received a change notification

1717

01:14:51.365 --> 01:14:53.325

I've gotta consider, I'm just trying to get in my head

1718

01:14:53.325 --> 01:14:54.405

around a few of the ities.

1719

01:14:54.405 --> 01:14:56.645

But if you wish to say, oh, actually, you know, that's,

1720

01:14:56.645 --> 01:14:59.125

that's a big problem for us, or do you know what, that's,

1721

01:14:59.125 --> 01:15:01.205

that's just not gonna impact us to any great degree.

1722

01:15:01.205 --> 01:15:03.725

And similarly for any party, thank you. Sorry.

1723

01:15:03.985 --> 01:15:05.445

No, well that's, that's helpful to know,

1724

01:15:05.465 --> 01:15:08.525

but I I, we were also, sorry James, wrong for the applicant.

1725

01:15:08.545 --> 01:15:11.165

We were also not expecting anyone to have

1726

01:15:11.165 --> 01:15:13.085

to comment on it at the moment for that reason.

1727

01:15:13.185 --> 01:15:15.405

But that is helpful to know. Thank you. Thank you.

1728

01:15:15.545 --> 01:15:19.965

Um, so, so shall I, if I move on to proposed change

1729

01:15:20.705 --> 01:15:25.005

two, and this is a change to

1730

01:15:25.975 --> 01:15:30.765

align the CO2 connection corridor

1731

01:15:31.395 --> 01:15:35.485

landscape plan, again with the high net CO2

1732

01:15:36.125 --> 01:15:37.125

pipeline project,

1733

01:15:38.345 --> 01:15:41.405

and again, as a result of further engagement

1734

01:15:41.405 --> 01:15:45.485

with Liverpool Bay CCS limited, the pipeline project, um,

1735

01:15:46.205 --> 01:15:49.205

promoter, uh, we've noted that, uh,

1736

01:15:49.745 --> 01:15:52.725

our indicative landscape plan,

1737

01:15:53.095 --> 01:15:56.565

which you can find in Appendix A of our

1738

01:15:57.125 --> 01:16:00.445

outlined landscape Ecology management plan, uh,

1739

01:16:00.465 --> 01:16:02.885

didn't reflect the same plans

1740

01:16:02.985 --> 01:16:05.405

for the high net CO2 pipeline project.

1741

01:16:05.865 --> 01:16:07.405

And we've got those drawings

1742

01:16:07.625 --> 01:16:11.365

and the proposed change is now to make our landscape

1743

01:16:11.995 --> 01:16:16.085

plan accord with the consented, uh,

1744

01:16:16.115 --> 01:16:19.645

high net CO2 pipeline project plan.

1745

01:16:20.585 --> 01:16:25.325

So again, sir, we consider that

1746

01:16:25.355 --> 01:16:29.965

that doesn't have any implications insofar

1747

01:16:29.965 --> 01:16:32.925

as our environmental statement assessment is concerned

1748

01:16:33.065 --> 01:16:34.965

and certainly no additional,

1749

01:16:35.385 --> 01:16:37.565

likely significant environmental effects.

1750

01:16:38.465 --> 01:16:41.245

And again, whilst not wanting to put anyone on the spot,

1751

01:16:41.345 --> 01:16:44.605

we also anticipate that it won't be problematic,

1752

01:16:44.705 --> 01:16:47.125

for example, for Flincher bearing in mind

1753

01:16:47.665 --> 01:16:51.365

the consented project for the, um, high net scheme

1754

01:16:51.365 --> 01:16:53.325

that's already been examined and consented.

1755

01:16:53.745 --> 01:16:55.125

So that's proposed change too.

1756

01:16:55.125 --> 01:16:56.605

But you may have some questions about that. So

1757

01:16:56.605 --> 01:16:59.285

That again, just, just helps me go through my head

1758

01:16:59.285 --> 01:17:00.405

to make sure I'm understanding what

1759

01:17:00.405 --> 01:17:01.445

you were notifying me of.

1760

01:17:01.445 --> 01:17:04.685

So you are saying that initially you made an application

1761

01:17:04.745 --> 01:17:08.045

and you were proposing to replace the, uh, the land

1762

01:17:08.045 --> 01:17:09.045

that was gonna be disturbed by,

1763

01:17:09.060 --> 01:17:11.205

by your carbon dioxide connection corridor.

1764

01:17:11.665 --> 01:17:14.165

And what you are now doing is changing it to look like

1765

01:17:14.315 --> 01:17:16.405

what was approved for high net rather than

1766

01:17:16.405 --> 01:17:19.245

what you'd originally submitted to ourselves so

1767

01:17:19.245 --> 01:17:20.605

that it matches what High net

1768

01:17:20.665 --> 01:17:21.725

had proposed to do in that area.

1769

01:17:21.945 --> 01:17:24.125

The bit of clarity I'd like around that, if,

1770

01:17:24.125 --> 01:17:25.765

if it's possible, it's just briefly

1771

01:17:25.905 --> 01:17:28.005

and again, please, you know, just, just, just like

1772

01:17:29.195 --> 01:17:30.925

high net's gone through has been approved

1773

01:17:31.145 --> 01:17:33.645

and has said I'm gonna do some habitat

1774

01:17:33.645 --> 01:17:35.125

or planting that looks like this.

1775

01:17:35.825 --> 01:17:37.325

You are saying we're gonna now match that

1776

01:17:37.545 --> 01:17:41.085

who you are still seeking the temporary possession

1777

01:17:41.085 --> 01:17:42.325

of the land to do that.

1778

01:17:46.735 --> 01:17:49.195

I'm, I'm, I'm, the bit that I'm not sure of, if you like,

1779

01:17:49.215 --> 01:17:51.875

is whose land is it?

1780

01:17:52.975 --> 01:17:53.995

You are going to plant it

1781

01:17:53.995 --> 01:17:56.595

to make it look like the way Hy Net wanted it to look,

1782

01:17:59.005 --> 01:18:03.425

who will be the eventual owner of that piece of land?

1783

01:18:04.125 --> 01:18:05.545

And if I'm,

1784

01:18:05.925 --> 01:18:07.785

and this is a, sorry, it's a sort of follow up question.

1785

01:18:07.785 --> 01:18:08.905

No, no, that's fine. Um,

1786

01:18:09.405 --> 01:18:11.865

You are now unfortunately not able to claim the benefit

1787

01:18:11.925 --> 01:18:14.385

of doing that planting because High Net has already claimed

1788

01:18:14.385 --> 01:18:16.305

it as their biodiversity net gain.

1789

01:18:16.405 --> 01:18:18.745

Is that correct? Am I or am I on the wrong track?

1790

01:18:19.565 --> 01:18:22.545

No, it is, it is a reasonable question and I will

1791

01:18:23.325 --> 01:18:24.745

Please feel free to Come back to that.

1792

01:18:24.905 --> 01:18:26.345

I think, uh, I'm being told,

1793

01:18:26.485 --> 01:18:29.825

and maybe I, maybe I'll pass over to someone who does know.

1794

01:18:29.985 --> 01:18:34.145

I, I think the land in question is high net land, right? No.

1795

01:18:34.205 --> 01:18:35.665

So rather than our land,

1796

01:18:36.285 --> 01:18:41.225

and the, again, please correct me, I get this wrong, the,

1797

01:18:42.045 --> 01:18:45.425

it it simply the product of us having shown

1798

01:18:47.025 --> 01:18:50.025

a land's indicative landscape plan for that area,

1799

01:18:50.815 --> 01:18:53.145

whereas the land is high net

1800

01:18:53.245 --> 01:18:55.545

and they have a plan, a plan for that.

1801

01:18:55.805 --> 01:18:59.425

And our, what we are seeking to do is ensure

1802

01:18:59.455 --> 01:19:02.945

that are indicative landscape plan, albeit

1803

01:19:02.945 --> 01:19:05.505

for a high net project accords with what they

1804

01:19:06.415 --> 01:19:08.785

have already got consent for on their land.

1805

01:19:08.935 --> 01:19:13.545

Okay. So it, it really is a, I can put it this way,

1806

01:19:14.385 --> 01:19:17.345

tying up loose ends in terms of the drawings and the plans.

1807

01:19:17.645 --> 01:19:20.905

But because of course this is a DCO Yeah.

1808

01:19:20.975 --> 01:19:23.665

With the approved drawings, et cetera, that, that we,

1809

01:19:23.765 --> 01:19:26.825

we are seeking to ensure understood consistency.

1810

01:19:27.315 --> 01:19:29.385

Thank you. Uh, so that's helpful

1811

01:19:29.765 --> 01:19:32.865

and uh, again, I wouldn't wanna put anyone

1812

01:19:32.865 --> 01:19:35.025

but particularly the, um, secretary undertakers

1813

01:19:35.025 --> 01:19:36.785

with ecological responsibilities, they'll probably have

1814

01:19:36.785 --> 01:19:38.905

to go back and revisit the highlight application again,

1815

01:19:38.905 --> 01:19:41.065

make sure I'm yeah, what would we agree back then.

1816

01:19:41.485 --> 01:19:42.545

Um, but yeah, thank you.

1817

01:19:42.645 --> 01:19:44.825

Um, is there any comments on any party on the room on that?

1818

01:19:44.825 --> 01:19:47.105

Okay, thank you. Uh, change three, please

1819

01:19:48.405 --> 01:19:52.185

Change three, um, is what's being described

1820

01:19:52.185 --> 01:19:54.785

as a land designation adjustment.

1821

01:19:56.045 --> 01:20:00.385

And this relates to what we consider to be minor changes

1822

01:20:00.485 --> 01:20:03.985

to areas of retained habitats within

1823

01:20:04.645 --> 01:20:06.345
the main development area.

1824

01:20:06.535 --> 01:20:09.405
Will no doubt come onto these definitions in later,

1825

01:20:09.545 --> 01:20:11.765
but there is an area referred to

1826

01:20:11.765 --> 01:20:13.325
as the main development area,

1827

01:20:14.265 --> 01:20:16.325
and these are

1828

01:20:17.215 --> 01:20:21.165
areas within the operational fence line of our project.

1829

01:20:21.985 --> 01:20:26.645
And they were originally designated as retained habitat

1830

01:20:27.265 --> 01:20:30.325
within the outline lamp

1831

01:20:30.465 --> 01:20:32.925
or landscape environment management plan, if I get

1832

01:20:32.925 --> 01:20:34.165
that acronym correct.

1833

01:20:34.825 --> 01:20:37.165
And the green infrastructure statement.

1834

01:20:38.305 --> 01:20:41.325
And they are in fact habitats

1835

01:20:41.505 --> 01:20:43.405
of low ecological value,

1836

01:20:43.865 --> 01:20:45.525

you'll no doubt be able to sit on the site.

1837

01:20:45.525 --> 01:20:48.005

But they're modified grassland introduced scrub

1838

01:20:48.025 --> 01:20:50.005

and small patches of mixed scrub

1839

01:20:51.345 --> 01:20:53.525

and they were assessed

1840

01:20:53.705 --> 01:20:56.405

and at the time of the assessment assumed

1841

01:20:56.425 --> 01:20:58.325

to be retained habitat

1842

01:20:59.905 --> 01:21:02.125

and factored in that way in terms

1843

01:21:02.345 --> 01:21:05.685

of the calculations on biodiversity, et cetera,

1844

01:21:06.745 --> 01:21:10.965

having looked reviewed the existing operational activities.

1845

01:21:11.345 --> 01:21:13.325

In fact, those areas are required

1846

01:21:13.345 --> 01:21:16.605

to accommodate routine operational activities

1847

01:21:17.735 --> 01:21:22.045

associated with the existing power station.

1848

01:21:23.065 --> 01:21:24.885

And they're being reserved by the operator

1849

01:21:25.265 --> 01:21:27.805

as future lay down areas in connection

1850

01:21:27.805 --> 01:21:28.965

with that power station.

1851

01:21:30.345 --> 01:21:34.205

And so, um, shouldn't necessarily be treated

1852

01:21:34.265 --> 01:21:37.085

as retained habitat for the purposes, um,

1853

01:21:39.425 --> 01:21:43.365

of continued operations of the existing power station.

1854

01:21:43.875 --> 01:21:47.685

Okay. And therefore we've done the, through this change,

1855

01:21:47.695 --> 01:21:51.805

we're seeking to adjust the, uh, description of those

1856

01:21:51.945 --> 01:21:54.805

and to treat them as not retained habitat in that way.

1857

01:21:55.745 --> 01:21:58.685

That's going to be reflected in the indicative

1858

01:21:59.275 --> 01:22:01.565

landscape plan, which updated

1859

01:22:03.305 --> 01:22:07.285

and the consequence of not treating them

1860

01:22:07.465 --> 01:22:09.805

as retained habitat for the purposes

1861

01:22:09.805 --> 01:22:13.565

of any biodiversity calculations is also addressed is

1862

01:22:14.145 --> 01:22:15.765

the proposed change.

1863

01:22:17.225 --> 01:22:20.205

And any additional net benefit

1864

01:22:20.665 --> 01:22:23.245

for biodiversity is intended to be delivered

1865

01:22:23.305 --> 01:22:25.725

by the offsite mitigation area,

1866

01:22:26.655 --> 01:22:30.165

which you will have read about already at, um,

1867

01:22:30.865 --> 01:22:33.565

to complement the K mitigation strategy.

1868

01:22:36.265 --> 01:22:38.805

And to be clear from our analysis,

1869

01:22:39.275 --> 01:22:41.605

that doesn't have any implications

1870

01:22:42.745 --> 01:22:45.565

on the assessments presented within the environmental

1871

01:22:45.565 --> 01:22:47.405

statements as far as we are concerned.

1872

01:22:47.425 --> 01:22:52.045

And it doesn't change the works to be undertaken and, uh,

1873

01:22:52.105 --> 01:22:55.445

or any of the assumptions made in the assessment itself,

1874

01:22:55.905 --> 01:22:58.845

nor does it require any further compulsory acquisition

1875

01:22:58.845 --> 01:23:00.205

powers or anything of that kind.

1876

01:23:00.785 --> 01:23:03.885

So it's a little bit more complicated than what I, the,

1877

01:23:04.065 --> 01:23:05.125
the first two changes,

1878

01:23:05.545 --> 01:23:09.085
but again, just reflecting, uh,

1879

01:23:09.445 --> 01:23:12.725
a changed assumption about that particular piece of land,

1880

01:23:12.725 --> 01:23:14.125
those particular parcels of land.

1881

01:23:14.535 --> 01:23:18.405
Thank you. So, uh, again, just I think I understood

1882

01:23:18.405 --> 01:23:19.485
what you said to me, so thank you for that.

1883

01:23:19.485 --> 01:23:24.405
I think for that bit of clarity there, just not necessarily

1884

01:23:25.505 --> 01:23:28.085
for the detail of any change request that you may wish

1885

01:23:28.085 --> 01:23:30.885
to wake up, talk about the change notification at the end

1886

01:23:30.885 --> 01:23:32.045
of this six changes,

1887

01:23:32.185 --> 01:23:36.085
but a piece of retained habitat that you were proposing

1888

01:23:36.085 --> 01:23:38.005
to keep on the site is now likely to be a,

1889

01:23:38.085 --> 01:23:41.245
a future lay down area for the existing development.

1890

01:23:42.035 --> 01:23:43.365

Exactly. And You've moved

1891

01:23:43.365 --> 01:23:45.245

that construction compound to another piece of site.

1892

01:23:45.385 --> 01:23:46.525

So I'm just conscious that

1893

01:23:46.745 --> 01:23:48.685

We haven't moved the construction, sorry, sorry.

1894

01:23:48.715 --> 01:23:52.645

It's the same, it's the same parcel of land it,

1895

01:23:53.065 --> 01:23:55.885

but we had assumed it was a retained habitat.

1896

01:23:56.115 --> 01:24:00.325

Okay. But in fact, it's actually already proposed for use

1897

01:24:00.505 --> 01:24:02.245

for the existing tower station.

1898

01:24:02.345 --> 01:24:03.645

So we were in effect,

1899

01:24:03.865 --> 01:24:06.525

we shouldn't have assumed it was retained habitat

1900

01:24:07.355 --> 01:24:08.925

that just then has a consequence

1901

01:24:08.945 --> 01:24:11.325

for the knock on calculation of habitats.

1902

01:24:11.865 --> 01:24:16.525

And insofar as there's a change in the calculation for

1903

01:24:17.245 --> 01:24:22.005

habitats retained biodiversity calculations, we are making

1904

01:24:22.155 --> 01:24:26.645
that up in the, uh, offsite Yeah.

1905

01:24:26.845 --> 01:24:28.765
Habitats that were already being proposed.

1906

01:24:29.465 --> 01:24:30.725
Is that I, sorry. Yeah,

1907

01:24:30.725 --> 01:24:32.925
No, that's, that, that's, that was where I was going with

1908

01:24:32.925 --> 01:24:34.765
that is yeah, the bit of land you were gonna claim,

1909

01:24:34.765 --> 01:24:36.245
we've now lost what gonna, you know,

1910

01:24:36.245 --> 01:24:38.125
what are you gonna do about, that's for the detail later.

1911

01:24:38.385 --> 01:24:39.485
Yes, exactly right.

1912

01:24:39.485 --> 01:24:41.045
And and the BNG calculation that you're gonna have

1913

01:24:41.045 --> 01:24:43.045
to do at some point and and clarify, but that

1914

01:24:43.045 --> 01:24:44.045
Okay. Thank you. That's exactly right.

1915

01:24:44.045 --> 01:24:44.605
Yeah.

1916

01:24:45.215 --> 01:24:46.725
Thank you. Thank you. Any parties

1917

01:24:47.025 --> 01:24:48.125

out of the room in virtual?

1918

01:24:48.475 --> 01:24:51.325

Okay, thank you. Um, yeah, if, if thank you for that, um,

1919

01:24:51.385 --> 01:24:52.765

change request four, please. Uh,

1920

01:24:53.635 --> 01:24:57.285

Then I come to propose change four if that's alright.

1921

01:24:57.825 --> 01:24:59.445

And so that is the

1922

01:25:00.485 --> 01:25:04.405

reduction in the heat recovery steam generator stack,

1923

01:25:04.785 --> 01:25:07.685

but in effect the things that the high, the high elements

1924

01:25:07.985 --> 01:25:10.525

of the scheme and the CCP,

1925

01:25:10.525 --> 01:25:13.605

that's the carbon capture plant absorber heights

1926

01:25:14.625 --> 01:25:19.605

and it, uh, I can go into yeah, much little details as you,

1927

01:25:19.625 --> 01:25:24.445

as you want, but in effect, the proposed stack heights

1928

01:25:25.225 --> 01:25:27.525

for RCI are being reduced.

1929

01:25:27.895 --> 01:25:30.245

Right. And that

1930

01:25:30.845 --> 01:25:35.805

reduction follows some engagement with Airbus operations

1931

01:25:36.465 --> 01:25:41.165

who you will know operate or operate at Howard

1932

01:25:41.225 --> 01:25:45.445

and airport aerodrome rather than airport aerodrome.

1933

01:25:46.545 --> 01:25:50.925

And they have some what are known as obstacle limitation

1934

01:25:51.765 --> 01:25:55.685

surfaces in respect of aviation activity

1935

01:25:57.345 --> 01:25:59.965

for the aviation safety of the aerodrome.

1936

01:26:00.945 --> 01:26:02.685

If I show it illustratively,

1937

01:26:03.245 --> 01:26:05.525

but you, you have planes come Yeah,

1938

01:26:06.765 --> 01:26:09.845

mathematical plane surfaces coming out in order to show

1939

01:26:09.845 --> 01:26:13.965

that, that the actual airplanes are flying in spaces without

1940

01:26:14.245 --> 01:26:16.165

op with, um, without obstacles.

1941

01:26:16.625 --> 01:26:20.245

It just to emphasize so that of course the fact that you

1942

01:26:20.825 --> 01:26:22.085

may propose something

1943

01:26:22.335 --> 01:26:26.045

above an obstacle limitation surface isn't necessarily

1944

01:26:26.555 --> 01:26:29.165

objectionable, it just may mean it requires

1945

01:26:29.215 --> 01:26:30.965
assessment or further assessment.

1946

01:26:31.905 --> 01:26:34.725
Uh, but what the disc change is, is

1947

01:26:34.725 --> 01:26:37.925
to reduce the stack heights to below that.

1948

01:26:38.555 --> 01:26:40.485
Okay. I think it's 150 meter

1949

01:26:41.585 --> 01:26:43.885
or wherever the, the plane intersects.

1950

01:26:45.025 --> 01:26:49.845
And Then in terms of the consequence of that,

1951

01:26:50.585 --> 01:26:54.525
we don't obviously foresee that to have any, uh,

1952

01:26:54.525 --> 01:26:58.005
significant, likely significant environmental effects for,

1953

01:26:58.595 --> 01:27:01.925
from our assessment of it, we've done the work

1954

01:27:02.425 --> 01:27:06.605
as it were in relation to air quality, um,

1955

01:27:06.605 --> 01:27:08.205
because of re that can,

1956

01:27:08.645 --> 01:27:11.325
reducing Stack heights can affect your air quality modeling.

1957

01:27:11.945 --> 01:27:15.605
Um, and of course in the other way around insofar

1958

01:27:15.605 --> 01:27:17.165

as you're reducing statue, you likely

1959

01:27:17.265 --> 01:27:20.285

to reduce the landscape and visual impacts.

1960

01:27:20.905 --> 01:27:23.965

But, um, obviously that would be the subject of

1961

01:27:24.555 --> 01:27:26.125

your consideration of the,

1962

01:27:26.305 --> 01:27:27.925

the detailed work that goes behind that.

1963

01:27:27.985 --> 01:27:30.485

But that's number four. Thank

1964

01:27:30.485 --> 01:27:31.485

You.

1965

01:27:31.505 --> 01:27:33.965

I'm sure you know, local residents will appreciate that the,

1966

01:27:33.965 --> 01:27:36.165

uh, the stacks are being reduced in height.

1967

01:27:36.665 --> 01:27:39.165

Um, uh, yes.

1968

01:27:39.225 --> 01:27:40.445

Can I do,

1969

01:27:40.445 --> 01:27:41.845

would you like a microphone or are you happy just to,

1970

01:27:42.765 --> 01:27:46.565

Jennifer are represented new resident with direct

1971

01:27:46.565 --> 01:27:47.565

Name. Oh, sorry, I just

1972

01:27:47.565 --> 01:27:48.365
gentleman's just coming

1973

01:27:48.365 --> 01:27:49.845
with the mic making it a bit easier for us to hear you.

1974

01:27:49.845 --> 01:27:54.525
Sorry, this, this you, sorry. Carry on. Caroline,

1975

01:27:55.305 --> 01:27:56.305
Mrs. Jennifer Hume Oaken

1976

01:27:56.305 --> 01:27:57.205
Holt farm

1977

01:27:58.005 --> 01:27:59.685
representing the Oaken Holt residents

1978

01:27:59.685 --> 01:28:01.765
who are direct neighbors to the proposed site.

1979

01:28:02.465 --> 01:28:04.605
Um, could you just confirm the actual height

1980

01:28:04.605 --> 01:28:06.165
that was originally proposed?

1981

01:28:06.805 --> 01:28:09.045
I have it as, I think it's 160 meters.

1982

01:28:09.625 --> 01:28:11.245
It seems to ring a bell. Okay.

1983

01:28:11.585 --> 01:28:12.645
Um, I'll come back to the

1984

01:28:12.725 --> 01:28:13.925
applicant for that if that's okay.

1985

01:28:14.055 --> 01:28:16.805

Thank you. So are you able to confirm the reduction

1986

01:28:16.805 --> 01:28:18.165

or you know, the height before and height after

1987

01:28:18.165 --> 01:28:20.085

or would that be something you'd like to follow up? Uh,

1988

01:28:20.325 --> 01:28:24.525

I, I think I can, although I'm doing it yes.

1989

01:28:24.625 --> 01:28:27.005

In response. So if I get it wrong, we we will correct it.

1990

01:28:27.135 --> 01:28:31.565

There is in the change notification request letter

1991

01:28:32.285 --> 01:28:34.605

a table two dash two where

1992

01:28:34.605 --> 01:28:37.485

that information I many not expecting you to get that out,

1993

01:28:37.505 --> 01:28:39.525

but just say, say if you want

1994

01:28:39.525 --> 01:28:41.685

to look at it in due course when it goes on the website,

1995

01:28:41.705 --> 01:28:45.725

but in short that has a table which sets out

1996

01:28:46.345 --> 01:28:49.685

the max, the maximum height 'cause they're parameters,

1997

01:28:49.685 --> 01:28:52.525

but the maximum height for the application

1998

01:28:52.945 --> 01:28:55.085

and then the proposed change.

1999

01:28:56.425 --> 01:28:58.245

And I'm just getting,

2000

01:28:59.035 --> 01:29:02.005

they're done in two different calculations.

2001

01:29:02.005 --> 01:29:06.445

Yeah. A GL above ground level or a OD above ordinance data.

2002

01:29:06.545 --> 01:29:08.885

So it depends on which yes you want,

2003

01:29:09.625 --> 01:29:12.085

but let's stick with above ground level.

2004

01:29:12.235 --> 01:29:13.725

Well, oh, a OD you

2005

01:29:13.725 --> 01:29:14.645

Want, it would be easier to just

2006

01:29:14.645 --> 01:29:15.805

say how much lower they will be.

2007

01:29:15.835 --> 01:29:17.685

Yeah, sorry. It is, it's effectively to,

2008

01:29:17.685 --> 01:29:21.525

because T 20, I'm just gonna check Yeah.

2009

01:29:21.585 --> 01:29:24.005

20 meters for the os.

2010

01:29:24.465 --> 01:29:27.485

Yes. And yes.

2011

01:29:29.665 --> 01:29:33.405

So it is 20 meters for the two types of stack

2012

01:29:33.425 --> 01:29:35.765

for the RSG stack.

2013

01:29:36.705 --> 01:29:39.685

So they, if if you were doing it with the A GL,

2014

01:29:39.685 --> 01:29:42.485

it's one 50 meters down to one 30 meters.

2015

01:29:43.145 --> 01:29:46.485

And for the carbon capture plant stacks,

2016

01:29:47.915 --> 01:29:52.845

it's one 50 meters down to 1 4 5 meters.

2017

01:29:52.845 --> 01:29:54.205

So it's a five meter, five meter

2018

01:29:54.525 --> 01:29:56.765

Junction of stacks At a GL.

2019

01:29:57.035 --> 01:30:00.605

Okay. So, so, um, in, in light of what you're saying,

2020

01:30:00.605 --> 01:30:02.485

so I don't want to overstate yes,

2021

01:30:02.485 --> 01:30:04.245

The reduction, the, The landscape

2022

01:30:04.245 --> 01:30:07.605

and visual impact of a five meter reduction,

2023

01:30:07.625 --> 01:30:09.845

but it is a reduction, I put it that way.

2024

01:30:09.955 --> 01:30:12.325

Yeah, I'm sure. Yeah. I'm happy to go back to Mrs.

2025

01:30:12.325 --> 01:30:13.485

Hu if she'd like to speak with that. I mean,

2026

01:30:13.485 --> 01:30:16.005

I'm sure any reduction is welcome by local residents.

2027

01:30:16.105 --> 01:30:17.285

Um, but um, yeah. Yes,

2028

01:30:17.285 --> 01:30:18.325

Most, most definitely

2029

01:30:18.435 --> 01:30:19.485

because, um,

2030

01:30:19.615 --> 01:30:22.285

we've been quite disturbed really about the whole situation

2031

01:30:22.285 --> 01:30:25.525

and we actually asked for someone to come to our farm

2032

01:30:25.585 --> 01:30:29.605

to actually do a, a visual impact on the actual,

2033

01:30:29.675 --> 01:30:31.125

what it's gonna look like Okay.

2034

01:30:31.125 --> 01:30:33.645

In the future. And nobody came.

2035

01:30:34.105 --> 01:30:36.005

Um, we have had somebody done it privately,

2036

01:30:36.065 --> 01:30:37.525

so we have fair idea now,

2037

01:30:37.865 --> 01:30:39.405

but I was quite disappointed the fact

2038

01:30:39.405 --> 01:30:41.365

that we have invited people to come to us

2039

01:30:41.865 --> 01:30:44.445
and had no reply at all from anybody.

2040

01:30:44.955 --> 01:30:46.085
Okay. Thank you. Thank

2041

01:30:46.085 --> 01:30:47.085
You for that. Um,

2042

01:30:47.085 --> 01:30:51.365
yes, just I, I'll I'll pick up all these changes, uh,

2043

01:30:51.365 --> 01:30:54.045
at the end, but I just think, you know, any reduction is,

2044

01:30:54.065 --> 01:30:55.565
is probably welcome to the local community.

2045

01:30:55.805 --> 01:30:58.165
Anything I would ascertain is that comes with the caveat

2046

01:30:58.165 --> 01:31:00.445
that you've already mentioned too, that, um, you know,

2047

01:31:00.525 --> 01:31:02.165
emissions are probably less dispersed

2048

01:31:02.165 --> 01:31:04.725
and we need to make sure that they're not gonna result in a

2049

01:31:04.725 --> 01:31:07.965
change in emissions on parties local to the development.

2050

01:31:08.265 --> 01:31:09.645
So James Strong for the applicant,

2051

01:31:09.665 --> 01:31:12.005
we are obviously very alive to that and

2052

01:31:12.005 --> 01:31:15.485

therefore the proposed change comes with the, um,

2053

01:31:16.035 --> 01:31:19.445
appropriate modeling that deals with

2054

01:31:20.345 --> 01:31:21.565
the effect on air quality.

2055

01:31:23.305 --> 01:31:24.605
Yes. Uh, flincher Charlie,

2056

01:31:24.605 --> 01:31:26.045
Pope Flincher County Council, just

2057

01:31:26.045 --> 01:31:29.525
to add an issue in relation to the Stack Heights,

2058

01:31:29.785 --> 01:31:33.725
as the planning application was reviewed, pre-submission,

2059

01:31:34.345 --> 01:31:38.125
the stack height was actually reduced

2060

01:31:38.825 --> 01:31:41.285
and then submission increased

2061

01:31:41.905 --> 01:31:43.645
and has now subsequently reduced again.

2062

01:31:44.305 --> 01:31:46.405
Um, I suppose our concern,

2063

01:31:46.805 --> 01:31:48.645
although more of a concern in relation

2064

01:31:48.645 --> 01:31:51.045
to NR W'S responsibilities is

2065

01:31:51.045 --> 01:31:53.525
that initial increase I understood was

2066

01:31:53.665 --> 01:31:58.125

for dispersal distances for protection of, um, stat, uh,

2067

01:31:58.865 --> 01:32:01.365

na uh, protective species statutory

2068

01:32:01.445 --> 01:32:03.005

designations in the local area.

2069

01:32:03.185 --> 01:32:06.925

So, uh, a point of concern for Flincher county council is

2070

01:32:07.555 --> 01:32:09.245

with the reduction of the stack height,

2071

01:32:09.245 --> 01:32:12.125

whilst we appreciate it's a reduction in landscape impact,

2072

01:32:12.665 --> 01:32:15.525

we would seek to have confirmation that in terms

2073

01:32:15.525 --> 01:32:17.725

of public health, health

2074

01:32:17.725 --> 01:32:21.245

and safety protection of statutory, uh, designations,

2075

01:32:21.425 --> 01:32:23.805

in terms of ecological designations in the area, that

2076

01:32:23.805 --> 01:32:25.325

that is still maintained and protected.

2077

01:32:25.965 --> 01:32:28.005

I I, yeah, very much in the same, you know,

2078

01:32:28.005 --> 01:32:29.085

the same concern that I have,

2079

01:32:29.085 --> 01:32:30.645

but equally, you know, it, it's, it's, it's,

2080

01:32:30.645 --> 01:32:32.405

it's a delicate balance of weighing what's, what's best

2081

01:32:32.745 --> 01:32:34.885

for the local community in both parties, what it looks like,

2082

01:32:34.885 --> 01:32:36.245

and also the impact of, um,

2083

01:32:36.245 --> 01:32:37.605

like you say, emissions from that.

2084

01:32:37.625 --> 01:32:39.765

But, um, appreciate that you, you, you will pick up

2085

01:32:39.765 --> 01:32:43.045

that if we go into that submission in more detail with,

2086

01:32:43.065 --> 01:32:45.805

for both of your landscape landscape impact assessments.

2087

01:32:45.805 --> 01:32:47.325

And if you could perhaps take on board what Mrs.

2088

01:32:47.355 --> 01:32:50.485

Hues, uh, again requested regarding a view from, uh,

2089

01:32:50.705 --> 01:32:53.045

the properties on, uh, uh, open halt farm

2090

01:32:53.545 --> 01:32:56.485

and then similarly about what potential impact it may have

2091

01:32:56.485 --> 01:33:00.285

for emissions on local residents and uh, designated sites.

2092

01:33:00.455 --> 01:33:03.925

Thank you. Um, I think that's probably change four.

2093

01:33:03.925 --> 01:33:05.885

Could we do change five now?

2094

01:33:06.025 --> 01:33:07.365

I'm sorry and apologies on my part.

2095

01:33:07.405 --> 01:33:09.605

I think I was getting confused. This is the one I was

2096

01:33:09.605 --> 01:33:10.685

thinking was linked to change.

2097

01:33:10.685 --> 01:33:11.765

Three Apologies.

2098

01:33:14.385 --> 01:33:16.005

Um, thank you sir. Yes.

2099

01:33:16.145 --> 01:33:20.165

Um, and, and, uh, James drawn for the applicant, again, just

2100

01:33:20.165 --> 01:33:23.085

to emphasize, I'm only briefly summarizing Yes, the,

2101

01:33:23.085 --> 01:33:27.645

the content there is in addressing F'S point of moments ago,

2102

01:33:27.945 --> 01:33:29.965

the, the detail of the modeling

2103

01:33:30.105 --> 01:33:31.445

and the points

2104

01:33:31.515 --> 01:33:33.685

that have just been raised are all covered in,

2105

01:33:34.105 --> 01:33:35.485

in the Fuller letter.

2106

01:33:35.745 --> 01:33:37.605

So apologies that this is a summary only,

2107

01:33:38.385 --> 01:33:40.085

uh, proposed change five.

2108

01:33:40.265 --> 01:33:44.325

So that's the relocation of the contractors

2109

01:33:44.855 --> 01:33:47.525

facilities and this is

2110

01:33:48.915 --> 01:33:51.805

some existing contractors facilities, which are

2111

01:33:52.485 --> 01:33:56.325

temporary modular structures that are there, um, associated

2112

01:33:56.325 --> 01:33:58.205

with the existing power station.

2113

01:33:59.265 --> 01:34:03.085

And the proposal is to relocate those to allow them

2114

01:34:03.185 --> 01:34:05.125

to continue to be used.

2115

01:34:06.105 --> 01:34:10.405

And they were proposed to be located to an area southeast

2116

01:34:10.425 --> 01:34:14.445

of the existing education center within the main

2117

01:34:14.555 --> 01:34:16.285

development area.

2118

01:34:16.865 --> 01:34:19.205

And that's shown on the indicative site layout.

2119

01:34:20.825 --> 01:34:24.725

Um, but following a review of the available space, um,

2120

01:34:24.785 --> 01:34:28.125

we don't think we can accommodate them in that area.

2121

01:34:28.905 --> 01:34:33.405

And proposed change five involves moving them

2122

01:34:33.405 --> 01:34:37.525

to an alternative location, uh, within the site.

2123

01:34:38.505 --> 01:34:42.325

And the, we've identified that proposed new location

2124

01:34:42.985 --> 01:34:47.285

and then, uh, identified what would be necessary

2125

01:34:47.425 --> 01:34:48.765

to relocate them there

2126

01:34:49.945 --> 01:34:53.285

and the land identified for that purpose.

2127

01:34:53.385 --> 01:34:57.525

It has in fact also recently been partially cleared by

2128

01:34:58.125 --> 01:35:00.565

National Grid for for works they were doing.

2129

01:35:01.585 --> 01:35:05.485

And we set out what would be necessary by way

2130

01:35:05.485 --> 01:35:06.925

of additional scrub clearance

2131

01:35:07.025 --> 01:35:09.725

and the, um, surfacing in order

2132

01:35:09.725 --> 01:35:12.005

to relocate those facilities.

2133

01:35:12.825 --> 01:35:15.565

Uh, and the fence line, et cetera.

2134

01:35:16.025 --> 01:35:19.525

And the construction works necessary for that relocation.

2135

01:35:21.145 --> 01:35:24.965

It doesn't, um, affect, for example, numbers

2136

01:35:25.025 --> 01:35:26.165

of construction workers

2137

01:35:26.745 --> 01:35:29.805

or vehicle, um, movements

2138

01:35:29.825 --> 01:35:31.165

to those which we've already assessed.

2139

01:35:31.325 --> 01:35:34.605

'cause I know those are of concern to Okay. Local residents.

2140

01:35:34.935 --> 01:35:37.205

Thank you. Are there, are there any comments on that?

2141

01:35:37.205 --> 01:35:38.245

So that's a movement of a,

2142

01:35:38.245 --> 01:35:39.965

of a building within the site companion.

2143

01:35:40.865 --> 01:35:42.925

Um, yeah, this, um, so,

2144

01:35:43.065 --> 01:35:46.325

so BNG known in England in Wales, just

2145

01:35:46.325 --> 01:35:47.445

for a point of clarification.

2146

01:35:47.445 --> 01:35:51.925

Yes. NBB um, so this, this reflects onto, uh,

2147
01:35:52.205 --> 01:35:56.165
reclassification of that area, which would obviously impact

2148
01:35:56.685 --> 01:35:57.725
MBB calculation.

2149
01:35:58.865 --> 01:36:01.325
The MBB calculation is also seemingly impacted

2150
01:36:02.025 --> 01:36:04.805
by the proposed change two, um,

2151
01:36:05.065 --> 01:36:09.205
and also the proposed change three, just also just as a,

2152
01:36:09.205 --> 01:36:12.845
as a point of understanding that on our calculations

2153
01:36:13.105 --> 01:36:17.725
as we stand at present for LIR responses, we,

2154
01:36:17.825 --> 01:36:20.805
we have a different understanding of our calculation as to

2155
01:36:20.865 --> 01:36:23.565
how the applicant have calculated at this point.

2156
01:36:23.715 --> 01:36:26.085
Okay. So now post submission, that's three element

2157
01:36:26.225 --> 01:36:29.365
of proposed changes that we feel could potentially

2158
01:36:29.485 --> 01:36:31.885
significantly impact the MBB calculation

2159
01:36:32.225 --> 01:36:34.405
as has been originally submitted.

2160
01:36:34.575 --> 01:36:37.325

Thank you. Okay. Again, just to, just to iterate if,

2161

01:36:37.345 --> 01:36:40.245

if you, for the time being then if you work on the existing

2162

01:36:40.845 --> 01:36:43.445

original application, consequently, like you say,

2163

01:36:43.445 --> 01:36:45.565

it may have a knock on impact on those changes.

2164

01:36:45.905 --> 01:36:47.845

Uh, and thank you for that point of clarity as well on the,

2165

01:36:47.925 --> 01:36:51.205

on the definition in Well I was aware that I forgot.

2166

01:36:51.905 --> 01:36:53.085

Um, thank you. Okay.

2167

01:36:53.145 --> 01:36:55.845

Uh, and I think there's no other comments on that.

2168

01:36:56.185 --> 01:36:57.365

Uh, relocation

2169

01:36:57.785 --> 01:37:00.885

and impacts, knock on impacts on, uh, habitat, uh,

2170

01:37:00.905 --> 01:37:01.965

change six, please.

2171

01:37:05.965 --> 01:37:08.125

Proposed change six, uh, relates to the

2172

01:37:09.005 --> 01:37:11.005

Connor's key North jetty.

2173

01:37:11.065 --> 01:37:12.725

You may have seen reference to that already.

2174

01:37:13.505 --> 01:37:17.725

And, uh, an an ex an expansion of the proposed

2175

01:37:18.235 --> 01:37:20.845

hard standing at that area.

2176

01:37:22.185 --> 01:37:26.205

And there's a proposal to extend the hard standing,

2177

01:37:27.305 --> 01:37:31.485

um, I think by,

2178

01:37:32.065 --> 01:37:35.965

in two areas, 50 meters by 16 meters.

2179

01:37:36.025 --> 01:37:37.445

So 800 square meters

2180

01:37:37.545 --> 01:37:40.925

and another of 62.5 meters by 16 meters.

2181

01:37:40.945 --> 01:37:42.845

So a thousand square meters.

2182

01:37:43.745 --> 01:37:47.405

And this is to deal with, um, the existing

2183

01:37:47.975 --> 01:37:51.005

offloading area at that location

2184

01:37:51.825 --> 01:37:55.885

and the proposals to extend the hard surfacing to allow

2185

01:37:55.945 --> 01:38:00.725

for an additional area that can be used for offloading,

2186

01:38:01.265 --> 01:38:05.445

um, for equipment deliveries during the construction phase,

2187

01:38:06.825 --> 01:38:07.885

uh, to make it easier

2188

01:38:07.985 --> 01:38:10.925

and quicker to unload the equipment that would be

2189

01:38:11.435 --> 01:38:15.885

potentially delivered by barge to that north jetty.

2190

01:38:17.345 --> 01:38:21.205

And again, without going into the detail, the implications

2191

01:38:21.225 --> 01:38:23.805

of doing that in terms of the additional surfacing

2192

01:38:23.825 --> 01:38:27.805

that's required construction are all the subject of

2193

01:38:28.455 --> 01:38:32.525

assessment or assessment as part of the change.

2194

01:38:33.305 --> 01:38:37.965

And again, we don't consider that that's going to give rise

2195

01:38:38.025 --> 01:38:41.445

to any significant environmental effects,

2196

01:38:41.785 --> 01:38:43.325

but of course that will be a matter for

2197

01:38:44.025 --> 01:38:45.165

the assessment in due course.

2198

01:38:45.695 --> 01:38:47.605

Great, thank you. Are there any comments

2199

01:38:47.625 --> 01:38:48.765

on that proposal? Oh, oh,

2200

01:38:48.765 --> 01:38:49.765

Sorry. Should I just, I

2201

01:38:49.765 --> 01:38:51.085

I'm very sorry. It's alright.

2202

01:38:51.225 --> 01:38:54.525

It does require an amendment to the order limits. Yes.

2203

01:38:54.925 --> 01:38:59.525

I should have just emphasized to include a T 0.21 hectares

2204

01:39:00.065 --> 01:39:01.485

of permanent land use

2205

01:39:02.105 --> 01:39:05.205

but without the need for compulsory acquisition powers.

2206

01:39:07.945 --> 01:39:11.605

Yes. Yeah, sorry. Thank you. No comments. No comments.

2207

01:39:11.705 --> 01:39:15.045

Any comments virtually from any parties? No. Okay.

2208

01:39:15.265 --> 01:39:17.365

Um, I'm just gonna cover off in summary now,

2209

01:39:17.365 --> 01:39:18.765

all those, if I can.

2210

01:39:18.955 --> 01:39:21.845

Very briefly, I said thank you for your change notification.

2211

01:39:21.925 --> 01:39:24.925

I considered that those proposed changes initially appear

2212

01:39:24.925 --> 01:39:26.325

reasonable to the application

2213

01:39:26.825 --> 01:39:29.405

and I'm minded for the benefits of my colleagues in the room

2214

01:39:29.405 --> 01:39:31.405

to accept the change notifications as it now stands,

2215

01:39:31.655 --> 01:39:34.005

which will then allow the applicant to go back

2216

01:39:34.005 --> 01:39:36.965

and consult with the parties on more detail of the changes,

2217

01:39:37.825 --> 01:39:40.645

uh, and submit that I think you're intending to submit

2218

01:39:40.645 --> 01:39:42.285

that change request at deadline free.

2219

01:39:42.825 --> 01:39:45.245

It would be beneficial if taking on board Mrs.

2220

01:39:45.315 --> 01:39:47.525

Hues points and other residents at Oak Hop Farm,

2221

01:39:47.585 --> 01:39:51.045

if you could, uh, look at the landscape visual impacts

2222

01:39:51.185 --> 01:39:53.685

and also the potential emissions

2223

01:39:53.685 --> 01:39:56.765

and dispersal of pollutants from those lowered stack heights

2224

01:39:56.765 --> 01:39:57.885

for local residents

2225

01:39:57.885 --> 01:39:59.525

and also for the designated sites,

2226

01:39:59.525 --> 01:40:02.125

please in your change request.

2227

01:40:03.305 --> 01:40:05.445

Uh, I also think that so long as the scope

2228

01:40:05.585 --> 01:40:08.165

and scale of those of the change request is confined to

2229

01:40:08.165 --> 01:40:10.965

what we've just discussed, they appear reasonable

2230

01:40:11.345 --> 01:40:14.005

and it should give an opportunity for all parties hopefully

2231

01:40:14.005 --> 01:40:16.845

to be able to be consulted and engage in those changes

2232

01:40:16.945 --> 01:40:19.925

and understand the impacts notwithstanding picking up on the

2233

01:40:19.925 --> 01:40:21.685

impacts on the habitat, uh, potential.

2234

01:40:21.865 --> 01:40:24.765

All the hard work people have done both sides, uh,

2235

01:40:24.985 --> 01:40:28.205

on all parties trying to work out how much land will be, uh,

2236

01:40:28.205 --> 01:40:29.245

habitat before and after.

2237

01:40:29.425 --> 01:40:31.325

And then that's now changing potentially.

2238

01:40:32.525 --> 01:40:34.045

I will be particularly interested to hear

2239

01:40:34.065 --> 01:40:35.085

how the proposed lowering

2240

01:40:35.085 --> 01:40:37.525

of the Stack Heights does not increase the deposition

2241

01:40:37.525 --> 01:40:39.285

of more pollutants on to local residents

2242

01:40:39.465 --> 01:40:40.885

and, uh, the local habitats.

2243

01:40:41.225 --> 01:40:43.925

But, um, hopefully you'll be able to provide that evidence.

2244

01:40:44.585 --> 01:40:48.205

And finally, just regarding, um, the change

2245

01:40:48.205 --> 01:40:50.565

of the order limits, understanding that you're going

2246

01:40:50.565 --> 01:40:52.245

to temporarily possess the site

2247

01:40:52.265 --> 01:40:54.805

to construct the loading areas

2248

01:40:55.305 --> 01:40:57.325

for unloading at Connors Key North,

2249

01:40:58.705 --> 01:41:00.885

but not take compulsory acquisition

2250

01:41:00.885 --> 01:41:03.365

and permanent acquisition of it has the owner of the land,

2251

01:41:03.365 --> 01:41:04.445

which I think is tarter.

2252

01:41:04.445 --> 01:41:07.125

Have they given any initial views onto their views on that

2253

01:41:07.125 --> 01:41:08.245

or have they object to that or

2254

01:41:12.135 --> 01:41:13.255

James TRO for the applicant?

2255

01:41:13.355 --> 01:41:16.015

I'm, I'm told we were in discussions with them. Okay.

2256

01:41:16.015 --> 01:41:17.535

So we'll update you in due course.

2257

01:41:18.955 --> 01:41:20.615

That's lovely. Thank you ever so much for that.

2258

01:41:21.525 --> 01:41:24.535

Okay, so sit, sorry, we're still on item six,

2259

01:41:24.535 --> 01:41:25.575

which is procedural decisions.

2260

01:41:25.595 --> 01:41:26.855

I'm gonna move on now to statements

2261

01:41:26.855 --> 01:41:28.455

of common, oh, sorry. Is there something you

2262

01:41:28.465 --> 01:41:30.855

Could I sorry, James TR0 for the applicant again.

2263

01:41:31.035 --> 01:41:34.935

Uh, just one point. So we raised in the, the letter, um,

2264

01:41:35.285 --> 01:41:39.695

that we had dealt with the procedural implications of,

2265

01:41:40.715 --> 01:41:44.975

uh, the change and we, there was a question of

2266

01:41:45.505 --> 01:41:50.255

there Us, um,

2267

01:41:50.395 --> 01:41:53.815

I'm just checking what we, we, we had sought, well,

2268

01:41:54.355 --> 01:41:57.575

if it were possible advice from yourself

2269

01:41:57.675 --> 01:42:01.855

by the 20th of January, 2026 as to the,

2270

01:42:02.835 --> 01:42:04.655

um, consultation approach

2271

01:42:04.655 --> 01:42:07.935

that we've set out in the letter

2272

01:42:08.835 --> 01:42:12.815

and that that's in order for us to allow to proceed

2273

01:42:12.815 --> 01:42:15.415

with the consultation as, as quickly as possible.

2274

01:42:15.515 --> 01:42:19.335

So, uh, and we were proposing to begin

2275

01:42:20.155 --> 01:42:22.935

the consultation on the 21st of January IE very soon.

2276

01:42:23.115 --> 01:42:26.375

So, um, I'm just drawing your attention to that.

2277

01:42:26.435 --> 01:42:28.855

It, it, obviously we're seeking your indulgence, but it,

2278

01:42:28.915 --> 01:42:32.855

but if, if there were advice to be forthcoming,

2279

01:42:33.035 --> 01:42:34.575

we we'd welcome it before.

2280

01:42:35.045 --> 01:42:36.255

Okay. That, that date

2281

01:42:36.575 --> 01:42:37.655

I will, uh, what I'll do is

2282

01:42:37.785 --> 01:42:39.855

after this meeting I will go back to my case team colleagues

2283

01:42:39.855 --> 01:42:42.135

and just formally accept your notification

2284

01:42:42.595 --> 01:42:45.575

and then also I'll reply with my, uh, the advice

2285

01:42:45.575 --> 01:42:47.055

that you've sought on the consultation

2286

01:42:47.055 --> 01:42:47.775

Requirements. Thank you very much.

2287

01:42:47.915 --> 01:42:50.215

Before that date, what was it again? The 20th wasn't it?

2288

01:42:50.535 --> 01:42:52.735

T the 20th of January. So, uh,

2289

01:42:52.965 --> 01:42:53.965

I'll do it as soon as I can. That's

2290

01:42:53.965 --> 01:42:55.015

very common. Thanks. Yeah,

2291

01:42:56.155 --> 01:42:57.155

That's lovely. So I'm gonna

2292

01:42:57.155 --> 01:42:58.095

move on to the statements

2293

01:42:58.095 --> 01:43:00.015

of common ground now, if that's okay.

2294

01:43:00.435 --> 01:43:03.415

Um, uh, right. Where are we?

2295

01:43:03.555 --> 01:43:07.615

Uh, um, so the aim again, just to go back over a statement

2296

01:43:07.615 --> 01:43:10.055

of common ground is to agree factual information, uh,

2297

01:43:10.055 --> 01:43:12.895

between parties and to help inform me, uh,

2298

01:43:13.005 --> 01:43:14.855

what parties agree on and what they disagree on

2299

01:43:15.435 --> 01:43:17.255

and where any differences lie going forward so

2300

01:43:17.255 --> 01:43:18.775

that we can factor in on those issues.

2301

01:43:19.755 --> 01:43:22.095

Uh, it hopefully helps us to provide a bit of a focus

2302

01:43:22.115 --> 01:43:24.575

and saves a bit of time identifying matters which

2303

01:43:24.575 --> 01:43:25.855

people aren't disputing.

2304

01:43:26.955 --> 01:43:30.775

Uh, so, um,

2305

01:43:33.115 --> 01:43:34.895

it can also, um, help us state

2306

01:43:34.895 --> 01:43:37.015

where you'll be made disagree, but also agree.

2307

01:43:37.115 --> 01:43:39.095

So it can, it can shut off some avenues

2308

01:43:39.095 --> 01:43:40.895

of the examination if, if it's when it's helpful,

2309

01:43:40.955 --> 01:43:42.935

but also it allows us to really drill in where,

2310

01:43:42.935 --> 01:43:45.295

where there is, um, a major point of disagreement.

2311

01:43:46.115 --> 01:43:50.335

Um, so The applicant engages

2312

01:43:50.335 --> 01:43:51.565

with those parties and

2313

01:43:51.565 --> 01:43:53.005

prepares that statement of common ground.

2314

01:43:53.265 --> 01:43:55.685

Uh, but it, it's equally agreed by both parties

2315

01:43:55.705 --> 01:43:57.885

and then it's submitted to myself so that I've got an idea

2316

01:43:57.945 --> 01:43:59.525

of, uh, what you do and don't agree with.

2317

01:44:00.305 --> 01:44:02.485

The applicant initially advises of a list of parties

2318

01:44:02.485 --> 01:44:04.845

that they were preparing statements of common ground with.

2319

01:44:05.425 --> 01:44:07.325

Uh, and I added to that list when I fed back

2320

01:44:07.325 --> 01:44:08.525

to the applicant of some other parties

2321

01:44:08.525 --> 01:44:09.925

that I thought would be useful.

2322

01:44:10.275 --> 01:44:12.605

Firstly, apologies from me, I think I misinterpret,

2323

01:44:13.465 --> 01:44:15.605
misinterpreted the responsibility again

2324

01:44:15.605 --> 01:44:17.085
for Principal highways in this area,

2325

01:44:17.085 --> 01:44:18.325
which is Welsh Assembly Government.

2326

01:44:18.725 --> 01:44:21.045
I think the organization I mentioned doesn't do any anymore.

2327

01:44:21.115 --> 01:44:23.125
It's um, it's Welsh assembly government

2328

01:44:23.125 --> 01:44:24.365
for highways in Wales I believe still.

2329

01:44:24.745 --> 01:44:27.445
And I think there's, is it Highways England in England now?

2330

01:44:27.525 --> 01:44:29.845
I dunno. Anyway, so apologies for that.

2331

01:44:29.905 --> 01:44:31.205
So not National Highways.

2332

01:44:31.225 --> 01:44:33.005
So firstly, please don't feel that you should need

2333

01:44:33.005 --> 01:44:34.565
to chase them up and ask them 'cause they won't know

2334

01:44:34.565 --> 01:44:36.445
what road you're talking about, I assume.

2335

01:44:37.145 --> 01:44:41.925
Uh, and then, um, secondly, I believe, uh, I asked you

2336

01:44:41.925 --> 01:44:44.205

to enter into an agreement with Scottish Power,

2337

01:44:44.265 --> 01:44:47.725

but you entered into an agreement with SP Energy Networks,

2338

01:44:47.725 --> 01:44:49.525

which is Scottish Power, I think.

2339

01:44:49.525 --> 01:44:51.085

Is that right? So I think, uh,

2340

01:44:51.085 --> 01:44:52.645

please don't feel that you've gotta do it twice.

2341

01:44:52.705 --> 01:44:54.765

So I just want to double check I've got those two

2342

01:44:54.765 --> 01:44:56.845

points correct. First,

2343

01:44:57.665 --> 01:45:01.485

Uh, so James from the applicant, sir, uh, on the latter

2344

01:45:01.825 --> 01:45:04.485

yet we have, I I think I'm gonna get this the wrong way

2345

01:45:04.605 --> 01:45:08.405

around, but we have where we are facing a statement

2346

01:45:08.405 --> 01:45:11.325

to common ground with Scottish power, right.

2347

01:45:11.505 --> 01:45:15.125

Who, who cover SP Energy Networks.

2348

01:45:15.585 --> 01:45:17.805

So they're under that same umbrella.

2349

01:45:18.145 --> 01:45:19.405

So we weren't proposing

2350

01:45:19.405 --> 01:45:23.845

therefore a separate statement to common ground

2351

01:45:23.875 --> 01:45:25.565

with SP Energy Networks.

2352

01:45:25.855 --> 01:45:26.885

Understood. Thank you.

2353

01:45:26.885 --> 01:45:29.845

And and in relation to, uh,

2354

01:45:31.725 --> 01:45:34.925

national High, you just mentioned National Highways, uh, we,

2355

01:45:36.005 --> 01:45:38.925

I think are proposing to engage

2356

01:45:39.225 --> 01:45:41.605

and with National Highways

2357

01:45:41.795 --> 01:45:44.205

because they are interested in

2358

01:45:46.325 --> 01:45:50.125

Strategic Road Network within England insofar

2359

01:45:50.125 --> 01:45:52.165

as it's affecting

2360

01:45:53.315 --> 01:45:54.315

Okay. Uh,

2361

01:45:54.315 --> 01:45:56.245

'cause of the abnormal invis load groups.

2362

01:45:56.555 --> 01:45:59.405

Exactly. And they, they have, they, they did submit a

2363

01:46:00.605 --> 01:46:02.365
relevant representation, so, uh,

2364

01:46:02.605 --> 01:46:05.605
'cause you refer to that, um, it may be you were referring

2365

01:46:05.605 --> 01:46:07.405
to some other organization,

2366

01:46:07.545 --> 01:46:09.245
but what I just wanted to clarify,

2367

01:46:09.405 --> 01:46:11.085
I, I think what I was, what I, what I,

2368

01:46:11.105 --> 01:46:12.725
if I'm honest was confused by is,

2369

01:46:12.985 --> 01:46:14.645
and again, please correct me if I'm wrong here.

2370

01:46:15.905 --> 01:46:18.005
So we've got two issues. There's, there's ownership

2371

01:46:18.005 --> 01:46:20.325
of Strategic Highway Networks in Wales

2372

01:46:20.465 --> 01:46:22.565
and in England, operation

2373

01:46:22.565 --> 01:46:25.005
of Strategic Highway Networks in Wales and England.

2374

01:46:25.305 --> 01:46:28.845
If I'm correct, in Wales both things are done

2375

01:46:28.845 --> 01:46:30.005
by Welsh assembly government.

2376

01:46:31.525 --> 01:46:33.365

I think we'll, we'll get some

2377

01:46:33.505 --> 01:46:38.365

and in England, I think Highway's England are now the asset

2378

01:46:38.375 --> 01:46:42.445

owner, but National Highways operate them I think.

2379

01:46:43.265 --> 01:46:46.685

But if we could have an agreement with the people

2380

01:46:46.685 --> 01:46:48.205

that are worried that there's gonna be a lot

2381

01:46:48.205 --> 01:46:49.820

of traffic on their roads, that would be very helpful.

2382

01:46:51.355 --> 01:46:53.485

Certainly James, Sean, the applicant. Yes sir.

2383

01:46:53.485 --> 01:46:55.005

That, that point's well understood.

2384

01:46:55.215 --> 01:46:56.925

We'll we'll check the position that you,

2385

01:46:57.025 --> 01:46:58.565

you just raised. Thank

2386

01:46:58.565 --> 01:46:59.565

You very much.

2387

01:47:00.065 --> 01:47:02.685

Uh, thank you. I think you are entering into agreements

2388

01:47:02.685 --> 01:47:03.925

with Natural England

2389

01:47:03.985 --> 01:47:06.965

and Airbus as I requested also, so that's very helpful.

2390

01:47:07.625 --> 01:47:10.125

Um, just for the benefits of those in the room thinking,

2391

01:47:10.145 --> 01:47:11.405

why are Natural England involved?

2392

01:47:11.795 --> 01:47:15.045

Natural Resources Wales are the lead organization for, um,

2393

01:47:15.725 --> 01:47:18.405

ecology, forestry, uh, water and environment in Wales.

2394

01:47:18.905 --> 01:47:21.445

But because this development has the potential

2395

01:47:21.445 --> 01:47:23.845

to impact European designated sites, which are

2396

01:47:24.625 --> 01:47:27.045

across the border in England naturally

2397

01:47:27.045 --> 01:47:28.605

and have expressed concerns as well.

2398

01:47:30.225 --> 01:47:32.645

Um, so thank you for taking on board those recommendations.

2399

01:47:32.835 --> 01:47:35.205

Finally, I did ask, uh, the applicant

2400

01:47:35.205 --> 01:47:38.365

to enter into agreements with public health whales, uh,

2401

01:47:38.365 --> 01:47:40.725

mainly 'cause of my concerns about what's coming outta the

2402

01:47:40.725 --> 01:47:42.605

stacks and the impacts on local residents

2403

01:47:42.945 --> 01:47:45.725

and also the Maritime and Coast Guard Agency

2404

01:47:45.925 --> 01:47:48.605

'cause they'd expressed a concern about moving big shipping

2405

01:47:49.035 --> 01:47:51.725

equipment in the River D Estuary.

2406

01:47:52.105 --> 01:47:54.765

Um, I note that the applicant has

2407

01:47:55.165 --> 01:47:58.325

provided very reasonable, uh, correspondence back

2408

01:47:58.325 --> 01:47:59.765

to me saying that they don't think they need

2409

01:47:59.765 --> 01:48:01.205

to enter into agreements with those parties.

2410

01:48:01.265 --> 01:48:02.925

So I just wanted to clarify that now,

2411

01:48:03.065 --> 01:48:05.485

but I think that's, could just clarify that again for my

2412

01:48:05.485 --> 01:48:06.485

Benefit. Yes, James drawn for

2413

01:48:06.485 --> 01:48:08.165

the applicant. Yes, sir. That's right.

2414

01:48:08.425 --> 01:48:12.885

We having looked at their relevant representations, we think

2415

01:48:13.035 --> 01:48:17.925

that so far as public health whales are concerned, they

2416

01:48:18.445 --> 01:48:20.125

consider that the previous queries

2417

01:48:20.355 --> 01:48:24.485

that they had raised have been addressed in, uh,

2418

01:48:24.705 --> 01:48:29.125

the material in support of the DCO application and

2419

01:48:29.235 --> 01:48:32.485

therefore we weren't proposing to formalize

2420

01:48:32.485 --> 01:48:34.045

that in a statement to common ground.

2421

01:48:35.025 --> 01:48:37.005

And likewise, the Maritime

2422

01:48:37.005 --> 01:48:39.645

and Coast Guard Agency, their relevant representation

2423

01:48:40.265 --> 01:48:41.845

are RR 44.

2424

01:48:42.705 --> 01:48:45.445

Um, ref in effect refers us to

2425

01:48:46.225 --> 01:48:49.685

the relevant harbor authorities or conservancies and

2426

01:48:49.685 --> 01:48:52.965

therefore we weren't, we didn't think it would be necessary

2427

01:48:53.025 --> 01:48:57.205

to enter into statement to common ground with that agency

2428

01:48:57.545 --> 01:49:00.325

as opposed to dealing with the Harper authorities.

2429

01:49:00.595 --> 01:49:04.805

Okay, thank you. Thank you for that clarity.

2430

01:49:05.225 --> 01:49:08.405

Are there any other parties, uh, present that, uh, feel

2431

01:49:08.405 --> 01:49:10.205

that they would like to enter into a statement

2432

01:49:10.205 --> 01:49:12.365

of common ground with the applicant

2433

01:49:12.365 --> 01:49:14.645

or any that I believe I should be pointed towards?

2434

01:49:14.665 --> 01:49:16.845

Should be, uh, entering into a statement

2435

01:49:16.845 --> 01:49:21.045

of, Okay, thank you.

2436

01:49:21.825 --> 01:49:24.045

I'm gonna move on now to the accompanied,

2437

01:49:24.185 --> 01:49:25.285

uh, site inspection.

2438

01:49:25.985 --> 01:49:28.645

Uh, so this is where, you know, myself, al be,

2439

01:49:28.945 --> 01:49:31.525

and other interested parties will be undertaking a formal

2440

01:49:32.235 --> 01:49:36.965

site inspection, uh, uh, on

2441

01:49:37.535 --> 01:49:38.925

non-public access land.

2442

01:49:39.425 --> 01:49:42.965

Um, I've sought, uh, requests for locations.

2443

01:49:43.025 --> 01:49:45.885

Uh, I've received requests for locations from, uh, Ramblers,

2444

01:49:46.035 --> 01:49:47.565
cery, uh, and, and

2445

01:49:47.705 --> 01:49:49.765
and considered all of the locations that they've asked me

2446

01:49:49.765 --> 01:49:52.445
to go and look at are accessible from public rights of way.

2447

01:49:52.915 --> 01:49:56.525
I've had no other feedback of to visit any other sites

2448

01:49:56.525 --> 01:49:59.845
that I cannot access from the public, uh, realm.

2449

01:49:59.945 --> 01:50:03.365
So I was just gonna come out to, um, parties in the room

2450

01:50:03.505 --> 01:50:05.685
and parties online to say, is there any sites

2451

01:50:05.685 --> 01:50:09.325
that you would like me to view, uh, the, uh,

2452

01:50:09.325 --> 01:50:11.245
development from, uh, proposed development

2453

01:50:11.265 --> 01:50:12.325
and, uh, make a comment.

2454

01:50:12.585 --> 01:50:14.005
Mrs. Hume in the back of the room please.

2455

01:50:16.135 --> 01:50:18.005
Hello. Jennifer Hume, uh, Galt Farm.

2456

01:50:18.305 --> 01:50:22.005
Yes, we would very much like to welcome you to our property

2457

01:50:22.465 --> 01:50:24.565

and to view the site from our

2458

01:50:24.565 --> 01:50:26.645
perspective. Be much appreciated.

2459

01:50:27.355 --> 01:50:28.805
Okay, thank you. Uh,

2460

01:50:28.825 --> 01:50:32.205
and I note that I'm, uh, other parties in, uh, uh,

2461

01:50:32.325 --> 01:50:34.205
Chester Road would also be asking for that as well.

2462

01:50:34.565 --> 01:50:36.365
I just want to clarify one thing

2463

01:50:36.365 --> 01:50:38.845
because, um, like I say, we will be, there are a number

2464

01:50:38.845 --> 01:50:41.165
of different types of site inspection that can undertake.

2465

01:50:41.165 --> 01:50:43.765
There are, um, what we call unaccompanied.

2466

01:50:44.025 --> 01:50:45.885
I'm just, the reason I'm forewarning you a bit is

2467

01:50:46.045 --> 01:50:48.005
'cause an accompanied site inspection is quite a,

2468

01:50:48.335 --> 01:50:50.365
quite a thing to have TRAs through your property.

2469

01:50:50.625 --> 01:50:52.805
Um, and unaccompanied is, is literally myself.

2470

01:50:52.925 --> 01:50:54.805
I will not speak, just to make it clear, I won't speak

2471
01:50:54.805 --> 01:50:56.805
to any parties unfortunately at the venue

2472
01:50:56.805 --> 01:51:00.685
because if, if you can appreciate, um, I wouldn't go

2473
01:51:00.685 --> 01:51:01.845
and meet the applicant and,

2474
01:51:01.905 --> 01:51:04.285
and hear their view about something without you being

2475
01:51:04.285 --> 01:51:05.685
present and simply, I can't go

2476
01:51:05.685 --> 01:51:07.685
and meet you without the applicant being present.

2477
01:51:08.395 --> 01:51:10.965
Therefore, if we do intend to go on

2478
01:51:10.965 --> 01:51:13.725
what we call an AC company site inspection to, uh,

2479
01:51:13.955 --> 01:51:16.365
your property, um,

2480
01:51:17.695 --> 01:51:19.605
We're quite happy for that to happen. It, it

2481
01:51:19.605 --> 01:51:21.205
Could be a, a coach load of people.

2482
01:51:21.595 --> 01:51:22.645
It's no problem. There

2483
01:51:22.645 --> 01:51:24.245
Is, there is an alternative, what we call, uh,

2484
01:51:24.265 --> 01:51:26.605

access required site inspection where, you know,

2485

01:51:26.605 --> 01:51:29.885

if you are saying could you just come, uh, to my garden, uh,

2486

01:51:30.125 --> 01:51:32.165

I I I will open the gate and then I'll go away.

2487

01:51:32.285 --> 01:51:34.285

I, I can look at it and make my interpretation of

2488

01:51:34.285 --> 01:51:36.005

what it be from there, but I'm happy to, you know,

2489

01:51:36.355 --> 01:51:37.885

accommodate that however you wish.

2490

01:51:38.185 --> 01:51:39.245

I'm quite happy to do either.

2491

01:51:39.295 --> 01:51:41.765

We've got plenty of space and we easily can take a coach.

2492

01:51:42.205 --> 01:51:43.565

I can even provide the tea. No problem.

2493

01:51:44.095 --> 01:51:45.285

Thank you. Okay.

2494

01:51:45.585 --> 01:51:48.205

Um, like I said, I have had feedback from uh, uh,

2495

01:51:48.205 --> 01:51:50.245

unfortunately some, you know, I appreciate people

2496

01:51:50.245 --> 01:51:51.285

who have been here and have to go in.

2497

01:51:51.305 --> 01:51:52.645

Uh, so I think we've got some feedback

2498

01:51:52.645 --> 01:51:54.525
that there would be other locations quite,

2499

01:51:55.005 --> 01:51:56.005
I think Mrs. Be

2500

01:51:56.005 --> 01:51:58.085
who sits next door to me, who lives on the lane

2501

01:51:58.885 --> 01:52:00.125
directly would be appreciated to.

2502

01:52:00.595 --> 01:52:04.185
Okay. So it sounds like, um,

2503

01:52:05.845 --> 01:52:07.665
let me have a think about the best way to address that.

2504

01:52:07.775 --> 01:52:09.145
What it's gonna be one of two ways.

2505

01:52:09.305 --> 01:52:12.265
I think we either, um, have a formal, um,

2506

01:52:12.975 --> 01:52:16.345
accompanied site inspection where myself, any other party

2507

01:52:16.345 --> 01:52:18.505
that wishes to come, the applicant will be coming and visit

2508

01:52:18.525 --> 01:52:23.185
and viewing from that location or, um, we, um, notify you

2509

01:52:23.185 --> 01:52:24.185
of a, of a time and date

2510

01:52:24.185 --> 01:52:25.225
and we'll go and look from that point.

2511

01:52:25.245 --> 01:52:28.305

So I think it would be really, which is, which is, I'm,

2512

01:52:28.405 --> 01:52:30.065

I'm conscious you want to get your point across.

2513

01:52:30.125 --> 01:52:31.265

That's the important thing

2514

01:52:31.965 --> 01:52:35.585

and I, uh, what I don't want is to, like I say,

2515

01:52:35.585 --> 01:52:37.745

to disturb you or cause you a lot of inconvenience.

2516

01:52:38.125 --> 01:52:39.265

So let's, let's try

2517

01:52:39.265 --> 01:52:41.545

and work out the best way going forward if the applicant can

2518

01:52:41.545 --> 01:52:43.625

have a think about that and have a think about the comments

2519

01:52:43.655 --> 01:52:46.205

that have been received, uh, from all parties.

2520

01:52:46.505 --> 01:52:49.005

Uh, and it produced an itinerary if,

2521

01:52:49.005 --> 01:52:50.765

if it can be done from public access.

2522

01:52:50.865 --> 01:52:54.125

I'm just wondering, you know, we even get to the point

2523

01:52:54.125 --> 01:52:56.365

of is it is, you know, if, if the view is from someone's

2524

01:52:56.365 --> 01:52:58.405

bedroom, bathroom, kitchen, wherever it is,

2525

01:52:58.405 --> 01:52:59.525
and if that's what we all need to do

2526

01:52:59.525 --> 01:53:00.845
and look at a window app, then that's

2527

01:53:00.845 --> 01:53:02.325
what we all need to do and look at a window app.

2528

01:53:02.325 --> 01:53:03.645
But it's just trying to limit the

2529

01:53:03.645 --> 01:53:05.125
numbers. So it's not, I think

2530

01:53:05.265 --> 01:53:08.725
Our perspective is from our yard, which is the easiest.

2531

01:53:08.795 --> 01:53:11.285
There's plenty of space, no issues at all,

2532

01:53:11.585 --> 01:53:14.285
but away from the main road for you to actually get the,

2533

01:53:14.785 --> 01:53:16.085
The benefit, the benefit of the view.

2534

01:53:16.085 --> 01:53:19.325
Definitely. Okay, thank you. So the applicant,

2535

01:53:19.745 --> 01:53:21.805
Uh, James Strong for the applicant, we, we will do that.

2536

01:53:22.065 --> 01:53:23.205
So, and give some thought to it.

2537

01:53:23.345 --> 01:53:27.605
Can I just just mention that the, the rambler's kru, um,

2538

01:53:28.195 --> 01:53:31.725

suggestions, our understanding is that all of those

2539

01:53:33.005 --> 01:53:34.685

locations are public.

2540

01:53:34.875 --> 01:53:38.005

Yeah. The, the only qualification to that,

2541

01:53:38.865 --> 01:53:41.005

if it is a qualification, is that the

2542

01:53:42.205 --> 01:53:46.005

RSPB Burton mere reserve is an RSP

2543

01:53:46.075 --> 01:53:47.205

reserve site.

2544

01:53:47.545 --> 01:53:51.045

Having looked at their website, they charge

2545

01:53:51.625 --> 01:53:52.645

access to it.

2546

01:53:52.825 --> 01:53:57.765

So, um, that is technically not free public access,

2547

01:53:58.465 --> 01:54:02.005

but it struck us that it would be one that

2548

01:54:03.105 --> 01:54:05.765

you ought to be able to visit without the need for it

2549

01:54:05.765 --> 01:54:08.565

to being accompanied, subject to addressing

2550

01:54:09.145 --> 01:54:10.245

the question of the fee.

2551

01:54:10.515 --> 01:54:12.205

Yeah, yeah, that's okay. Sure.

2552

01:54:12.665 --> 01:54:17.365

So that all of the other ones are, I believe are on public

2553

01:54:18.235 --> 01:54:20.805

footpaths or public accessible viewpoints.

2554

01:54:22.905 --> 01:54:25.365

But if we are wrong about that, then you can no doubt

2555

01:54:25.715 --> 01:54:27.565

I've, I've done the same, I had a quick look just

2556

01:54:27.565 --> 01:54:28.685

to see if we do it from the public.

2557

01:54:28.825 --> 01:54:30.125

So we just need to make a decision about

2558

01:54:30.125 --> 01:54:31.885

how we're gonna best look at it from the perspective

2559

01:54:31.885 --> 01:54:33.685

of the local residents, if we kind a think about that

2560

01:54:33.705 --> 01:54:38.605

and whether that involves, um, formally, uh, formally

2561

01:54:39.625 --> 01:54:42.205

coming onto your property, into your property even possibly,

2562

01:54:42.205 --> 01:54:43.885

or whether you just say, well actually problem at all,

2563

01:54:45.545 --> 01:54:46.545

All over the world.

2564

01:54:46.825 --> 01:54:48.165

So just you

2565

01:54:49.255 --> 01:54:50.325

Thank you very much for your help.

2566

01:54:50.325 --> 01:54:53.125

Thank you. Right. Um, provisionally you suggested a date for

2567

01:54:53.125 --> 01:54:54.925

that for the 16th of March,

2568

01:54:55.305 --> 01:54:58.205

but um, again, we'll we can, we can visit that

2569

01:54:58.205 --> 01:54:59.685

as we go forward during the examination.

2570

01:55:00.595 --> 01:55:02.365

Okay. Right.

2571

01:55:02.625 --> 01:55:06.165

Um, and like I say, if we do go through

2572

01:55:06.165 --> 01:55:08.165

what we call an accompanied site inspection,

2573

01:55:08.165 --> 01:55:09.565

that would involve, uh, you know,

2574

01:55:09.565 --> 01:55:11.685

an invite everybody in the examination,

2575

01:55:11.705 --> 01:55:15.725

all parties are entitled to come and attend that.

2576

01:55:16.185 --> 01:55:18.285

Uh, if we do that as an unaccompanied, then

2577

01:55:18.285 --> 01:55:20.685

that would just be myself and my Okay.

2578

01:55:20.935 --> 01:55:23.405

Thank you. Uh, any comments from the,

2579

01:55:23.405 --> 01:55:26.845

the virtual participants on any of those issues?

2580

01:55:28.235 --> 01:55:29.685

Okay, thank you.

2581

01:55:30.265 --> 01:55:32.445

Uh, I'm gonna move on to additional, oh, sorry,

2582

01:55:32.445 --> 01:55:33.725

flincher, sorry I didn't see,

2583

01:55:33.855 --> 01:55:34.855

Sorry. Uh, Charlie Pope

2584

01:55:34.855 --> 01:55:37.805

Flincher County Council, just in regard to,

2585

01:55:38.185 --> 01:55:40.845

uh, AC company site visits, I just want to be clear

2586

01:55:40.845 --> 01:55:42.285

that we'd like to reserve a position on

2587

01:55:42.285 --> 01:55:46.445

that following submission of our, uh, landscape, uh,

2588

01:55:46.445 --> 01:55:48.805

implications based on our local impact report.

2589

01:55:49.425 --> 01:55:52.685

Um, uh, that, that is anticipated to be submitted, obviously

2590

01:55:53.295 --> 01:55:55.645

subsequent to the 10th of February.

2591

01:55:55.745 --> 01:55:58.245

So that there should be, you know, ample time

2592

01:55:58.265 --> 01:56:00.885

to make a consideration maybe a couple of weeks beforehand.

2593

01:56:01.105 --> 01:56:03.365

But as it stands at this point, we've yet

2594

01:56:03.365 --> 01:56:05.405

to fully assess all of those, um,

2595

01:56:05.515 --> 01:56:07.565

landscape areas of which to view.

2596

01:56:08.115 --> 01:56:11.165

Okay, thank you. So, uh, can I suggest appreciate,

2597

01:56:11.225 --> 01:56:12.965

you know, you've got a lot of work to do in producing

2598

01:56:12.965 --> 01:56:14.285

that report, and thank you for doing that.

2599

01:56:14.705 --> 01:56:17.205

Um, if you are getting early inclination,

2600

01:56:17.205 --> 01:56:19.485

that is a potentially better site to go and look at it from.

2601

01:56:19.485 --> 01:56:21.045

That isn't in the public realm.

2602

01:56:21.385 --> 01:56:22.645

If you could perhaps let us

2603

01:56:22.645 --> 01:56:23.805

know as soon as you possibly know.

2604

01:56:23.825 --> 01:56:25.525

And then we can make some arrangements to try

2605

01:56:25.525 --> 01:56:26.685

and get access to that site

2606
01:56:26.685 --> 01:56:28.245
to have a look at the development, uh,

2607
01:56:28.445 --> 01:56:29.565
proposed development from that site.

2608
01:56:30.055 --> 01:56:32.925
Thank you. Okay, sorry.

2609
01:56:32.925 --> 01:56:34.405
So I'm gonna, it's gonna move on to additional,

2610
01:56:34.545 --> 01:56:35.605
uh, submissions now.

2611
01:56:35.825 --> 01:56:37.925
Um, today I've received the following additional

2612
01:56:37.925 --> 01:56:39.805
submissions, and I think this one's probably important

2613
01:56:39.825 --> 01:56:42.445
for the, uh, Chester Road and Oakhill Farm residents.

2614
01:56:42.905 --> 01:56:46.085
The applicant submitted, uh, to ourselves

2615
01:56:46.275 --> 01:56:48.685
what they call compliance with section 56

2616
01:56:48.825 --> 01:56:51.005
and 59 of the Planning Act.

2617
01:56:51.345 --> 01:56:52.365
And this notifies me,

2618
01:56:52.365 --> 01:56:54.445
the applicant has served notice on all parties

2619
01:56:54.445 --> 01:56:57.525

that they are required to do so by law under the act.

2620

01:56:58.345 --> 01:57:00.365

Now, that's not everyone obviously, uh,

2621

01:57:01.065 --> 01:57:02.965

in particular some parties that are in the room today.

2622

01:57:03.385 --> 01:57:05.685

And the reason why I just go back over that again is

2623

01:57:06.355 --> 01:57:09.205

they have a duty under the act to notify

2624

01:57:09.235 --> 01:57:10.645

what we call affected persons.

2625

01:57:10.645 --> 01:57:12.845

So this is person's land that is either going

2626

01:57:12.845 --> 01:57:15.645

to be compulsory required, taken outta their ownership

2627

01:57:15.645 --> 01:57:17.085

and hand it over to the applicant,

2628

01:57:17.085 --> 01:57:20.725

which is a very significant issue or temporary possessed.

2629

01:57:20.985 --> 01:57:23.085

So, going on, I'm gonna do some work in your land

2630

01:57:23.085 --> 01:57:24.325

and without your permission.

2631

01:57:24.585 --> 01:57:26.845

So those, those people have been notified

2632

01:57:26.845 --> 01:57:29.565

and there are some parties like that affected persons.

2633

01:57:30.025 --> 01:57:34.365

Um, the, um, next stage people are

2634

01:57:34.405 --> 01:57:35.765

what we call interested parties.

2635

01:57:35.865 --> 01:57:37.525

So these are people that have made a request

2636

01:57:37.585 --> 01:57:39.965

to this examination to become an interested party

2637

01:57:40.065 --> 01:57:42.205

and express their views at hearings, uh,

2638

01:57:42.305 --> 01:57:44.725

and in written submissions, uh,

2639

01:57:44.745 --> 01:57:45.965

and they would've been notified.

2640

01:57:46.265 --> 01:57:48.325

And then finally, there are members of the public as well

2641

01:57:48.325 --> 01:57:50.885

that may not have had an opportunity to fall into overdose.

2642

01:57:50.885 --> 01:57:55.325

Two categories. The unfortunate thing being if you are not

2643

01:57:55.385 --> 01:57:56.925

an interested party or an effective person,

2644

01:57:57.105 --> 01:57:59.685

you probably wouldn't have received formal correspondence

2645

01:57:59.835 --> 01:58:02.485

from the applicant or possibly the planning inspector.

2646

01:58:03.185 --> 01:58:05.125

We, we will try and do our best to make sure

2647

01:58:05.125 --> 01:58:08.205

that if you are interested in becoming engaged in this

2648

01:58:08.405 --> 01:58:09.605

examination, we will try and do our best.

2649

01:58:09.705 --> 01:58:12.885

The best way I think to do that is if you register

2650

01:58:12.885 --> 01:58:16.245

with ourselves any changes that happen throughout the course

2651

01:58:16.245 --> 01:58:18.525

of the examination, new hearings coming up,

2652

01:58:18.705 --> 01:58:20.485

the site inspections, uh,

2653

01:58:20.545 --> 01:58:23.405

any new documents received from either the applicant

2654

01:58:23.425 --> 01:58:25.685

or, um, for instance the local impact report from the

2655

01:58:25.685 --> 01:58:27.445

project, you would get an email from us

2656

01:58:27.465 --> 01:58:28.765

and say, this has changed.

2657

01:58:29.265 --> 01:58:31.325

And it's also where the most up to date information

2658

01:58:31.465 --> 01:58:32.565

for the examination is.

2659

01:58:33.105 --> 01:58:37.405

Um, unfortunately there is no mechanism, I think for us

2660
01:58:37.505 --> 01:58:40.485
to say, uh, to, to contact you in any other way.

2661
01:58:40.685 --> 01:58:42.245
I think that's the only way that, that,

2662
01:58:42.275 --> 01:58:43.645
that I can see going forward is

2663
01:58:43.645 --> 01:58:44.765
that if you haven't registered

2664
01:58:44.765 --> 01:58:46.045
to be involved in the examination of work.

2665
01:58:46.185 --> 01:58:48.085
But it, I'm fairly confident

2666
01:58:48.085 --> 01:58:49.685
that you shouldn't miss anything if you go

2667
01:58:49.795 --> 01:58:51.285
that way, if that's okay.

2668
01:58:51.705 --> 01:58:54.405
But apologies again that the, it, it,

2669
01:58:54.435 --> 01:58:55.725
it's unfortunate it's not good.

2670
01:58:55.905 --> 01:58:59.725
Um, and I can, it's, it's um, something for us, I think

2671
01:58:59.725 --> 01:59:01.885
to feed back to legislation possibly in the government that,

2672
01:59:02.025 --> 01:59:04.605
you know, if you are just on the boundary of that red line,

2673
01:59:04.625 --> 01:59:06.765

you might not get notified, which is, um,

2674

01:59:07.185 --> 01:59:09.005

an interesting dilemma.

2675

01:59:10.785 --> 01:59:12.125

Are there any comments on that?

2676

01:59:15.985 --> 01:59:17.525

Excuse me, Jennifer. Oh yeah, sorry.

2677

01:59:18.725 --> 01:59:20.205

I think a lot of people who went

2678

01:59:20.265 --> 01:59:22.405

to visit the various displays

2679

01:59:22.405 --> 01:59:25.205

and things last year were all under the impression

2680

01:59:25.205 --> 01:59:28.565

that we would get automatically information.

2681

01:59:29.205 --> 01:59:32.165

I appreciate this red line boundary,

2682

01:59:32.745 --> 01:59:36.365

but some of the things there was about, I picked up that

2683

01:59:36.925 --> 01:59:38.165

apparently, um,

2684

01:59:38.345 --> 01:59:43.245

220 people had been door knocked theoretically within the

2685

01:59:43.245 --> 01:59:46.685

area, which is directly affected by the power station.

2686

01:59:47.425 --> 01:59:48.565

And then there was submission,

2687

01:59:48.645 --> 01:59:51.205

I believe there was a meeting at the power station on the

2688

01:59:51.205 --> 01:59:52.805

20, I think back 23rd of February.

2689

01:59:52.805 --> 01:59:56.925

24th of February, I think it was last year, inviting people

2690

01:59:56.925 --> 01:59:58.405

and I think 10 people turned up,

2691

01:59:58.985 --> 02:00:02.685

but we weren't any of us included in

2692

02:00:02.685 --> 02:00:04.645

that 220 door knocks.

2693

02:00:04.755 --> 02:00:07.525

Okay. And I've asked the neighbors

2694

02:00:07.525 --> 02:00:09.405

and nobody had anything through the door.

2695

02:00:09.405 --> 02:00:11.605

Nobody had a door knock. Nobody, one's asked a thought

2696

02:00:12.225 --> 02:00:14.405

and nobody knew about this meeting in February.

2697

02:00:14.785 --> 02:00:17.405

And I find that very, very disturbing.

2698

02:00:18.285 --> 02:00:20.925

'cause we are literally within, I think it's

2699

02:00:21.715 --> 02:00:23.925

less than 400 meters away from the site

2700

02:00:24.425 --> 02:00:26.445

and some of us are a lot, lot closer than that.

2701

02:00:27.465 --> 02:00:29.885

And I just feel that, you know, obviously

2702

02:00:30.155 --> 02:00:32.885

what we don't know about, we can't complain about. Yeah,

2703

02:00:33.555 --> 02:00:35.725

Certainly from our point of view, we want anyone

2704

02:00:35.725 --> 02:00:38.405

who wants have an opportunity to express a view, be it local

2705

02:00:38.465 --> 02:00:39.645

to the community like yourselves

2706

02:00:39.745 --> 02:00:41.045

or even further afield, you know,

2707

02:00:41.045 --> 02:00:42.365

to have the opportunity to do so.

2708

02:00:42.365 --> 02:00:43.845

So we wanna make sure that chance happens.

2709

02:00:43.865 --> 02:00:47.885

And I, I'm prepared to, regarding the legal process of,

2710

02:00:47.945 --> 02:00:50.965

of registering or being an effective person whose land may

2711

02:00:50.965 --> 02:00:52.605

be, you know, a compulsory acquired

2712

02:00:52.605 --> 02:00:53.805

or temporarily possessed.

2713

02:00:54.105 --> 02:00:56.605

I'm, I'm more than happy to hear from parties like that.

2714

02:00:56.985 --> 02:00:59.805

Um, so I would always want to hear from you.

2715

02:00:59.825 --> 02:01:00.825

So please feel free.

2716

02:01:03.185 --> 02:01:05.445

Oh, hello. Hello. Uh, my name is Delia Beney

2717

02:01:05.465 --> 02:01:08.405

and I live in Rose Cottage Rockcliff Lane adjacent

2718

02:01:08.625 --> 02:01:10.045

to Oak Hope Farm.

2719

02:01:10.945 --> 02:01:12.165

We are so concerned

2720

02:01:12.165 --> 02:01:14.165

because our previous experience

2721

02:01:14.195 --> 02:01:18.565

with the original power station was an extremely bad one

2722

02:01:18.995 --> 02:01:23.405

with noise, vibrations, smell of gas, traffic problems.

2723

02:01:23.885 --> 02:01:27.685

I understand this is an environmental, um, problem,

2724

02:01:28.625 --> 02:01:30.565

so I shall certainly be at the meeting

2725

02:01:30.925 --> 02:01:32.445

tomorrow. Thank you very much.

2726

02:01:32.495 --> 02:01:33.525

Thank you. Thank you Mrs.

2727

02:01:33.525 --> 02:01:36.485

Besley, and yes, um, yeah, thank you.

2728

02:01:36.485 --> 02:01:38.125

Thank for your comments. Um, you're more than welcome

2729

02:01:38.145 --> 02:01:39.485

to attend tomorrow and, um,

2730

02:01:39.505 --> 02:01:41.405

and I'm more than welcome to make your, uh,

2731

02:01:41.605 --> 02:01:43.005

comments on that and hear from you on that.

2732

02:01:43.405 --> 02:01:46.085

I, um, going back to, sorry,

2733

02:01:46.105 --> 02:01:48.325

the earlier point just about why you weren't notified it,

2734

02:01:48.325 --> 02:01:49.485

that that is frustrating

2735

02:01:49.585 --> 02:01:51.885

and it's, it would be interesting for something,

2736

02:01:51.995 --> 02:01:53.285

just something for the applicant to follow up, perhaps

2737

02:01:53.285 --> 02:01:54.485

that if you had a list of parties

2738

02:01:54.515 --> 02:01:58.325

that were engaged in the original consultation,

2739

02:01:58.905 --> 02:02:01.965

how they've fallen through the, the gaps, if you'd like

2740

02:02:01.965 --> 02:02:04.365

to not be engaged, it'd be nice to know why that's happened.

2741

02:02:04.365 --> 02:02:07.725

I'd like to know who the 220 people were on that list.

2742

02:02:07.865 --> 02:02:09.325

That's what I would really like to know.

2743

02:02:09.595 --> 02:02:11.605

Okay, thank you. And how you perhaps did your

2744

02:02:11.605 --> 02:02:13.285

face-to-face campaign,

2745

02:02:14.975 --> 02:02:16.085

James Strong, the applicant.

2746

02:02:16.305 --> 02:02:17.725

Sir, I, I won't comment now,

2747

02:02:17.725 --> 02:02:19.205

but I, we'll look into what's been

2748

02:02:19.205 --> 02:02:20.405

said and come back to you.

2749

02:02:20.615 --> 02:02:21.805

Thank you. If you could do that, please.

2750

02:02:21.805 --> 02:02:23.445

Thank you very much and thank you for your comments.

2751

02:02:24.825 --> 02:02:28.805

Um, we also had a response from the applicant on

2752

02:02:28.805 --> 02:02:29.885

Section 51 advice.

2753

02:02:29.885 --> 02:02:31.605

So this is advice that the planning inspector

2754

02:02:32.525 --> 02:02:34.365

provided back to the applicant when they made their

2755

02:02:34.365 --> 02:02:36.165
application and received, uh,

2756

02:02:36.165 --> 02:02:38.845
an updated detail on their funding statement, uh,

2757

02:02:38.975 --> 02:02:41.965
which is on the website if you are interested to read that.

2758

02:02:43.905 --> 02:02:47.005
And equally, um, you'll probably see shortly the

2759

02:02:47.605 --> 02:02:50.365
documents have been submitted by the change notification

2760

02:02:50.365 --> 02:02:52.765
request that's come in once I had a chat with the team.

2761

02:02:52.765 --> 02:02:54.405
And we can work out how we're gonna accept those.

2762

02:02:54.555 --> 02:02:55.765
That will come on the website for you

2763

02:02:55.765 --> 02:02:57.445
to have a look at the reduced stack heights,

2764

02:02:57.445 --> 02:02:58.645
get a better idea of what it looks like,

2765

02:02:58.645 --> 02:03:00.725
and also I think there's some visual interpretation

2766

02:03:00.725 --> 02:03:02.445
of those reduced stack heights as well

2767

02:03:02.445 --> 02:03:03.725
that have been supported with that.

2768

02:03:03.725 --> 02:03:04.965

So you'll get a chance of what it might look

2769

02:03:04.965 --> 02:03:06.005

like from various locations.

2770

02:03:06.585 --> 02:03:08.605

Be really interested in your views of if you think

2771

02:03:08.605 --> 02:03:11.245

that represents what it looks like from your properties

2772

02:03:12.185 --> 02:03:15.165

and if you want other visualizations produced.

2773

02:03:16.625 --> 02:03:17.885

That's what I said

2774

02:03:17.885 --> 02:03:20.245

before, that we've invited them at the meetings

2775

02:03:20.265 --> 02:03:21.885

to come to actually do that.

2776

02:03:22.185 --> 02:03:23.925

But we've actually had one done privately

2777

02:03:24.355 --> 02:03:28.485

because we were, we are so concerned about it visually.

2778

02:03:29.025 --> 02:03:31.125

But before we go, the other thing I meant to,

2779

02:03:31.145 --> 02:03:34.005

as d has just mentioned now, um, we've,

2780

02:03:34.695 --> 02:03:36.725

we've been involved right from the beginning

2781

02:03:36.745 --> 02:03:38.165

of the very first power station

2782

02:03:38.595 --> 02:03:39.805

when that was being constructed.

2783

02:03:39.945 --> 02:03:42.565

My parents lived at Kelston farm directly opposite,

2784

02:03:43.265 --> 02:03:47.645

and my parents went through hell because of the noise

2785

02:03:47.905 --> 02:03:51.205

and vibration, which is caused by the pile driving.

2786

02:03:52.115 --> 02:03:53.925

Whether this is the right time to say that,

2787

02:03:53.925 --> 02:03:54.965

but I'm gonna say it now.

2788

02:03:55.105 --> 02:03:58.285

But my mother kept a diary over the years

2789

02:03:58.285 --> 02:04:01.685

that was being constructed and because of that diary

2790

02:04:01.705 --> 02:04:04.605

and the paperwork that she kept, she actually ended up

2791

02:04:04.605 --> 02:04:06.925

with a rather large compensation payment.

2792

02:04:08.025 --> 02:04:10.845

In your paperwork, you state you don't receive any

2793

02:04:10.845 --> 02:04:12.725

complaints during the construction of

2794

02:04:12.725 --> 02:04:14.125

that, of that power station.

2795

02:04:14.725 --> 02:04:16.205

I know for a fact that they did,

2796

02:04:16.395 --> 02:04:18.605

whether they've lost the paperwork, I don't know.

2797

02:04:18.985 --> 02:04:22.085

But we are exceedingly concerned about the vibration

2798

02:04:22.665 --> 02:04:26.925

and the noise as our house states back to 1450.

2799

02:04:27.185 --> 02:04:31.045

The hall next door is brick built dates back to 1790.

2800

02:04:32.155 --> 02:04:34.925

Both of them are very, very old properties

2801

02:04:35.625 --> 02:04:38.885

and the, I believe the rock bed underneath the exists,

2802

02:04:38.945 --> 02:04:41.685

the proposed site is the same rock bed that's

2803

02:04:41.685 --> 02:04:42.685

underneath our properties.

2804

02:04:43.345 --> 02:04:45.245

So where this fits in, I do not know,

2805

02:04:45.585 --> 02:04:47.925

but I want someone to acknowledge the fact

2806

02:04:47.925 --> 02:04:49.045

that there could be issues.

2807

02:04:49.715 --> 02:04:51.365

Okay. Thank you. Thank you. Thank you Mrs. Hill.

2808

02:04:51.465 --> 02:04:53.645

Um, two things I'll just pick up on there.

2809

02:04:54.115 --> 02:04:56.485

Firstly, if you've had a private visualization of

2810

02:04:56.485 --> 02:04:57.885

what you think it will look like for your property,

2811

02:04:57.885 --> 02:05:00.325

if you could please send that in to the examination,

2812

02:05:00.325 --> 02:05:01.925

that'd be very helpful from our point of view.

2813

02:05:02.585 --> 02:05:04.765

Um, so that would be useful.

2814

02:05:04.785 --> 02:05:06.365

And again, you know, we'll go back to the applicant

2815

02:05:06.365 --> 02:05:08.685

to look into that, uh, as well, whether that correlates

2816

02:05:08.685 --> 02:05:10.165

with, you know, whether they have a different opinion

2817

02:05:10.165 --> 02:05:11.925

or whether they think yes, that you looks exactly

2818

02:05:11.925 --> 02:05:12.965

like we think it will look as well.

2819

02:05:13.265 --> 02:05:14.605

So I'll be interested to see that.

2820

02:05:15.025 --> 02:05:17.845

The second part comes onto what is hopefully, um,

2821

02:05:18.185 --> 02:05:20.285

in the construction industry's moved on a lot since the

2822

02:05:20.445 --> 02:05:22.885

original construction site of the original plant.

2823

02:05:23.465 --> 02:05:25.525

And this will be what we call the, um, uh,

2824

02:05:25.705 --> 02:05:27.365

oh gosh, acronym time.

2825

02:05:27.435 --> 02:05:28.285

It's the construction

2826

02:05:28.285 --> 02:05:29.605

environmental management plan, I think.

2827

02:05:30.185 --> 02:05:33.965

Um, but they will be, uh, there'll be requirements

2828

02:05:34.065 --> 02:05:37.725

and restrictions and controls on vibration, noise, dust

2829

02:05:38.105 --> 02:05:41.005

and nuisance and traffic movements where that's something

2830

02:05:41.005 --> 02:05:42.405

that we are gonna be looking into the, the,

2831

02:05:42.405 --> 02:05:45.885

the particulars just around disruption from the traffic

2832

02:05:46.315 --> 02:05:49.565

that potentially could go if this project was approved to,

2833

02:05:49.985 --> 02:05:51.085

uh, the site to

2834

02:05:51.165 --> 02:05:53.125

and from during its construction is what we're hoping

2835

02:05:53.125 --> 02:05:55.325

to pick up a little bit tomorrow, you know,

2836

02:05:55.325 --> 02:05:57.045

and understand whether they're going to try

2837

02:05:57.045 --> 02:05:57.885

and limit that to avoid

2838

02:05:57.885 --> 02:05:59.125

peak rush hours and things like that.

2839

02:05:59.125 --> 02:06:00.845

And also where they're going to come in

2840

02:06:00.845 --> 02:06:03.125

and out to avoid disruption to local residents as yourself.

2841

02:06:03.465 --> 02:06:06.565

But dust, noise, vibration, all those sort

2842

02:06:06.565 --> 02:06:08.165

of things are the sort of things we want be picking up.

2843

02:06:08.355 --> 02:06:10.965

Like I say, what I try to do is

2844

02:06:10.965 --> 02:06:12.805

where we are gonna concentrate on those specific issues.

2845

02:06:12.885 --> 02:06:14.205

I try and make sure that you've got an

2846

02:06:14.205 --> 02:06:15.685

opportunity at those hearings.

2847

02:06:16.215 --> 02:06:17.965

Thank you. I think the traffic is the least

2848

02:06:17.965 --> 02:06:19.405

of our problems being truthful.

2849

02:06:19.645 --> 02:06:20.685

Okay. That's useful to know.

2850

02:06:20.965 --> 02:06:22.005

Bearing in mind the holiday traffic,

2851

02:06:22.105 --> 02:06:23.485

so I'm not worried about that.

2852

02:06:23.615 --> 02:06:24.645

Thank you. Oh, thank you.

2853

02:06:24.655 --> 02:06:27.365

Thank you. Okay. Um, right.

2854

02:06:28.185 --> 02:06:30.605

Is there any other, uh, comments on the submissions

2855

02:06:30.605 --> 02:06:32.805

that have been made into the examination library so far?

2856

02:06:37.355 --> 02:06:39.045

None online. No. Okay. Thank you.

2857

02:06:39.145 --> 02:06:44.085

Um, finally, um, I'm gonna move on to, uh, item seven now,

2858

02:06:44.085 --> 02:06:46.285

which is just any other matters regarding the procedural

2859

02:06:46.285 --> 02:06:47.805

conduct of this examination.

2860

02:06:47.865 --> 02:06:49.525

Is there anything that anybody wants to say?

2861

02:06:49.785 --> 02:06:52.005

We would like the examination to be conducted in this way,

2862

02:06:52.035 --> 02:06:54.525

that way, or anything about some of the times or deadlines

2863

02:06:54.585 --> 02:06:57.485

or anything in the conduct of the examination itself

2864

02:06:57.485 --> 02:06:58.845

that anyone would like to raise?

2865

02:07:05.035 --> 02:07:07.565

Okay. No, not on the line, no. Okay.

2866

02:07:07.565 --> 02:07:10.005

Well, I'm gonna move on then. So, um, thank you.

2867

02:07:10.005 --> 02:07:12.325

That concludes the business of this preliminary meeting.

2868

02:07:12.735 --> 02:07:14.125

Thank you for joining us today.

2869

02:07:14.165 --> 02:07:15.285

I do appreciate you coming along

2870

02:07:15.305 --> 02:07:17.445

and providing us with all your comments and advice

2871

02:07:17.465 --> 02:07:19.765

and details and the feedback that's come from the, uh,

2872

02:07:19.835 --> 02:07:21.725

statutory parties as well.

2873

02:07:22.265 --> 02:07:23.965

We will now close the preliminary meeting

2874

02:07:24.065 --> 02:07:25.805

and look forward to hearing from those of you again

2875

02:07:25.805 --> 02:07:28.205

that are gonna be joining us this afternoon with, uh,

2876

02:07:28.205 --> 02:07:30.325

registration I think is starting at half past one.

2877

02:07:30.545 --> 02:07:33.645

Uh, and the hearing will commence at two o'clock, uh,

2878

02:07:33.675 --> 02:07:34.885

with the discussion being on

2879

02:07:35.275 --> 02:07:37.325

what they call the general principles of the development,

2880

02:07:38.025 --> 02:07:39.925

not too much the detail, but just the general principles

2881

02:07:40.105 --> 02:07:41.685

and the content of the development

2882

02:07:41.705 --> 02:07:43.445

or the draft development Control order.

2883

02:07:43.635 --> 02:07:45.205

Consent order, sorry. Um,

2884

02:07:45.665 --> 02:07:47.605

so this preliminary meeting is now closed.

2885

02:07:47.685 --> 02:07:50.725

I make the time. 12:08 PM Thank you very much

2886

02:07:50.725 --> 02:07:51.405

for coming today.