



Hearing Transcript

Project:	Connah's Quay Low Carbon Power Project
Hearing:	Recording of Open Floor Hearing 1 (OFH1)
Date:	17 March 2026

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

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

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1

00:00:02.640 --> 00:00:06.640

Good afternoon. It's now four o'clock and time

2

00:00:06.660 --> 00:00:10.380

for this hearing to begin. Uh, I'd like to welcome you all to this open floor

3

00:00:10.440 --> 00:00:13.700

hearing for the Connors Quay Low Carbon Power Project.

4

00:00:14.460 --> 00:00:18.240

Can I just confirm you can hear me okay in the room?

5

00:00:19.040 --> 00:00:22.910

Thank you. Uh, and can I also confirm with the team at the rear of the

6

00:00:22.920 --> 00:00:25.120

room that the live streaming has begun? Thank you.

7

00:00:25.130 --> 00:00:28.780

And the recording is also going on for posterity. Thank you.

8

00:00:28.840 --> 00:00:32.000

My name is Nick Ely, and I've been appointed by the Secretary of State as the

9

00:00:32.070 --> 00:00:35.020

examining inspector to examine this application.

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00:00:35.040 --> 00:00:38.520

You might hear me referred to as the examining authority, and I'm joined by my

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00:00:38.580 --> 00:00:41.180

colleague, in the rear of the room for the planning inspectorate, Mr.

12

00:00:41.240 --> 00:00:45.080

Jake Stevens, the case manager. Uh, and he'll be handling, the

13

00:00:45.340 --> 00:00:48.440

administration components of the meeting and hearing, sorry, today

14

00:00:48.600 --> 00:00:50.550

here. And then virtually online, I've got Mr.

15

00:00:50.600 --> 00:00:54.460

Sam Stevens, the case officer, joining us to ha-deal with the virtual aspect

16

00:00:54.520 --> 00:00:58.240

of the hearing. Um, we also have the teams from

17

00:00:58.380 --> 00:01:01.140

TM Services Event Video at the rear of the room dealing with the audio-visual

18

00:01:01.200 --> 00:01:04.720

component of this hearing and live streaming it and recording the

19

00:01:04.761 --> 00:01:08.710

event. And we have Kuman Translation Services, who will t-

20

00:01:08.740 --> 00:01:12.560

live translate any spoken Welsh into English for the benefit of non-Welsh speakers

21

00:01:12.580 --> 00:01:14.920

in the room or online. Um,

22

00:01:16.740 --> 00:01:20.520

we do welcome contributions in Welsh during this examination, and the translation

23

00:01:20.560 --> 00:01:22.850

facilities are present for that reason and will be throughout the rest of the

24

00:01:22.860 --> 00:01:26.800

hearings tomorrow also. For those in the room when Welsh is being

25

00:01:26.920 --> 00:01:30.140

spoken, if you'd like to hear an English translation, there will be headphones

26

00:01:30.180 --> 00:01:33.000

available, if you would like to take those.

27

00:01:33.080 --> 00:01:35.500

Uh, and if you're online, you've got one of two options.

28

00:01:35.510 --> 00:01:39.400

There'll either be a live translation going through Microsoft Teams, or there's a

29

00:01:39.460 --> 00:01:43.080

telephone number for you to use. I'll go into the details of that if anyone does

30

00:01:43.140 --> 00:01:45.580

want to speak Welsh, but I think probably just to cut to the chase, is there

31

00:01:45.620 --> 00:01:49.500

anybody today who would like to give their evidence in Welsh or speak in Welsh at

32

00:01:49.560 --> 00:01:53.460

all? Okay. Uh, or anybody online who

33

00:01:53.480 --> 00:01:57.160

would like to give, speak in Welsh? Okay.

34

00:01:57.180 --> 00:01:58.980

Like I say, feel free if you'd like to do so.

35

00:01:59.040 --> 00:02:02.720

Uh, what it might just be, we might just need a, if you give us a heads up in

36

00:02:02.740 --> 00:02:06.110

advance, and then we could, arrange the everyone to get a set of

37

00:02:06.120 --> 00:02:09.880

headphones. Uh, apologies again for those that were with us this

38

00:02:09.920 --> 00:02:13.320

morning for the repetition of this, but just briefly go over a few housekeeping

39

00:02:13.400 --> 00:02:16.600

matters. If you could set your phone to silent, please.

40

00:02:16.620 --> 00:02:17.950

I'd appreciate it if you do want to take a call.

41

00:02:17.960 --> 00:02:20.260

If you just want to nip out of the room, take your call, deal with it, and come

42

00:02:20.300 --> 00:02:24.220

back in, that's absolutely fine. Um, toilets

43

00:02:24.260 --> 00:02:27.540

are out that door on the left, just, just behind the bar area

44

00:02:27.580 --> 00:02:31.480

there. And there is no scheduled fire alarm for today, so if there is a fire

45

00:02:31.560 --> 00:02:35.200

alarm, we will leave through the fire exits and muster out into the car park

46

00:02:35.240 --> 00:02:35.680

area.

47

00:02:37.140 --> 00:02:40.370

Um, this meeting's going to follow the agenda that was published on the National

48

00:02:40.440 --> 00:02:44.020

Infrastructure Planning website on the 10th of March 2026,

49

00:02:44.480 --> 00:02:47.800
which is examination library reference EV5001 in

50
00:02:47.820 --> 00:02:51.320
English and EV5002 in

51
00:02:51.360 --> 00:02:52.040
Welsh.

52
00:02:52.880 --> 00:02:55.600
It would be helpful if you had a copy of this in front of you
perhaps, but, I

53
00:02:55.640 --> 00:02:58.040
believe the applicant has printed some off for you, so if you, if
you haven't got

54
00:02:58.060 --> 00:03:00.300
one, I'm sure there's some available in the room.

55
00:03:00.400 --> 00:03:02.980
Um, thank you.

56
00:03:05.180 --> 00:03:08.540
The agenda is purely just for guidance, but, and I'll try and make
sure that we

57
00:03:08.600 --> 00:03:12.340
cover all the considerations, and everybody gets an opportunity to
speak who wishes

58
00:03:12.360 --> 00:03:16.240
to do so. Uh, but please, I highly doubt it, but if

59
00:03:16.280 --> 00:03:19.500
we don't manage to get over all the topics everybody wants to cover
today,

60
00:03:19.720 --> 00:03:21.680
please feel free to follow up in writing.

61
00:03:23.280 --> 00:03:26.760

Today's hearing is being undertaken in a hybrid way, meaning some of you are here

62

00:03:26.780 --> 00:03:30.700

in the room with us at the venue, and some are joining online on using Microsoft

63

00:03:30.740 --> 00:03:34.680

Teams. I will make sure that we try and include you, and engage with you.

64

00:03:34.720 --> 00:03:38.109

But just in case I do miss a hand up or something, please feel free to prompt me in

65

00:03:38.160 --> 00:03:42.100

another way. Similarly, in the room, if you wish to speak.

66

00:03:42.140 --> 00:03:45.260

A recording of today's hearings can be made available on the Connors Quay Low

67

00:03:45.420 --> 00:03:48.840

Carbon Project section of the National Infrastructure Planning

68

00:03:48.880 --> 00:03:52.079

website, as soon as practical after this hearing is

69

00:03:52.140 --> 00:03:55.310

finished. With this in mind, please can you make sure that you do use the

70

00:03:55.360 --> 00:03:59.020

microphones and speak clearly stating your name each time before you

71

00:03:59.140 --> 00:04:03.120

speak, please, as that helps with the transcription and also to identify

72

00:04:03.180 --> 00:04:06.680

who has said what in case the camera hasn't picked you up.

73

00:04:06.800 --> 00:04:10.260

Uh, I believe if you do, in the room, we have roving mic, but equally there are a

74

00:04:10.300 --> 00:04:11.549

set of microphones there at the table.

75

00:04:11.560 --> 00:04:14.000

You're more than welcome to come and sit there and stay there and, and use those

76

00:04:14.040 --> 00:04:17.459

microphones if you wish. There is a link,

77

00:04:18.899 --> 00:04:21.240

on the planning inspectorate's webpage to our privacy

78

00:04:21.280 --> 00:04:24.620

notice, and it's also included in the attachment on this hearing.

79

00:04:24.680 --> 00:04:26.740

I assume you've had a chance to have a look at that.

80

00:04:26.760 --> 00:04:30.340

But if you have any concern about the way that your data might be captured today,

81

00:04:30.760 --> 00:04:33.820

and you wish to have anything redacted that you may have said,

82

00:04:34.230 --> 00:04:36.980

please speak to our case team at the rear, and we'll make a note and try and make

83

00:04:37.020 --> 00:04:40.280

sure that the, the relevant part is omitted and retracted if

84

00:04:40.320 --> 00:04:42.030

necessary.

85

00:04:44.220 --> 00:04:47.620

It is, important that you recognize today that, you will be

86

00:04:47.640 --> 00:04:51.460

recorded, and therefore you, if you should consent to the retention and publication

87

00:04:51.480 --> 00:04:53.710

of that imagery and digital recording.

88

00:04:53.760 --> 00:04:57.700

It might be the slightest rarest circumstance that you might accidentally provide

89

00:04:57.720 --> 00:05:01.540

some personal information of the type that you'd prefer us not to publish.

90

00:05:01.560 --> 00:05:04.380

Again, please come and see us. It happens occasionally where people try to explain

91

00:05:04.420 --> 00:05:08.160

how they're feeling about a project or how they feel a project may impact on them.

92

00:05:08.200 --> 00:05:11.400

We don't want to publish your personal information where you don't want that to be

93

00:05:11.440 --> 00:05:11.870

online.

94

00:05:12.760 --> 00:05:15.960

So please try your best not to reveal anything that you wish to be kept private or

95

00:05:15.980 --> 00:05:19.640

that is confidential or that is private information that relates especially to

96

00:05:19.680 --> 00:05:22.940

somebody else. If you want to tell us about where you live, for instance, it's

97

00:05:22.960 --> 00:05:26.480

relevant to say what you want to say, then please just give us a general location

98

00:05:26.500 --> 00:05:29.080

and not perhaps a specific address.

99

00:05:29.180 --> 00:05:32.560

Uh, please, again, speak, speak to us after the event if you have any concerns

100

00:05:32.620 --> 00:05:35.500

about what you may have said during this hearing and you'd like us to change it or

101

00:05:35.540 --> 00:05:36.710

retract it or redact it.

102

00:05:38.400 --> 00:05:41.080

Okay, so I'm gonna move on to the purpose of this hearing now,

103

00:05:42.620 --> 00:05:45.880

and just explain what an open floor hearing is slightly.

104

00:05:45.920 --> 00:05:49.820

An open floor hearing is your chance to raise anything you want directly to ourself

105

00:05:49.840 --> 00:05:52.920

as the examining authority that you consider is important and relevant to the

106

00:05:52.940 --> 00:05:54.440

consideration of the application.

107

00:05:55.980 --> 00:05:59.720

It's not confined to a discussion about any particular issues or topics, and you

108

00:05:59.740 --> 00:06:02.480

can put forward your views upon any part of the proposal that you

109

00:06:02.520 --> 00:06:05.872

wish. That said, it's here to exist our

110

00:06:05.892 --> 00:06:09.772

examination, and it's not a political platform for you to make your views about

111

00:06:09.812 --> 00:06:10.982

wider government views and things like that.

112

00:06:11.352 --> 00:06:13.912

Please feel free to write into the government or the Secretary of State if you have

113

00:06:13.932 --> 00:06:17.492

an opinion on that. Uh, it's not something that I have any power over, I'm afraid.

114

00:06:17.512 --> 00:06:20.672

I also, tolerate any attempts of people trying to talk over people or try and

115

00:06:20.732 --> 00:06:23.632

shout down people, 'cause that, I feel is unfair, and I'd like to hear from

116

00:06:23.672 --> 00:06:27.412

everybody equally. Um, thank you.

117

00:06:28.072 --> 00:06:31.152

I hope we're gonna have a good hearing today. Right.

118

00:06:31.232 --> 00:06:35.172

Um, I'm gonna turn now to item three of the agenda, which is the oral submissions

119

00:06:35.192 --> 00:06:38.312

from interested parties and also non-interested parties.

120

00:06:38.332 --> 00:06:40.952

That's just a definition term of how people have registered for the event.

121

00:06:41.612 --> 00:06:44.522

I'm firstly gonna hear from those parties that have registered to speak today, and

122

00:06:44.552 --> 00:06:47.972

then if you wish to speak and you haven't pre-registered for this hearing, I'll

123

00:06:48.032 --> 00:06:51.992

come to you afterwards. The order in which I'm gonna ask people to speak is

124

00:06:52.072 --> 00:06:56.052

purely the order it's come up on my screen with the case team receiving people's,

125

00:06:56.532 --> 00:06:59.952

attendance at this hearing, so there's no order of preference or anything.

126

00:07:00.052 --> 00:07:00.242

Um,

127

00:07:02.092 --> 00:07:06.012

I'm gonna briefly read out the order that I'm gonna come to people now,

128

00:07:06.532 --> 00:07:09.932

and then if there's anything I've missed or if anyone else would like to

129

00:07:09.992 --> 00:07:11.412

speak, I'll come to you afterwards.

130

00:07:12.152 --> 00:07:15.252

So the first team I have on my list, I, I was gonna come to Flintshire County

131

00:07:15.332 --> 00:07:18.532

Council and to, Ms. Pope. Is that

132

00:07:18.592 --> 00:07:20.572
correct?

133
00:07:23.212 --> 00:07:26.732
And then the next person I've been notified wishes to speak

134
00:07:27.112 --> 00:07:29.892
is Mr. Hughes of Gweler. Is that correct? Sorry, Mr.

135
00:07:29.912 --> 00:07:31.152
Hughes of Gweler.

136
00:07:31.912 --> 00:07:31.922
Mr. Bentley.

137
00:07:31.932 --> 00:07:34.092
Oh, sorry, Mr. Bentley. Apologies, Mr. Bentley.

138
00:07:34.172 --> 00:07:35.592
Uh, and then we'll come to you, sir.

139
00:07:35.612 --> 00:07:39.332
Are there any other parties in the room who would wish to speak on today's

140
00:07:39.392 --> 00:07:43.152
hearing or online? I have no other

141
00:07:43.192 --> 00:07:47.042
hands up in the room. And online? I

142
00:07:47.072 --> 00:07:50.832
have no hands up at the moment. Like I say, if we get through the hearing and bits

143
00:07:50.852 --> 00:07:52.952
pop up and you think, "Well, actually, I quite would like to say something on

144
00:07:53.012 --> 00:07:55.232
that," I will,

145

00:07:58.012 --> 00:07:59.212
come to you then.

146

00:07:59.872 --> 00:08:02.652
Um,

147

00:08:02.692 --> 00:08:09.362
so...

148

00:08:09.892 --> 00:08:10.212
Right.

149

00:08:13.232 --> 00:08:17.092
Ordinarily in an open floor hearing, we try and ask people to keep it succinctly,

150

00:08:17.152 --> 00:08:20.702
not repeat other people's statements, and normally put a time limit on how long

151

00:08:20.832 --> 00:08:24.202
people are allowed to speak for. I think for today I'm not going to bother doing

152

00:08:24.232 --> 00:08:28.172
that. We'll see how it goes, but if you do get really into it

153

00:08:28.212 --> 00:08:30.432
and into the meat of the conversation, please forgive me if I

154

00:08:31.252 --> 00:08:32.273
interrupt you.

155

00:08:33.172 --> 00:08:35.482
Um, please direct all comments to me. I'm the examining authority.

156

00:08:35.533 --> 00:08:39.332
I'm not the applicant, but the idea is that you're presenting your evidence to me.

157

00:08:39.352 --> 00:08:42.393

I will, at the end of everybody's opportunity to speak, go back to the applicant

158

00:08:42.432 --> 00:08:45.932

and ask them, "Would you like to reply, to what they've

159

00:08:45.972 --> 00:08:49.932

raised, or whether you would like to do that after the event in writing?" Um, the

160

00:08:49.972 --> 00:08:53.252

reason I do that, I'll explain. Sometimes, you know, people can get quite emotional

161

00:08:53.292 --> 00:08:54.681

about the way they're feeling, and it may...

162

00:08:54.692 --> 00:08:58.572

the last thing you want to hear is someone saying to you, "I don't feel that way."

163

00:08:58.632 --> 00:09:01.632

So sometimes it may be better for them to reply in writing with their opinion.

164

00:09:01.912 --> 00:09:05.371

But equally, if... we'll take the mood of the room and see how people want to

165

00:09:05.412 --> 00:09:05.952

proceed.

166

00:09:07.972 --> 00:09:11.252

I will be taking notes, so apologies, apologies if my head dips down and you, and

167

00:09:11.272 --> 00:09:12.162

you think I'm not listening to you.

168

00:09:12.172 --> 00:09:15.172

I will be trying to listen to you, but just trying to make notes as I go.

169

00:09:15.272 --> 00:09:15.672

Um,

170

00:09:17.552 --> 00:09:20.732

if we do have any speakers that want to join us online, you're more than

171

00:09:20.752 --> 00:09:24.152

welcome to put your camera on. Uh, it just helps us see who it is that is actually

172

00:09:24.232 --> 00:09:27.712

speaking, but equally if, for your privacy, you'd rather not, then feel free.

173

00:09:27.852 --> 00:09:27.982

Um,

174

00:09:28.812 --> 00:09:32.142

if you could also briefly explain your interest in the application and what, you

175

00:09:32.172 --> 00:09:34.652

know, what, what, how it relates to you, that's very helpful to us to

176

00:09:34.672 --> 00:09:38.652

understand. Okay. So I'm have, at the

177

00:09:38.692 --> 00:09:41.452

moment, two speakers for this hearing that would like to

178

00:09:41.492 --> 00:09:45.312

speak, and we're gonna move on to

179

00:09:45.322 --> 00:09:48.072

those two parties, if that's okay.

180

00:09:48.112 --> 00:09:50.892

Does anybody have any other comments before we move on to people's,

181

00:09:51.132 --> 00:09:52.592
representations?

182

00:09:55.172 --> 00:09:58.572
Okay. Can I come to Flintshire County Council first and Ms.

183

00:09:58.612 --> 00:10:00.352
Pope, please?

184

00:10:00.392 --> 00:10:04.152
Yeah. Um, Charlie Pope, Senior Planning Officer here with,
Flintshire

185

00:10:04.172 --> 00:10:07.681
County Council. To my right is Timothy Hibbert, Planning Officer
with Flintshire

186

00:10:07.732 --> 00:10:11.652
County Council, and to my left is Stuart Jones, Public Rights of

187

00:10:11.712 --> 00:10:13.992
Way Officer at Flintshire County

188

00:10:14.012 --> 00:10:18.592
Council.

189

00:10:22.952 --> 00:10:24.811
Okay.

190

00:10:27.292 --> 00:10:31.272
Can we start with your, further, further representation?

191

00:10:31.332 --> 00:10:35.252
Yeah, sure. Um, so th-this further representation relates

192

00:10:35.292 --> 00:10:38.452
specifically to progressing the discussion and argument,

193

00:10:39.372 --> 00:10:43.072
relating to the applicant's response to

194

00:10:43.132 --> 00:10:46.912
the local impact report relating to the public rights of way,

195

00:10:47.792 --> 00:10:50.892
Footpath twenty-eight. So just,

196

00:10:50.932 --> 00:10:54.332
just, just as a point of clarity, just want to make a few

197

00:10:54.732 --> 00:10:58.022
points on that. So, it's acknowledged that

198

00:10:58.972 --> 00:11:02.132
Footpath twenty-eight is located outside of the order

199

00:11:02.212 --> 00:11:05.392
limits, and that the order limits runs exactly

200

00:11:05.452 --> 00:11:08.832
adjacent to Footpath twenty-eight.

201

00:11:08.932 --> 00:11:12.842
Um, it's understood that the applicant is of

202

00:11:12.872 --> 00:11:16.622
the view that mitigation in the form of any amendments to that
public rights of

203

00:11:16.652 --> 00:11:20.412
way is not considered to be required or directly

204

00:11:20.492 --> 00:11:23.372
related to the proposed development.

205

00:11:25.052 --> 00:11:28.912
The applicant, however, misunderstood that our suggestion

206

00:11:28.972 --> 00:11:32.172
was to extend the path northwards,

207

00:11:32.892 --> 00:11:36.292

and that it would require operational site would be

208

00:11:36.352 --> 00:11:40.252

unaccept... would not be acceptable from the perspective of health and safety

209

00:11:41.312 --> 00:11:44.572

situation with regard to its locating across National Grid

210

00:11:44.652 --> 00:11:48.602

land. So what we are proposing and

211

00:11:48.612 --> 00:11:52.412

suggesting is that we consider that the newly created footpath could continue to

212

00:11:52.472 --> 00:11:56.432

run parallel to the adjacent railway line, as the

213

00:11:56.492 --> 00:11:59.592

footpath currently does. That

214

00:12:00.472 --> 00:12:04.352

the safety concerns could be addressed by secure fencing, which Uniper

215

00:12:04.392 --> 00:12:07.912

have recently undertaken along public footpath number

216

00:12:07.972 --> 00:12:11.480

twenty-eight. That the relocation of the security gates

217

00:12:11.520 --> 00:12:15.500

approximately fifteen meters back into the site would allow for this to

218

00:12:15.540 --> 00:12:19.230

be safely created. While this is predominantly a Uniper

219

00:12:19.280 --> 00:12:22.540

project, National Grid's land is included in the order limits for a

220

00:12:22.620 --> 00:12:25.890

reason, and we believe that the ownership is...

221

00:12:25.920 --> 00:12:29.140

that their ownership is not a preventative reason for tangible community

222

00:12:29.520 --> 00:12:32.720

benefit of this project.

223

00:12:33.460 --> 00:12:37.320

So we are of the view that by providing two hundred and fifty meters of public

224

00:12:37.400 --> 00:12:40.720

rights of way, you're ensuring that the public can avoid

225

00:12:40.760 --> 00:12:44.740

approximately six hundred meters of active traffic and

226

00:12:45.260 --> 00:12:47.340

increased construction traffic on that

227

00:12:47.760 --> 00:12:51.669

B5129 going forward, obviously into the future, but

228

00:12:51.720 --> 00:12:55.640

during the construction stage as well.

229

00:12:55.650 --> 00:12:58.460

The benefits of allowing a public right of way would better link Connah's Quay

230

00:12:58.500 --> 00:13:02.260

community to the college as well and vulnerable road users.

231

00:13:04.020 --> 00:13:07.760

Also, this would assist in restricting access to the nature

232

00:13:07.780 --> 00:13:11.500

reserve by giving the path a direction and a destination, which it

233

00:13:11.560 --> 00:13:14.580

currently doesn't have. At the moment, it's what is known as a

234

00:13:14.919 --> 00:13:17.680

cul-de-sac in the sense that it just opens up to that open

235

00:13:17.760 --> 00:13:21.700

area. And actually, it's considered that this would

236

00:13:21.780 --> 00:13:25.740

actually be supported by NRW and Deeside Natural Society

237

00:13:25.800 --> 00:13:29.379

to restrict access onto the protected salt marsh.

238

00:13:30.440 --> 00:13:34.200

So in conclusion, we would request that the examining authority

239

00:13:34.260 --> 00:13:37.880

considers visiting this potential route in any future site

240

00:13:37.920 --> 00:13:41.840

inspections to consider for themselves whether it can provide a

241

00:13:41.880 --> 00:13:45.680

tangible community benefit.

242

00:13:46.860 --> 00:13:48.600

Thank you.

243

00:13:50.360 --> 00:13:54.300

Sorry, I'm just revisiting the public rights of way in my head,

244

00:13:54.420 --> 00:13:57.780

and I know we had a long, discussion about this with, I think Mr.

245

00:13:57.820 --> 00:14:00.040

Jones last time, which was really helpful. Thank you.

246

00:14:00.100 --> 00:14:03.920

Um, but I'm just familiarizing myself the location of the

247

00:14:03.960 --> 00:14:05.400

footpath and

248

00:14:06.540 --> 00:14:09.860

do recall that the applicant replied that it was outside order limits.

249

00:14:09.880 --> 00:14:13.460

But what you're saying is, again, correct me if I'm wrong here, for some of you

250

00:14:13.500 --> 00:14:16.350

benefit, you believe it's incredibly valuable to the local community to keep that

251

00:14:16.400 --> 00:14:19.980

path and extend it through that site, and provides the walk adjacent to

252

00:14:20.400 --> 00:14:23.380

the railway and would be of a benefit for the college users and what have you.

253

00:14:24.480 --> 00:14:27.700

So, so as a point of clarification, we understand the, the order limits does follow

254

00:14:27.780 --> 00:14:31.580

a, a road routing within the National Grid land.

255

00:14:31.590 --> 00:14:35.160

What we're suggesting is that it doesn't necessarily need to go on exactly that

256

00:14:35.220 --> 00:14:39.180

order limit, that it can sit outside of it, and run

257

00:14:39.200 --> 00:14:43.060

directly along where the existing,

258

00:14:43.460 --> 00:14:46.320
railway line runs, thus

259

00:14:46.380 --> 00:14:49.020
removing some of those concerns about,

260

00:14:50.380 --> 00:14:51.600
health and safety and

261

00:14:52.620 --> 00:14:55.320
members of the public going directly into National Grid land.

262

00:14:55.440 --> 00:14:56.500
Right.

263

00:14:56.580 --> 00:15:00.330
Um, we-- I suppose it's, it-- part of this acknowledgement is in realizing that,

264

00:15:00.360 --> 00:15:03.350
you know, this is not necessarily something that...

265

00:15:03.400 --> 00:15:06.380
It's, it's a, it's a community benefit that we would consider to

266

00:15:06.420 --> 00:15:09.780
be reasonable considering the length of this

267

00:15:09.800 --> 00:15:12.990
project, the impact of this project on the local community

268

00:15:14.340 --> 00:15:18.300
f-for many, many years to come. So whilst obviously the applicant's

269

00:15:18.360 --> 00:15:22.080
of the view that it's not necessary because it's not directly impacting an

270

00:15:22.100 --> 00:15:25.120
existing public rights of way and mitigation's not necessary,

271

00:15:26.090 --> 00:15:28.949

what we're acknowledging that but also suggesting that, you know, this

272

00:15:28.949 --> 00:15:32.640

community benefit is actually something that could tangibly

273

00:15:32.700 --> 00:15:36.460

assist the local community with access to an

274

00:15:36.540 --> 00:15:39.760

area that, you know, is, is, is a college.

275

00:15:39.780 --> 00:15:43.520

It's, it's got children walking that direction, and it does take them off

276

00:15:44.040 --> 00:15:44.480

the B

277

00:15:46.860 --> 00:15:50.620

five one two nine, which, you know, presumably

278

00:15:50.680 --> 00:15:54.620

that's supported in policy in terms of taking that kind of

279

00:15:54.700 --> 00:15:57.810

active traffic off that busy road.

280

00:15:57.820 --> 00:16:01.600

Yep. Okay, thank you very

281

00:16:01.640 --> 00:16:02.500

much.

282

00:16:02.580 --> 00:16:07.200

Um,

283

00:16:10.680 --> 00:16:13.560

I believe, you know, we, we talked about this last time, and I think you've raised

284

00:16:13.580 --> 00:16:17.380

it again in your LIR as well. Um, and I know that the applicant

285

00:16:17.420 --> 00:16:20.020

has replied with your local impact report, but

286

00:16:21.800 --> 00:16:25.760

it seems imminently sensible. But what if it's, if it's okay

287

00:16:25.799 --> 00:16:29.369

with the applicant, would you prefer if I go to, Mr.

288

00:16:29.380 --> 00:16:32.400

Bentley first and... Sorry, Mr. Hughes, wasn't it, wants to speak.
M-Mr.

289

00:16:32.820 --> 00:16:36.060

That's right. And, or, or would you rather come back one at a time?

290

00:16:36.220 --> 00:16:39.580

So what's, what's your preference, sir?

291

00:16:40.480 --> 00:16:41.700

Uh, James Strong for the applicant.

292

00:16:41.760 --> 00:16:45.100

I think we're happy for you to carry on, and then we can-

293

00:16:45.140 --> 00:16:45.500

Okay.

294

00:16:45.540 --> 00:16:48.000

We're just locating ourselves on the plans as well.

295

00:16:48.040 --> 00:16:51.460

Yeah. Thank you. Ditto. Right. Thank you.

296

00:16:52.160 --> 00:16:52.460

Um,

297

00:16:54.240 --> 00:16:57.560

thank you. I'm sorry, from my point of view, Ms.

298

00:16:57.600 --> 00:17:01.240

Pope, I believe Footpath twenty-eight has not

299

00:17:01.280 --> 00:17:05.260

got a specific viewpoint identifier.

300

00:17:05.340 --> 00:17:09.260

So I won't have-- I, I haven't done all of the viewpoints that the applicant has,

301

00:17:09.901 --> 00:17:12.440

identified for site visits so far.

302

00:17:12.540 --> 00:17:14.820

I've done about half. Um, but

303

00:17:15.881 --> 00:17:19.100

just conscious that I don't think it's identified as one of the key viewpoints on

304

00:17:19.141 --> 00:17:21.911

the site, so I need to make sure that I, I go out of my way to find that one.

305

00:17:21.911 --> 00:17:24.901

That's the one that I would like to go see. Okay, thank you.

306

00:17:25.940 --> 00:17:29.360

Okay, thank you very much. Do you have any other issues you wish to raise from

307

00:17:29.400 --> 00:17:30.640

Flintshire County Council at all?

308

00:17:30.700 --> 00:17:31.600

No, that's it.

309

00:17:31.620 --> 00:17:34.340

Thank you very much.

310

00:17:36.200 --> 00:17:39.130

Uh, apologies, sir, if you'd like to come up to the desk. So it's, it was...

311

00:17:39.540 --> 00:17:42.380

A--again, apologies from my voice. Is it Mr. Hughes?

312

00:17:42.390 --> 00:17:42.390

Bentley.

313

00:17:42.400 --> 00:17:44.580

It's Mr. ... It was Mr. Bentley. Right. Sorry. I've got Mr., Mr.

314

00:17:44.620 --> 00:17:47.810

Hughes first, then Mr. Bentley. Sorry, Mr. Hughes. Mr.

315

00:17:47.840 --> 00:17:49.840

Bentley, sorry.

316

00:17:50.200 --> 00:17:50.220

May I sit?

317

00:17:50.240 --> 00:17:52.110

Yes, you sh--you could go green when it's live.

318

00:17:53.020 --> 00:17:55.860

So if you could just identify yourself for the record and your interest, and then

319

00:17:55.880 --> 00:17:57.630

let me know your views. I'll be delighted to hear

320

00:17:57.680 --> 00:17:59.980

them.

321

00:18:00.060 --> 00:18:03.840

Okay, so thank you for allowing us to talk to you, the inspector, and give you

322

00:18:03.860 --> 00:18:06.160
some, some, background information.

323
00:18:06.200 --> 00:18:07.720
Just very quickly, my name is Andrew Bentley.

324
00:18:07.760 --> 00:18:10.528
I'm the managing director of Gwethla.Um, we're based in

325
00:18:10.568 --> 00:18:14.448
Queensferry. Um, and, these are not technical import

326
00:18:14.508 --> 00:18:17.788
questions. They're more of interest to our community users.

327
00:18:17.808 --> 00:18:19.588
Obviously, we work with our local community.

328
00:18:19.598 --> 00:18:23.518
So, Gwela manages all of Flintshire's publicly run community

329
00:18:23.588 --> 00:18:27.158
leisure and library facilities, and we have ten sites in the
vicinity,

330
00:18:27.168 --> 00:18:30.208
including, including two in Flint and one in Connah's

331
00:18:30.288 --> 00:18:34.148
Quay. Um, we have just two very short questions of the inquiry,

332
00:18:34.728 --> 00:18:37.268
partly relating to projects we've seen elsewhere.

333
00:18:38.308 --> 00:18:42.128
So there are two twenty-five m- meter pools close

334
00:18:42.188 --> 00:18:44.238
by in Connah's Quay and Flint, and also we have a...

335
00:18:44.268 --> 00:18:47.168

We run a full-size ice rink in Deeside.

336

00:18:47.348 --> 00:18:51.248

Uh, all of which have significant energy requirements, which, are

337

00:18:51.288 --> 00:18:55.048

of the type that could be usefully, recipients of excess

338

00:18:55.128 --> 00:18:58.928

or sunk energy produced. So has the planning inspectorate

339

00:18:58.948 --> 00:19:02.588

considered the potential of heat recovery options from the new power

340

00:19:02.688 --> 00:19:06.348

station to the benefit of local communities and to further net zero

341

00:19:06.468 --> 00:19:09.248

goals? So that's our first question.

342

00:19:09.288 --> 00:19:12.228

If you just don't mind a very quick second one, which is a more general

343

00:19:12.268 --> 00:19:14.407

question to do with community benefit.

344

00:19:14.448 --> 00:19:15.928

I think we noticed early on in the

345

00:19:16.828 --> 00:19:20.508

planning process, that community benefit was mentioned, but we haven't seen

346

00:19:20.548 --> 00:19:24.218

much sight of it since. And we wondered whether, given that Flintshire's got a

347

00:19:24.228 --> 00:19:27.528

stock of very elderly community facilities, as well as significant demographic

348

00:19:27.588 --> 00:19:31.468

pressures, has any thought been given for the project, been given to the

349

00:19:31.508 --> 00:19:35.208

project's investment in wider community benefits as part of its development in

350

00:19:35.268 --> 00:19:37.268

terms of legacy and engagement?

351

00:19:38.528 --> 00:19:39.728

That's it. Thank you.

352

00:19:39.768 --> 00:19:43.288

Thank you, Mr. Bentley. Um, thank you.

353

00:19:43.308 --> 00:19:46.748

I'm gonna move to the applicant now, if you would wish to come back and answer

354

00:19:46.808 --> 00:19:47.168

those

355

00:19:48.788 --> 00:19:52.268

one detailed question from Flintshire County Council and the two, specific

356

00:19:52.308 --> 00:19:55.228

questions that Mr. Bentley raised there from Gwela.

357

00:19:55.328 --> 00:19:58.848

Um, oh, and firstly, and thank you for hosting the information in the libraries for

358

00:19:59.088 --> 00:20:01.048

local community to come and view this application as well.

359

00:20:01.068 --> 00:20:01.238

That's-

360

00:20:01.308 --> 00:20:01.828
It's a pleasure. Thank

361
00:20:01.888 --> 00:20:06.128
you.

362
00:20:15.288 --> 00:20:17.228
So, James Straughan for the applicant.

363
00:20:17.268 --> 00:20:20.988
I'm gonna make a start, if I may, with, Flintshire, Flintshire's

364
00:20:21.068 --> 00:20:23.388
request. And

365
00:20:24.788 --> 00:20:25.148
I

366
00:20:26.028 --> 00:20:29.648
w-w-apologize if we don't get it exactly

367
00:20:29.708 --> 00:20:33.538
correctly as it, as to what's being sought, but it's been described
to us, and

368
00:20:33.728 --> 00:20:34.088
I think

369
00:20:34.928 --> 00:20:37.688
Ms. Pope was saying we, we had got it wrong previously.

370
00:20:37.768 --> 00:20:41.558
I hope we didn't, but if we have, apologize because we're working
from

371
00:20:41.688 --> 00:20:44.868
your description. As far as I've understood

372
00:20:44.948 --> 00:20:46.528
it,

373

00:20:47.588 --> 00:20:51.088
w-what the first key problem, leave

374
00:20:51.128 --> 00:20:54.628
aside whether it's necessary, the first key problem is

375
00:20:55.608 --> 00:20:57.928
that it's proposing use of land outside

376
00:20:58.888 --> 00:21:02.868
order limits. So we don't... If that's the case, and I,

377
00:21:02.948 --> 00:21:06.548
I, from what I'm seeing, it seems to be the case, we don't have the

378
00:21:06.608 --> 00:21:07.228
powers

379
00:21:08.748 --> 00:21:12.628
and the land that the subject of the development consent order

380
00:21:12.748 --> 00:21:13.608
to deliver

381
00:21:14.568 --> 00:21:17.668
the proposal, leave aside any other issues with it.

382
00:21:18.568 --> 00:21:22.528
And I think we did raise that in, in response.

383
00:21:22.608 --> 00:21:22.908
And

384
00:21:23.928 --> 00:21:27.808
if I'm misunderstanding that and there is land within order limits,

385
00:21:27.848 --> 00:21:29.848
which we're being asked to consider for

386
00:21:30.928 --> 00:21:33.468
the extension, we can then revert with

387

00:21:34.648 --> 00:21:36.748

any other potential difficulties with that.

388

00:21:36.768 --> 00:21:39.508

But that at the moment seems to be a key obstacle to

389

00:21:40.708 --> 00:21:44.468

what's being suggested. There are some other problems

390

00:21:45.508 --> 00:21:48.248

with it, which we've raised,

391

00:21:49.728 --> 00:21:52.188

in our response to the local impact

392

00:21:52.268 --> 00:21:55.248

report at paragraph

393

00:21:56.088 --> 00:21:57.988

twelve point one through to twelve point...

394

00:21:58.028 --> 00:22:01.497

Uh, there are a number of sections we're responding to.

395

00:22:01.548 --> 00:22:04.368

Paragraphs, I think, twelve point one

396

00:22:05.828 --> 00:22:08.708

through to twelve point nine.

397

00:22:10.048 --> 00:22:14.028

And I probably won't go through those now, but the key one at the moment seems

398

00:22:14.038 --> 00:22:17.777

to be at least that issue. Um,

399

00:22:19.688 --> 00:22:22.777

so I'll no, I'll no doubt be corrected if I've got that wrong.

400

00:22:22.808 --> 00:22:26.567

But, as to... I'll just check who's g- best placed to

401

00:22:26.687 --> 00:22:27.928

answer,

402

00:22:29.448 --> 00:22:32.588

Mr. Bentley's questions, and I'll, I'll just come back to you in a

403

00:22:32.628 --> 00:22:33.608

second.

404

00:22:46.228 --> 00:22:59.528

Thank

405

00:22:59.548 --> 00:22:59.637

you.

406

00:22:59.968 --> 00:23:01.808

Um, Roger Bundard for the applicant.

407

00:23:01.928 --> 00:23:02.218

Um,

408

00:23:03.048 --> 00:23:06.548

so in, in terms of the, the local energy provision,

409

00:23:07.668 --> 00:23:07.908

the

410

00:23:08.968 --> 00:23:12.948

combined heat and power readiness report does, does address that,
but appreciate

411

00:23:12.988 --> 00:23:15.688

that's a fairly weighty tome to go through.

412

00:23:15.708 --> 00:23:19.458

But the, the key kind of, challenge about

413

00:23:19.528 --> 00:23:23.168
providing heat from the proposed development would be

414
00:23:23.268 --> 00:23:27.188
that our, you know, the whole purpose of the development is to
respond

415
00:23:27.228 --> 00:23:31.208
to the electricity market. So there'd be no guarantee that it would

416
00:23:31.248 --> 00:23:33.928
be running at a time where heat was required.

417
00:23:34.008 --> 00:23:37.908
So the ability to provide heat in a,

418
00:23:38.708 --> 00:23:41.668
in a reliable way is, is,

419
00:23:42.308 --> 00:23:45.808
you know, that, that, that's not really necessarily something that
the proposed

420
00:23:45.828 --> 00:23:48.998
development can do. So that's a kind of,

421
00:23:49.998 --> 00:23:52.848
position on heat supply from, from the

422
00:23:52.868 --> 00:23:55.038
development. Um,

423
00:23:56.368 --> 00:23:57.408
sorry.

424
00:24:01.328 --> 00:24:02.988
A community benefit.

425
00:24:04.828 --> 00:24:08.728
So, I mean, I suppose more broadly, if I think about community
benefit

426

00:24:08.748 --> 00:24:12.588

and what, what, what the situation is today, then the, you know, the

427

00:24:12.648 --> 00:24:16.328

site runs a number of community benefit arrangements

428

00:24:16.528 --> 00:24:18.458

and, you know, there's the education center there.

429

00:24:18.948 --> 00:24:22.828

The colleagues on-site run STEM events, and as you might imagine, given

430

00:24:22.848 --> 00:24:26.718

what we do, STEM is quite a focus for science, technology, engineering, and

431

00:24:26.788 --> 00:24:27.788

mathematics.

432

00:24:28.120 --> 00:24:32.050

Um, that is right, isn't it? Yes. Um, so, you know, you

433

00:24:32.120 --> 00:24:36.040

can quite imagine that that's a, a, a focus of sort of what we, what we

434

00:24:36.120 --> 00:24:39.360

do. Um, so we, we are kind of-- we are

435

00:24:39.660 --> 00:24:43.100

providing, we are providing community benefit

436

00:24:43.140 --> 00:24:46.640

already, and we would propose to continue that

437

00:24:47.300 --> 00:24:50.780

as part of, of, of what, what site delivers.

438

00:24:50.880 --> 00:24:51.180

Um,

439

00:24:52.020 --> 00:24:55.840

you know, we are, we are and we remain interested in hearing

440

00:24:55.880 --> 00:24:59.670

what people would like to, to see by way of community

441

00:24:59.740 --> 00:25:03.730

benefits as well. Um, you know, and we've, we've, you know,

442

00:25:03.820 --> 00:25:06.080

asked that through the consultation processes so

443

00:25:06.120 --> 00:25:07.960

far.

444

00:25:08.020 --> 00:25:11.120

Thank you. Okay, I'm gonna come back on a couple of those myself, if that's okay.

445

00:25:11.180 --> 00:25:13.820

Firstly, going back on the original point that Flintshire raised about

446

00:25:14.700 --> 00:25:17.200

the, improvements to Footpath 28.

447

00:25:17.980 --> 00:25:21.270

I appreciate it may or may not be within your order limits.

448

00:25:21.660 --> 00:25:25.600

The gift of your limits is within your gift, so it is the potential that

449

00:25:25.640 --> 00:25:29.500

you could adjust your proposal. I accept how

450

00:25:29.520 --> 00:25:31.360

complicated that would be at this stage.

451

00:25:31.380 --> 00:25:34.560

Uh, and I think I'll move on in a minute to talk a bit more about community benefit

452

00:25:34.600 --> 00:25:37.880

there as well perhaps, but, it would be good if you could look at that, 'cause

453

00:25:37.900 --> 00:25:41.100

we did raise that, and I did ask, if you could come back to me, like, at the

454

00:25:41.160 --> 00:25:44.960

last set of hearings. So if you could perhaps give us a firm

455

00:25:45.000 --> 00:25:48.940

point on that issue of the p-path number 28 and any,

456

00:25:49.180 --> 00:25:52.920

support that you could give to the local community to help, people access

457

00:25:53.000 --> 00:25:55.600

college safely, things like that, adjacent to your development.

458

00:25:55.640 --> 00:25:57.380

I would imagine that would be in your interest.

459

00:25:58.640 --> 00:26:01.970

I'll move on to the, Mr. Bentley's comments as well now if I

460

00:26:02.000 --> 00:26:05.900

can. You will be aware that the Secretary of State is very

461

00:26:05.980 --> 00:26:06.320

keen

462

00:26:07.380 --> 00:26:10.840

that, national infrastructure projects,

463

00:26:11.340 --> 00:26:14.600

benefit local communities that they impact.

464

00:26:14.840 --> 00:26:18.520

I completely accept, the bits that you've

465

00:26:18.540 --> 00:26:22.180

highlighted about providing employment, but you'll be aware that

466

00:26:22.340 --> 00:26:25.680

mo-many of the new projects that are happening along the east coast of England are

467

00:26:25.720 --> 00:26:26.660

making payments

468

00:26:27.600 --> 00:26:30.760

to, adjacent, destructive

469

00:26:30.840 --> 00:26:34.400

parties. Not suggesting that that's necessarily requirement for

470

00:26:34.500 --> 00:26:37.819

your project, but what I'm saying is you have a highly

471

00:26:37.940 --> 00:26:40.920

energy-intensive, public benefit

472

00:26:41.220 --> 00:26:43.800

company, in, in the public interest

473

00:26:44.660 --> 00:26:48.280

doing something. Is there some way that you as a, a large organization like

474

00:26:48.340 --> 00:26:51.900

Uniper could work with that, company?

475

00:26:51.940 --> 00:26:55.660

Even if you cannot provide heat twenty-four hours a day, is there

476

00:26:55.800 --> 00:26:59.760

no batch agreement for energy production that you could negotiate with them

477

00:26:59.880 --> 00:27:02.560

or, to... would help them alleviate some of their

478

00:27:02.620 --> 00:27:04.900

costs?

479

00:27:06.060 --> 00:27:09.800

Roger Randall for the applicant. Um, I would need to take that

480

00:27:09.860 --> 00:27:13.680

away. I think there might be restrictions in terms of what we can do in

481

00:27:13.740 --> 00:27:17.680

terms of energy supply. And, and also I apologize, there was a part

482

00:27:17.700 --> 00:27:21.060

of the question that I didn't respond to earlier, which I think was about

483

00:27:21.300 --> 00:27:24.980

electricity supply and just possibly about direct wire.

484

00:27:25.080 --> 00:27:28.620

Um, the, the

485

00:27:29.100 --> 00:27:32.370

support process that we're going through with government would preclude us from

486

00:27:32.560 --> 00:27:35.870

doing direct wire. So, so I apologize, apologies for missing that.

487

00:27:35.900 --> 00:27:38.800

I can understand that, and I can also understand the scale of that would be, yeah.

488

00:27:39.080 --> 00:27:42.040

This is why I'm saying where it would afford a simpler agreement is when we come to

489

00:27:42.080 --> 00:27:44.320
community benefit. So here you have,

490

00:27:45.740 --> 00:27:46.660
a public interest,

491

00:27:47.480 --> 00:27:50.920
community interest company, I guess, a charitable company that is,
is set up to

492

00:27:50.980 --> 00:27:53.980
provide public benefit to the local community that you are operating

493

00:27:54.040 --> 00:27:58.020
in. You cite your examples of, of providing a

494

00:27:58.060 --> 00:28:01.920
visitor center and STEM engagement, which is all admirable, but I do
wonder

495

00:28:01.940 --> 00:28:05.860
whether there's... you could do more, you know, given the scale of
your investment

496

00:28:05.980 --> 00:28:09.900
and the need of, of local community, not just Gwela

497

00:28:10.060 --> 00:28:11.609
for their, the provision of,

498

00:28:13.800 --> 00:28:16.540
the safety component of teaching people to swim locally and things
like that, but

499

00:28:16.580 --> 00:28:20.380
also the footpath arrangements for people looking, looking to travel

500

00:28:20.480 --> 00:28:23.580
and transit to school or college and back.

501

00:28:23.620 --> 00:28:26.500

So to me, there's, there's probably work to do there in community

502

00:28:26.580 --> 00:28:30.360

benefit. I think, I'd be very interested if you could look into that and come

503

00:28:30.400 --> 00:28:32.340

back with a, with an offer that perhaps the community

504

00:28:33.360 --> 00:28:37.300

think is, is in their interest. I appreciate you are, you are

505

00:28:37.320 --> 00:28:38.560

doing community benefit liaison.

506

00:28:38.580 --> 00:28:41.940

You are looking at community liaison to try and understand what people need.

507

00:28:41.980 --> 00:28:45.950

So perhaps if you could strengthen that discussion and report to me on the

508

00:28:46.000 --> 00:28:48.790

next deadline about what progress you may have made on that would be very helpful,

509

00:28:48.799 --> 00:28:52.540

I think.

510

00:28:55.720 --> 00:28:56.940

So, James Strong for the applicant.

511

00:28:56.960 --> 00:29:00.470

We'll, we'll take that away and come back to you. I, I...

512

00:29:01.220 --> 00:29:04.630

T-The point about the order limits in relation to the first request is,

513

00:29:04.700 --> 00:29:08.020

is, I o-of course understand one can

514

00:29:08.500 --> 00:29:12.320

set one's order limits, but in order to take rights over

515

00:29:12.440 --> 00:29:15.720

land that doesn't belong to you, you have to demonstrate a

516

00:29:15.780 --> 00:29:18.710

necessity for that land. And

517

00:29:19.000 --> 00:29:22.320

whilst no doubt many people want,

518

00:29:23.200 --> 00:29:26.830

to deliver other benefits, taking other

519

00:29:26.860 --> 00:29:28.980

people's or rights over other people's land,

520

00:29:29.960 --> 00:29:33.200

in order, you have to demonstrate that's for the project rather

521

00:29:33.240 --> 00:29:36.520

than, benefits or right that could be said to come from it.

522

00:29:36.560 --> 00:29:39.640

So I don't want to hold out false hopes that

523

00:29:40.640 --> 00:29:44.440

we could adjust. Even the practicalities of adjusting order limits,
I accept you

524

00:29:44.460 --> 00:29:47.850

can adjust order limits, but at a late stage. You...

525

00:29:47.860 --> 00:29:51.740

But it's more the question of interfering with other rights,

526

00:29:52.120 --> 00:29:55.440

and satisfying the legal tests that would arise in those

527

00:29:55.480 --> 00:29:58.140

circumstances. But let, let us come back-

528

00:29:58.200 --> 00:29:58.430

Okay

529

00:29:58.520 --> 00:30:02.320

... in more detail on that, but I don't want to, don't want

530

00:30:02.380 --> 00:30:05.760

Mr. Pope to go away with an impression that it's a, a

531

00:30:05.800 --> 00:30:09.140

deliverable part of the project.

532

00:30:09.200 --> 00:30:12.530

Thank you. Thank you, Mr. Strong. I think that's perhaps why I allude to community

533

00:30:12.620 --> 00:30:14.140

benefits, because perhaps

534

00:30:15.260 --> 00:30:17.220

the way to deal with that i-issue is rather than you

535

00:30:18.160 --> 00:30:21.360

have to make a case which is very hard to defend, that you need that land to

536

00:30:21.420 --> 00:30:24.420

improve something for the local community which is not linked to your

537

00:30:24.460 --> 00:30:28.220

development. A better way may be to offer to help

538

00:30:28.280 --> 00:30:31.400

others to do that. So for instance, I don't know if that would be within the gift

539

00:30:31.460 --> 00:30:34.060

of your, public rights of way team to actually say, "Well, if we had some

540

00:30:34.140 --> 00:30:38.112

support or funding or, um—Some additional support from

541

00:30:38.152 --> 00:30:41.352

the applicant. That's an, perhaps an activity that you might want to take on

542

00:30:41.392 --> 00:30:43.372

yourself, as long as it was adequately

543

00:30:43.412 --> 00:30:46.072

resourced.

544

00:30:47.092 --> 00:30:49.572

That comes down to wider community benefit again.

545

00:30:49.592 --> 00:30:50.512

You know, this is about you

546

00:30:51.352 --> 00:30:53.652

undertaking a large proposed development in the community, but leaving the

547

00:30:53.712 --> 00:30:55.672

community with a legacy that benefits all.

548

00:30:55.752 --> 00:30:59.232

Multiple benefits for multiple people is a multiple win.

549

00:30:59.872 --> 00:31:01.912

James Shaw for the applicant. That's understood, sir.

550

00:31:01.932 --> 00:31:04.552

And we, we will c- we'll come back to you w-with our

551

00:31:05.872 --> 00:31:06.252

f-further

552

00:31:07.132 --> 00:31:10.261
thoughts on your, the points you put.

553
00:31:10.352 --> 00:31:14.172
And I think Mr. Braman identified that there has been

554
00:31:14.252 --> 00:31:17.992
obviously some engagement consultation exercise in, during which
this

555
00:31:18.032 --> 00:31:21.692
process has taken place to some degree, but it's helpful to hear
from

556
00:31:22.412 --> 00:31:25.932
Mr., Mr. Bendley. So we'll come back to you.

557
00:31:25.952 --> 00:31:28.292
Thank you.

558
00:31:29.552 --> 00:31:30.652
I'll look forward to that. Thank you.

559
00:31:30.772 --> 00:31:31.012
Um,

560
00:31:32.512 --> 00:31:36.452
right. Does any other party in the room wish to raise any
additional, any other

561
00:31:36.532 --> 00:31:40.432
additional points? Getting shakes of head in the room.

562
00:31:40.492 --> 00:31:44.152
Anyone online who ha—we have not come to who would like to raise any

563
00:31:44.312 --> 00:31:44.732
points?

564
00:31:50.192 --> 00:31:54.152
Okay. Um, right. Very sorry for such a short hearing, but I think

565

00:31:54.192 --> 00:31:57.272

we, that will conclude the hearing for today and the business of this open floor

566

00:31:57.372 --> 00:32:01.152

specific hearing. Thank you for coming along and joining us, this

567

00:32:01.212 --> 00:32:03.242

afternoon, providing me with your advice and your details.

568

00:32:03.272 --> 00:32:06.412

It has been useful, and I do hope we get some, valuable response back from the

569

00:32:06.432 --> 00:32:09.332

applicant to those points that you, you've all raised.

570

00:32:09.412 --> 00:32:13.312

Um, your time giving us that information is, is very much appreciated.

571

00:32:13.912 --> 00:32:16.702

May I also remind you, if you wish to follow up any of this in writing, I'm more

572

00:32:16.712 --> 00:32:19.592

than happy to receive that, and if there's anything you want to...

573

00:32:19.612 --> 00:32:22.122

pops into your brain when you leave the hearing, "I wish I'd said that as well,"

574

00:32:22.172 --> 00:32:23.692

please feel free to add that to your

575

00:32:24.772 --> 00:32:28.592

correspondence on the website. Uh, I'm gonna

576

00:32:28.632 --> 00:32:31.442

now close this hearing, and look forward to catching up with those of you who

577

00:32:31.442 --> 00:32:35.432

are joining us tomorrow at ten o'clock for the fourth issue-specific hearing on,

578

00:32:35.692 --> 00:32:38.752

landscape and visual amenity and climate change.

579

00:32:38.832 --> 00:32:42.492

Uh, and this hearing is now closed at sixteen thirty-two hours.

580

00:32:42.512 --> 00:32:43.132

Thank you very

581

00:32:43.172 --> 00:32:52.252

much.